

HOUSING FOR THE AGED: AN EXPLORATORY STUDY  
OF NEEDS AND PREFERENCES

Surveys of a Housing Registry Waiting List,  
and of a Characteristic Central Area,  
Vancouver, 1961-62

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## ABSTRACT

While a number of housing projects for elderly people have been built, there is a serious lack of definitive information, not only of total future need, but of the variety of needs and preferences among the aged, which is essential for the formation of an enlightened and constructive housing policy.

The present study is a first step in seeking to ascertain a balanced picture of needs from old people themselves. Originally, a number of area samples within the City of Vancouver were projected, but this had to be abandoned because of enumeration difficulties. The compromise was a comparative assessment of two samples (a) ~~one~~ drawn from the Housing Registry set up by the Community Chest and Council, (b) one area in the False Creek section of the City which has many units peopled by elderly residents, and which is categorized for city planning purposes as needing "redevelopment".

By themselves, these are not sufficiently definitive: it is hoped that more can be added in the future. But this first survey opens up both method and insights. Studies completed elsewhere have been employed as background, and relevant findings compared with the present enquiry. Several questionnaires were devised. Members of each sample group were interviewed individually, for approximately one hour each: and the interviewers added their own observations on a number of relevant factors.

The evidence is that the elderly people on the Community Chest "waiting list" are in poorer health, express more dissatisfaction with their present housing, have somewhat better accommodation, but pay more for it, and have moved around more than the elderly residents in the False Creek area. Women are particularly numerous on the Registry. It is also alarmingly clear that many persons in the False Creek area cling to housing which is not serving their accommodation needs. Their neighbourhood symbolizes security; to move is to face the unknown, and also threatens their concept of independence. Both groups are spending too large a proportion of their income on rent. Both groups denied or blocked out the possibility of their health deteriorating to the point where nursing or boarding home care might be required. There is evidence that housing is not understood as a welfare matter, or a proper aim of social policy: low-rental housing is viewed negatively, and public housing for general purposes confused with housing projects for old people only.

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## CHAPTER I

### THE AGED

#### A. The Aged in General

The urbanization and industrialization of North American society has not reached its present stage without paying some price in terms of human suffering. The rural-urban population shift, the demands for social mobility, payment in wages for individual labor, and values surrounding independence for old and young all dictate that the extended family enter a process of segmentation and thus be no longer able to provide a source of mutual support. Urbanization and industrialization require mobile and productive individuals, persons with initiative and skill, men and women who would adhere to the ethic that to succeed materially reflects individual worth while to fail materially reflects a lack of worth; lack of worth to the striving human group. "Dependency" upon society is a human state which still has a negative connotation in North America, a society which values individual initiative and its end result, the independent person. However, North America is slowly reaching a stage of affluence where its people can take stock of where they are as the great

majority are being freed from the need to strive materially. The process of taking stock has bared the waste products of urbanization and industrialization; persons who are dependent upon society, persons who have material and emotional needs, persons whose needs are not being met. The residual notion that dependency is the result of an individual flaw is slowly becoming obsolete as it becomes clear that this condition is most often created by the nature of society, not the nature of the man. This notion is being slowly replaced by the institutional concept that society has a responsibility to meet the needs created by its urbanization and industrialization. The slow emergence of various social assistance programs, private and public pension schemes and legislative measures to increase the availability of low rental public housing reflect a growing acceptance of the institutional concept.

Increasing concern is being evidenced nowadays about the adequacy and effectiveness of our welfare services. This is a welcome development but too often the concern is no more than a transient emotion,<sup>1</sup> suddenly aroused and quickly extinguished.

The aged in Canadian society are subject to the possibility of many conditions of dependency with resultant and accompanying stress. All aged are subject to the

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<sup>1</sup> Wheeler, Michael, A Report on Needed Research in Welfare in British Columbia, Vancouver, March 1961, Preface.

possibility of physical dependency. The values placed on success and productivity incur less psychological stress for the old person who is economically self-sustaining than for the one who is not. The extended family is becoming segmented and often is not a source of support. The value placed on standing alone on one's own two feet often causes the older person to inflict physical, economic, and psychological stress upon himself. These conditions of dependency and stress are often both symbolized and actualized by older person's housing.

Ill health, undernourishment, loneliness and a sense of insecurity produced by the fear of eviction, or by the lack of friends or relatives to help in times of need, complete the drab picture of life for many old people in our city today.<sup>1</sup>

It is the considered opinion of the many people who are concerned with the problems of some of our older citizens that steps must be taken both to better the actual living conditions of the aged and through public education to constantly attack the residual notion that dependency denotes uselessness to the human group. It is this notion which blocks the provision of improved living conditions by the state and creates a psychological barrier between the one who needs improved living conditions and the

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<sup>1</sup> Housing For Our Older Citizens, Vancouver Housing Association, March 1949.

improved conditions themselves.

This thesis is an attempt to show the importance of improved living conditions to a selected portion of the aged population. It will show the present living conditions of two selected groups of older persons and their needs and preferences in terms of new accommodations. Needs are dictated by the physical and economic being of the aged, preferences by the values they adhere to. It is in the thoughtful and knowledgeable combination of these two that the understanding necessary to the formulation of good housing policy may come into being. Let us look at some of the problems created both by society's attitudes towards aging and the aging process itself while asking the question "How can housing help?"

Medicine has extended the physical process of aging as many of the chronic ailments associated with old age have proven amenable to treatment. However, the physical process of aging still takes place. "Unless there is a sudden onset of one of the chronic ailments associated with age, such as cerebral hemorrhage, the person slides physically and mentally, by imperceptible degrees, into old age."<sup>1</sup> There is still the danger of degenerative diseases; heart failure, strokes, cataracts, deafness,

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<sup>1</sup> Cavan, Burgess, Havinghurst, and Goldhamer, Personal Adjustment in Old Age, Social Science Research Associates Inc., Chicago, 1949, p. 2.



rheumatism, arthritis, cancer, and many other physical ailments. Strength and endurance decline, one's senses lose their acuity, one's appearance changes, and one's motor and manual skills are impaired. However, medicine has extended the period of time where the older person is physically and mentally capable of enjoying life. Science and society have created a paradox, the number of people physically and mentally capable of enjoying old age is increasing while their culture creates the conditions which communicate to them that they are no longer needed.

In a study entitled Family Relationships of Older People by Ethel Shanas<sup>1</sup> the aged were shown as having more value to their children than is commonly assumed but the bond between the generations became strained in the advent of sickness. The aged person feared sickness as a condition leading to physical, psychological and economic dependency.

Apparently many older people feel that to ask their sons or daughters for financial help would threaten the affectional relationship between the generations.<sup>2</sup>

This style of life is the result of many factors, among them increased urbanization, greater national mobility, and most important, cultural values that emphasize independent

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1 Shanas, Ethel, Family Relationships of Older People, Health Information Department Research Series, no. 20 (October 1961).

2 Ibid., p. III.

living for the older person as well as for younger people when they mature and marry.<sup>1</sup>

Some guides to housing become obvious. The physical process of aging creates special needs in terms of housing. Rheumatism and arthritis demand dryness and constant heat. Weak hearts demand the absence of both stairs and the necessity of strenuous walking. Family relationships are valued and therefore housing for the aged should be integrated with the community where the maintaining of these relationships is possible. Housing for the aged should have immediate access to medical services. However, most important of all, housing must be provided in a way which does not threaten the older person's desire to be independent--until values surrounding independence are modified. Facilities must be presented in a way which does not threaten independence, they must make allowance for the physical process of aging, and they must be so located that meaningful family ties are not broken.

Economic dependency may come into being through other factors besides doctors' bills. Retirement, for a variety of reasons, may force living on an inadequate income; work may be denied the aged because of a physical disability; the kinship structure may not be able to stand

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<sup>1</sup> Shanas, op. cit., p. 38.

important familial and social ties. A workshop would provide the opportunity to maintain satisfying skills while learning new ones. Television and proximity to a library may encourage the maintenance of a body of knowledge commensurate with the present.

David Reisman's essay "Some Clinical and Cultural Aspects of the Aging Process" gives an interesting typology of the aged. His three categories include those who have "psychological sources of self-renewal ..." "... independent of cultural structures and penalties ..."; "the beneficiaries of cultural preservative ...", who suffer in a period of change; and finally, those protected neither from within or without, those who just decay.<sup>1</sup> Of his general typology the second and third categories would be of the greatest concern due to the assault of self or social change on one who lacks the personal resources to cope with these.

Among these problems (assaults) are counted the termination of gainful employment; reduced income; the onset or exacerbation of degenerative illness; isolation through death or removal of family, friends, and peers; increased periods of indolence; loss of physical and mental abilities; widowhood; a decreasing standard of living; and

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<sup>1</sup> Reisman, David, "Some Clinical and Cultural Aspects of the Aging Process," Individualism Reconsidered, The Free Press, Glencoe, Illinois, 1955, pp. 484-492.

the drain of financial support; costs may rise at a rate disproportionate to income; or a house may be too expensive to maintain. Those least likely to have the money to retire on are those most likely to want to or have to retire.<sup>1</sup> In the Shanas study children and parents preferred the older person to rely either on their own resources or on the government<sup>2</sup> for economic support. Housing for the aged must be within their capacity to pay. Obviously the price paid for housing must not threaten one's diet or one's self-satisfying use of increased leisure time.

The rapid social and technological change featured by Canadian society demands a constant shift in values, knowledge and skills which must be continually appropriate to the present state of being. The older person's skills are often obsolete; he lacks physical mobility; mentally he is not as alert while both the aging process and a striving society dictate that he has the greatest problem in constant adjustment. How can housing soften the demands of society? Companionship with other older persons would alleviate the feeling of being socially out of step while proximity to the community would maintain

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1 Friedmann, E. A., and R. J. Havinghurst, The Meaning of Work and Retirement, University of Chicago Press, Chicago, 1954, p. 183.

2 Shanas, op. cit., p. 29.

those feelings, emotions, thoughts and attitudes that attend the foregoing evidences of the decline of life in our society.<sup>1</sup>

Aging is shown to be a physical, psychological, economic and cultural problem with both a human and cultural base. The problem is intensified when it represents a state with a negative connotation, a state which denies worth to the individual with insufficient resources. How can the resources be supplied in a way which allows the individual to make self-satisfying use of them? How can the basic need of sound housing be met in a manner in which it will be both provided and received within the context of mutual respect? Housing which reflects the physical agility and earning power of younger persons does not take the physical and economic needs of the aged into account. Housing which isolates the older person from his community ignores his need to be in contact with familiar surroundings and familiar people. Housing which reflects the residual notion states "You are a person of little worth." Imaginative housing policy could do much to say "You belong and you are good."

The possible types of aged are numerous and all

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<sup>1</sup> MacKinnon, Dolina F., and Jerome H. Angel, Housing Needs and Preferences Among Senior Citizens (West Vancouver), Master of Social Work thesis, University of British Columbia, 1952, p. 2.

would indicate various housing needs. There are parents with children, married couples, single men and single women. Health may range from excellent to the invalid or senile dement. Income may range from seventy-nine to thousands of dollars per month. These factors may indicate some delineations in the types of housing needed. Old people may prefer "batching," a garden, a library close at hand, to live with other old people, to live with young people or to live alone. These factors may indicate some delineations in the type of housing preferred. The aged demonstrate that they can adapt needs and preferences to their present living conditions; but, is their present adaptation best conducive to a self-satisfying life?<sup>1</sup>

The thesis by Angel and MacKinnon<sup>2</sup> demonstrated how older people quite often cling to and maintain a home because of preferences when it is both physically taxing and economically depriving. Shanas also illustrates that preferences are often antithetical to what the objective observer may see as needs. In terms of needs low income may counterindicate home maintenance, or a heart condition may counterindicate living alone in a second storey room. However, older people often prefer living in a state

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1 Chapters III, IV, and V will give some answers to this question.

2 MacKinnon and Angel, op. cit.

antithetical to needs because of values. To ignore either needs or preferences would be detrimental to both the physical and mental health of the aged. However, let us not see old people as inflexible persons who have to be carefully analyzed, carefully trained, and carefully herded into carefully prepared shelters.

As a matter of fact, older people willy-nilly had to acquire a habit of adaptation to many changes and rapid ones at that. This is a fact that most of us are quite apt to forget or overlook.<sup>1</sup>

To accurately ascertain how dependent old people are or to measure the existence of need poses a most difficult task as many of our own assumptions in this area are colored by values. The elder statesman, tycoon, or artist are in the public eye and are not seen as approximating dependency while those who are institutionalized at least have their physical needs met in a somewhat known way. It is the vast group in between these two extremes that represent the unknown and also represent the group this thesis is primarily concerned with.

#### B. The Aged and Housing

A general perspective on the aged and the relation

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<sup>1</sup> Mathiasen, Geneva, "Better Buildings For the Aging," The Architectural Record (May 1956), p. 208.

of this thesis to their position in society has been given in the preceding section. The focus of the chapter must now become Vancouver and its aged population.

Although the population trend is now to leave the larger cities for "fringe"<sup>1</sup> areas, the persons creating this trend are largely younger families. As both the standard and cost of housing declines in Vancouver City the proportion of single and widowed aged increases.<sup>2</sup> This would indicate that some of the present types of housing problems faced by the aged in our cities will be with us for some time. The 1956 Census of Canada indicates that 50,153 people over 65 years of age live in Vancouver City.

The social problem created by the needs of our aged is continually intensified as their needs are not met and the number of aged persons increases.

With the number of people who are over sixty-five increasing significantly each year, our society today is finding itself faced with the problem of keeping a large share of its population from joining the

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1 The term "fringe" denotes such areas as Burnaby, Richmond, Surrey, Langley and Maple Ridge. The older persons migrating to these areas will also face problems in adjustment, especially those who move from city centers.

2 Wheeler, op. cit., p. 46. The reasons for this increase will be examined at a later point in this chapter. Examples would be economic conditions, familiarity with an area, lack of knowledge about substitute housing, etc.



living dead--those whose minds are  
allowed to die before their bodies do.<sup>1</sup>

Four factors determine the proportion of any one age group residing in any one area; climate, economic advance, excess of births over deaths and immigration. From 1941 to 1956 the number of aged in Canada has increased 59% while the number of aged in B. C. has increased 121%.<sup>2</sup> This startling increase in B. C. would result in the projected figure of 158,000 aged populating this province in 1960,<sup>3</sup> and reflects the results of extended life, a climate suited to retirement with resultant immigration from other parts of Canada, and the immigration of large numbers of working people years ago who are now in retirement.

The proportion of the aged to the overall population is now in the decrease across Canada and this is evident in British Columbia. The pioneer era is over and a more constant population pattern is emerging.

With regard to the aged, it is noteworthy that the proportion of persons sixty-five years of age and over is expected to decline from its high point of 10.9% reached in 1955, to 7.0% of the total population in 1975. This decline in the proportion of the aged makes, however, an absolute increase in

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1 Kaplan, Jerome, A Social Program for Older People.

2 Wheeler, op. cit., p. 29.

3 Ibid., p. 37.

their numbers from 158,000 in 1960 to 186,000 in 1975. A sizeable proportion of this increase can be expected to find<sup>1</sup> its way into the two major urban centers of the province and the implications of this for the development of domicilliary and other services to the aged deserves serious consideration.<sup>2</sup>

In 1956 there were 150,279 persons over sixty-five years of age in British Columbia; 50,153<sup>3</sup> in Vancouver. This represents 33 per cent of the total population of the province. Thirty-three per cent of the 28,000 increase between 1960 and 1975 can also be expected to reside in Vancouver.

The ratio between men and women in Vancouver City and in British Columbia compares inversely to the Canadian picture as there are more old men than women in Vancouver and British Columbia. This is because British Columbia is just emerging from a pioneer state, a state demanding male workers. In 1956 there were 25,592 men over sixty-five in Vancouver as compared to 24,561 women.<sup>4</sup> The ratio is

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1 These "two major urban centers" are Vancouver and Victoria.

2 Wheeler, op. cit., p. 37. Geneva Mathiasin in an article entitled "Better Buildings For the Aged", an American study, shows that this "levelling" is also true in the United States. She also claims that the aged are slowly gaining financial independence and their health is improving.

3 Adapted from Table 33, p. 175, Wheeler, op. cit.

4 Ibid., adapted from Table 10, p. 46.

slowly moving to favor the women because of their greater life expectancy.

Table I. The Number of Persons over Sixty-five by Sex and Marital Status in Vancouver 1956<sup>1</sup>

Men	Single	4,069	Women	Single	1,842
	Married	17,120		Married	10,659
	Widowed	4,172		Widowed	11,912
	Divorced	<u>231</u>		Divorced	<u>147</u>
	Total	25,592			24,561

This table shows the larger numbers of men in all categories, excepting widowed.

This statistical evidence has demonstrated the demography of the aged in Vancouver, given this a national perspective, and has served us with some indices of numerical need.

The housing conditions of many old people in Vancouver have been made more graphic by studies preceding urban redevelopment and urban redevelopment itself. These projects have substantiated prior knowledge that a large

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<sup>1</sup> Wheeler, op. cit. Adapted from Table 49, p. 247. D.B.S., Census of Canada, 1956.

number of older persons live in conditions antithetical to needs and possibly antithetical to preferences. In 1956 four hundred older houses were demolished in Vancouver; most of these in the West End, where hundreds of old people were housed.<sup>1</sup> The demolished housing was within the economic grasp of these people.

There is growing recognition of the needs of low income groups. Mr. Wheeler in A Report on Needed Research in Welfare in British Columbia notes that adequate housing is one of the most important needs of low-income groups.<sup>2</sup> Need in this area is difficult to assess but some conclusions can definitely be drawn from the facts bared in urban redevelopment projects. The Vancouver Redevelopment Study states:

A major problem revealed by the survey is the existence of a large number of single persons, a great many of them pensioners, who are living in small and ill-equipped rooms, not designed for permanent occupancy.<sup>3</sup>

The aged must be differentiated from other low-income

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1 Annual Report, Committee on the Welfare of the Aged, Community Chest and Council of Greater Vancouver, Report of the Sub-Committee on Housing, January 1957, p. 3.

2 Wheeler, op. cit., p. 182.

3 Vancouver Redevelopment Study, December 1957. Prepared by the City of Vancouver Planning Department for the Housing Research Committee, p. 7. This is a survey in the East End of Vancouver. The residential sample to be taken in this thesis is from a comparable area.

groups in terms of housing needs. They have special problems created by living apart from their families, physical degeneration, their preferences and the frequency with which a certain type of aged, single persons, are found in undesirable housing.

The housing conditions revealed in the foregoing studies are slowly awakening the public conscience.<sup>1</sup>

Action taken to provide housing for low income families and for old people will depend upon the climate of public opinion. Public funds cannot be used to build low rental housing and to subsidize rents unless the public believes there<sup>2</sup> is a condition that needs correcting.

Clearly, government action is dependent upon public awareness. The concern of social work reflects familiarity with bad housing, an awareness of the impact of crowding and financial hardship, and a belief in the right of the individual to adequate living conditions. In facilitating public awareness and helping to form sound social policy social work must progress from familiarity with conditions to a knowledge of the needs and preferences of those existing within the conditions.

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1 The extent of subsidized housing which will be discussed at a later point is an example of a "slowly awakening" public conscience.

2 Housing and Urban Growth in Canada, A Brief from Central Mortgage and Housing Corporation to the Royal Commission on Canada's Economic Prospects, Ottawa, 1956, p. 24.

It has been stated that the aged have special needs; does this imply that they are a special category. In all probability they require special services suited to their physical, economic, and psychological needs but many of these are comparable to those of all people in this society.

All people with declining physical powers; be they young, old, sick, or poor, require housing which does not foster degeneration. The old are more liable to degeneration and special facilities may be needed. Shelves and tables should possibly be lower, baths may need hand-rails and rubber bottoms, perhaps stairs are a hazard and the household should be physically manageable in terms of upkeep.<sup>1</sup>

Financially all low-income groups have needs but the aged are a special group here in that they are a relatively homogeneous body subsisting on an income level below that which is needed to maintain adequate quarters.

In the city of Vancouver, for example, there are now roughly 50,000 people over 65 years of age. Of those in receipt of the Old Age Pension, i.e., over 70,

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<sup>1</sup> Chapter III will be exploring the housing conditions the physical needs of the aged would indicate as required while Chapter IV will explore the housing preferences.

income tax returns show that roughly 4 out of 5 have incomes under \$1,000 per year.<sup>1</sup>

Economic need for older people is difficult to assess. One measure is the number of people over sixty-five receiving public assistance. Between 1952 and 1958 the number of persons over sixty-five has increased 2% while the total number receiving O.A.A. has increased 13.8%.<sup>2</sup> This rapid increase may be due to an increased awareness of the program, changes in attitudes towards the program, improved welfare services accompanying the program or a decrease in the economic status and self-sufficiency of the aged. In 1958 31% of those over seventy years of age received O.A.S.S.A.<sup>3</sup> From 1952 - 1958 one-half of the new recipients of O.A.A. or O.A.S.S.A. had no real or personal property which one-third had assets ranging up to \$500.<sup>4</sup> It is well known that old people save for their funerals and it can therefore be safely said that 75% of the new recipients had no reserves.

There is a pressing need for research which would assemble and systematically

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1 Vancouver Housing Association, Building For Senior Citizens, Vancouver, June, 1956, p. 1. Chapter III will be exploring the adequacy of this income for the sample groups.

2 Wheeler, op. cit., p. 180.

3 Ibid., p. 181.

4 Ibid., p. 183, table 38.

analyze the relevant data regarding the employment situation of older persons and the economic resources of those whose incomes place them<sup>1</sup> above the public assistance level.

How many old people have property or incomes which would not financially compensate for their being excluded from public assistance? The proportion of aged shown through receipt of public assistance to be living on a marginal income is higher than the proportion of the population under sixty-five also in receipt of public assistance. This would strongly indicate that in terms of economic need this age group warrants immediate consideration.

