

The Search for Locational Factors Affecting  
Non-Profit Family Public Housing:  
(Winnipeg as a Case Study)

by

Emmanuel Atiomo

A Practicum  
presented to the University of Manitoba  
in partial fulfillment of the degree of  
Master of City Planning  
in  
Department of City Planning  
Faculty of Architecture  
University of Manitoba

Winnipeg, Manitoba

(c) Emmanuel Atiomo, 1990



National Library  
of Canada

Bibliothèque nationale  
du Canada

Canadian Theses Service    Service des thèses canadiennes

Ottawa, Canada  
K1A 0N4

The author has granted an irrevocable non-exclusive licence allowing the National Library of Canada to reproduce, loan, distribute or sell copies of his/her thesis by any means and in any form or format, making this thesis available to interested persons.

The author retains ownership of the copyright in his/her thesis. Neither the thesis nor substantial extracts from it may be printed or otherwise reproduced without his/her permission.

L'auteur a accordé une licence irrévocable et non exclusive permettant à la Bibliothèque nationale du Canada de reproduire, prêter, distribuer ou vendre des copies de sa thèse de quelque manière et sous quelque forme que ce soit pour mettre des exemplaires de cette thèse à la disposition des personnes intéressées.

L'auteur conserve la propriété du droit d'auteur qui protège sa thèse. Ni la thèse ni des extraits substantiels de celle-ci ne doivent être imprimés ou autrement reproduits sans son autorisation.

ISBN 0-315-63252-6

Canada

THE SEARCH FOR LOCATIONAL FACTORS AFFECTING NON-PROFIT  
FAMILY PUBLIC HOUSING:  
(WINNIPEG AS A CASE STUDY)

BY

EMMANUEL ATIOMO

A practicum submitted to the Faculty of Graduate Studies  
of the University of Manitoba in partial fulfillment of the  
requirements of the degree of

MASTER OF CITY PLANNING

© 1990

Permission has been granted to the LIBRARY OF THE UNIVERSITY  
OF MANITOBA to lend or sell copies of this practicum, to  
the NATIONAL LIBRARY OF CANADA to microfilm this practicum  
and to lend or sell copies of the film, and UNIVERSITY MICRO-  
FILMS to publish an abstract of this practicum.

The author reserves other publication rights, and neither  
the practicum nor extensive extracts from it may be printed  
or otherwise reproduced without the author's permission.

I hereby declare that I am the sole author of this practicum.

I authorize the University of Manitoba to lend this practicum to other institutions or individuals for the purpose of scholarly research.

Emmanuel Atiomo

I further authorize the University of Manitoba to reproduce this practicum by photocopying or by other means, in total or in part, at the request of other institutions or individuals for the purpose of Scholarly research.

Emmanuel Atiomo

## ABSTRACT

This practicum examines the characteristics of factors that are perceived to be influential in determining locational preferences for family public housing environments. It is hoped that this information will prove useful in the planning of future family public housing developments in Winnipeg.

Literature was searched for general studies on the preferences of low income families and the perceptions that influence their choice of a housing environments. Secondary analysis of data was used to generate those factors that are perceived as important in a residential environment.

The findings of both the literature and survey helped to identify and confirm the factors that were perceived to be most influential in determining locational aspects of family public housing in Winnipeg.

Finally, it is believed that the findings of this practicum would not only prove useful in the planning of future family housing development, but also help form the basis upon which the formulation of locational guidelines for family public housing in Winnipeg can be developed.

## ACKNOWLEDGEMENTS

When I began, what was intended to be a short and simple analysis of locational factors for family public housing in urban centers, I had only a vague idea of how much material actually existed on the topic and how much time and effort it required. In preparing this practicum, I would like to express my thanks to members of my committee for their valuable advise and perseverance. Professor Geoffrey Bargh (advisor), who helped shape the study's final direction and form, and my readers, Professor Mario Carvalho and Mr. Wade Kastes of the Manitoba Department of Housing, whose comments brought into focus several issues which helped to reinforce the validity of the research. Also, I would like to express my gratitude to the members of the Planning Division of the Manitoba Department of Housing for providing me with the analysis of data and for their co-operation during the course of the study. Special thanks goes to my wife Claudia for her patience and emotional support; and to my parents whose support was in every way unreserved and invaluable. Finally, I would like to dedicate this practicum to my child Rachel Obehi Atiomo.