The aged would seem to be vulnerable to special psychological stress. Members of a low-income family in another age group may experience similar stress when exposed to dependency but the aged are a clearly delineated group. They are disproportionately large in terms of financial stress while facing other problems associated with the aging process.

Welfare needs are human needs but the aged do have special requirements. Like other persons they need friendship, family relations, leisure time activities, work which helps them feel productive and good housing.

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1 Wheeler, op. cit., p. 174.



As a special category they need particular services suited to their physical, economic, and psychological needs.

Current articles and books are providing fresh perspectives on the problems of aging and how these should be met.

The principle of providing suitable housing for old people as a service is based on the idea of helping them to help themselves.... The older person needs to feel that he is citizen first, in an institution he feels that he is an old person first. Let us keep the institution for the sick old person, and try to see that the general housing stock in our communities provides for the needs of an increasing number of older citizens.<sup>1</sup>

It is no doubt undesirable on social grounds to have large communities of people drawn from one age group segregated in a single project. If, however, public housing projects for senior citizens are kept on a small basis and scattered over a number of different neighborhoods, where the tenants can maintain contact with their former community associations, or live close to relatives, this objection ceases to hold good.<sup>2</sup>

Dr. L. C. Marsh in an article entitled "Good Housing and the Good Life"<sup>3</sup> points out that other aspects besides

1 Goulding, William S., "Housing for Older People," Canadian Welfare, Vol. XXVIII, no. 6 (Dec. 15, 1952), p. 41.

2 Stratton, R. V., "Housing for Senior Citizens - The Next Step," Community Planning Review (September 1956), p. 100.

3 Marsh, L. C., "Good Housing and the Good Life," The First B. C. Conference on the Needs and Problems of the Aging (May 14-17, 1957), pp. 15-18.

housing should be considered such as recreation, medical services, shopping centres, and the need to be part of a community.

Lewis Mumford in the Architectural Record<sup>1</sup> claims that housing is not the whole answer to helping the old person to feel an integral part of society. The initial separation of generations often necessitates a move leading to loneliness. Economic retirement cuts one's income and thus the satisfactions money can buy. The loss of self-help and self-confidence leads to psychological deterioration. The aged need to live in a neighborhood which has the means to enable transcendence of the above conditions. They need to live with people of all ages and in facilities which offer such things as gardening, handicrafts, and little work shops.

What the aged need is activities: not just hobbies, but the normal participation in the activities of a mixed community.<sup>2</sup>

Mr. Mumford concluded by pointing out that architects and planners must take the needs of the aged into consideration when creating housing conditions for them.

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1 Mumford, Lewis, "Not Segregation But Integration," Architectural Record (May 1956), pp. 141-144.

2 Ibid., p. 194.

### C. Who Needs Housing?

The building of low-rental, non-profit<sup>1</sup> housing in Canada is guided and sponsored by the Central Mortgage and Housing Association. It was incorporated by an Act of Parliament in 1945 and is a Federal Crown Corporation given certain powers under the National Housing Act. These powers entail contributing or lending money to facilitate housing for low-income groups.

Broadly speaking there are two means by which housing for senior citizens in low-income groups can be provided. Public housing may be financed at the request of a municipality under section 36 of the N.H.A. The Federal government will contribute 75% of the cost while the provincial and municipal governments share the remaining 25%. Public housing also may be provided when a municipality provides the required capital to a non-profit society or corporation so that they may qualify for a provincial grant and C.M.H.C. financing under section 16 of the N.H.A.

Public housing may be financed when a non-profit society or limited dividend corporation has raised 10% of the cost of their desired project. This is governed by

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<sup>1</sup> Boarding and nursing homes are largely privately owned and run for profit. They are liable to provincial supervision in B. C. Some institutional accommodation is also provided by the provincial government.

section 16 of the N.H.A. The provincial government will give a grant totalling 33 1/3% of the project under the Elderly Citizens Housing Act.

The conditions governing the aged moving into such projects revolve around health and income. Income cannot exceed 140% of O.A.S. plus the cost of living bonus or \$110.60 per month.<sup>1</sup> The person must be ambulatory<sup>2</sup> and able to receive care from a visiting physician.<sup>3</sup> Both conditions must be seen as restrictive. Without adequate housing a person's health may deteriorate to where he needs institutionalization or the owner of an economically and physically taxing residence may be unable to sell because his financial status would exclude him from public or private low-rental housing. However, progress with the legislation is being made as in the not too distant past single persons were excluded from such dwellings and when a project was built 80% of the housing

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1 These are conditions under the provincial Senior Citizens Housing Act.

2 Loc. cit.

3 The material on legislation is derived from: Legislative Measures Affecting Living Accommodation for Elderly Persons in Canada, General series, Memorandum no. 16, Research and Statistics Division. N.H.W. Ottawa (March 1961) and Building For Senior Citizens, Part I, The Initial Steps, Vancouver Housing Association, 616 Province Bldg., Vancouver (October 1959).

had to be for families with children.<sup>1</sup> Further changes require the weight of an informed public opinion.

Ways and means of ensuring adequate living accommodation for elderly persons, under different sets of circumstances and at prices they can afford, are among matters of first importance to groups involved in community planning for the aged.<sup>2</sup>

In an attempt to assess the need for boarding and nursing home<sup>3</sup> care, the heads of three social services departments concerned with this problem were interviewed; St. Paul's Hospital, the General Hospital, and the city. Boarding and nursing homes are for persons no longer wishing or no longer able to care for themselves. Those needing constant medical attention must go into the latter.

A grim picture can be painted of the lot of those needing nursing homes. There are always forty to fifty on the General Hospital waiting list and private operators are loath to take public cases as more money is to be made caring for private ones. To send patients to the Marpole Infirmary or to other provincial institutions means their being uprooted, signing assets over to the provincial

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1 These were restrictions under the National Housing Act.

2 Legislative Measures Affecting Living Accommodations for Elderly Persons in Canada, Foreword.

3 These are under provincial control and governed by the Welfare Institutions Licensing Act and the Hospital Act.

government and being settled in an environment with other people quickly approaching death. For these reasons the above hospital disliked making such referrals. Both the Heather Annex and the Fairview Pavilion as well as much needed beds in the hospital itself housed elderly persons needing institutional or nursing home care. There is a real need for a non-profit chronic hospital and rehabilitation wings on the general hospitals.

St. Paul's Hospital is coping with the same problems as the General Hospital in relation to those in need of nursing home care. There are again special problems in placing indigent patients, very few with private patients. St. Paul's continually operates with a waiting list. Changes are needed in the legislation to make more money available for nursing homes and to encourage the intake of indigents. Decentralized chronic hospitals with activation units are also needed. St. Paul's had fewer problems in placing people in boarding homes but many persons thus placed actually needed added care, a little more than provided by a boarding home and a little less than provided by a nursing home.<sup>1</sup>

In the medical section of the city social

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<sup>1</sup> Changes in the near future in the Welfare Institutions Licensing Act will allow and call for increased medical care in boarding homes. There are also real problems in enforcing living standards in boarding homes.

service department on March 9, 1962, there were 6 people needing placement sitting in the waiting room of the General Hospital, 4 Chinese looking for boarding home care, 20 men waiting boarding home care and 30 waiting nursing home care; 10 women awaiting boarding home care and 30 women awaiting nursing home care, as well as 3 or 4 special placements from the Provincial Mental Hospital. It was much easier to place persons in boarding homes than in nursing homes.

The preceding information from the General Hospital, St. Paul's Hospital and the City Social Service Department would indicate a real need for homes for the aged which provide medical care on a twenty-four hour basis and demonstrate the liability and vulnerability of the aged to physical and economic dependency. These problems can only be tackled at the provincial or federal level.

The Vancouver Housing Association is a private agency sponsored by the Community Chest which is concerned with assessing existing housing needs and helping to formulate policy in relation to these needs. The Central Housing Registry is contained in the offices of the Vancouver Housing Association and represents an attempt to coordinate the waiting lists of five of the larger housing societies and to inform the public of existing

housing. At the present time there are eight projects in Vancouver offering accommodations for 184 single persons and 124 couples. In surrounding areas; largely in Burnaby, there are six projects offering accommodation for 153 singles and 178 couples.<sup>1</sup>

Rents of existing private projects in Vancouver and Victoria areas range from \$20.00 to \$35.00 for units for couples and from \$17.00 to \$24.00 for units for single persons, without heating. Where heat and hot water are provided, rents are usually some \$5.00 or \$6.00 higher.<sup>2</sup>

This gives some idea of what exists and at what price. The number of projects and living units reflects rapid growth in the last decade, but does not come to meeting the demand for such housing. At the Central Housing Registry as of the 31st of December, 1961, there were 574 single women, 40 single men, and 81 couples waiting for housing. Although this indicates more need than housing it is definitely not indicative of the real need.

Mr. Wheeler's report on welfare research needs in British Columbia demonstrates that there are far more couples than singles and more single men than single women in Vancouver. Statistics counterindicate the waiting list

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1 Statistics taken from lists of available projects published by the Vancouver Housing Association and the Central Housing Registry, 616 Province Bldg., Vancouver, B. C.

2 Building For Senior Citizens, Part II, "Construction and Management of the Project," Vancouver Housing Association, p. 2.



as being representative of need when we know that all aged are liable to various types of dependency. Other material from the Vancouver Redevelopment Study and the 1956 slum clearance program clearly counterindicate the representativeness of these figures.

One of the most fascinating tables in Mr. Wheeler's A Report on Needed Research in Welfare in British Columbia is contained in table number 35 on page 178. This table presents the living arrangements on the population, sixty-five and over, for British Columbia (See table II on p. 29) and gives some insight into why there are so many single women on the housing registry waiting list.

Several interesting facts emerge from this table. The first is that 76.4% of the men and 71.3% of the women live in their own homes. Clearly this is a large number to be excluded from the categorical programs because of property holdings. A good percentage of these must be experiencing economic and physical stress in keeping up their homes. This may be especially true of a proportion of the 13% of men and 16.7% of women who live alone. The 59.0% of men and 48.2% of women who live with members of the immediate family may be living with spouses and/or children. In all probability some of those living only with spouses incur some hardship in relation to their housing, be it maintaining their domicile financially or

Table II. Living Arrangements of Population  
65 Years + by Sex, British Columbia

Total Persons Over 65 Years		Living in Own Home			Living in Home of Relatives		Living in Home of Non-Relatives		Living in an Institution
		With Members of Imme- diate Family	Without Members of Imme- diate Family		With Members of Imme- diate Family	Without Members of Imme- diate Family	With Members of Imme- diate Family	Without Members of Imme- diate Family	
		Alone With Other Per- sons							
Both Sexes	100.0	54.0	14.8	5.3	1.6	9.4	0.8	10.2	3.8
Males	100.0	59.0	13.0	4.4	1.6	5.2	0.8	12.2	3.7
Females	100.0	48.2	16.7	6.4	0.2	14.4	0.7	7.9	4.0

Source: Census of Canada, 1956, D.B.S., Bulletin 3-6. Adapted from table XVII.

physically.

This table may also give some insight into why such a large number of single women apply for public housing. 3.7% more women than men live alone in their own homes. 2% more women than men live in their homes with persons other than members of their immediate family. 9.2% more women than men live in the homes of relatives without members of the immediate family. These single women could experience loneliness, economic hardship, problems of physically caring for a home and unwanted dependency feelings in relation to relatives. The 10.8% more men than women living in their own homes with members of their immediate family reflects greater sustenance by neighborhood and family ties although some must experience problems in home maintenance. The 1.4% more men than women who live in the homes of relatives also live with members of their immediate family. 4.6% more single men than single women live in the homes of non-relatives giving some indication of the larger number of single men than women. The percentages indicating greater stress for the women may in part be due to the longer life span of women. However, the table would indicate that the group of older people most subjected to the conditions which would lead one to apply for public housing is comprised of the older single woman.

Homeowners, whether couples or singles, may experience economic and physical stress but they are sustained by neighborhood and family ties except that 23.1% of the single women do not have members of their immediate family in the home. 14.4% of the single women live in the homes of relatives without members of their immediate family. 7.9% of single women live without members of their immediate family in homes of non-relatives. This provincial profile is surely maintained or magnified in a large city such as Vancouver and perhaps living arrangements give us some insight into why so many single women have applied for housing as compared to couples and single men.

The waiting list figures indicate that single men and couples do not apply and the question must again be asked as to why.<sup>1</sup> The relatively few applying in all categories would seem to be indicative of either negative feelings towards public housing because it denotes dependency or a lack of knowledge of what is available. The low number of married people applying may indicate either a reliance on each other to meet needs, or a lack of willingness to move from a neighborhood where they have been settled for some time. The high number of single women applying could possibly be correlated to the large number

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<sup>1</sup> See Table I on page 14 for statistics to substantiate the inferences in this paragraph.

of ladies who have lost husbands. This may create the desire to move, or for the company of other older persons. It may indicate a low income, a desire for clean and comfortable living quarters, a dislike of moving in with relatives or children or that they are less concerned with the negative connotation of dependency than men. The low number of men may indicate either satisfaction with sub-standard housing, especially for those who have always been single, or a great concern about being independent. All of these implications would need to be verified through research, only then could an educational program be launched to bring some knowledge into values or conditioning which obviously affect housing preferences. Some of these implications are given added weight by the known living arrangements.

It has been shown that current accommodation does not meet the expressed needs and there is a strong suspicion that expressed needs do not even begin to reflect real needs. This is especially true for those whose physical degeneration requires constant medical care and for that huge group who continue to maintain themselves in the community.

What types of accommodation would seem to be needed in Vancouver? The greatest need seems to be for such shelters as individual houses in the community, retirement villages, housing units in the larger community

and apartment houses, all of which should be created to meet the physical, economic and psychological needs of those elderly people who do not require constant medical care. This means community integration, internal condition which takes into consideration the physical positives and negatives of the aged, facilities which foster sanitation and nutrition and rents which do not deprive them economically.

Those needing boarding home care seem to be fairly well cared for but there is a necessity to see that their needs, other than physical and economic, are met. A great need also exists for institutional or nursing home care where again the emphasis must be on remotivation or reactivation. All facilities should again be as integrated with community life as possible.

In this study the primary concern is with housing for the large number of old people who are able to care for themselves in the community. Their liability to dependency, their number and their need to be a part of the community have been discussed at length. The inadequacy of their present living conditions and the inadequacy of existing public and private housing projects has also been indicated. Transcending all of these problems seems to be a negative connotation attached to the word "dependency". However, very little is really known of the actual situation of the aged.

This is especially true of Canada where there has been relatively little scientific attention given to such questions as how older people of different ages participate in our society and its various subcultures, what their economic status is, what their major problems are, and what solutions they require.<sup>1</sup>

It is possible to statistically analyze the number and living arrangements but what these individual numbers need or prefer is largely based on assumptions.

Recommendations for adequate housing and care of older people depend on information about the relative effectiveness of institutional care, private homes for the aged, construction and operation of communities for retired individuals, and the role of public housing for older people.<sup>2</sup>

It would seem that there is much yet to know before sound social policy may be formed. Some insight into housing needs and preferences is given by the Angel and MacKinnon Thesis. Homeowners were shown to face physical and financial hardship and yet did not want to move into housing projects because to do so was to tear up their roots. They thought the projects were wonderful for others. Those couples renting were shown to suffer economic and physical hardship and were quite interested in moving into housing projects. Single women living in their own homes or renting

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1 Wheeler, op. cit., p. 172.

2 Shock, Nathan W., Trends in Gerontology, Stanford University Press, California, 1957, p. 2.

were shown to be generally dissatisfied while those living with other persons were somewhat more satisfied. The women were shown to be primarily interested in warmth and low rent while the availability of a social centre and a spare bedroom was also important. This thesis represents a beginning in an area which needs much study. Plans for urban redevelopment and the large number of old people who will be deposed by action in this area intensifies the need for knowledge of their needs and preferences.

Needs can be measured objectively and conditions created to meet them, but the impact of preferences on the demand for housing projects gives some insight into the importance of the values held by older people in our society.

#### D. Some Current Requirements in Research

The way in which old people live is something of which little is known. They are always liable to the possibilities of physical, economic or psychological dependency but the specifics of this are not known. It is known that certain numbers of the aged live in certain areas but the specifics of these aged and their living conditions are not known. It is known that in a great number of cases living conditions are antithetical to needs but why do older people not want to move? We know that older people have needs common to all people and also know they have specific needs but what are they? Certain legislation



exists to govern public and private housing projects but how this should be modified is not known. It is known that the waiting list of the Central Housing Registry does not reflect real need but why do people not apply? We make many assumptions; some based on fact, about what type of accommodations older people need and want but there is much research needed in this area. However, one plain fact is most evident, old people have needs which are not being met. What they are and how preferences affect attempts to meet them remain questions for research.

This thesis proposes to study the question of needs and preferences in two sample areas, the names on the Central Housing Registry and a selected residential tract in an area slated for redevelopment. This basic division will hopefully give some insight into why some people apply for entrance into housing projects and why some do not. In each of these two areas an attempt will be made to differentiate between the needs and preferences of single men, single women, and couples. A further attempt will then be made to again differentiate between those owning their own homes, renting or boarding in terms of needs and preferences.

Need will be studied in the areas of present living arrangements and income and budget. Needs and preferences will be studied in the areas of why people

applied for entrance into housing projects and health. Preferences will be studied in the areas of whom they would like to live with or close to and actual housing preferences.

In the study of these areas it is hoped that some of the assumptions clouding the needs and preferences of the aged will be replaced with knowledge so that sound social policy may be formulated. Meeting needs will require both public education to further dispel the negative feelings surrounding the term dependency and a creative approach to building accommodations for our senior citizens.

## CHAPTER II

### TWO SAMPLE SURVEYS

Two groups of people were decided on for comparative study, the first group being drawn from applicants listed with the Vancouver Housing Registry, and the second group composed of residents of a small geographical area from one of the blighted districts of the city. The Housing Registry applicants are drawn from many areas scattered throughout the city. The Registry was established in 1958 under the auspices of the Vancouver Housing Association, a private organization concerned with housing needs, and supported by Community Chest and Councils of Greater Vancouver. It is intended to provide a centrally located place where elderly people can obtain information about low-rental housing and make application for accommodation in one or other of the nine projects managed by the five non-profit housing societies represented in the Registry. The Registry has undertaken very little publicity of its service but even so the number of applications on file at the beginning of 1962 was over 700. One common characteristic of these applicants is that they are all aware of the existence of low-rental housing projects for

senior citizens and they all wish, for one reason or another, to obtain different accommodation from what they have.

Housing Registry applicants obviously constitute a known and measurable segment of housing need, so that the Registry is an important resource for the analysis of housing conditions, needs and preferences of the aged living in Vancouver. There are reasons for thinking, however, that the persons who apply for accommodation in senior citizens' housing projects are not representative of elderly people as a whole or of the full range of housing need existing among old persons in the city. For example, there is a heavy preponderance of single applicants on the Central Housing Registry list which far exceeds the ratio of single and married persons over 65 in the general population, as has already been pointed out in the preceding chapter.<sup>1</sup> Secondly, on the waiting list single women outnumber single men in a far higher ratio than they do in the general population. Thirdly, the Housing Registry reports surprisingly few applications from persons living in the seriously blighted areas of the city which have been designated for redevelopment over the next five to twenty years.

For these reasons it seemed desirable to supplement

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<sup>1</sup> In this study, persons of "single status" include people who have never been married as well as widows and widowers, and divorced and separated persons.

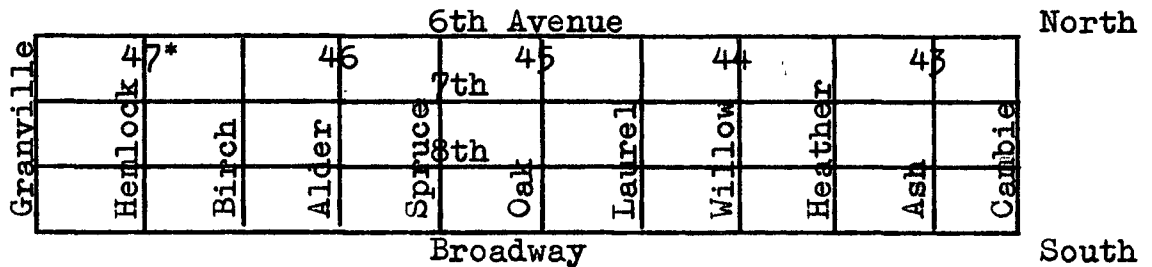
the analysis of applicants on the waiting list with a survey of at least one sample of elderly persons selected at random from the general population.<sup>1</sup> From comparison of such groups, it should be possible to specify with greater precision the circumstances and personal characteristics which distinguish persons actively seeking accommodation in low-rental projects from those who are either unaware of the existence of such projects or not interested in applying. The findings of such a study could conceivably have important implications for improved methods of public information regarding senior citizens' housing as well as for the planning, location and management of future projects.

Ideally, a survey of this kind should include a number of residential districts of different socio-economic status and the sample be so designed as to permit extrapolations from the findings to the aged population as a whole. It is hoped that an extension of this present study may still be possible. In this initial survey, only one small district of the city lying between Broadway and False Creek was selected. This is part of a general blighted area extending from Clark Drive on the east to Burrard Street on the west. The particular area surveyed is

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<sup>1</sup> Several such groups were originally planned but it proved impossible to get the special information from the Census authorities which would have made it feasible.

indicated by the diagrammatic below.



\* Numbers refer to enumeration districts of the relevant D.B.S. census tract.

In the Vancouver Redevelopment Study of December 1957 the area is described in the following terms:

Unregulated growth in a city usually results in an unhappy mixture of land uses on the fringe of its central core. In Vancouver, this situation is found most markedly in the False Creek area, which is both the heart of current decay and the key to effective renewal. The areas adjacent to False Creek ... are conspicuous for the amount of industrialization they contain and for the uniformly blighted condition of the housing.<sup>1</sup>

The main features of blighted areas as portrayed in this study--conglomeration of land uses, very old houses, and overcrowding of both houses on lots and people in houses--are all found in the sector surveyed for this study of the housing of the aged. It is slated for comprehensive redevelopment, and of course this in itself will constitute

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<sup>1</sup> Vancouver Redevelopment Study, December 1957, p. 3.

a "housing problem" for the people living there since, sooner or later, they will be forced to vacate their premises.

The area is characterized by large, sprawling industrial plants, mostly on the northern side and including several lumber yards; these are flanked largely by two- and three-storey wooden frame houses on steep, small lots (the land rises sharply from False Creek to Broadway). Many years ago parts of the district were considered to be high-class residential locations, and a few residents from that era still linger on (one or two were interviewed in this study). Now, however, many of the houses are extremely run-down, especially those near industrial sites; a number are comfortable but shabby, only a few are still well-kept up. Children play on the streets, which are narrow and hilly; most houses have a steep climb to the front door.

There are a number of old stone or brick apartments, especially in enumeration district 47, farthest west; these tend to have many units and low rents. In district 46, next to it there has been a good deal of demolition, several old houses having been replaced by stores, workplaces and car lots.

Four initial phases of the study can be identified:

1. Selection of sample of the Housing Registry list--referred to hereafter as Group A.

2. Selection of sample from residents of the False Creek area--hereafter referred to as Group B.
3. Design and testing of the interview schedule.
4. Execution of the survey.

At the time of sampling, the Housing Registry list comprised 574 single women, 40 single men and 81 couples. Since the proportion of couples was small, and that of single men even smaller, and since it was important to get information about these groups, it was decided to weight the sample by selecting one in fifteen single women, but one in five single men and one in five couples. A sample of thirty-seven single women, ten single men and twenty-one couples was randomly selected. Nevertheless, difficulty in obtaining permission to interview these persons resulted in a final total of eleven single women, five single men and seven couples being actually interviewed. These twenty-three names were not selected on a proportionate basis from the original sample list, but merely constitute those persons whom it was possible to interview. In the circumstances the data which follow cannot be presumed to present a comprehensive amount of housing conditions among the aged, but only to illuminate some of the significant factors at present affecting old peoples'



housing needs and preferences.

Table III gives the final number of interviews that were held with members of both groups. It will be noted that double the number of interviews were held with members of group B, the discrepancy being largely due to the fact that, as already explained, it was not possible to obtain the desired number of interviews in group A.

Table III. Interviews Held

	Group A	Group B	Total Persons in Samples	Total Interviews Obtained
Single Men	5	20	25	25
Single Women	11	10	21	21
Couples	7 (14 persons)	17 (30 persons)	44*	24
Total	23	47	90	70

\* In four cases of the 24 couples interviewed, only one spouse was seen, with the result that 44, not 48, persons were interviewed.

A preliminary survey of the False Creek area (see map) was done on a house-to-house basis to determine the number of elderly persons actually living in the area.

Using a simple check form (see Appendix A) the survey team ascertained the numbers of old persons at each address; the age of 65 was arbitrarily chosen as the minimum age, this being the generally accepted definition of old age for purposes of welfare, pensions, employment and so on. On the form a distinction was made between single persons living alone and those boarding, and between couples living alone or boarding. Provision was also made for cases in which the ages of occupants were not known, either because they refused to divulge information, or because no one was in and neighbors did not have the information.

In table IV the findings of this special census are combined with population and housing data from the D.B.S. 1961 census to give a brief picture of the housing and population situation in the area under study. The figures are broken down into the five enumeration districts which comprise the area. As the survey team did not return for second calls it was not possible to determine in every instance whether there were persons 65 or over in a house or dwelling unit, and thus these became the "not knowns".

The figures presented in this table are further discussed and broken down later in this chapter.

The area was sampled at the rate of one in five of the single persons (no differentiation being made between

Table IV. Housing and Population Characteristics,  
False Creek Area

Units of Measurement	"Districts"					Total Area
	43	44	45	46	47	
<u>Houses</u> <sup>1</sup>						
total number	56	(41)	87	128	41	<u>353</u>
with persons						
65 and over	27	26	25	42	10	130
not known	3	10	9	11	1	34
<u>Dwelling units</u> <sup>2</sup>						
total number*	144	155	151	136	131	<u>717</u>
with persons						
65 and over	46	41	33	69	34	228
not known	3	10	9	11	3	36
<u>Single persons</u>						
65 and over						
alone	31	32	19	43	26	151
boarding	7	5	8	5	1	26
<u>Couples</u>						
65 and over						
alone	14	8	12	42	14	90
boarding	2	-	-	-	-	2
Total persons*	532	573	558	503	484	<u>2650</u>
persons						
65 and over	54	45	39	90	41	269

\* From Census 1961. Figure in brackets estimated.

1 Houses include any building used for residential purposes, e.g. apartment blocks, businesses with residences overhead.

2 Dwelling unit was defined for this survey as any quarters occupied by old persons, whether self-contained or sharing facilities.

the men and the women as this information was not obtained in the survey) and one in three of the couples. It proved impossible to maintain a strictly random sample because of the numbers of persons who had moved, died, or refused to be interviewed, but the survey team was able to obtain the desired number of interviews.

The design and testing of the interview schedule took up a good deal of time. The final form is reproduced in Appendix A. Seven areas of interest, identified for proper analysis and referred to in Chapter I, are included in the questionnaire under the following headings:

1. present household arrangements
2. actual accommodation and facilities
3. family relationships
4. income considerations
5. health considerations
6. factors prompting application for housing
7. housing preferences

The sixth item was completed by respondents of group A only; otherwise all questions were asked of all respondents. In the case of couples, a separate schedule was completed for each spouse.

The schedule was to be completed by the interviewer, rather than by the old person, and therefore a good

deal of reliance was placed on the interviewer's ability to explain various points to the respondent, as well as to the record of his own subjective impressions.

The schedule was tested on two applicants of the Housing Registry group, by two different interviewers. It appeared to be satisfactory at that time, but in later stages of the study several deficiencies were uncovered. Several recommendations relating to this are dealt with in Chapter V.

The final stage in the survey was the execution of the interviews. These took place in the homes of the respondents, and tended to be very informal in nature; although this method sacrificed a certain amount of precision and conciseness, it permitted freedom of expression on the part of the respondents.

Provision for checking the validity of the questionnaire responses was made in a separate schedule, attached to the main one, in which the interviewer gave his own evaluation of the response to the interview, the contents of the interview, and the difficulties encountered during or after the interview. The degree to which the findings were affected by these factors is illustrated in the following table:

Table V. Guide to Interview Responses

Ratings	Group A	Group B	Total
<u>I. Response to Interview</u>			
Cooperative	27	50	77
Resistive	-	2	2
Other (defensive, controlling, ill, reticent, etc.)	3	8	11
<u>II. Contents of Interview</u>			
Objective	18	28	46
Realistic	8	15	23
Some information withheld, or doubtful	3	8	11
Unable to remember	-	1	1
Vague	1	8	9
Totals* (for both I and II)	30	60	90

\* Totals relate to persons, not interviews.

Source: Housing Survey Schedules.

"Difficulties during or after the interview" were not encountered to any appreciable extent, and therefore were not tabulated.

It remains only to examine the characteristics of the two groups studied; those of the Housing Registry group

have already been mentioned, and the marked disparity between singles and couples, and between single men and single women, has already been pointed out. What accounts for the fact that men constitute less than one tenth the number of women in the waiting list? It is commonly known that women tend to outlive men, but it is unlikely that this entirely explains the wide gap. The speculation that men will make do with worse accommodation than women are prepared to accept is dealt with in a later chapter.

Why are there fewer couples on the list? Does a higher joint income permit them to find better housing on their own? Do they have children on whom they can depend? Are they less in need of companionship? Again, these questions will be taken up in chapters III and IV.

In the initial canvas of the False Creek area no distinction was made between single men and single women, and the aged population figures therefore are: singles 177; couples 46--a total of 269 persons in all. Referring further to Table IV, one notices immediately that there are 353 houses and 717 dwelling units. This means that there are roughly two dwelling units per address. In actual fact, of course, there were some single unit houses, while there were many multi-unit ones (rooming houses and apartment blocks). The following table shows the breakdown by enumeration districts:

Table VI. Ratio of Houses to Dwelling Units  
in False Creek Area

Enumeration District	No. of D.U.	No. of Houses	Ratio of D.U. per House
43	144	56	2.6
44	155	41	3.7
45	151	87	1.7
46	136	128	1.0
47	131	41	3.2
Total	717	357	2.

The proportion of houses with old persons to total houses can be seen in the next table, which also includes the proportion of dwelling units with old persons to the total:

Table VII. Proportion of Houses and Dwelling Units  
with Aged to Total

Enumeration District	No. of Houses	With Persons 65 and Over	P.C.	No. of D.U.	With Persons 65 and Over	P.C.
43	56	27	48	144	46	31
44	41	26	62	155	41	26
45	87	25	28	151	33	21
46	128	42	32	136	69	50
47	41	10	24	131	34	26
Total	353	130	39	717	223	31



The relationship of the number of old persons to the total population is as follows:

Table VIII. Distribution of Old Persons Compared with Total Population, by Enumeration Districts

Enumeration District	Total Population	Persons 65 Years and Over	P.C.
43	532	54	15
44	573	45	7
45	558	39	7
46	503	90	18
47	484	41	8
Total	2650	269	10

The relationship between numbers of single persons and couples is also important:

Table IX. Distribution of "Singles" and "Couples" in Aged Population by Enumeration Districts

Enumeration District	Total Population 65 Years and Over	Single Persons 65 Years and Over	P.C.	Number of Couples 65 Years and Over	P.C.
43	54	38	70	8	30
44	45	37	82	4	18
45	39	27	70	6	30
46	90	48	53	21	45
47	41	27	65	7	35
Total	269	177	65	46	35

The final table shows the proportion of old persons who live alone compared with those who board:

Table X. Proportion of Elderly Persons Living on Their Own and Boarding, by Enumeration Districts\*

Enumeration District	Persons 65 Years and Over	Persons Living Alone	P.C.	Boarding	P.C.
43	54	45	83	9	17
44	45	40	90	5	10
45	39	31	80	8	20
46	90	85	94	5	6
47	41	40	97	1	3
Total	269	241	87	28	13

\* "Persons Living on Their Own" includes single persons as well as couples maintaining separate living quarters. "Boarding" includes single persons and couples living in household of relatives or non-relatives.

In summary, then, this is an area in which ten per cent of the population is over 65; of this group the ratio of single persons to couples is about two to one, 87 per cent of the old people live in separate households, while 13 per cent are boarders. Within the area, there is an average ratio of two dwelling units per house; 39 per cent of the houses contain aged persons, and 31 per cent of the dwelling units do.

Chapters III and IV analyze the information obtained in interviews with members of the two groups.

## CHAPTER III

### HOUSING NEEDS

The housing conditions revealed by the survey will now be examined separately for the people on the waiting list of the Central Housing Registry (Group A) and for the residents of the False Creek area (Group B). The survey data are analyzed in relation to three differentials: (1) income and shelter costs; (2) the quality of the accommodation and (3) the health and personal circumstances of the people concerned. As already indicated it should be of value to study these two different samples of elderly people in Vancouver, as guides to future policy.

#### A. Housing Registry Applicants

The median age of the persons interviewed (30) from the Central Housing Registry is 72 years, a majority falling within the age range of 70 to 75 years (Table 1, Appendix A). All but four were born in Canada or Great Britain (Table 2, Appendix A) and one-half of the group has lived in British Columbia for thirty years or more; only an exceptional few have lived in B. C. less than five years (Table 3, Appendix A). Against this background of long established residence in this province, and indeed

in Vancouver, the picture of accommodation is one of frequent moves. Six out of seven couples have occupied their present accommodation for less than three years; twelve of the sixteen single persons for less than two years (Tables 4 and 5, Appendix A).

### Types of Housing

What kind of accommodation do these people presently occupy and, in view of their expressed desire to move somewhere else, what are the sources of their dissatisfaction? The present accommodation of these people shows considerable variation in quality, size, and suitability, ranging all the way from attractive self-contained suites in superior apartment buildings to small housekeeping rooms and a dilapidated rat-infested cabin tenement where washing facilities consist only of a basin and tap on the porch. But the majority rent rooms in old converted houses; of those occupying apartments, all are either couples or single women (Table 6, Appendix A). On the whole, single men occupy inferior housing, typically single housekeeping rooms involving sharing of facilities (Table 7, Appendix A). A minority share accommodation and this is most characteristic of women; in this sample one woman acts as a companion, one shares expenses with another elderly woman.

Most of the people own their own furniture,

although roughly one-third (7 out of 13 in the sample) rent furnished accommodation (Table 7, Appendix A). More often than not, the furniture is well worn and meagre. Eleven of the sixteen single persons, and one out of the seven couples, share the use of facilities such as bathroom, kitchen and refrigerator (Table 8, Appendix A). Twelve of the households share bathing and toilet facilities, many of which are located on a different floor from the living quarters. This poses personal and physical difficulties for many older persons faced with declining agility and vitality and subject to frequent spells of enforced bed rest. One elderly woman spoke with much distress of the need for her husband to carry her commode upstairs when she was unable to leave her bed. The plight of the single person in similar circumstances can be particularly humiliating.

#### Income and Shelter Costs

Incomes of single persons seeking help from the Registry typically range from \$65. to \$110. per month and for couples, from \$135. to \$178. per month (Table 9, Appendix A). The median income for single persons is \$79. and for couples \$170. The principal sources of income and the number of persons in receipt of them can be illustrated in more detail as follows:

Source	Single Persons	Couples
Old Age Security only	4	-
Old Age Security or Old Age Assistance plus Supplementary Allowance	8	1
War Veterans' Allowance	3	6
Not Reported	1	-
	<hr/>	<hr/>
Total	16	7

It may be noted that midway through the survey, the basic monthly rates for the Federal Old Age Security program and the Federal provincial public assistance programs (O.A.A., D.P.A., B.P.A.) were increased from \$55. to \$65. per recipient.

It is relevant to remember also that persons who do not receive public assistance or Department of Veterans' Affairs benefits have no resource for the payment of medical expenses. These persons pay the highest proportion of income for shelter (58% and 84%) and have the smallest incomes of the group. There are of course some unknown factors: whether they receive help from relatives or whether they have savings not revealed to the interviewer; another "unknown" is whether they were prevented by their independence, or by lack of knowledge of community resources, from applying for social assistance. In this particular sample there were three people who had not applied though they seemed in every way eligible and if this ratio is in any way representative of the elderly population as a whole

the implications are disturbing.

Rents paid range from \$15. to \$85., the median for single persons being \$35. per month and for couples \$65. per month (Table 10, Appendix A). Unfurnished accommodation, it should be noted, tends to be somewhat more expensive than the furnished. It may also be a little superior in other ways, however.

Of course, the costs of obtaining shelter are not limited to the amount of rent paid but depend also upon bills for fuel, light, telephone, etc., where these are not included in the rent. In one-third of the households in the present group, utilities such as these must be paid for in addition to the rent, and average about \$15. per month. In two cases it was noted that single persons living on their own pay less than \$20. per month rent, but have to pay \$20. to \$25. per month for utilities, particularly coal and wood for heating.

#### Shelter Costs in Relation to Income

Far more important than actual rents is the proportion of income which is absorbed by shelter costs. The picture which emerges for the Housing Registry group is a disturbing one when it is remembered that at their low income levels no more than twenty to twenty-five per cent can safely be afforded for rent. The proportions for them



are close to forty to forty-five per cent and they range to as high as eighty-four per cent of income in one case. The implication of this situation for the single persons are given still sharper focus when the amounts remaining after payment of rent are examined in relation to the minimum costs of other necessities of life. In this regard a study completed three years ago by a special committee called together by the Community Chest and Councils of Greater Vancouver<sup>1</sup> which went into the costs of minimum standard budgets in great detail, furnishes an authoritative yardstick.

The average amount of money remaining to these men and women characteristic of the Housing Registry group after their shelter costs have been met, is \$45. In two instances it is as little as \$10. per month. One of the persons receiving only ten dollars after shelter costs are paid has applied for social allowance which may be granted him when he has used part of his savings (at the time of this survey, amounting to \$1,000). Nine out of sixteen of the single persons are attempting to live on less than \$50. per month for food, clothing and personal necessities. According to the Community Chest report

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1 A Report to the Community Chest and Councils on the Adequacy of Social Assistance Allowances in the City of Vancouver, Vancouver, B. C., September 1958, p. 89.

referred to above, the minimum income required for food, clothing and all personal needs after shelter costs have been met was \$46.43 for single men; comparable minimum income for couples was estimated at \$78.76. These are 1958 estimates. Measured by this criterion, one-half of the single persons in Group A have insufficient income remaining after the payment of rent for a minimum standard of subsistence. The couples fared considerably better, all but one couple receiving substantially more than the bare minimum of \$78.76.

#### Quality of Accommodation

The question arises as to whether the payment of a higher rent ensures correspondingly better accommodation. The limited data available prevent any conclusive answer being given to this question as far as Group A is concerned, but they do not reveal any direct and consistent relationship between rent levels and quality of accommodation. In this matter a good deal usually depends on distinguishing different levels of housing; nevertheless it is significant that all of the accommodation among these registrants rated unsatisfactory by both the single occupants and the team of interviewers rents for less than \$40. per month (Table 12, Appendix A). This of course tells us nothing about the level of rent necessary in order to obtain good accommodation. Questions relating to the quality of

accommodation and also suitability are explored further in ensuing sections.

A rating (good, fair, or poor) was made of each dwelling unit by the team of interviewers. This rating admittedly contains a large element of subjectivity since it attempts to summarize judgments relative to the quality of construction, amount of room available, adequacy of facilities, warmth, convenience, etc. It serves, however, as a provisional guidepost to the relative quality of the housing.

According to the interviewers' judgments, single women in Group A generally occupy better quality accommodation compared with single men or with couples. Nine of the eleven single women occupy housing rated as good, whereas only one out of the five single men occupies accommodation of this standard. Less than half of the couples have good housing (Table 13, Appendix A). Four of the dwelling units inspected were rated as poor.

The concept of adequacy in housing is related not only to empirically verifiable conditions of livability such as space, structural soundness, facilities such as heating, etc., but also to the manner in which the accommodation answers to the particular needs and wishes of the occupants. Accordingly in the survey an attempt was made to discover the reactions of the old people to

their present housing.

One single man and four single women found their accommodation satisfactory (Table 14, Appendix A), but had applied for housing in a housing project because present accommodation was to be sold or because they wished the companionship of other old people. Two single men, four single women and four couples had mixed feelings about their accommodation, believing it to be satisfactory but too expensive, too lonely, or too close to undesirable neighbors.

People's attitudes and expectations regarding housing are inevitably coloured by the standard of accommodation they have enjoyed in the past and what they conceive to be realistic alternatives in the present. Information was therefore sought on the relation which the present accommodation bore to the group's previous living quarters. All but two of the sixteen single persons regarded their present accommodation significantly the same or better, four of the seven couples found it worse (Table 15, Appendix A). The fact that all want different accommodation suggests that former housing was either very inadequate or that this group may have difficulties in adjusting to any kind of accommodation.

B. Area AHealth

On the basis of the applicant's own interpretation of his degree of health, (Table 11, Appendix A), the major health problems are arthritis and rheumatism, heart conditions, partial paralysis and crippled limbs. Of the 14 members of couples only one had no specific ailment, and of the 16 single persons only three had no specific ailment. In all, there were 35 specific complaints covering 11 ailments, in a total group of 30 persons (Table 16, Appendix A).

In order to obtain an impression of the health of the couples which could be compared to the health of single persons, the categories of good, fair and poor were made somewhat arbitrarily applicable to couples on the basis that "good health" applies to couples both of whom are in good health, "fair health" applies when one partner is in fair health and the other in good or fair health, and "poor health" applies when one partner is in poor and the other in good, fair, or poor health. On this basis, the majority of the couples rated "poor" and more than half of the single persons rated "good" (Table 18, Appendix A).

The features of accommodation most frequently complained about were as follows:

Complaint	Number
Excessive cold	6
Excessive dampness	3
Difficult stairs	6
Excessive noise	3
Poor ventilation	3
Poor sanitation	2
Fumes from trucks	1
Too hilly around project	1

It is noteworthy that a far greater number of complaints were made by couples in poor health, the total number approximating fifteen (Table 17, Appendix A). Bearing in mind that both partners frequently believed that their health was affected by the same feature of the accommodation there is considerable disproportion with the total of five items complained about by two single persons in poor health.

A complaint made by one couple in poor health who occupy an attractive subsidized duplex in a housing project is that they are unable to shop or visit relatives without taxi service because the project is situated in a depression of land surrounded by hills. This was the only response of the 30 persons questioned which indicated that present housing interferes with contacts with family or friends, other than one respondent's feeling that present

housing interferes with contacts with her son who lives in a town about twenty miles away.

The high rate of dissatisfaction with housing among people in poor health suggests that the often physically exhausting and nervewracking process of finding adequate housing in a large urban area such as Vancouver, is beyond the abilities of old folk in poor health. Again, people in poor health may require more warmth and quiet than those in good health, thus limiting the selection of housing which would be satisfactory for them. Again landlords may discourage tenants whose health requires extra attention or help, all of which further limit their available selection of satisfactory housing.

It was noted that the majority of the respondents tended to accept their disabilities with equanimity; possibly, as suggested by responses to questions requiring conceptualization about future health plans, with a deliberate avoidance of thought about their health, inasmuch as problems of food and shelter alone require so much of their physical and emotional energies. It would be interesting to assess attitudes to health of a similarly afflicted group of older persons, who are not coping with financial worries.