**TABLE OF CONTENT**

<b>ABSTRACT</b>	<b>iv</b>
<b>ACKNOWLEDGEMENTS</b>	<b>v</b>
<u>Chapter</u>	<u>page</u>
<b>I. INTRODUCTION</b>	<b>1</b>
PROBLEM STATEMENT	2
PURPOSE AND ORGANIZATION OF PRACTICUM	5
<b>II. LOCATIONAL FACTORS AFFECTING FAMILY PUBLIC HOUSING</b>	<b>6</b>
(A) GENERAL EFFECTS OF INTERACTION BETWEEN PEOPLE AND THEIR ENVIRONMENT	6
(B) SPECIFIC EFFECTS OF INTERACTION BETWEEN PEOPLE AND THEIR RESIDENTIAL ENVIRONMENT	11
SOCIAL TIES:	11
FAMILY LIFE CYCLE:	13
VANDALISM AND CRIME:	14
THE CHOICE FACTOR:	17
AFFORDABILITY:	17
HUMAN BEHAVIOR AS IT AFFECTS CHOICE:	18
LIMITATIONS OF CHOICE:	19
DENSITY AND HOUSING MIX:	21
NEIGHBORHOOD AS A SENSE OF COMMUNITY/BELONGING:	26
PROXIMITY TO SERVICES	29
DISTANCE TO COMMUNITY FACILITIES	32
SITE SELECTION:	35
SUMMARY	37
<b>III. PROCEDURE AND METHODOLOGY:</b>	<b>40</b>
INTRODUCTORY STATEMENT:	40
THE QUESTIONNAIRE SURVEY:	41
THE SAMPLE DESIGN:	42
ADMINISTRATION OF THE QUESTIONNAIRE:	43
STUDY LIMITATIONS:	43
METHOD OF ANALYSIS:	44

<b>IV.</b>	<b>RESULTS:</b>	<b>45</b>
	INTRODUCTION	45
	PROFILE OF APPLICANTS	45
	PREFERENCE OF APPLICANTS	46
	SUMMARY	66
<b>V.</b>	<b>INTERPRETATIONS AND CONCLUSIONS:</b>	<b>68</b>
	INTRODUCTION	68
	INTERPRETATION OF RESULTS	68
	DEMOGRAPHIC CHARACTERISTICS:	68
	PHYSICAL AND SOCIAL CHARACTERISTICS:	71
	ENVIRONMENT AND NEIGHBORHOOD	
	CHARACTERISTICS:	75
	LOCATIONAL PREFERENCES IN WINNIPEG	76
	CONCLUSIONS AND AREAS FOR FUTURE RESEARCH	78
	<u>Appendix</u>	<u>page</u>
<b>A.</b>	<b>QUESTIONNAIRE</b>	<b>80</b>
<b>B.</b>	<b>COMPUTER PROGRAM (SPSS VARIABLE LABELS)</b>	<b>85</b>
<b>C.</b>	<b>OTHER RESULTS</b>	<b>94</b>
<b>D.</b>	<b>GLOSSARY OF RELATED KEY TERMS</b>	<b>104</b>
	 <b>BIBLIOGRAPHY</b>	 <b>108</b>



LIST OF TABLES

<u>Table</u>	<u>page</u>
1. GENERAL FEELINGS TOWARDS BUILDING TYPE . . . . .	46
2. PREFERRED BUILDING TYPE . . . . .	47
3. PREFERRED DEVELOPMENT SIZE . . . . .	48
4. PREFERRED AREAS TO LIVE IN WINNIPEG . . . . .	51
5. AREAS NOT PREFERRED TO LIVE IN WINNIPEG . . . . .	52
6. PRESENT LIVING AREAS IN WINNIPEG . . . . .	53
7. PRESENT LIVING AREAS BY PREFERRED AREAS IN WINNIPEG . . . . .	56
8. PRESENT LIVING AREAS BY DISLIKED AREAS IN WINNIPEG . . . . .	57
9. PREFERRED AREAS BY DISLIKED AREAS IN WINNIPEG . . . . .	58
10. THE IMPORTANCE OF NEIGHBORHOOD FEATURES . . . . .	60
11. PREFERENCE FOR A LIVING ENVIRONMENT . . . . .	61
12. EMPLOYMENT STATUS OF APPLICANTS . . . . .	62
13. PREFERENCE LOCATION (INNER CITY OR SUBURB) . . . . .	63
14. PRESENT TYPE OF HOUSING ACCOMMODATION . . . . .	64
15. REASONS FOR APPLYING FOR PUBLIC HOUSING . . . . .	65
16. PREFERENCE FOR PUBLIC HOUSING ACCOMMODATION . . . . .	66
17. THE LITERATURE AND SURVEY FINDINGS . . . . .	70

**LIST OF FIGURES**

<u>Figure</u>	<u>page</u>
1. MAXIMUM DISTANCES FOR COMMUNITY FACILITIES . . . . .	34
2. CITY OF WINNIPEG, LOCATIONAL AREAS . . . . .	49

## Chapter I

### INTRODUCTION

"Where the house is located affects the resident's satisfaction with the dwelling. Prospective residents look for housing they can afford; in a safe and pleasant neighborhood; close to work, community, recreation and other facilities."<sup>1</sup>

It is generally perceived that people attribute certain locational factors as important to their housing environment.<sup>2</sup> As a result, this practicum tries to identify and define the characteristics of factors that are considered to be influential in determining the locational preferences for developing family public housing in Winnipeg.

To accomplish this task, literature was searched for studies on the preferences of low income families and the perception of factors that influence their choice of a housing environment. Also, in order to find out what family public housing applicants thought as important to their residential environment, a questionnaire was developed in conjunction with the Manitoba Department of Housing and

---

<sup>1</sup> Canada Mortgage and Housing Corporation, Site Planning Criteria, Canada Mortgage and Housing Corporation, Ottawa, 1982. Pp. 11.

<sup>2</sup> Cooper, Clara and Wendy, Sarkissian, Housing As If People Mattered. University of California Press, Berkeley, 1986. Pp. 6.

administered to families applying for public housing in Winnipeg. A computer analysis was used to identify the socio-economic factors as they relate to locational preferences which applicants considered important in their future housing.

It is hoped that the findings of this practicum will help form a basis for future development of public non-profit family housing in Winnipeg.

### 1.1 PROBLEM STATEMENT

"There are no written guidelines in the department regarding the location of projects under the public non-profit family program. As a result, individuals tasked with developing family housing projects are forced to use their own set of values and ideas when evaluating the suitability of sites. This may result in decisions which are not only inconsistent but which lead to inappropriate sites being selected."<sup>3</sup>

In a number of cases, some of the first public housing projects built in Winnipeg were located on the periphery of the city where objectionable features, such as, obnoxious industries, railway tracks, run down houses, tended to preclude use of the property for prime residential development. In addition, the design of the projects often added to the negative perception of the housing project. Sharp contrasts

---

<sup>3</sup> Kastes, Wade, Social Housing Analyst, Planning Division, Manitoba Department of Housing, Winnipeg, Manitoba. Personal Interview, 16 August 1989.

in architectural style between public housing and the surrounding neighborhood contributed to stigma being attached to the families within.<sup>4</sup>

For the tenants, poor locations often meant inconvenience and expense of travelling long distances to necessary community facilities, since most projects were some distance from commercial and shopping services, schools, place of employment and recreational facilities. Public transport to the developments was most of the times poor, which also caused problems for the tenants, since a good majority of those requiring subsidized housing were dependent on public transportation.<sup>5</sup>