Nursing and Boarding Home Care

Attempts to assess the degree of preplanning in the event of disabling illness were made by eliciting responses to questions concerning attitudes to nursing and boarding homes in Vancouver. Fewer than one-third would go to boarding or nursing homes, only one of those who would go is in poor health. Comments accompanying the decision to go to a nursing home were "don't have much choice", "I'd hate to land in one". Of the nine couples and single persons in poor health, only one would accept such care (Table 19, Appendix A), which, when compared to the decision of 6 in good and fair health who would make use of the care, suggests that resistance to such care stiffens as health deteriorates. This is supported to some extent by the definite stipulation made by 3 of the 4 persons in fair health that nursing home care only would be accepted, not boarding home care. The statement of a 76 year old women who rated her health as "very poor" and who had no person to care for her in her own home--"I don't think I am ready for it" reflects much of the attitudes of those in poor health. A spry single man of 88 who moved in (to Vancouver) from the country "so I wouldn't die out there all by myself" epitomized the expressed attitudes of those in good and fair health by his statement--"What the hell are you going to do? Some are pretty grim!" Considering that only 8 of the 30 persons believed that they could



live with a friend or relative if necessary and 22 stated (Table 20, Appendix A) they would not or didn't know whether they would enter nursing or boarding homes, there is a fairly large proportion of the total thirty, almost half, who have no plan should disabling illness strike. Of those sixteen who could be cared for temporarily in their own home, half are depending upon the help of their spouse almost all of whom are in fair or poor health. Noticeable, during this aspect of the interviews, was an inability to conceptualize future possibilities in the area of health, and fear of loss of dependence associated with acceptance of nursing home care or with acceptance of care by children or relatives.

Four persons had no doctor; two couples and a single woman had been advised by their doctor to seek better housing. Housing of the latter plus that of one single man who has no doctor is the only accommodation rated poor by the interviewers. Among this group one doctor had suggested that application for new housing be made to the Housing Registry. Certainly this group has specifically related inadequate housing to aggravation of health and has in significant instances communicated its concerns to medical personnel.

B. The False Creek Area: Group B

"Forty-five years ago this area was the Shaughnessy of Vancouver." This statement was made by one respondent who had built his home, in which he still lived, on the shores of False Creek almost 50 years ago. Tall evergreens sloped to the sandy shores of the clear water. At first, large gracious homes surrounded by ample grounds dotted the area. As the years passed encroaching industrialization and population growth brought a lumber mill followed by rows of identical two-storey houses squeezed together on thirty foot lots. A few brick two-storey apartments were built. Gradually the shoreline became clogged with small industrial units and the area became isolated and dissected with arterial streets. Businesses, car lots, and repair services replaced homes or huddled against them.

The few homes still occupied by the aging owners have tidy gardens and polished door knockers, the rest are a hodge-podge of family homes reconverted to rooms and suites. The general apathy of the tenants and disinterestedness of the absent landlords is reflected in the dreariness of the area. The steep slope from Broadway to False Creek requires many flights of stairs and has been aggravated by the cutting away of the natural slope so that an artificially steep bank descends to an arterial road (Sixth Avenue) which provides access to the industries

bordering False Creek. The average number of stairs required to reach the gardens of the homes along this road is twenty. There are no lanes which could circumvent the need to use the stairs. This feature of the topography has particular relevance for elderly people, as has the smog and noise arising from the factories, car lots and traffic in the area.

Of the 64 elderly persons interviewed in the area the average age is between 70 and 74 years (Table 1, Appendix B). Slightly more than one-third were born in Canada, more than one-third were born in Great Britain and the United States of America combined, the remaining 15 being born in Europe and Asia (Table 2, Appendix B). No person was born in B. C. but exactly half of the group had lived in B. C. for 30 years or more, all but 10 having lived in B. C. for 10 years or more (Table 3, Appendix B). There are exactly twice as many single men as single women in this group.

The large number of rooming houses in the district and the depressed nature of the area suggests that it affords temporary residence for many persons on their way up or down the economic ladder. This is by no means true of the old people in the group studied. The average time spent by single men and couples in their present accommodation is 4 to 5 years and for single women, 6 to 9 years

(Tables 4 and 5, Appendix B). At the same time the average period of residence in Vancouver for single men and couples is 15 to 19 years and of single women 20 to 29 years. A correlation appears between age and length of residence in present accommodation and in Vancouver inasmuch as the median age for the total number of women is higher than that of the total number of men although the age of the married women is for the most part less than that of the husband. Advancing years and declining energy may lessen the motivation as well as the physical agility needed for finding housing in a large and sprawling city. Again, advancing age is frequently accompanied by a gradual depletion of financial resources. Both factors may contribute to the longer years of residence of the more elderly group, the single women, in this blighted area.

### Types of Housing

Housing units ranged from self owned homes to rented houses, apartments or rooms. More than two-thirds of the group rented rooms, approximately one-quarter rented suites or apartments and six of the seven persons living in houses owned their own homes (Table 6, Appendix B). Twelve of the thirty single persons and twelve of the seventeen couples owned their own furniture (Table 7, Appendix B).

An important factor in assessing the types of housing of old people is the degree of independence it affords. Twenty-seven of the forty-seven households share the use of facilities such as kitchen, refrigerator and bathroom (Table 8, Appendix B). Three-quarters of the single men and almost half of the couples and single women comprise this group. Twenty-four out of forty-seven households share bathing and toilet facilities, most of which are located on a different floor from the living quarters. Physical disability and a frequently lessened degree of emotional flexibility is a feature of aging. Self-contained accommodation thus seems to be essential for comfort, and indeed, as will later be seen, is one of the main criticisms made by the couples and single women who are dissatisfied with their housing. However, at the same time, the high proportion of single men who rent furnished rooms and share facilities is noteworthy, in view of the satisfaction with present accommodation expressed by this group.

#### Income and Shelter Costs

Income for single persons ranged from \$65. per month to \$185. per month and for couples from \$80. to \$300. per month. The median income of single persons is \$79. and for couples \$175. per month (Table 9, Appendix B). Five of the seventeen couples and seven of the thirty single persons did not reveal income. Of the thirty-seven

persons in Receipt of Old Age Security payments, twenty-two are single persons. Two of the latter and one couple have no income other than Old Age Security allowance. The principal sources of income and the number of persons in receipt of them are as follows: It will be noted immediately that they are more varied than the relatively few sources characteristic of the Housing Registry group.

Source	Single Persons	Couples	Total
Old Age Security only*	2	1	3
Old Age Security or Old Age Assistance plus Supplementary Allowance	11	2	13
Blind Person's Allowance	-	1	1
Department of Veteran's Affairs Social Allowance	8	3	11
Unemployment Insurance	2	-	2
Workmen's Compensation	-	1	1
Superannuation	1	-	-
Church Pension	-	3	3
Alimony	1	-	1
Present Employment	1	-	1
Savings	1	5	6
	1	1	2
Total	27	17	44

\* Midway through the survey the basic monthly rates for the Federal Old Age Security program and the Federal-provincial public assistance programs (O.A.A., D.P.A., B.P.A.) were increased from \$55. to \$65. per recipient.

### Shelter Costs

Rents paid by the twenty-three single persons who gave financial information range from \$20. to \$60. per month; the median being \$35. per month. Rents paid by the fifteen couples who revealed income and shelter costs range from

no rent (paid by a caretaking couple) to \$69. per month, the median being \$50. per month (Table 10, Appendix B). Furnished accommodation was rented by seventeen of the twenty-three single persons. The median rental for furnished accommodation for this group is also \$35. Three of the fifteen couples rented furnished accommodation, all of which are in the low range of rents paid.

The costs of obtaining shelter are not limited to the amount of rent paid but depend also upon the cost of fuel, light and telephone where these are not included in the rent. Four of the twenty-three single persons and ten of the fifteen couples paid an average of \$15. per month shelter costs in addition to rent. The median shelter cost for single persons when rent and utilities are taken together thus remains at \$35. per month but for couples is increased to more than \$60. per month (Table 10, Appendix B).

#### Shelter Costs and Proportion of Income

The average proportion of income paid out in shelter costs is 41 per cent for single persons. Eleven of this group of twenty-three average 40 per cent of income for shelter costs; and the twelve couples average 35 per cent of income for shelter costs (Table 11, Appendix B. When it is realized that at these income levels twenty to

twenty-five per cent is the maximum percentage which can safely be afforded for rent the implications are serious. Examination of the amounts remaining for the minimum costs of other necessities of life after payment of rent reveals that ten of the twenty-three single persons have less than the \$46.43 minimum required for food, clothing and all personal needs established by the Community Chest Study in 1958.<sup>1</sup> The couples fared much better all but one receiving substantially more than the bare minimum of \$78.76 estimated as minimum by the Community Chest Study. The one couple who are attempting to live on \$25. per month receive \$79. Old Assistance and pay \$50. per month rent for a squalid basement suite in a decrepit house. They have applied for a pension from the Canadian Merchant Marine which they expect in three months time.

#### Quality of Housing

As this area for the most part offers substandard housing we may assume that rents in the area would be sufficiently low to offer the greatest flexibility in amounts left over for other living expenses. We find instead that almost half of the single persons have minimum subsistence income or less for food, clothing and personal needs.

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<sup>1</sup> A Report to the Community Chest and Councils on the Adequacy of Social Assistance Allowances in the City of Vancouver, September 1958, p. 89.



Several respondents have stated that their rent has been raised following the recent \$10. increase in Old Age Security benefits. Others expect that theirs will be. Supporting this assumption are statements made by the Vancouver Housing Association in its (March 1949) report Housing for Our Older Citizens,<sup>1</sup> deploring the high proportion of income spent for rent for inadequate housing. The average rent was \$10. per month "but they were frequently forced to pay \$15. as the landlords were making every effort--by changes in the premises, etc.--to pass the wartime requirements for an increase in rate."<sup>2</sup> The Old Age Security rate at that time was \$40. per month thus the percentage of income spent on rent was 25 - 37 per cent. It is not known whether this includes the cost of the utilities. In any event the average per cent of income spent on shelter by households surveyed in the False Creek area ranges from 31 per cent to 35 per cent of income (Table 11, Appendix B), which, in view of the increased Old Age Security benefits during the past thirteen years since the Vancouver Housing Association March 1949 report, suggests that the pattern persists. Should the findings of this survey be duplicated throughout the city it is possible to assume that increases in allowances provided for

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1 Vancouver Housing Association, Housing for Our Older Citizens, March 1949, pp. 4-7.

2 Ibid., p. 6.

the elderly will not necessarily result in lessened difficulties in finding better accommodation. Shelter costs seem largely determined by the demands and as the ensuing findings indicate, bear little consistent relationship to the quality of accommodation provided.

Although available data suggests that there is a relationship between occupant satisfaction and higher rents paid, there is little relationship between the quality of accommodation as rated by the interviewers and the amounts of rents paid. The six single persons who pay more than \$39. per month rent expressed definite satisfaction with their living quarters (Table 12, Appendix B). The interviewers' rating, however, was good for only one shelter of the six and this cost less than \$44. per month. The only other good ratings were for two shelter units which cost between \$30. and \$39.

The rating of good, fair or poor given by the team of interviewers to each dwelling unit admittedly contains a large element of subjectivity and thus, as discussed in the section dealing with the quality of housing of Group A, can serve as only a guidepost to the relative quality of housing.

On the whole the housing is of substandard quality. Ten of the forty-two housing units examined can

be described as good. These were occupied by five of the eighteen single men, two of the eight single women and three of the sixteen couples (Table 13, Appendix B).

Fourteen of the housing units were rated poor and were occupied by one-half of the couples as compared to approximately one-quarter of the single persons.

#### Occupants' Opinions of Present Accommodation

Half of the couples and at least three-quarters of the single men and single women stated that their housing was definitely satisfactory. Only 5 persons found housing definitely unsatisfactory. This rather low proportion of dissatisfaction with housing (Table 11, Appendix B), which was rated by the interviewers as good for only one-quarter of the 42 housing units seen, is clearly related to the comparisons between present and previously occupied accommodation made by the respondents. Eight of the 45 respondents stated that present housing is inferior to last housing (Table 10, Appendix B), 30 finding it the same, and seven finding it better. Twenty-one of the 47 households have lived in the present accommodation for five years or more (Tables 4 and 5, Appendix B). The relatively stable residence of the group and the high degree of satisfaction with accommodation rated for the most part as fair or poor by the interviewers is significant and may bear some relationship to the health of the group which

will be next examined.

### Health

The major health problems found were heart conditions, rheumatism and arthritis, partial paralysis and crippled limbs, blindness and deafness (Table 16, Appendix B). In all 11 ailments were mentioned by the group of 64 people in only 29 instances which indicates, on the face of it, a limited preoccupation with health problems. Several persons who stated they were in poor health mentioned no specific disability. Almost half of the single men stated they enjoyed good health, while a high proportion of single women and couples were in fair or poor health (Table 17, Appendix B). All persons in good health stated that housing was definitely satisfactory. Less than one-third of the total group had any criticism to make of the housing although approximately two-thirds of the total group were in poor or fair health (Table 18, Appendix B).

The features of accommodation most often complained about by the 19 persons in poor health are as follows: (A negligible (5) number of complaints were made by those in fair health regarding stairs and noise, none by those in good health).

Complaint	Number
Difficult stairs	7

Excessive cold	5
Excessive dampness	3
Inadequate light	2
Traffic noise	2
Poor sanitation	2

The notable feature of this aspect of the study, the small numbers of complaints, is highlighted by the fact that of the 21 complaints, 6 were made by one person and the rest were made by a total of 10 of the 19 people in poor health (Table 17, Appendix B). Thus a total of 11 housing units out of the 47, were complained of in relation to the health of the total group. Certainly these findings confirm that in the opinion of the people in poor health, inadequate housing has little bearing upon it. Is this because these people have not been used to examining their own situation in this light? Have their various situations produced a degree of apathy which does not permit hope for anything better? Or has the questionnaire failed to illuminate a relationship between poor housing and poor health which may in fact exist?

In an effort to assess the degree of preplanning, should ill health strike, questions were asked concerning attitudes to entering nursing and boarding homes in Vancouver. The responses were characteristically "We'll cross that bridge when we come to it," or "I never think

of it." More than four-fifths of the total group stated that they would not go to such a resource or did not know whether they would go; almost one-half of the total group specifically stating that they would not go.

(Table 18, Appendix B). However, there was considerable vagueness among this group about what they would do as an alternative. There was little significant difference among those in good, fair, and poor health in the general attitudes to nursing home or boarding home care. The very small number in all degrees of health who would go, 8 in all, may be a result of preconceived ideas about what happens to people when they get there. Several persons referred to expense as a deterring factor, others stated that they would go to a general hospital, not a nursing home, indicating that by so doing they would maintain their independence and their hope of recovery. The men for whom Department of Veteran's Affairs health care is available were noticeably glad to have this resource and indicated a sense of status and confidence in the quality of care they would receive under D.V.A. auspices.

The fairly definite and clear response on the part of the numbers of the group for whom responsibility for providing medical care is assumed in payment of service rendered, such as D.V.A., is in distinct contrast to the confusion, and lack of conceptualization noticed among

those with no such protection. As has been earlier indicated, a significant number of persons receive supplementary social assistance which covers medical care. However this group did not share the peace of mind noticed among the veterans, about their course of action should illness strike. Their vagueness may reflect distaste for their financial dependence, confusion about their rights, or qualms about the service available. A further group who have small independent means which makes them ineligible for assistance covering health care, expressed serious concerns about their ability to meet medical bills or nursing home costs in the event of illness. It was noted that persons from Alberta had more positive and favourable reaction to the quality of nursing home care in that Province than in British Columbia.

Of the total interviewed, 13 have no one to care for them when they are ill at home, this includes 3 wives whose husbands are in poor health (Table 20, Appendix B). Of the 19 persons in poor health only one couple has been medically advised to obtain better housing. This may indicate that:

1. The attending doctor is not aware of the living conditions.
2. The attending doctor may be aware of the living conditions but believes

there is little possibility of change in living conditions.

3. The attending doctor believes that a change in living conditions would have little bearing on health.

No attempt was made in the interview to discern the nature of medical attention received, but it is significant that seven persons in this age group have no doctor.

This group's limited preoccupation with health problems coupled with its overall satisfaction with accommodation and attending disinterest in changing to better accommodation will be touched upon in the following section in which comparisons between Group A and Group B will be attempted.

#### C. Differences Between the Sample Groups

Striking dissimilarities appear within these two different sections or cross-sections of aged people, even though they are within very similar age range and income levels. Group A has applied for a change in housing. Group B has not. This may suggest lack of knowledge of resources on the part of the latter group; differences within the two groups in standards of living, state of health, attitudes of aggressiveness or passivity, expectations or the capacity to adjust.



Age, Sex and Residence

The great predominance of single men in Group B, as compared with the very few in Group A and the proportionately younger age of Group B men to the total age group certainly helps to explain some differences. Perhaps a further factor is the differences in racial origin within the two groups. Bearing in mind that more than twice as many persons were interviewed in Area B as in Area A, it is noted the proportion of persons born in Europe and Asia is exactly five times higher for Area B than Area A and a higher proportion of persons also, came to Vancouver from other Canadian provinces in Group B than in Group A. Conversely a higher proportion of persons had come to Vancouver from other parts of B. C. in Area A. However the median for residence in B. C. is 29 years for both areas. Contrasts are to be noted in the length of residence in Vancouver, the median for couples for Area A being 10 - 14 years and for couples for Area B, 15 - 19 years; single persons in Area A, 29 years, and single persons in Area B, 15 - 19 years. Significant differences are noted in the length of residence in present accommodation which for couples, Area A, is between 2 and 3 years, the maximum being 5 years, and couples, Area B, is between 5 and 6 years with the maximum of more than 20 years for 3 couples. Similarly length of residence in present accommodation for single persons in Group A is

1 - 2 years and for Group B 4 - 5 years for men and 6 - 9 years for women. As will be noted these contrasts are significantly related to differences in attitudes to housing in the two areas.

### Types of Accommodation

There is little difference in the types of accommodation rented, although a higher proportion own their homes in Area B--one-eighth as compared to 1 of the 30 persons in Area A. Four couples and one man act as caretakers in Group B, none in Group A. A considerably higher proportion of couples and single men share facilities in Area B--one-half and three-quarters respectively, whereas in Area A, 1 couple out of 7, and 3 single men out of 5, share facilities. The situation is reversed with single women. Equal proportions of couples and single women rent furniture but three-quarters of single men do so in Group B as compared with 2 out of 5 in Group A.

A picture thus emerges of less desirable accommodation in Area B, more shared facilities, more furnished rooms. However only 3 persons from Area B have applied for housing. Is then this group more "settled" with their housing? Almost two-thirds of the group say they are definitely satisfied as opposed to almost one-third of Group A who are satisfied. Five of each group are definitely dissatisfied. The relationship of present

housing to former housing in each group is similar, the majority finding it "about the same" as former housing. However the interviewers found the quality of the housing among Group B definitely poorer than that of Group A-- less than one-quarter of those seen in Group B were considered "good" compared with more than one-half seen in Group A which were considered "good".

Thus the picture is filling in. Residents in the False Creek area (Group B) have lived there longer and are more satisfied with their housing than those of Group A but the housing is of poorer quality. Both groups find present housing substantially similar to former housing so that those in Group A generally have higher housing standards than those in Group B. Unfortunately the questionnaire does not elicit work history so that it is not possible to explain differences in housing expectation. A further study concentrated on this would be most valuable. Meanwhile, state of health and level of income may provide a few clues.

### Health

The physical disabilities mentioned in both areas fall into similar groups: heart disease, hypertension, arthritis and rheumatism, partial paralysis and crippled limbs, blindness, and deafness. However the 30 persons in

Area A referred to a total of 35 disabilities whereas the 64 persons in Area B mentioned a total of only 29 disabilities. It may prove significant that the smaller group had twice as many arthritic and rheumatic ailments, 8 in all, as the larger group, who had 4, and 3 persons with hypertension as compared to 1 in the larger group. Whether the higher proportion of illnesses usually linked with more controlling and aggressive personalities is related to the comparative restlessness and dissatisfaction of Group A is not known but is an interesting speculation.

There is some difference in the degree of health and satisfaction with accommodation, between the two samples. Whereas in Area A dissatisfaction is general among persons in all degrees of health, in Area B dissatisfaction is distinctly related to poor health, half of those in poor health expressing dissatisfaction, no person in good health expressing dissatisfaction. Again, however, this does not compare with Area A in which all of those in poor health expressed dissatisfaction with housing, as well as those in good and fair health. Complaints re specific features of housing cover similar areas, lack of heat, difficult stairs, dampness, however a striking difference in number of complaints appears. Area B totals 21 complaints of 11 housing units; whereas Area A totals 25 complaints of 15 housing units. Proportionately twice as

many would go to nursing or boarding homes in Area A than in Area B although in both areas this number was a small proportion of the total group. Group B has more resources among relatives and friends for care in their own home in the event of illness, 50 of the 64 persons looking to care from spouse (21) relatives and friends (29) and 19 would be able to move in with a friend or relative. In Area A just half could be cared for in their own home, 9 by relatives and friends, and almost one-quarter could be cared for in another's home. These proportions suggest that Group A is more isolated from friendships and perhaps proportionately have fewer relatives with whom they are on good terms. Again the frequent moves may be a cause or result of their paucity of helpful relationships as compared with Area B, where roots are more deeply set. The degree of contentment with accommodation is perhaps confirmed by the fact that in Area B one couple only of the total 47 households has been medically advised to seek improved housing; compared to 2 couples and a single person of the twenty-three households who have been so advised.

The trend toward comparative satisfaction with accommodation, fewer health problems and/or complaints about health, and greater number of persons to turn to in time of need, is clearly illustrated among Group B in a

general review of the health of the area.

### Income and Shelter Costs

The sources of income for both groups were from public assistance resources, Department of Veteran's Affairs. However, almost half of Group A had old age security supplemented by some form of social allowance whereas one-quarter of Group B received this assistance. Similar proportions of each group, one-third and one-quarter, received D.V.A. income in Areas A and B respectively. The significant number in Group B who received income related to previous employment, more than one-quarter, contrasts with Group A in which no person received income related to previous earnings.

Income levels for both single persons and couples covered considerably higher ranges for those in Group B, however the average income in both areas is \$79. for single persons and for couples \$175. - \$184. in Group B and \$155. - \$164 in Group A.