The marginal site locations of some of these original program initiatives were the indirect result of some of the problems being experienced by the Manitoba Housing and Renewal Corporation (MHRC) in identifying the availability of suitable land.<sup>6</sup> In addition, the pressures resulting from reasonably priced land and the Maximum Unit Price (MUP) limitations for new construction of projects led to the creation of higher density developments.<sup>7</sup> As a result, during

---

<sup>4</sup> Elliott, Jane, A Review of Family Public Housing In Winnipeg, Masters thesis written in the department of City Planning, University of Manitoba, 1980. Pp. 81-82.

<sup>5</sup> Ibid. Pp. 82.

<sup>6</sup> Parasiuk, W., "The Future of Social Housing in Manitoba," Housing and People, (spring, 1978), Pp. 23.

<sup>7</sup> Goldberg, Michael, The Housing Problem: A real crisis?, University of British Columbia Press, Vancouver, 1983. Pp.

this initial period of public housing development very little attention was paid to some of the fundamental planning considerations involved in locating projects of this kind. For instance, integration of the developments into the community was low on the list of priorities, resulting in situations where necessary facilities were either non-existent or seriously overcrowded.<sup>8</sup>

In recent years however, experience gained by the Manitoba Department of Housing in delivering and administering public housing has prompted improvements in site selection criteria. For the most part, new emphasis is now

"placed on evaluating the availability and accessibility of community facilities to a proposed project, such as, school, public transportation, shopping and parks. In addition, the Department has also made a conscious effort to reduce the density and size of projects in an attempt to make family public housing fit in with the overall scale and character of a neighborhood. For instance, projects are no longer built above fifty units per site."<sup>9</sup>

However, the exact needs and preferences of families seeking or in need of public housing is not yet defined. There is need therefore to put more emphasis on the task of systematically increasing the understanding of client needs and responses to various neighborhood and community environ-

---

25.

<sup>8</sup> Parasiuk, W., "The Future of Social Housing in Manitoba," Housing and People, (spring, 1978), Pp 23-25.

<sup>9</sup> Burns, Gae, Manager, Housing Design Services, Manitoba Department of Housing, Winnipeg, Manitoba. Personal interview, 25 July 1989.

ments, so that they may hope to preserve and reinforce those characteristics that people find satisfying.

## 1.2 PURPOSE AND ORGANIZATION OF PRACTICUM

In order to address the issues and concerns mentioned in the previous section, this practicum tries to identify the characteristics of factors that should be influential in determining the location of future family public housing in Winnipeg.

The practicum is organized in five chapters. Chapter one is the introductory chapter that sets out the problems and purpose of the study. Chapter two examines the literature and what other people have done regarding public housing. Chapter three explains the methodology and testing procedures of the case study investigation in Winnipeg. Chapter four presents a detailed breakdown and discussion of the findings in Winnipeg. Chapter five interprets the findings of the preceding chapters and suggests areas for future research.

## Chapter II

### LOCATIONAL FACTORS AFFECTING FAMILY PUBLIC HOUSING

#### 2.1 (A) GENERAL EFFECTS OF INTERACTION BETWEEN PEOPLE AND THEIR ENVIRONMENT

In recent years planners, psychologists, sociologists and environmental researchers have become increasingly interested in the relationship between the physical environment and housing location. David Canter's article (1970) "The Place of Architectural Psychology: A Consideration of some Findings" discusses the question of man and his interaction with the building environment.<sup>10</sup> He notes that planners should contribute to environmental studies by studying the process of interaction between people and the building environment. A most common fact of the interaction between people and buildings is that in the great majority of cases, the types of behaviour and the places in which it is carried out seem appropriate to one another. For example, it is generally accepted that people sleep in bedrooms, sit in sitting rooms, do clerical work in offices, and so on. Canter further argued that

---

<sup>10</sup> Canter David, "The Place of Architectural Psychology: A Consideration of findings" EDRA11. Carnegie-Mellon University, 1970. Pp. 25.



"it is because architects are aware of the patterns of appropriateness or acceptable interaction in a building environment that they are able to produce usable buildings, and it is because most people are also aware of these same patterns that they are able to use these productions".<sup>11</sup>

Thus, he concludes that most people would modify their own behaviour to fit into a pattern that they find would be satisfactory in a building environment.

In this way, Lee (1970) suggests that when people grow up they mentally code objects and activities, not only in terms of what they are but also in terms of where they are.<sup>12</sup> This coding leads to the formation of mental maps which relate things and activities to places. Future happenings are related to past coding and a pattern is developed. The coding system has four dimensions, (1) pleasantness; (2) comfort; (3) friendliness and (4) safety. Lee (1970) then concludes that further studies are necessary, particularly with regard to eliciting the underlying dimensions of activities, from people with the viewpoint of the places to which they are appropriate.

The findings of Canter (1970) suggest that there is interaction between buildings and people. Thus, "...measurable relationships do exist between the different categories of our spatial coding system, but these relation-

---

<sup>11</sup> Ibid. Pp. 23

<sup>12</sup> Lee, T.R., "Do We Need A Theory?" Architectural Psychology, Edited by David Cantor: London: RIBA Publication, 1970. Pp. 87-108.

ships are modified by the particular building environment involved".<sup>13</sup> Over a period of time, as people's interaction with building continues, their assessment of that interaction are modified.

The attempt to look at the linkages between people's attitudes and their environmental preference was studied by Henry Sanoff (1970).<sup>14</sup> Sanoff assumed that locational housing preferences cannot be explained out of context of the individual's life situations, but can be identified from dominant attitudes. Particularly people's attitudes toward leisure activity and family solidarity were examined as they affect their intra-dwelling spatial arrangements.

The respondents were shown models of activity classes and asked to rank them according to their preference. The models were used because of their high level of abstraction and the number of influential cases which could be controlled. The respondents were also given a questionnaire relating to demographic information, attitudes towards family members and their relationship with each other, as well as leisure activities. From this a family solidarity index and leisure index was developed, and related to the preferences shown on the visual display.

---

<sup>13</sup> Canter David, "The Place of Architectural Psychology: A Consideration of findings" EDRA 11. Carnegie-Mellon University, 1970. Pp. 25.

<sup>14</sup> Sanoff Henry, "Family Attitude and Housing Preference" Design and Community, North Carolina University Press, 1970. Pp.272.

The result showed a strong correlation between a concern for more personal area, and children's play area and family solidarity.

Raymond M. Craun, Jr. (1969)<sup>15</sup> in an article "Visual Determinants of Preference for Dwelling Environments", discussed people's preferences concerning the external appearance of public housing environments which were isolated according to aesthetic criteria instrumental in the choice of a satisfying residential area. It was hypothesized that people would prefer residential environments which looked expensive and offered a high degree of family privacy. Buildings that were judged simple were hypothesized as being of lower preference.

The research design used eighteen different photos of multi-family dwelling units of one to three stories. The respondents were architectural and design students of a homogeneous background. The respondents were asked to rate each photo based on what they would prefer if they were moving. This preference was given on a five point scale which went from "like very much" to "dislike very much." The averages were then recorded and a correlation of preference with housing environment was made. This led to the conclusion that people prefer private, complex and expensive looking environments. Craun concluded that more research was needed

---

<sup>15</sup> Craun, Raymond Jr. "Visual Determinants of Preferences for Dwelling Environments" EDRA 1, North Carolina University Press, 1970. Pp. 20.

especially on the respondents life-style and on more satisfactory operational definitions.