There is a slight difference in rent levels-- for single persons in Area A the median is \$39. and in Area B, \$35. For couples in Area A average rent level is \$60. - \$64. and for couples in Area B, \$50. - \$54.

The amount of money available after total

shelter costs are met covers a wide range in Area B, \$21. - \$135. for single persons with the median \$50. - \$59., half of the group receiving \$21. - \$49. For couples the amount of money available ranges between \$29. and \$275., the average \$112. - \$122. Group A average for single persons is \$45. and for couples is \$85. Thus on the whole persons in Area B pay less rent and shelter costs, have in the case of couples more income and for all persons have more left over after shelter costs are met.

Proportion of shelter costs to income exceed the usually accepted rate of 20 - 25 per cent by considerable amounts in both areas--Area A ranges from 33 - 84 per cent for single persons with a median of 50 per cent and Area B from 26 per cent - 90 per cent with the median 47 per cent. For both groups the interviewers found that the quality of accommodation did not improve as shelter costs rose. Indeed there seemed no significant relationship between quality and cost of accommodation. Because of the small sampling of couples in Area A no comparisons were made of interviewers' impression of relationship between quality and cost of housing for couples. However a scanning of the two areas results in the strong impression that housing is priced as the market will bear regardless of quality.

It seems apparent that the residents of the blighted False Creek area have a more obvious quality of

contentment, serenity and independence, and a lesser degree of mobility, introspection, and poor health than those of Area A. That this is not wholly ascribed to a quality of apathy arising from long term residence in substandard housing is evidenced by the quality of relationships; a proportionately higher number of friends and relations willing to help those in Group B. The slight increase in the income available after shelter costs are met may account in some measure for the greater contentment, however many in both areas receive considerably less than the basic subsistence minimum allowance judged by the Community Chest Study.

Attitudes and preferences of aged persons in relation to housing needs are further examined in the next chapter to see how far the two kinds of cross section yield some clues for policy.



## CHAPTER IV

### HOUSING: ATTITUDES AND PREFERENCES

This chapter examines the feelings of the people interviewed about their present housing arrangements and, where expressed, the nature of their preferences for something different. It seeks to answer such questions as: what effect does the actual living situation--type of accommodation, length of residence, degree of attachment to the home, health, income and so on--have on the way old people feel about their housing? How does it color their perception of what they might have in the future?

To understand the real significance behind some of the answers given by respondents, it is essential to consider the factors that may have influenced the response. Sometimes it is only possible to speculate in this regard, but these ideas are helpful for further research.

There are numerous preconceptions and prejudices about old persons; in fact there are probably few groups of people about whom more misconceptions are common. Because they are all old we tend to think they are all alike, yet nothing could be further from the truth. The present study offers convincing proof of this.

First, the expressed attitudes to their present

accommodation can be summarized, for single persons and couples in each of the groups studied (Table 1, Appendix C). The category 'mixed feelings' includes those persons who are not 'definitely satisfied' or 'definitely dissatisfied' but whose attitude contains a mixture of both reactions. Some typical responses in this category were: "The place would be all right except for the cooking facilities"; "It's O.K. but I'm so lonely here"; "We'd be satisfied if only we had a bathtub"; "I have to be satisfied".

It is apparent that in Group A only seven out of thirty were satisfied with their present arrangements, while thirty-eight out of sixty in Group B were satisfied. In both groups there were a number of 'mixed feelings', but in most cases this reaction can better be classified with the 'dissatisfied's', since certain sources of dissatisfaction were always mentioned even if the person was not entirely dissatisfied.

Some important questions suggested by these findings are: are persons in the Group B sample aware of the existence of low-cost housing projects? Are they already paying lower rents than anything the projects could offer? Did they understand the question properly? The latter seems to be ruled out as a factor since on the whole respondents were clear and realistic in their answering of questions (see Chapter II). It is surprising to find

that seven of Group A expressed satisfaction with their accommodation--although they had applied for new housing. A possible explanation is that many in this group saw their dissatisfaction in terms not entirely related to the actual accommodation--e.g. loneliness, restlessness, and so on.

Other questions could be raised about the differences between the two groups; however, since the samples studied were not equally representative, it is difficult to draw meaningful comparisons between them. Suffice it to say that, according to the information obtained, there is by no means a direct correlation between the conditions of the housing and the occupants' desire to move elsewhere. It was the general impression of the interviewers that those who lived in 'poor housing' were not always the ones to apply for better housing or even to express dissatisfaction with what they had. Furthermore, what are commonly thought of as important needs of old people--decent accommodation, adequate facilities for the infirm etc.--are often of less significance in the old persons' eyes than having congenial fellow-tenants, good relations with the landlord, or the feeling of 'being used to it here'. That the possibilities available to old people all too frequently involve a choice between one or the other is unhappily true, but a number of housing projects have by

now demonstrated the possibility of having good housing and happy tenants!

Marital status has an important bearing on the suitability of accommodation. As Table 2, Appendix C, demonstrates, in both groups interviewed single persons outnumber couples in the ratio of two to one. The ratio of single persons to couples on the Central Housing Registry waiting list is almost four to one.<sup>1</sup> To date there has been too little concern with the differential needs presented by single and married people. It is not hard to visualize an example of this: an elderly man living alone in a rooming house with an 'absentee' landlord falls ill; like most roomers he has no phone, and is not in the habit of calling the doctor anyway. He has no family in Vancouver. It may be several days before another roomer gets around to doing something for him, and by this time his condition has deteriorated. An elderly couple, however, is hardly likely to get into this predicament since the chances that both would be totally incapacitated by illness at the same time are remote.

Health, then, is one area in which the differences between needs of singles and couples are apparent, and this

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<sup>1</sup> Here single includes those who are separated, widowed and divorced, and couples include pairs of sisters, brothers, friends, etc.

will have implications for housing projects. Income is another area; in most cases the couple has double the income of the single person without having double the expense. Two old age pensioners may receive a joint income of \$158.<sup>1</sup> of which perhaps \$40. - \$50. goes for rent; the single person with a pension of \$79. seldom pays less than \$35., or almost half his income, for rent. His other expenses are proportionately higher too. This may partly explain why fewer couples apply for housing, for they are better able to pay for something adequate themselves.

Recreational needs are bound to differ according to marital status. The single persons interviewed in the survey were very often lonely, and frankly admitted a yearning for companionship and activity. One or two actually had applied for housing on these grounds alone. Couples, on the other hand, tend to be more self-sufficient, and less in need of outside interests.

Finally, one of the most obvious ways in which marital status affects the needs of elderly persons is in the size and type of accommodation required. It goes without saying that two people require more space than one, but what kinds of accommodation tend to be favored respectively

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<sup>1</sup> Recent pension increases bring this figure to \$178., and the single persons' to \$89.

by single persons and couples? This question will be examined later.

Health, income, recreational needs and type of accommodation all assume different significance for the individual elderly person, depending on whether he lives alone or with someone else. The following section of this chapter is devoted to examining some of these aspects in terms of the replies received to the question: 'What do you think of your present living arrangements?' It might be supposed that the response to this question would be affected by any knowledge the old person might have of senior citizens' housing projects, and the length of time he had occupied his present accommodation. Naturally applicants on the Central Housing Registry waiting list were aware of the existence of projects; however, both groups were asked if they had seen or visited any of them. Table 3, Appendix C, shows the relationship between knowledge of the projects and attitudes to present accommodation, while the list following shows familiarity with individual projects.

The projects most frequently seen or visited were as follows:

Projects	Number of Persons who had seen Project
Beulah Gardens	8

New Chelsea	6
Horley Street	4
Little Mountain	3
34th and Fraser	3
Fairhaven	2
Soroptimist	2
Orchard Park	2
Vista	1

Altogether twenty-two out of thirty persons in Group A were familiar with projects, while in Group B only nine out of sixty were in that category. No persons in Group B who had expressed themselves entirely dissatisfied with accommodation had seen or visited any project; in Group A the distribution is rather even. Thus all that can be definitely said is that one group was more familiar with projects than the other one, but this fact in itself does not seem to have affected the attitudes of either group. One may even question whether on the whole knowledge of the projects prompted members of Group A to apply for housing, or whether, having once applied, they decided to have a look at them. Only a few respondents specifically mentioned having applied for housing after they had seen a project and liked it.

All this suggests that knowledge of, and familiarity with, housing projects, does not necessarily

influence the old person's attitude toward his own housing situation. It must be borne in mind that the two to three year waiting period which applicants expect to have to undergo before they are housed may cool their interest somewhat!

Length of residence and relative permanence of residence are likely to affect, and be affected by, a person's feelings about his accommodation. It is generally taken for granted that very mobile persons tend to be less attached to their homes than those who have lived there long, and the survey findings tend to confirm this. Those elderly persons who had been settled for a number of years, especially in the False Creek area, were generally content to remain there; on the other hand members of Group A appeared to have moved around more and were correspondingly more inclined to seek better housing. Many of those in Group B who had moved, had done so within the same area; often they had moved only because their former dwelling was condemned, or the rent had been raised, or ownership had changed hands and tenants had been evicted. Those who had stayed in the same place for sometime, and were satisfied, frankly expressed their preference for a home they 'were used to'; a typical example is Mr. G., described later in the chapter.

In contrast Mr. and Mrs. Q., also described later,



had for one reason or another moved over ten times in the past fourteen years, and considered themselves very much in need of subsidized housing. Other members of Group A indicated that to them the housing projects meant security and "being able to settle down".

This yearning for security and 'settledness' was to crop up again and again in the interviews, and perhaps signifies more in happiness and comfort to old persons than anything else. It is this which makes housing for the aged not just a matter of providing additional 'units' but of relating the supply of housing to the particular requirements of the persons occupying it; feelings of companionship and "being wanted" are highly important to old people, and housing schemes which fail to take this into account will fail to make their optimum contribution.

The relationship of attitudes to actual quality of housing has already been referred to in Chapter III. This is the most obvious aspect of the living situation; more subtle ones are health and income. In the interview schedule criteria for the different grades of health were not established, nor did the interviewer give his own interpretation of the respondent's health. It was the latter's own opinion that was recorded, and what was sacrificed in consistency and accuracy was more than compensated for by the inclusion of the respondent's own

feelings regarding his health.

The degree of satisfaction with living arrangements seemed to vary inversely according to the old person's state of health. Those who were in good health were generally satisfied, while those who were in poor health were more often dissatisfied. This was true of both groups. Figures in Table 4, Appendix C, show to what degree good, fair, or poor health were related to attitude to housing.

The findings of the present survey confirm the intense concern which many old people feel about their health. Even those who considered their health good often had one or more specific complaints (heart, rheumatism, arthritis, etc.), although they might not think their ailment serious enough to warrant a change in living arrangement. When they were dissatisfied and in poor health they could not always pin down the characteristics of their present housing which affected their health; however 'stairs' were mentioned rather frequently as a source of difficulty. It is notoriously difficult for old persons to find ground floor accommodation, especially in rooming houses where often the landlord preempts the ground floor suite.

The question of 'what they would do in the event of illness' was answered with hesitation and uncertainty

by most old persons; those who were married said that their spouse would care for them, while some persons living on their own had a relative, neighbor or landlord who might do the same. Others supposed they would just have to go to hospital, and were usually not aware of the fact that general hospitals admit only acute cases.<sup>1</sup>

Very few persons contemplated entering a nursing or boarding home; these institutions were considered the last resort, the final stage before dying. (In hospitals old people almost always strenuously object to placement in nursing homes, even when there are no alternatives for their care. The prohibitive cost, and difficulty of obtaining welfare assistance, doubtless contribute to the disfavor in which these institutions are held.)

Often respondents had no clearcut idea of what they would do in the event of illness to obtain adequate care and accommodation. This was partly due to the difficulty many old people have in conceptualizing, and partly to the natural wish to avoid facing an unpleasant possibility. "I'll face that when I come to it", whether spoken or unspoken, was implicit in almost every reaction to this question.

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<sup>1</sup> The War veterans are in a much better position since they are admitted to Shaughnessy Hospital even for chronic or convalescent illness.

Another important aspect of housing is the ability of a person to pay the rent he considers necessary for adequate living quarters. The suggestion is occasionally made that a higher income would enable old persons to find better housing on their own, and would reduce the need for public low-rent housing. Alternatively, controlled rents, such as have existed in Britain at certain times, would ensure that increases in pension were not immediately followed by increases in rent, as is often the case.

On the other hand there may be reasons why a higher income is not the answer to old age housing problems; e.g. insecurity of tenancy in rented rooms no matter what the rent; need to spend the money on more pressing items, and so on. Two aspects of this whole issue were explored in the questions: "If you had a higher income would you spend more on rent?" and "Do you have debts which prevent you from paying more rent for housing?"

Many said they were "not sure" and felt it would depend on the kind of accommodation, or on other expenses.

Exactly one-half the respondents "would spend more", while of the remaining forty-five, thirty-five would not and ten were "not sure". Out of those who would not spend more, twenty-eight were satisfied with their present living arrangements. It is particularly interesting to note that in the False Creek area over half the single men

and single women would not spend more, and almost all of these were satisfied with their present accommodation; of the couples in the same area, however, the few who were dissatisfied with accommodation would all spend more for rent. This substantiates the interviewers' impressions that the area is largely one of rooming houses and small apartments more suitable for singles than for couples. Many single men are settled there, are happy with what they have got, and say they would not move even if they could. (See Table 5, Appendix C.)

In answer to the second question, few respondents had debts that prevented them from paying more rent. This is not surprising since on the whole old persons in both groups had few material possessions, and would therefore have fewer sources of debt. A few had some pieces of furniture, and maybe a television set, and almost none had a car. Thus it can be surmised that any extra income an old person might receive would be spent on food, clothing, entertainment, and in some cases. rent.

Having examined the old persons' attitudes to their present living arrangements, what can be said about their preferences? The tables in Appendix C show the preferences for area, and for type of accommodation. Respondents were asked to state these, whether or not they were content with their present housing, and whether

or not they had applied to the Central Housing Registry. Responses were sometimes hard to elicit, perhaps because here again the old people found difficulty in visualizing possible alternatives. Many of them had apparently given little thought to the sort of accommodation they would choose ideally and seemed surprised that their opinion would even be solicited. While most of them did actually state a preference (and a few, like the Q's, were extremely specific in what they wanted) the general feeling was one of "any little place would do". (See Table 6, Appendix C.)

The districts in order of preference were as follows:

	District	Times mentioned
<u>City:</u>	Fairview (includes the False Creek area)	15
	South-east Vancouver	5
	East End	2
	Kerrisdale	2
	Point Grey	1
	Dunbar	1
	South Granville	1
	Burnaby	1
<u>Country:</u>	North Surrey	2
	Port Coquitlam	1

The most interesting conclusion to be drawn from table 6 is that eighty out of ninety respondents preferred accommodation somewhere in the city and over half this number wanted it to be central. A very frequent comment made by persons in both groups was: "Housing projects are too far out". This was seen as a problem both in terms of the distance from necessary facilities such as stores and hospitals, and in terms of the expense of transportation. The feeling underlying these responses, though, was one of resentment at being put "out there", away from contacts and friends, away from the life of the city. One elderly woman was bitter in her denunciation of the way housing projects were built anywhere, without consideration for the old people's needs (she is described later as Mrs. F.).

It is noteworthy that of all the respondents who mentioned a preference for a particular district--and only about one-third did this--almost half wished to remain in the False Creek (or Fairview, as the district is commonly known) area. These were all members of Group B. A number of persons voiced the opinion that housing projects should be here, or elsewhere near the heart of town, but some of them added that they knew the expense would be prohibitive.

In Table 7, Appendix C, the preferences for actual types of accommodation are shown.

Besides the housing types listed in this table, three other possibilities were included in the interviewing schedule: special residences for the elderly (licensed boarding homes etc.) and nursing homes. Since these were not chosen by any respondent, they are omitted from the table. Their very omission is of interest, however. The distaste for nursing homes has already been referred to: the feelings about "boarding" were equally negative and there was not a person among the ninety who would choose this living arrangement. (This comment must be qualified by the fact that there were, among the sample groups, relatively few persons already boarding.) Invariably the old persons preferred to have their independence, to do their own cooking and housekeeping, and generally to be in charge of their own affairs.

This wish for independence and privacy was also reflected in the preference of half the respondents for a "single dwelling". The ones who did not choose this often said they could not manage the upkeep of a house, or that they preferred the companionship available in an apartment building. The remaining four categories did not appeal to many, except for "rooming house", which was favored by a number of single men already living in this kind of accommodation. It was these single men, mostly in Group B, who throughout the study demonstrated the greatest satisfaction



with the status quo. This helps to explain their rather conspicuous absence from the waiting lists of the Central Housing Registry which contained, as of Dec. 31st, 1961, forty single men as against five hundred and seventy-four single women!

Respondents were asked to list the number of rooms they considered adequate in their preferred housing; answers ranged from one to five, with a preponderance of 'three's' for couples and 'two's' for singles. Bathroom and kitchen were counted as additional in most cases.

Finally, respondents were asked to state which of the following services they considered most important; each respondent could list one or more services.

Service	Number of times mentioned
Store - grocery	76
- other	4
Bus	73
Health services	25
Church	22
Park	14
Community centre	11
Library	6
Movies	2

Several persons mentioned other recreational services:

D.V.A. clubs, Senior Citizens' Club, C.N.I.B., and sports fields. Most persons felt that stores and a bus line must be within a few blocks, but that they could travel to other services providing they were reasonably accessible.

Information on the recreational situation of the persons interviewed is inconclusive but there is some evidence for thinking that their participation in such organizations as churches and community centres is relatively meagre. Reasons for this deserve more intensive study. The relationship between housing and other social services is one which would provide ample material for a further thesis. The fact that the old persons who, by general community standards, most need better housing and social services are often the ones who appear least to desire them, is of real significance in any social planning for senior citizens. The few persons who did attend community centres and make use of libraries were enthusiastic about the services provided.

#### Old People at Home: A Series of Profiles

This information may be amplified by a number of case illustrations, in an attempt to convey some of the flavor of individual situations encountered in the survey. The cases presented are not intended to be statistically representative in any particular way of 'singles' or

'couples' or of members of Group A as contrasted with Group B. Rather, they have been selected to show the wide variety of persons, situations and attitudes that must be taken into consideration in any planning for old people's housing. Variety is characteristic of the findings of the survey generally.

(a) Couples

The first two profiles are of persons from the False Creek area. Mr. and Mrs. L., like several couples interviewed, act as caretakers for the apartment block in which they live. Mr. L., who is seventy-eight, grew up in Germany, came to Canada as a clergyman, and retired from the ministry nine years ago. His wife, twenty years younger, is a native Canadian. Both are in good health, and Mr. L. still does 'man's work' around the place, while she is kept busy at all hours of the day and night looking after tenants. She becomes very tired from this, but likes her 'regulars', some of whom have been in the block for thirty years or more. Observation of her contact with tenants made it apparent that her relationship with them was a most friendly one.

The L. children, two of whom are in Vancouver, a third in the Northwest Territories, are frequently in touch with their parents; one son, who also manages an apartment

block, sometimes helps the L.'s, and they sometimes help him.

Income is very limited and, including his old age pension and wages, does not amount to more than \$140. a month.<sup>1</sup> This is less than they would receive as two pensioners; it did not seem to have occurred to them that they might stop working and apply for supplementary assistance, and they are emphatic about wanting to support themselves.

The apartment building is large and contains thirty-three housekeeping rooms and a few suites. The few visible ones were small and 'poky' but absolutely clean. The L.'s own quarters are very cramped but cheerful; they own most of their furniture and a radio and T.V. Their only complaint was the complete lack of privacy. Asked what they would choose if they were to move, they thought a four room house and garden would be ideal, and would be content to remain in their present district. Stores, church and park were to them important facilities.

Mr. D. and Mrs. J. present an entirely different picture. To begin with they are not married, but joined forces a few years ago, when she became widowed, to reduce expenses. Living with them is her thirty-four year old

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<sup>1</sup> Pension amounts are all quoted in the old rates i.e. maximum \$79., since new rates had not actually been put into effect at the time of interviewing.

epileptic son who is unemployed and suffers frequently from seizures. Mr. D. and Mrs. J. had never applied for new housing, but were interested in the idea, and said that they would request placement of the whole 'family' of three.

Both are Russian immigrants who, although in this country for well over fifty years, speak very poor English; Mrs. J.'s is almost non-existent. In their late sixties, each suffers from a rather disabling illness: Mr. D. from a heart condition, Mrs. J. from high blood pressure and insomnia. Health is the prime matter of concern to both of them.

There is little for these old people to do except watch television, do handiwork (he makes braided rugs from scraps discarded from a nearby mattress factory, she sews patchwork articles from similar scraps) and visit his grandchildren in the next suite. Mr. D.'s daughter is the caretaker of the building. Both have several other children whom they see infrequently.

This couple has moved twice in the last three years but in spite of a relatively high income--\$242. a month with their two old age pensions and the son's disabled person's allowance--have been unable to settle in a place they like. They complain of the poor heating, the

traffic noise, and the steep hills surrounding their present home, and they find the locality generally depressing. The interviewer's impression of the dwelling was that it was indeed depressing, although they owned a few decent pieces of furniture and had their own phone, radio and television set.

Both Mr. D. and Mrs. J. expressed a preference for a five room suite in an apartment block somewhere near the centre of town, close to the shops, and to the General Hospital, which they both attend as outpatients. The area they are in now of course meets all these qualifications, but they do not like it because of its depressing atmosphere. Although dissatisfied, they have taken few steps to alter the situation, being rather discouraged by the fact that they have twice moved to find something better and have each time gone 'from the frying pan into the fire'.

Mr. and Mrs. Q. are among the couples on the Central Housing Registry waiting list. In some ways they resemble the couple just described, but differ in one important respect: they have taken specific steps (applying for housing) to improve their situation.

They too were born in Russia, fled after the Revolution of 1917, and made their home in Shanghai until 1947, when they came to Vancouver. Mr. Q., formerly a

commercial shipping officer, worked until his seventy-fifth birthday six months ago; his wife, eight years younger, is not employed. Both complain with great feeling about their health, which appears to be their main interest; Mr. Q. has rheumatism and high blood pressure, Mrs. Q. has arthritis and high blood pressure. They have no children, and apparently few friends. Their income, since he stopped working, consists of \$175. a month in pensions, of which they pay almost \$90. a month in rent. Naturally this situation cannot go on indefinitely, and this has prompted them to apply for housing.

However high rent has not been the only problem; since they came to Vancouver Mr. and Mrs. Q. have moved more than ten times. Sometimes the district has not been right, sometimes the accommodation has not suited their health needs, and frequently, according to them, landlords have interfered with them and stolen from them. Their present suite, on the top floor of a fine old house in a respectable neighborhood, is spacious, comfortable and cheerful; they have no complaints about it except that they cannot afford the rent. The place looks as if they are about to vacate the premises any minute: packing cases stand around, books are piled high on the floor, and there is an over-all air of impermanency. However they have no plans to move in the immediate future, but are 'just looking'. The Q.'s own all their furniture and a radio,

but have no television set.

In describing their housing preferences Mrs. Q. (the spokesman of the family in spite of her almost unintelligible English) is most specific: oil heating is essential, as "old people cannot manage furnaces"; an electric stove is a must as gas is a fire hazard; privacy is essential, and there must be no landlord "poking around". Since she sleeps with her window open, because she is short of breath, she wants to be on the second floor to avoid the danger of thieves (this in spite of the difficulty she has in climbing stairs). The Q.'s attachment to their possessions was very strong indeed.

This couple will probably find difficulty in settling anywhere, for used as they are to a life of plenty, with servants and entertainment, adjustment to reduced circumstances becomes something they want to resist at every turn.

(b) Single Persons

Mr. G. is an East Indian living in the False Creek area. Seventy-three years old and in Canada for fifty-five of them, he speaks few words of English but was nevertheless a friendly and courteous old man. He has no family at all, but lives with three or four other Indian old age pensioners in the basement of an old house; his



health is good and he receives the full pension of \$79. of which \$15. goes for rent.

Each old man occupies a very small sleeping room, and all share a cooking and living area around the central furnace. The place is dark, dingy and filthy beyond belief and affords the impression of being in a primitive cabin somewhere in the woods, instead of being in a house near the heart of a large city! In spite of this Mr. G., and it can be assumed his friends too, would not move for anything. He himself has lived there for seven years and is perfectly satisfied, as far as could be determined. (The language barrier did not permit extensive conversation or expression of feeling, but Mr. G. looked contented!)

Mr. I., an applicant for housing, lives in an area adjacent and similar to the one which was surveyed. Along with perhaps a dozen other old men and one or two families he occupies what are known colloquially as "cabins", but are actually rooms in a two-storey wood frame tenement. An outdoor wooden 'cat-walk' leads to the door of each dwelling and on it are found the outdoor communal taps and basins that are used for washing. The rooms are individually heated with wood stoves; the arrangement of the door and window makes for an almost continuous draught through the room. The furniture is rented, and there is a small radio, but no phone or television set.

Mr. I. is seventy-two, has never been married, and emigrated here from Ireland fifty-six years ago. His only relatives are some nieces and nephews in Toronto with whom he has no contact. Out of his old age and war veteran's pensions of \$110. a month he pays \$17. for rent, another \$20. for fuel. He states that his health is good; tuberculosis which he suffered twelve years ago is no longer active.

A gentle, apologetic old man, Mr. I. said that he had no complaints other than that the heating in his room was very inadequate. It was from another tenant (not interviewed for the survey) that I learned that the place is over-run by rats from a nearby saw-mill. Asked what sort of housing he would prefer Mr. I. said that a two-room suite anywhere except in McLean's Park housing development would suit him; he considers McLean's Park a "tough area".<sup>1</sup> He did not need to be near any services as he could always walk or take a bus.

Mr. M., in a different situation altogether, typifies a number of single men interviewed in the False Creek area. Born in Pennsylvania seventy-eight years ago, and having lived in Canada for fifty-three of them, he has spent most of his life working on farms, ranches and

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<sup>1</sup> McLean Park is the site of a new housing development in the downtown Vancouver area.

outdoor construction projects. He has never married and his last remaining brother lives in Ohio. With no family, it is not surprising that Mr. M. clings to his present home because the landlord and landlady are "so good" to him. He is in good health, and manages adequately on his old age pension of \$79.

The housekeeping room for which he pays \$30. rent is old-fashioned but cozy looking, and is situated in a neat, well-kept house. The furniture is not his, but he has a radio and a phone; bathroom, kitchen and laundry facilities are shared with other tenants. (This is the case with many housekeeping rooms in the area.) Mr. M. is entirely satisfied with his living arrangement; if he were to move he would choose something similar, only perhaps in a slightly better part of town.

Of the women interviewed in the False Creek area, Mrs. F. perhaps comes closest to being the female counterpart of Mr. M. Born in the U. S. seventy-three years ago, she came to Canada as a young women, is now widowed with one daughter who lives elsewhere in Vancouver. She lives on her pension, and is in good health except for arthritis. For a number of years now she has boarded with her present landlady, whom she considers a friend, and she is entirely satisfied with the arrangement. The house and garden are well-kept, and the interior is handsomely furnished.

It is Mrs. F.'s attitudes, rather than her actual living arrangements, which are noteworthy. She feels very strongly about housing for senior citizens, stating that, firstly, the government does not do enough in this line, and secondly, what it does is not satisfactory. The housing projects she has visited are too far from town and do not provide easy access to the services old people find essential. It is especially important for old people to be able to visit their friends in hospital. Mrs. F. made it clear that she considered herself to be an active person whose life in the community had not ended the day she became sixty-five, and she felt that all old persons should be treated the same way.

Her comments on nursing homes and boarding homes were more than acid; these institutions were scandalous, she said--old people were overcharged and underfed. Mrs. F. was all in favor of government-run homes for old persons.

Mrs. E., a widow living in the False Creek area, had less definite opinions but made an equally marked impression in her own way. Looking as if she had just put away her six-shooter--long brown hair flying, ragged clothes thrown on any which-way, she appeared rather like a delightful hillbilly. She was naive and gentle, and extremely courteous,--but could, as her friend told the interviewer, still "split a bunch of logs faster than any man around!" She was seventy-four years old, but looked years younger;

born in Minnesota, she has lived in Canada for fifty-five years, and in this particular house for two. Formerly she lived for many years in a house next door, until that house was condemned and torn down. Except for some rheumatism her health is good; if she is not well her daughter, who lives in Burnaby, comes to look after her.

Mrs. E., whose house is one of the most run-down and seedy looking in the area, considers herself lucky to have a place of her own with no interference from anyone; nothing would make her move. She pays \$30. a month rent for the entire two-storey wood-frame house, and sub-lets to two or three boarders. The income she thus receives supplements her old age pension, and she finds she gets along very comfortably. If for any reason she had to move she would again choose a place in the same area. Mrs. E. was not in favour of housing projects where the old are segregated from other age groups, preferring to be around young people and their families.

Mrs. E.'s cheerfulness and youthful disposition would make her a most refreshing asset to any housing project.

Mrs. B., one of the housing applicants, presents a very different picture of old age. Her home is in a 'respectable' part of town, and her small suite would be

the envy of anyone with an average income and average tastes. It is comfortably furnished and pleasantly decorated, many of the articles being treasures which Mrs. B. has had with her for many years. One wonders why she wants to move. The two reasons given are: 1) she would like better cooking facilities, for like most persons in rooming houses, she has only two hotplates to do her cooking on, and 2) she would like the independence of her own place. Other reasons are suggested by her history.

Born in Scotland seventy-four years ago, she went to Australia as a domestic when she was a young women; there she married an Englishman who later brought her to the U. S., then back to England and Scotland, then back to the U. S. again. When he died ten years ago Mrs. B. decided to come to Vancouver, where her son and his family live, and since then she has lived here and in other parts of B. C. Until two years ago she supported herself with house-keeping jobs, now lives on her old age pension. She has some heart trouble, and finds the stairs to her second floor accommodation difficult, but this does not stop her from going regularly to church and church groups, which are her main interests. She never sees her family as her relationship with the daughter-in-law is poor; her son recently suffered a nervous breakdown; Mr. B. senior was an alcoholic.

It is not difficult to see why this woman's unstable and restless background have made it difficult for her to settle down; she has moved numerous times in recent years, and has often given up attractive, reasonably priced accommodation because of one or two minor flaws. No doubt loneliness has played a part in her dissatisfaction too, for she said she was desperate for "someone to talk to".

The foregoing sketches illustrate the widely differing characteristics of the old people who are candidates, or potential candidates, for public housing. Before the survey only two facts were certain: 1) that the applicants on the V.H.A. waiting list considered themselves to be in need of housing, and 2) that the False Creek area, by reason of its industrial nature and the eventual redevelopment that it is slated for, almost certainly constituted a present or future housing problem. Interviews with individuals brought out the differentiation of need and preferences within these two categories. Mrs. E., living in the most run-down surroundings, is content to stay where she is because she has independence and dignity; Mrs. B., in comfortable, attractive quarters, is anxious to move because she is restless and lonely. Mr. and Mrs. L. work extremely hard to support themselves but prefer it that way; Mr. and Mrs. Q., obsessed with health and landlord troubles, are

eager to have cheap housing, tailored to their needs, provided for them. Mr. I., and Mr. G. live in equally filthy and degrading quarters, yet one wants to move, the other does not.

These contrasts point up extremes, of course, and there were many less striking cases which fall somewhere in between, but they show that "preferences" include independence as well as physical housing standards alone. Some of the implications for the planning, design and management of old people's housing are discussed in the final chapter.



## CHAPTER V

### PLANNED PROVISION OF OLD PEOPLE'S HOUSING NEEDS

#### WHAT REMAINS TO BE DONE?

The number of elderly persons in Canada and particularly in British Columbia has been increasing steadily for many years. It is only recently, however, that the results of this increase have been felt with sufficient force to gain wide public attention. Now, with comparative suddenness, the extent of the changes that have occurred in the population and their implications for the future are being recognized. The pressure of the large number of elderly people in need of care and assistance of one type or another is being felt by public health and welfare organizations everywhere with subsequent demands for action to improve the situation and with varying proposals for solving the problems. This widespread concern and the concomitant demands for action are encouraging but they pose their own dangers unless supported by a growing body of validated knowledge.

Entire housing developments for older people, "retirement villages", apartment houses for the aged, old people's homes, rest homes, boarding homes, foster homes,

nursing homes, and "geriatric hospitals" are being advocated, and some are being constructed. The need to provide housing for large numbers of older people is still a new and urgent problem and since there has been only a minimum of tested experience to serve as a guide (and what there has been has, oftentimes, not been consulted) many of the proposals are founded, wholly or in large part, on conjecture.

The present study has been undertaken as a minor contribution to a slowly accumulating fund of knowledge about old people's housing needs and preferences based on first-hand observation of existing conditions and the expressed preferences of old people themselves. In the course of this chapter, comparisons are made between the findings of this study and similar studies on housing for senior citizens completed within the past few years in the Vancouver area.

It is a fairly familiar theme nowadays that older people should remain independent, active, integral parts of normal community life as long as possible. People who are in good health and who are able to manage their own lives with complete independence generally desire to do so, whether or not they happen to have passed the age of sixty-five. Like those of any other age, they want to choose their own living arrangements and usually greatly prefer to remain in the homes and neighborhoods where they have

living and where they have friends, relatives, and familiar surroundings.

#### A. Length of Residence

Comparatively few elderly people desire to leave their own neighborhoods and move to special "colonies" or "projects" inhabited exclusively by people their own age. Most of them are not willing to make such a move unless there is a pressing necessity for it, such as insufficient income, inadequate accommodation, failing health or fear of the future. A number of studies, including the present one, reveal the tenacity with which elderly people cling to their independence and to their own homes even after these difficulties have progressed far beyond the point where it seems to others reasonable or safe for them to do so.

In summarizing the findings of this survey regarding the length of residence, the relative strength of attachment to the area and to the accommodation displayed by the two groups it is found that the average length of residence in Vancouver for couples on the Central Housing Registry is 12 years while for couples resident in the False Creek area the average length of residence in Vancouver is 19 years, an average of 7 years longer. For single persons on the Central Housing Registry the average length of residence in Vancouver is 29 years while for

single persons in the False Creek area the average length of residence in Vancouver is 17 years.

The average length of residence in their present accommodation for couples on the Central Housing Registry is between 2 and 3 years with the maximum length of residence being 5 years while for couples who live in the False Creek area the length of residence in their present accommodation is between 5 and 6 years with a maximum length of residence in three instances, being more than 20 years. For single persons who are applicants on the Central Housing Registry the length of residence in their present accommodation is from one to two years whereas in the False Creek area this is from 4 to 5 years for men and from 6 to 9 years for women.

This study tends to indicate that the length of time a person has resided in a place and the relative permanence of this residence influences a person's attitude regarding his accommodation. As has been pointed out previously, it is generally assumed that the more mobile a person is the less attached he becomes to his home, particularly in relation to those who have resided in a home for a considerable length of time. Thus it is not surprising that those elderly people who have lived in a particular accommodation for many years, as have many of the people in the False Creek area, are quite content to continue residing

there while the applicants of the Central Housing Registry who appear to have been more mobile, tend accordingly to seek better accommodation.

#### B. Income and Rents

A major factor influencing where and how a person lives is the amount of rent he can afford and the amount of rent he can afford is determined by the size of his income. Should the person's income be meagre or the amount remaining after rent has been paid be small, there may be a need to cut down on the amount of money required for such necessities as food, clothing, transportation and recreation. It may even be necessary for the elderly person to rely on relatives or friends for fulfillment of these necessities of living, thereby surrendering his coveted independence.

In this study it is observed that the income levels for both single persons and couples in the False Creek area cover considerably higher ranges than for the applicants on the Central Housing Registry. The range for couples in the False Creek area is \$175. to \$184. per month while couples on the Housing Registry receive \$155. to \$164 per month. Single persons in both areas average \$79. per month. The median income is seen to be the same for single persons in both groups, however, the couples in the False Creek area receive an average of twenty dollars

per month more income than do the couples on the Housing Registry. The rent levels differ somewhat in the two groups in that the single persons on the Housing Registry are paying, on an average, four dollars per month more for rent than those living in the False Creek area. The couples on the Housing Registry are paying an average of ten dollars per month more for rent than are those in the False Creek area. After shelter costs have been paid the single persons in the False Creek area have, on the average, from five to nine dollars more available than those single persons on the Housing Registry. It is also found that the couples in the False Creek area have more money available after shelter costs have been paid than the couples on the Housing Registry.

In general, then, it can be said that people in Group B pay less rent, have as much, and in the case of couples more income with a greater amount of money remaining after shelter costs are paid. It should be noted, too, that the proportion of shelter costs to income, in both groups, is in excess of the rate of twenty to twenty-five per cent considered to be desirable. Also, in the judgment of the interviewers, the quality of the accommodation did not improve as the cost of shelter increased. In fact there appears to be no significant correlation between the quality of accommodation and the amount paid. For single persons in the False Creek area accommodation improved in

the range of \$30. to \$40. per month. This only existed in three cases. For single persons on the Housing Registry little relationship existed between cost and quality of accommodation.

### C. Quality of Accommodation

Another factor which warrants careful consideration and which would appear to have considerable impact upon the mode of life and degree of contentment of the elderly person is the quality of the accommodation in which he or she resides. The major portion of the accommodations in the False Creek area were old homes converted into numerous housekeeping rooms. More than half of those on the Housing Registry live in housekeeping rooms but all types of accommodation are generally better than those in the False Creek area. The findings of this study indicate that the variation in types of accommodation lived in by the two groups is inappreciable although a larger proportion in the False Creek area reside in their own homes. One-eighth of the persons in the False Creek area own their own homes as compared to one-thirtieth of those on the Housing Registry. Proportionately more couples and single men in the False Creek area share facilities than those on the Housing Registry. There are, however, more single women on the Housing Registry who share facilities than there are in the False Creek area. This is true from a numerical

point of view simply because there are more single women. The larger number of homeowners in the False Creek area than on the list of the Housing Registry attests to the greater stability of the former. However, it must not be forgotten that owning one's own home can accrue physical and financial difficulty. The greater number of couples and single men sharing facilities in the False Creek area indicates support from friends or relatives. These factors would lead to increased contentment.

Judging by the findings of this study, the quality of accommodation occupied by old people in the False Creek area is less satisfactory than that occupied by the sample of applicants on the Central Housing Registry. On the other hand, only 3 persons in the False Creek group had applied for rehousing in any of the city's low-rental projects and the amount of dissatisfaction expressed with existing housing is generally much lower among this group compared with the complaints of applicants in the Housing Registry waiting list. This tends to confirm what has already been suggested in a number of other studies, namely, that housing satisfactions are the product of other factors as well as the actual quality of the accommodation.



D. Health in Relation to Housing Needs

The condition of health of elderly people is of considerable importance, both in relation to their satisfaction with present accommodation and in regard to the planning for future housing. Elderly people, "in good health for their age", generally move more slowly, become tired more quickly and more easily, have a poorer sense of balance, and neither see nor hear as well as they once did. Because of this elderly people require less space to move about in, they should not have to climb a large number of stairs, their facilities should be so arranged as to reduce excessive bending and reaching, floors should be such as to prevent slipping and there should be sufficient illumination, both natural and artificial, to enable them to see better.

In this study the health problems in both groups are of much the same nature.<sup>1</sup> There is considerable disparity, however, in the proportion of persons in each group suffering from a disability; Group B which is composed of more than twice as many people reports fewer disabilities than Group A.

Some variation is evident between the two groups

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<sup>1</sup> See Table 16, Appendix A, and Table 16, Appendix B.

in relation to the condition of health and satisfaction with accommodation. In Group A, dissatisfaction with present accommodation is expressed by the sick and well alike, whereas among the residents of False Creek the complaints about existing housing conditions tend to be confined to those suffering from poor health. Both groups relate their lack of satisfaction to similar features in their accommodation. Some of these undesirable features are; insufficient heat, difficult stairs and dampness. The features of accommodation most frequently complained about in the Angel and MacKinnon study were as follows: too cold; difficult stairs; too damp; too noisy; poor ventilation, and poor sanitation.

In summary it can be said that the elderly people in the False Creek area are comparatively more satisfied with their accommodation, have fewer health problems and fewer complaints concerning health. Those who had applied for housing tended to have more complaints in both the areas of present accommodation and health.

However, it is most important to note that the aged people are especially vague as to what they would do in the advent of disabling sickness. This may reflect fear

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1 MacKinnon and Angel, op. cit., p. ix.

of this situation, fear intensified because of uncertainty as to what they would or could do. D.V.A. persons only felt secure. People in poor health have great difficulty in finding housing. They lack mobility, they are not wanted, and their struggle to maintain their present accommodation depletes their energy. Coupled with this is fear of entering an "institution". This difficulty probably contributes to the desire on the part of those applying for low-rental housing to move.

#### E. Attitudes and Preferences

Attitudes towards present housing varied widely, as might be expected. Comments of the old people on their accommodation ranged all the way from apparent complete satisfaction to distress at not having bathtubs. The difference between attitudes of persons on the Housing Registry (who tended to be dissatisfied) and those living in the False Creek area (who tended to be satisfied) could not be explained by the fact that one group knew of low-rental housing accommodation while the other did not. In many cases persons living in poor accommodation in the False Creek area when made aware of the possibilities of better housing stated that they would not avail themselves of it.

The resulting dilemma is clear: it is agreed by

almost all students of the subject that additional and improved housing is required for senior citizens--yet those very citizens who appear to need this housing most frequently decline it. The reasons given by the old persons revolved around the concept of low-rental housing equating loss of independence. Presented with this common and very understandable fear, housing planners must take into account two aspects of planning: the guarantee of freedom and independence for the old person, and the interpretation of this to both applicants and non-applicants.

It must be recognized that there are some people who will never adjust to a housing project--and these people exist amongst applicants and non-applicants. These are the people whose past histories, natures and temperaments have made it difficult for them to adjust to any type of regulated, settled life, and who will probably continue to move from one spot to another no matter where they are. Naturally it would be desirable to meet the needs of these people also, but whether these needs can be accommodated within the present conception of a housing project is questionable. Further studies need to focus on the highly mobile older person concentrating on his past history, expectations, and his present attitudes towards life in general.

This study has given some clues as to the affect on attitudes of such variables as health, income, length of residence and marital status. For example, persons of poor health tended to be more dissatisfied with their present accommodation than persons in good health. However, far more noteworthy than this is the fact that these same persons were unable to see their difficulties increasing as their health further deteriorated. They could not conceptualize being placed in a nursing or boarding home. Attitudes towards such "institutional" accommodation were almost uniformly negative.

The implication for planners here lies in the reasoning that if old persons find the concept of low-rental housing less threatening than the concept of a nursing or boarding home perhaps many of the features of nursing or boarding homes can be incorporated into the low-rental housing project. Most older persons are not aware of the fact that general hospitals will not take "non-acute" patients. Some form of public education or individual counselling service must be provided to help older persons make the transition from private dwellings to places where they can receive care when this transition is necessitated by their physical needs.

Although attitudes towards housing varied widely, preferences as to location and types of housing were

somewhat more uniform. As has already been noted in Chapter IV a very large proportion of old persons interviewed preferred city to country dwelling, and of this number, most preferred central city dwelling to living in a suburban area. Is it old friends and accustomed surroundings that old persons wish to remain near to? Are city centre facilities for recreation easily accessible? Old persons wish to be near to shopping, medical, and transportation facilities; churches, parks and other recreational facilities are considered less desirable. The lack of interest in recreational facilities is a salient feature in almost all the attitudes and preferences expressed. This is somewhat puzzling in view of the prevailing idea that old people are lonely and have not enough to do. It has been noted that the old persons in the False Creek area have not availed themselves to any extent to the facilities of the local neighborhood house. Perhaps a community recreation program will have to study new ways of reaching out to old people, who may well have recreational needs but may be unable to make the first step towards fulfilling them.

The last aspect of preferences which must be taken into account in planning for housing is the type of accommodation desired. Most old persons (all couples, and those of the single persons who had been used to more comfortable living in the past) preferred the single dwelling unit, i.e., an individual cottage. Single men who had lived a

somewhat rough and ready existence were satisfied at the prospect of a decent room in a rooming house. Not one person wished to board again emphasizing the value placed on independence. Whether or not it is economically feasible to meet the above preferences is something every housing and planning authority will have to take into consideration.

The housing preferences expressed by the women respondents in the Angel and MacKinnon study<sup>1</sup> are as follows in their order of importance: warm in winter; low in rent; clean and easy to clean; privacy; quiet, freedom from noise; few or no stairs; a place to sit outdoors in fine weather; near a shopping centre; windows with a good view; considerate landlord; near a bus line. This list contains only a few interior preferences, however, it does provide some idea of their preferences in relation to interior facilities that should be given consideration in planning accommodation for the elderly citizen. The features of accommodation most frequently complained about in this study are the following: too cold; difficult stairs; too damp; too noisy; poor ventilation and poor sanitation.

In examining the findings of this present study it becomes obvious that the people in the sample drawn

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1 MacKinnon and Angel, op. cit., p. ix.

from the waiting list pay, on an average, somewhat higher rents, have somewhat better quality accommodation, have moved about more, are in somewhat poorer health, and are generally more dissatisfied with their present housing. In examining the reasons for applying for housing it is found that 43% of the single men and 45% of the couples apply for financial reasons while 42% of the single women apply for personal reasons and a lesser amount, 33%, apply for financial reasons. Twenty-seven per cent of the single men and not one couple apply for personal reasons. This would indicate that finances are the main reason why couples and single men apply, their personal life is more stable. Health was mentioned by few in any of the three categories and when this is seen in relation to the discovered importance of health in relation to dissatisfaction with housing the degree to which old people deny the personal impact of their health is evident. Single women, especially those suffering the loss of their spouses, would be especially vulnerable to stresses which would move them to apply for housing.

It would seem that the persons in the False Creek area are less vulnerable to the stresses of aging because of the support of family and friends. It is also noteworthy that they are people who seem to have led more stable lives in terms of mobility and persons who aspire



less than those on the Housing Registry. It is noteworthy that only four persons in the False Creek area had applied for low-rental housing but equally significant that by far the larger proportion had either no knowledge of such projects or equated them with nefarious nursing or boarding homes. Although the people in this area are less vulnerable to physical, economic or psychological stress and seemingly satisfied it is important that they be in possession of all the facts about low-rental housing in order to make an informed decision as to where they wish to live. Projects must be planned so that they do not threaten independence and this must in turn be interpreted to those who need public housing.

#### F. Integration, Not Segregation

In discussing the matter of recommendation for elderly people it is not sufficient to think only in terms of how and where a housing project can be erected with the least difficulty and with a minimum amount of financial resources. A number of writers, among them Lewis Mumford, maintain that the elderly person must be restored to the community and the normal age distribution in the community as a whole should be preserved. Mumford suggests having from five to eight people over sixty-five in every one hundred people and any planning which disrupts this proportion is undesirable. It is important, too, that housing

for the aged be located where there is a regular flow of activity; close to the centre of town and in the main stream of life.

A solution to the problem of segregation on the basis of urban-wide planning has been proposed by P. R. U. Stratton, President of the Vancouver Housing Association. He states that:

It is no doubt undesirable on social grounds to have large communities of people drawn from one age group segregated in a single project. If, however, public housing projects for senior citizens are kept on a small scale and scattered over a number of different neighborhoods, where the tenants can maintain contact with their former community associations, or live close to relatives, this objection ceases to hold good.<sup>1</sup>

The Vancouver Housing Association, in its publication entitled Building for Senior Citizens<sup>2</sup> states that; "while it is difficult to fix any specific upper limit of size to senior citizens' housing projects, it is generally accepted that the segregation of large numbers drawn from one age group in a single project is undesirable. Small projects housing under 100 persons are therefore to be

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1 Stratton, P. R. U., "Housing for Senior Citizens - the Next Step," Community Planning Review, Vol. VI, no. 3 (September 1956), p. 100.

2 Vancouver Housing Association, Building for Senior Citizens, Vancouver Housing Association, Vancouver, 1956, p. 2.

preferred. They have the additional advantage that, where a number of small projects are planned, they can be located in different neighbourhoods and so afford tenants an opportunity of retaining their former associations."

Patricia Sharp, employing the criterion of under one hundred persons as marking a "small" project, found, for the four housing projects in the Greater Vancouver area of which she made a study; the Fair Haven housed 172 persons and was planning expansion; Lions' View accommodated 72 persons; Dania Home had 58 residents, with room for more cottages, and the West Vancouver project had 24 tenants with plans being considered for additional units in the same location.<sup>1</sup> Thus according to these suggested figures, only the Fair Haven could be considered as segregated. It is suggested that to many persons, even one hundred people of a particular age group, housed in one project, constitutes a greater degree of segregation than is desirable. Referring back to Lewis Mumford's suggestion that provisions for housing old people should reflect the ratio of the old people in the general population, then a somewhat larger percentage than five per cent is required in British Columbia housing projects, since in the vicinity of ten per cent of the population are over the age of sixty-five.

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<sup>1</sup> Sharp, Patricia Louise, Housing Projects for Old People, Master of Social Work thesis, University of British Columbia, 1957, p. 66.

As the respondents in this study have indicated, living in a rural area at a considerable distance from city facilities is undesirable and not usually recommended. This kind of property, however, is often acquired by planning groups either because of its low cost or because it is donated by a benefactor. As a result the elderly people are inadvertently subjected to what may be a very dull and desolate life, where there is no activity around the home, few visitors because of its remoteness, and little opportunity to get about because of inadequate transportation service. It may be true that such locations are healthful and quiet, but these positive factors may actually be overshadowed by the boredom and lack of stimulation that accompany them.

John Park Lee, in his article entitled "Location and Building Site"<sup>1</sup> maintains that "accessibility is the first important consideration in determining the location of a home. Not all of those who wish to visit a home, have automobiles. Good public transportation--rail, bus, or trolley--at modest prices and at frequent intervals is therefore a necessity." In speaking about proximity of homes for the aged, Mr. Lee points out that "a home for

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<sup>1</sup> Lee, John Park, "Location and Building Site," Planning Homes For the Aged, ed. by Geneva Mathiasen and Edward H. Noakes, F. W. Hodge Corp., New York, 1959, pp. 12-13.

the aged should be near the following: stores, theatres, libraries, churches and synagogues, hospitals, physicians, dentists and other health resources, sport and recreational facilities, and a centre of population from which staff can be drawn." This correlates closely with the findings of this survey which presents the order in importance of services as follows: grocery stores, transportation, health services, church, park and community centre, library and movies. The first two services, however, were deemed to be of the greatest importance.

#### G. Factors in Planning

In planning housing for elderly people, due regard must be given to the ratio between married couples and single persons requiring accommodation. The Vancouver Housing Association<sup>1</sup> has indicated that it is necessary to decide the proportion of units to be built for couples and for single persons respectively. From statistical evidence and actual needs, as reflected in the applications received by the Vancouver Housing Association, it is seen that the demand for single units is at least three times as great as for married units. This study has noted, too, that of the single persons there is a vastly larger number of women on the Central Housing Registry than there are men but that

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1 Vancouver Housing Association, op. cit., p. 3.

there are twice as many single men in the False Creek area. The few couples applying for housing and the results of interviewing couples in the False Creek area points to couples being less likely to want to move because they have moved less in the past, are financially better off than the single person, and have each other as sources of mutual support. Single men may not apply for a variety of reasons. They may be more independent than the single women, they may be used to a solitary life, they may be used to less adequate accommodation, or have greater access to relatives and friends.

As one may readily recognize, these facts have an important bearing on the provision of housing for elderly people particularly when one considers that proportionately more low-rental housing accommodation has been made available for married couples than for single persons. The need for more housing for single persons becomes even more acute when it is seen that in a great many instances, fifty per cent or more of their income is expended for shelter.

In planning accommodation for elderly people, provision must also be made for those who wish to live independently as well as for those who are no longer willing or who are unable to do so. Among the physically independent are to be found a few who prefer boarding home accommodation, the majority who would rather have their own

housekeeping facilities and some who, because of adequate finances, are able to compete for housing on the open market. It has been suggested that in the United States, and it may hold equally true of Canada, approximately seventy-five per cent of all persons sixty-five years of age and over are entirely able to live independently in ordinary houses and apartments throughout the community. If this be so, what kind of accommodation is to be recommended for the remaining twenty-five per cent?

A study of the Housing Needs and Preferences Among Senior Citizens in West Vancouver<sup>1</sup> reveals that of the aged couples seen during the study, there were two distinct groups; the majority were homeowners who wished to remain in their own home while the other group consisted of couples occupying rental accommodation. The study indicates that the homeowner's desire to remain in his own home was so strong that it appeared he would go to almost any limit to remain there. On the other hand, those couples renting their accommodation did not have the same feeling of security, nor was the accommodation, in most instances, satisfactory or within their budget.

The West Vancouver study reveals that the majority of single women desired to be on their own regardless of

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1 MacKinnon and Angel, op. cit.

how they lived. In relation to their present accommodation, most of the women not with relatives and those who had been in their place of residence for a number of years, considered their existing facilities to be adequate. Those women who resided with sons or daughters would have preferred to have resided alone.

This material from the Angel and MacKinnon thesis substantiates the importance of three features in a housing project: security, independence, and privacy. It must be a home from which they will not be evicted for human failings, a home which provided the facilities and atmosphere to encourage independence, and a home which provides every person with the privacy he or she desires.

Those elderly people who may be considered to require special housing facilities are found to be in varying stages of disability. Many of them are "in good health for their age" and need little more than someone to maintain a home for them and to be available in case help should be required. Others need more assistance and some are almost completely disabled requiring constant nursing care. All of them, however, desperately need places to live where they can have a real feeling of home, where they can be encouraged and helped to use all the capacities they still have, and where they can live as nearly normally as possible.



This study reveals that in both groups dealt with there are relatively few who would consider entering either a nursing or a boarding home, although proportionately twice as many in Group A would consider such a move. It should be remembered, however, that in the event of illness, the residents of the False Creek area have a greater number of resources among friends and relatives for care in their own home.

It is usually thought by planners that persons in need of nursing or boarding home care should be segregated from other old people because their presence is threatening as they would depress those who are well. This may be true but it remains to be verified through research. In any event "well" persons living in low-rental housing projects are vulnerable to disabling illness and if they are given medical treatment within the context of their home environment and while in contact with "well" older persons the incentive to once again return to health will be increased. This consideration is borne out in Miss Sharp's study<sup>1</sup> where she observes that in relation to Dania Home: "When residents become ill, they are cared for as long as possible by the matron, who will send a tray to the room for meals when necessary. Indeed, many of the

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1 Sharp, op. cit., p. 40.

old folks regularly have breakfast sent to their rooms. The matron does not consider this to be an unreasonable demand on her time and energy. Actually, she is very reluctant to send any of the residents to a hospital or nursing home, unless absolutely essential, as she is convinced that the Home means a great deal to the old people, and that moving them to new surroundings during illness is harmful and inconsistent with the purposes of the home."

It may be emphasized that in many respects it is the people who are most severely disabled who are most in need of the comfort and security of a truly homelike atmosphere. The better the individual's health, the greater are his opportunities to find satisfactions in other ways, but it would be a mistake to think that the only people for whom a homelike atmosphere is important are those who are still in comparatively good health. It should be noted here that this study indicates that the degree of satisfaction with living arrangements seems to vary directly according to the old person's state of health and that those who were in good health were generally satisfied, while those in poor health were more often dissatisfied.

As health declines and physical independence is lost, any change tends to be contemplated with increasing fear and resistance. One of the many painful experiences in life comes at the point when one must give up his own

home and the independence and status that are his and go to live in a place where others make the decisions that control his way of life. If the person is fortunate enough to move into good surroundings with kind and understanding people in management, then he may come through the ordeal with a minimum of discomfort and gradually may develop confidence and some feeling of security in his new accommodation and in those responsible for its management. This will be difficult or impossible, however, if he does not have any real stability in his new home, especially the security of knowing that as his infirmities increase there will be someone whom he can trust to care for him.

This is a compelling argument for seeing the elderly person's total problem and for developing facilities that will be prepared to care for him not only during the temporary period while he needs very little assistance but also as his needs and dependencies increase. Any accommodation designed for housing and care of elderly people should be prepared to continue providing the necessary care as its residents grow older and more infirm. The needs of elderly people are not static, and a chain of separate facilities, each of which offers care only at one particular stage of the continuum, represents an unsatisfactory solution from the point of view of the elderly persons concerned. It also calls for a form of organization of

institutions and agencies that is unnecessarily expensive and cumbersome from the point of view of good administration and good organization of community services. It should be mentioned again that the character of these facilities should be understood clearly as that of a home and should not attempt nor be permitted to become junior-grade hospitals. The need for them arises from the fact that the residents cannot continue to maintain their own homes. They must, therefore, look to philanthropic organizations or governmental units to establish and operate facilities that will offer them the best possible substitutes for good homes of their own.

In the process of completing this study it was found that needs in relation to housing were easier to measure than the more intangible area of preferences. Future studies should explore preferences in depth; they should attempt to ascertain what factors in the aged person's background or what factors in present day society dictate the way in which people desire to meet their own needs. Why do couples and single men not apply for public housing? This will necessitate extensive "area interviewing" with selected groups where a concerted attempt is made to understand why people prefer what they do. This will provide the key to answering how housing projects are to be created and how they are to be interpreted to those

they are created for.

In relation to community planning it is no longer possible for any group planning services for elderly people to proceed without relating to what other groups in the community are doing, consequently many cities have found it necessary to establish some central body to investigate the needs of elderly people in the community and to provide some means of help. In this respect the Vancouver Housing Association, in its "Bulletin" of April, 1961, stated: "a housing program for the Vancouver area can only be planned effectively on a metropolitan basis." Catherine Bauer, who at that time had just made a recent visit to the city, pointed out that one of the keys to an effective housing program is control over adequate tracts of building land by acquisition or reservation ahead of requirements. She went on to say that only a metropolitan government can exercise the powers and find the finance required to develop a long range land program, to serve both private and public housing requirements. When a metropolitan government is established, its function should, therefore, be extended to include housing, conjointly with the constituent municipalities. Those planning homes for elderly people may very often find desirable sites in areas restricted by law to single family units or with space limitations on multiple dwelling units. It is important, both for immediate

building and for future expansion, that these facts be known prior to purchase of the property, to ensure that if zoning laws are restrictive, exceptions will be granted, and that the community will permit erection of a project for senior citizens or that it will conform to the community development program.

A statement made in a survey of the administration of the City of Vancouver has endeavored to point out the direction in which community organization should proceed, in planning adequate facilities for the aged. The statement reads: "Planning for the proper care of the aged is a matter in which the City Department of Social Service and the Social Welfare Branch of the Provincial Government should play prominent parts, but which principally is a matter of total community concern.<sup>1</sup> There seems to be considerable accord that what is most required to meet the problems of housing in an effective, comprehensive manner, and in a way that will ensure the development of housing projects to their maximum capacity, is a concentrated effort in community organization.

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<sup>1</sup> Public Administration Service, Report on an Administrative Survey of the Municipal Government, City of Vancouver, Chicago, 1955, p.115.

## APPENDIX A

### HOUSING ACCOMMODATION FOR THE ELDERLY:

#### A VANCOUVER SURVEY (1962)

- Name: ..... Address .....
- Couple ..... Single ..... Marital Status ..... Age: M ..
- Other ..... (Single person) ..... Age: F ..
1. Years Residence - (a) Canada ..... (b) B.C. ....  
(c) Vancouver .....
  2. Birth Place ..... British ..... Continental  
European ..... Other .....
  3. How many years since last worked full time .....
  4. Are you on the Housing Registry? .... If so, when  
(state each time) .....
  5. How long have you lived in your present accommodation?  
.....
  6. How often have you moved in the last year? .....
  - in last 3 years? .....
  7. What were the main reasons for moving? .....
- A. Reason for Getting on Housing Registry (Group A only)
1. Why did you apply for housing? .....
  2. How did you hear of the Housing Registry?  
Doctor ..... Newspaper .....  
Minister ..... Social Agency .....  
Friend ..... Other .....
  3. If you could choose housing within your capacity to  
pay, what would be the most vital consideration for  
you?
    - a. comfort and good facilities .....
    - b. Accessible to health & welfare services .....
    - c. Access to friends, relatives .....
    - d. Being with other people, not isolated .....
    - e. Other (please state) .....
- B. Family Relationships
1. Are there close relatives or friends living with  
you? ..... If so, specify number and  
relationship .....
  2. Do you have close relatives or friends living a  
distance away from you, in Canada?

Place	Relationship	Comments
.....	.....	.....
.....	.....	.....

3. Does present housing interfere with your contact  
with family and friends? ..... If so, how? .....

C. Present Living Arrangements

1. How did you come to live here in the first place?

.....

Choice	Necessity	Other
Health		
Finances		
Recreation		
Near Church		

Choice	Necessity	Other
Near relatives		
Near friends		
Companionship		
Convenience		

Other (specify) .....

2. Type of housing lived in now:

Type	Owned	Rented	Shared	Care- taker	Com- panion	Baby- sitter
Single house						
Apartment						
Boarding house						
Rooms						
Other						



## 3. Conditions:

Item	Comparison with what used to				
	satis- factory	unsatis- factory	better	same	poorer
Furnishings* Light Heat Ventilation Stairs Fire escape					

\* furnishings owned ..... rented .....

Item	Interviewers impression		
	good	fair	poor
Furnishings* Light Heat Ventilation Stairs Fire escape			

## 4. Facilities:

ft. or bk porch	ft. or bk garden	bedroom
above		
shared		

kitchen	frig.	bath	shower	laundry
above				
shared				

5. Is there a telephone ..... Radio .....  
T.V. .... Car ..... Other .....

6. What do you think of your present living arrangements:  
 Definitely satisfactory ..... Definitely unsatisfactory ..... other .....  
 Explanation in your own words .....

**D. Health**

1. How do you consider your health? Excellent .....  
 good ..... fair ..... up and down .....  
 poor ..... very poor .....  
 Are you: Disabled? ..... Bedridden? .....  
 Chairfast? ..... Ambulatory but unable to care  
 for self? ..... Other? Give details .....  
 .....  
 2. Is there anything in your present housing which you  
 think affects your health? .....  
 Dampness ..... Industrial noise .....  
 Too cold ..... Traffic noise .....  
 Poor light ..... Neighbourhood noise .....  
 Difficult Stairs .... Other .....  
 Sanitation .....  
 3. Has your doctor ever suggested you attain better  
 housing? yes ..... no .....  
 Have no doctor .....  
 4. If your health deteriorated would you consider living  
 in:  
 a) nursing home? yes .... no .... don't know .....  
 b) boarding home? yes .... no .... don't know .....  
 If no, what would you do? .....  
 5. When you are sick is there anyone who can care for you  
 in your home? ..... spouse .....  
 other relative ..... friend ..... other .....  
 Would you move to live with a friend or relative if  
 necessary? .....

**E. Income and Budget (If married couple, enter M and F)**

1. What is your monthly income? M ..... F .....  
 From what source(s) Pension? .....  
 Employment? ..... Other (specify) .....  
 2. Do you have any assets to live on? Annuity .....  
 Insurance ..... War pension .....  
 Disability pension ..... Retirement pension  
 ..... Property .....  
 3. What do you pay for rent? ..... (month) (% of  
 income to be calculated by interviewer) .....  
 Utilities included in rent? (specify) .....  
 If not included in rent, what is cost for total  
 utilities? ..... (month).  
 4. If you had higher income would you devote more to  
 rent? yes ..... no ..... not sure .....  
 5. Do you have debts which prevent you from paying more  
 rent for better housing? Yes ..... No .....  
 not sure .....

F. Housing preferences

1. What kind of neighbourhood would you prefer to live in: Country? ..... City? ..... near centre of town? ..... Any particular district (which)? .....
2. Have you seen or visited any public housing projects (Little Mountain ..... Orchard Park ..... other cities .....); or any housing projects for senior citizens (which?) .....
3. If you were to move what kind would you prefer:

Type of accommodation preferred	No. of rooms	Furnished	Unfurnished
Living with friends or relatives; Under 40 Over 40			
Special Residence for Elderly people			
Nursing Home			
Public Housing where there are family & children			
Old People's Housing: old people only (e.g. Vista, Burnaby)			
Own room, not boarding			
Own room, board & lodging			
Apartment block, suite			
Single dwelling, with garden			

4. Out of the following list, what services are most important:

Service, Order, or Comment	Desirable distance (in blocks)	Estimated fre- quency of use (month)
Bus		
Church		
Shops (grocery)		
Other shops		
Library		
Community Centre		
Park		
Movies		
Auction houses		
Health services		
Welfare services		
Other (specify)		

G. Interviewer's impressions and analysis of Interview

1. Kind of person .....
2. Impressions of Accommodation .....
3. Why does person want to move .....
4. Impression of person's response to interview:  
     Cooperative ..... Resistive .....
5. Impression of contents of Interview:  
     Objective ..... Realistic .....  
     Some withheld ..... Unable to remember .....  
     Vague ..... Other (what?) .....
6. Difficulties encountered before or during interview:  
     .....  
     Presence of others ..... Interruptions .....  
     Others .....
7. Significant comments (on housing need; housing preferences; public policy).

Enumeration District \_\_\_\_\_ Street \_\_\_\_\_

[illegible]

Table 1. Age and Sex: Group A

Sex	60-64	65-69	Age 70-74	75-79	80+	Total
Men	1	1	3	2	3	10
Women	2	4	7	2	1	16
Total*	3	5	10	4	4	26

\* Total excludes two women and one man who did not report age and one wife under 60 years of age.

Table 2. Place of Birth: Group A

Birthplace	Number of Persons
Canada	14
Great Britain	12
Asia	2
Europe	1
Not known	1
Total	30

Table 3. Length of Residence in B. C.: Group A

No. of Years in B. C.	Single Persons		Couples		Total
	Men	Women	Men	Women	
Less than 5 years			1	1	2
5 - 14 years		3	2	2	7
15 - 29 years	2	2	1	1	6
30 years or more	3	6	2	4	15
Total	5	11	6	8	30

Table 4. Length of Residence in Vancouver Compared with  
Length of Residence in Present Accommodation:  
Group A Single Persons

Residence in Vancouver	0-1	1-2	3-5	6-9	10-14	15-19	20+	Total
1 - 2 yrs.		2						2
3 - 5								
6 - 9								
10 - 14	1	1			1			3
15 - 19		1						1
20 - 29	1	1					1	3
30 - 39	1	1					1	3
50+		2						2
60+	1			1				2
Total	4	8		1	1		2	16

Table 5. Length of Residence in Vancouver Compared with Length of Residence in Present Accommodation:  
Group A Couples

Residence in Vancouver	0-1	2-3	4-5	6-9	10-14	15-19	20+	Total
1 - 2 yrs.		1						1
3 - 5								
6 - 9	1							1
10 - 14		2						2
15 - 19								
20 - 29			1					1
30 - 39		1						1
50+								
60+		1						1
Total	1	5	1					7

Table 6. Types of Accommodation: Group A

	House	Apartment	Housekeeping Room(s)	Total
Single Men			5	5
Single Women	1	5	5	11
Couples		3	4	7
Total	1	8	14	23



Table 7. Comparative Distribution of Furnished and Unfurnished Accommodation: Group A

	Unfurnished	Furnished	Total
Couples	5	2	7
Single Men	3	2	5
Single Women	8	3	11
Total	16	7	23

Table 8. Comparative Distribution of Self-Contained Accommodation and Accommodation with Shared Facilities: Group A

	Self Contained Accommodation	Sharing Facilities	Total
Couples	6	1	7
Single Men	2	3	5
Single Women	3	8	11
Total	11	12	23

Table 9. Income Levels of Single Persons  
and Couples: Group A

Monthly Income	Single Persons	Couples
Less than \$70	4	
\$70 - \$79	76	
\$80 - \$89	1	
\$90 - \$99	1	
\$100 - \$124	2	
\$125 - \$149	1	2
\$150 - \$174		3
\$175 - \$200		2
Total	16	7

Table 10. Rent Levels and Total Shelter Costs,  
Single Persons and Couples: Group A

Monthly Rent	Single Persons	Couples	Rent plus Utilities	Single Persons	Couples
Under \$20	2		under 20		
\$20-\$29	1		\$20-\$29		
\$30-\$39	5	1	\$30-\$39	7	
\$40-\$49	4	2	\$40-\$49	3	1
\$50-\$59	3		\$50-\$59	2	2
\$60 and over	1	4	\$60 and over	4	4
Total	16	7		16	7

Table 11. Shelter Costs as Proportion of Income  
at Specified Income Levels. Single  
Persons and Couples: Group A

Income Level (per month)	Shelter Costs as Proportion of Income				Total Households
	Single Persons		Couples		
	Range	Average	Range	Average	
less than \$70	36% 84%	62%			4
\$70 - \$79	38% 62%	50%			7
\$80 - \$89	34%	34%			1
\$90 - \$99	35%	35%			1
\$100 - \$124	33% 38%	34%			2
\$125 - \$147	48% 56%	52%	48% 56%	52%	3
\$150 - \$174			33% 50%	41%	3
\$175 - \$200			27% 52%	39.5%	2
Total	0% 84%	40%	27% 56%	44.5%	23

Table 12. Relationship between Shelter Costs and Quality of Accommodation in the Opinion of Occupants and Interviewers: Group A Single Persons

Occupant's Opinion					Interviewer's Opinion			
Costs of Shelter	Satisfactory	Qualified	Unsatisfactory	Total	Good	Fair	Poor	Total
\$15-\$19								
\$20-\$24								
\$25-\$29			1	1		1		1
\$30-\$34	1	1	1	3	2	1		3
\$35-\$39		2	1	3	1		2	3
\$40-\$45								
\$45-\$49	2	1		3	2	1		3
\$50-\$54		2		2	1	1		2
\$55-\$59	1			1	1			1
\$60-\$64								
\$65-\$69								
\$70-\$74								
\$85+	1			1	1			1
Total*	5	6	3	14	8	4	2	14

\* 2 single persons paid no rent--one of whom owned home and one of whom earned shelter by services

Table 13. Interviewer's Rating of the Housing: Group A

	Interviewer's Rating			
	Good	Fair	Poor	Total
Single Men	1	3	1	5
Single Women	9	1	1	11
Couples	3	2	2	7
Total	13	6	4	23

Table 14. Occupant's Opinion of Accommodation: Group A

	Definitely Satis- factory	Definitely Unsatis- factory	Mixed Feelings	Total
Single Men	1	2	2	5
Single Women	4	1	6	11
Couples		3	4	7
Total	5	6	12	23

Table 15. Occupant's Opinion of Present Accommodation Compared with Previously Occupied Accommodation: Group A

	Present Accommodation is			Total
	Better	About the Same	Inferior	
Single Men	2	2	1	5
Single Women	2	8	1	11
Couples	1	2	4	7
Total	5	12	6	23

Table 16. Prevalence of Physical Disabilities as Reported by the Old People: Group A

Type of Disability*	
Arthritis and Rheumatism	8
Heart Condition	7
Partial Paralysis and Crippled Limbs	4
High Blood Pressure	3
Bronchitis	3
Blindness	2
Deafness	2
Diabetes	2
Spinal Difficulties	1
Phlebitis	1
Tuberculosis	1
Total	35

\* One person may complain of more than one ailment.

Table 17. Specific Housing Features Reported as Affecting Health

State of Respondents Health	Housing Features Reported as Affecting Health									Total
	Too Damp	Too Cold	Poor Stairs	Poor Sanit- ation	Traffic Noise	Neighbor- hood noise	Venti- lation	Hills	Truck fumes	
<u>Good</u>										
Single Men		1	1				1			3
Single Women			2							2
Couples										
<u>Fair</u>										
Single Men										
Single Women										
Couples										
<u>Poor</u>										
Single Men										
Single Women	1	2				1	1			5
Couples	2	3	3	2	1	1	1	1	1	15
Total*	3	6	6	2	1	2	3	1	1	25

\* Totals add to more than total number of households since one household may complain of more than one feature



Table 18. Health and Satisfaction with Housing: Group A

Respondent's Estimate of Health*	Respondent's Opinion of Accommodation			
	Satisfactory	Unsatisfactory	Qualified	Total
<u>Good</u>				
Single Men		2	2	4
Single Women	3		3	6
Couples				
<u>Fair</u>				
Single Men			1	1
Single Women	2			2
Couples			1	1
<u>Poor</u>				
Single Men				
Single Women		1	2	3
Couples		3	3	6
Total	5	6	12	23

\* Good rating for couples indicates that both partners are in good health; Fair rating indicates one partner is in good health, the other in fair or good health; and Poor rating indicates one partner is in poor health, the other in good, fair or poor health.

Table 19. Respondent's Opinion of Projected Action in the Event of Illness: Group A

Health of Respondent is		In Event of Illness Respondent Would			Total
		go to boarding or nursing home	not go	doesn't know	
<u>Good</u>	Single Men		3	1	4
	Single Women	2	1	3	6
	Couples				
<u>Fair</u>	Single Men	1*			1
	Single Women	2*			2
	Couples	1			1
<u>Poor</u>	Single Men				
	Single Women	1	2		3
	Couples		4**	2**	6
Total		17	10	6	23

\* would go to nursing home only

\*\* one member would not go or doesn't know, other member would go to nursing or boarding home

Table 20. Care Available for Illness of Respondent: Group A

	If ill could be cared for by relative or friend and/or					
	in own home*	No.	Total	relative or friend's home	No.	Total
Single Men	2	3	5	2	3	5
Single Women	5	6	11	3	8	11
Couples						
Men	4	2	6	1	5	6
Women	5	3	8	2	6	8
Total	16*	14	30	8	22	30

\* Of this total 7 would be cared for by spouse, 8 by relatives and 1 by a friend

## APPENDIX B

Table 1. Age and Sex: Group B

Sex	60-64	65-69	Age 70-74	75-79	80+	Total
Men	2	12	11	9	2	36
Women	2	5	7	5	3	22
Total*	4	17	18	14	5	58

\* Total excludes 1 man and 7 women who did not report age.

Table 2. Place of Birth: Group B

Birthplace	Number of Persons
Canada	23
Great Britain	16
U. S. A.	8
Europe	10
Asia	5
Not known	2
Total	64

Table 3. Length of Residence in B. C.: Group B

No. of Years in B. C.	Single Persons		Couples		Total
	Men	Women	Men	Women	
Less than 5 years	2			2	4
5 - 14 years	1		2	2	5
15 - 29 years	4	3	7	5	20
30 years or more	12	7	7	6	32
Unable to state	1		1	1	3
Total	20	10	17	17	64

Table 4. Length of Residence in Vancouver Compared with  
Length of Residence in Present Accommodation:  
Group B Single Persons

Residence in Vancouver	Years of Residence in Present Accommodation													Tot.
	Men						Women							
	0-1	2-3	4-5	6-9	10-20	20+	0-1	2-3	4-5	6-9	10-20	20+		
Up to one year	2												2	
1 - 2		1											1	
3 - 5	1	1	1										3	
6 - 9		1											1	
10 - 14			1	1			1			1			4	
15 - 19		1	1							1	1		4	
20 - 29	1	1	1					1					4	
30 - 39				1		1			1	1			4	
40 - 49						1							1	
50+			1		1	1				2		1	6	
Total	4	5	5	2	1	3	1	1	1	5	1	1	30	

Table 5. Length of Residence in Vancouver Compared with Length of Residence in Present Accommodation:  
Group B Couples

Residence in Vancouver	Years of Residence in Present Accommodation						Total
	0-1	2-3	4-5	6-9	10-20	20+	
Up to 1 yr.							
1 - 2 yr.							
3 - 5 yr.			1				1
6 - 9 yr.	1						1
10 - 14 yr.					2		2
15 - 19 yr.		2		1	1		4
20 - 29 yr.	1	2			1		4
30 - 39 yr.			1			2	3
50+		1				1	2
Total	2	5	2	1	4	3	17

\* First and only residence in Vancouver

Table 6. Types of Accommodation: Group B

	House	Apartment	Housekeeping Room(s)	Total
Single Men	2	1	17	20
Single Women	2	4	4	10
Couples	3	6	8	17
Total	7	11	29	47

Table 7. Comparative Distribution of Furnished and Unfurnished Accommodation: Group B

	Unfurnished	Furnished	Total
Single Men	5	15	20
Single Women	7	3	10
Couples	12	5	17
Total	24	23	47

Table 8. Comparative Distribution of Self-Contained Accommodation and Accommodation with Shared Facilities: Group B

	Self Contained Accommodation	Sharing Facilities	Total
Single Men	4	16	20
Single Women	7	3	10
Couples	9	8	17
Total	20	27	47

Table 9. Income Levels of Single Persons  
and Couples: Group B

Monthly Income	Single Persons	Couples
Less than \$75	4	
\$75 - \$84	11	1
\$85 - \$94	1	
\$95 - \$104	1	
\$105 - \$124	2	
\$125 - \$149	2	3
\$150 - \$174	1	2
\$175 - \$200	1	3
\$200 plus		3
Total*	23	12

\* Total excludes 7 single persons and 5 couples who did not reveal income.



Table 10. Rent Levels and Total Shelter Costs,  
Single Persons and Couples: Group B

Monthly Rent	Single Persons	Couples	Rent plus Utilities	Single Persons	Couples
Under \$20	2	1	under \$20	2	1
\$20 - \$29	3	2	\$20 - \$29	3	
\$30 - \$39	11	1	\$30 - \$39	11	1
\$40 - \$49	5	3	\$40 - \$49	4	3
\$50 - \$59	1	4	\$50 - \$59	1	1
\$60 and over	1	4	\$60 and over	2	9
Total*	23	15		23	15

\* Total excludes 7 single persons and 2 couples who did not reveal shelter costs.

Table 11. Shelter Costs as Proportion of Income  
at Specified Income Levels. Single  
Persons and Couples: Group B

Income Level (per month)	Shelter Costs as Proportion of Income				Total Households
	Single Persons		Couples		
	Range	Average	Range	Average	
less than \$75	7% 68%	43.9%			4
\$75 - \$84	18% 68%	40%	63%	63%	12
\$85 - \$94	39%	39%			1
\$95 - \$104	35%	35%			1
\$105 - \$124	13% 31.5%	22%			
\$125 - \$149	18% 20%	19%	12.5% 39%	26%	5
\$150 - \$174	20%	20%	11.5% 40%	25.5%	4
\$175 - \$200	31%	31%	18.5% 47%	33%	7
\$200 plus			22% 30%	26%	3
Total*	7% 68%	31.1%	11.5% 63%	35%	37

\* Total excludes 9 households who did not reveal income and/or shelter costs.

Table 12. Relationship between Shelter Costs and Quality of Accommodation in the Opinion of Occupants and Interviewers: Group B Single Persons

Costs of Shelter	Occupant's Opinion			Total	Interviewer's Opinion			
	Satisfactory	Qualified	Unsatisfactory		Good	Fair	Poor	Total
0-\$14								
\$15-\$19	2			2	1	1		2
\$20-\$24	1	1	1	3	1	2		3
\$25-\$29	1			1	1			1
\$30-\$34	3	1	1	5	1	2	2	5
\$35-\$39	3	2	1	6	1	3	2	6
\$40-\$44	3			3	1	1	1	3
\$45-\$49	1			1		1		1
\$50-\$54								
\$55-\$59	1			1		1		1
\$60-\$64	1			1		1		1
Total*	15	4	3	23	3	11	8	23

\* Total excludes 7 single persons who did not reveal shelter costs.

Table 13. Interviewer's Rating of the Housing: Group B

	Interviewer's Rating			Total
	Good	Fair	Poor	
Single Men*	5	9	4	18
Single Women**	2	4	2	8
Couples	3	5	8	16
Total	10	18	14	42

\* No comment by interviewer in case of 2 single men and 1 couple.

\*\* Housing not seen by interviewer in case of 2 single women.

Table 14. Occupant's Opinion of Accommodation: Group B

	Definitely Satis- factory	Definitely Unsatis- factory	Mixed Feelings	Total
Single Men	15	2	3	20
Single Women	8	1	1	10
Couples	8	2	6	16
Total*	31	5	10	46

\* No comment by one couple.

Table 15. Occupant's Opinion of Present Accommodation Compared with Previously Occupied Accommodation: Group B

	Present Accommodation is			Total
	Better	About the Same	Inferior	
Single Men	3	13	3	19
Single Women		9	1	10
Couples	4	8	4	16
Total*	7	30	8	45

\* No comments re opinion of housing by 1 single man and 1 couple.

Table 16. Prevalence of Physical Disabilities as Reported by the Old People: Group B

Type of Disability*	
Heart Conditions	8
Rheumatism and Arthritis	4
Partial Paralysis and Crippled Limbs	3
Blindness	3
Digestive Disorders	3
Deafness	2
Tuberculosis	2
Hypertension	1
Cancer	1
Silicosis	1
Urinary Disorder	1
Total	29

\* One person may complain of more than one ailment.

Table 17. Specific Housing Features Reported as Affecting Health

State of Respondents Health	Housing Features Reported as Affecting Health								Total
	Too Damp	Too Cold	Poor Stairs	Poor Sanit- ation	Traffic Noise	Neighbor- hood noise	Venti- lation	Hills Truck fumes	
<u>Good</u>									
Single Men									
Single Women									
Couples				1					1
<u>Fair</u>									
Single Men			2						2
Single Women			1						1
Couples		2	1						3
<u>Poor</u>									
Single Men	1	1	1	1					4
Single Women	1	1	1		1	1	1		6
Couples	1	2	3	1	1	1	1	1	11
Total	3	6	9	3	2	2	2	1	28

Table 18. Health and Satisfaction with Housing: Group B

Respondent's Estimate of Health*	Respondent's Opinion of Accommodation			Total
	Satisfactory	Unsatisfactory	Qualified	
<u>Good</u>				
Single Men	9			9
Single Women	2			2
Couples	3			3
<u>Fair</u>				
Single Men	1	1	1	3
Single Women	4			4
Couples	4		3	7
<u>Poor</u>				
Single Men	5	1	2	8
Single Women	2	1	1	4
Couples	2	3	2	7
Total	32	6	9	47

\* Good rating for couples indicates that both partners are in good health; Fair rating indicates one partner is in good health, the other in fair or good health; and Poor rating indicates one partner is in poor health, the other in good, fair or poor health.

Table 19. Respondent's Opinion of Projected Action in the Event of Illness: Group B

Health of Respondent is		In Event of Illness Respondent Would			Total
		go to boarding or nursing home	not go	doesn't know	
<u>Good</u>	Single Men	1	7	1	9
	Single Women			2	2
	Couples		3		3
<u>Fair</u>	Single Men	1		1	2
	Single Women	2	2		4
	Couples		1	6	7
<u>Poor</u>	Single Men	3	3	2	8
	Single Women	1	2	1	4
	Couples		4	3	7
Total		8	22	16	46

\* 1 single man did not reply to question



Table 20. Care Available for Illness of Respondent: Group B

	If ill could be cared for by relative or friend and/or					
	in own home	No.	Total	relative or friend's home	No.	Total
Single Men	12	8	20	5	12	17
Single Women	8	2	10	3	5	8
Couples						
Men	16		16	7	7	14
Women	14	3	17	4	11	15
Total*	50	13	63	19**	35	54

\* Total excludes 3 men, 2 women and 2 couples.

\*\* A total of 10 men and 12 women would be cared for by spouse; 29 persons by relative or friends.

## APPENDIX C

Table 1. Attitudes Toward Present Living Arrangements

	Group A			Group B		
	Entirely Satis- fied	Entirely Dissat- isfied	Mixed Feel- ings	Entirely Satis- fied	Entirely Dissat- isfied	Mixed Feel- ings
Single Women	5	1	5	8	-	2
Single Men	-	2	3	15	2	3
Couples*	2	5	7	15	6	9
Total	7	8	15	38	8	14

\* The responses have been tabulated for each member of each couple.

Source: Housing Survey Schedules

Table 2. Marital Status of Persons Interviewed

	Group A	Group B	Both Groups
Single Women	11	10	21
Single Men	5	20	25
Couples	7	15	22
Total	23	45	68

Source: Housing Survey Schedules

Table 3. Relationship Between Attitudes to Present Housing and Knowledge of Senior Citizen Housing Projects

Attitudes to Present Housing	Knowledge of Housing Projects			
	Group A		Group B	
	Some Knowledge	No Knowledge	Some Knowledge	No Knowledge
Single Persons				
Satisfied	4	1	5	18
Dissatisfied	2	1	-	2
Mixed feelings	4	4	1	4
Couples*				
Satisfied	2	-	1	14
Dissatisfied	3	2	-	6
Mixed feelings	7	-	2	7
Total	22	8	9	51

\* The responses have been tabulated for each member of each couple.

Source: Housing Survey Schedules

Table 4. Relationship Between Health Status  
and Attitudes to Housing

Health Status of Respondents	Attitudes to Housing (Groups A and B)			Total
	Definitely Satisfied	Definitely Dissatisfied	Mixed Feelings	
Good	22	2	11	35
Fair	19	3	11	33
Poor	4	11	7	22
Total	45	16	29	90

Source: Housing Survey Schedules

Table 5. Relationship Between Attitudes to Present Housing and Attitudes to Rent

Attitude to Present Housing	Group A		Group B		Total
	Singles	Couples*	Singles	Couples	
Satisfied but would spend more	1	2	4	5	12
Satisfied and would not spend more	4	-	16	8	28
Satisfied and not sure would spend more	-	-	3	2	5
Dissatisfied and would spend more	3	3	1	6	13
Dissatisfied but would not spend more	-	2	1	-	3
Dissatisfied but not sure would spend more	-	-	-	-	-
Mixed Feelings would spend more	6	4	3	7	20
Mixed Feelings would not spend more	1	2	-	1	4
Mixed Feelings not sure would spend more	1	1	2	1	5

\* The responses have been tabulated for each member of each couple.

Table 6. Preferred Place of Residence

	Preferred Place of Residence			
	Central City	Suburbs	Anywhere in City	Country
<u>Group A</u>				
Single Women	5	3	3	-
Single Men	2	-	1	2
Couples*	<u>4</u>	<u>4</u>	<u>6</u>	<u>=</u>
Sub-total	11	7	10	2
<u>Group B</u>				
Single Women	5	3	2	-
Single Men	11	2	1	6
Couples	<u>15</u>	<u>6</u>	<u>7</u>	<u>2</u>
Grand total	42	18	20	10

\* The responses have been tabulated for each member of each couple.

Source: Housing Survey Schedules

Table 7. Type of Accommodation Preferred

	Accommodation Preferred										
	House		Apartment		Rooming House		Old People's Housing		Public Housing	With Friends/Relatives	
	F.	U.	F.	U.	F.	U.	F.	U.		F.	U.
Group A											
Single Women	-	4	2	2	-	-	1	1	1	-	-
Single Men	1	-	1	1	1	-	-	1	-	-	-
Couples*	-	8	1	2	-	2	1	-	-	-	-
Sub-total	1	12	4	5	1	2	2	2	1	-	-
Group B											
Single Women	1	2	1	3	1	-	-	-	-	1	1
Single Men	6	2	3	1	7	-	-	-	-	1	-
Couples	5	15	4	3	-	-	-	2	-	1	-
Grand total	13	31	12	12	9	2	2	4	1	3	1

\* The responses have been tabulated for each member of each couple.

Source: Housing Survey Schedules



## APPENDIX D

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