## 2.2 (B) SPECIFIC EFFECTS OF INTERACTION BETWEEN PEOPLE AND THEIR RESIDENTIAL ENVIRONMENT

### 2.2.1 SOCIAL TIES:

The need for social integration of people in a residential environment is one most theories subscribe. Hurd, R.M. (1974) in his book "Principles of City Land Values" suggested that the main consideration in individual selection of a residential location is the desire to live among one's friends or among those whom one desires to have for friends....and the ultimate aim in residential location is to be as close as possible to those of the highest social position.<sup>16</sup> He also indicated that issues such as, family income, race, and ethnic background should be examined in the planning process of public housing. Consequently issues such as the behavior of most families, in the sense of relationship between the number of people and the amount of space needed to accommodate them, and the issue of overcrowding, both upon the land and in particular spaces, should be incorporated into the planning stages of the project.

In this regard, Rent and Rent (1978) suggested that the location of family public housing has a role to play in promoting social integration, especially if it is conceived as encompassing different educational, social and cultural ser-

---

<sup>16</sup> Hurd, R.M., Principles of City Land Values, New York: Record and Guide, 1974. Pp. 45-50.

vices.<sup>17</sup> He further stated that housing location can increase the possibility of meaningful interaction between individuals and groups, thereby widening the intellectual and emotional horizons of those families.

Oscar Newman (1970) suggested that scattering family public housing projects in small number of units around the city would allow the residents to remain 'anonymous', thereby allowing them to enjoy the warm social and kinship ties of a neighborhood and also to develop a strong sense of personal worth.<sup>18</sup> The sense of personal worth according to Newman should be more rooted in the local environment, where a social relationship with people living in the neighborhood, such as, "...those people who reside closest to each other in terms of housing distance, physical orientation, or accessibility tend to become friends or form closely knit social units"<sup>19</sup> are created.

In summary, social ties may therefore be an important factor in allowing for the needs of affiliation and belonging to the residential environment. In this regard, social ties arise out of the need for companionship, social recognition, status and belonging, and are directly related to

---

<sup>17</sup> Rent, George and Rent Clyda, "Low-Income Housing Factors Related to Residential Satisfaction", Environment and Behavior, Vol. 10, No. 4, December 1978.

<sup>18</sup> Newman, Oscar, Design Guidelines for Creating Defensible Space, MacMillian, New York, 1972. Pp. 56.

<sup>19</sup> Schorr, A.L., Slums and Social Insecurity, Washington, D.C.: U.S. Government Printing Office, 1963. Pp. 709-729.

the socioeconomic homogeneity of the people living in the surrounding neighborhood.

### 2.2.2 FAMILY LIFE CYCLE:

The changing needs experienced by a growing family is one which most people subscribe. One basic factor in the housing design and location is the continually changing family size. As a result of this continuous change, the physical space requirements needed for families also change. Most often this change is a gradual process over the years. For instance, as a family grows larger, the physical space requirements will increase substantially thereby, resulting in a situation where the physical space does not match the family needs.

In their work, Winter and Morris (1978) suggested that the social environment of public housing should be an ideal place where children are brought up to become members of society, and to learn to meet basic human needs.

Yeates M.H. (1971)<sup>20</sup> suggested that the stage in the life cycle of the householder is important to the residential location decision in three ways:

1. As an individual passes through the life cycle, house type and physical location that is optimally required varies;

---

<sup>20</sup> Yeates, M.H. and B.J. Garner, The North American City. New York: Harper and Row, 1971. Pp. 85.

2. Most of residential locational decisions are made by the heads of the family in accordance with their perception of the requirements of the family; and
3. length of each stage in the life cycle varies.

In summary, the physical space requirement should be large enough to accommodate a growing family, thus reducing the effects of overcrowding.

### **2.2.3 VANDALISM AND CRIME:**

In recent years many publications have examined crime prevention in public housing projects. William Brill,<sup>21</sup> argued that both physical form and social environment play a major role in encouraging residents to improve the quality of life and decrease the amount of crime where they live. In addition, crime and vandalism was cited by Becker (1977), as a major expense for most public housing authorities, as well as for school systems. Its relevance for public housing is that "it visually reflects a climate of alienation which reflects the despair and frustration often endemic in high density public-housing projects."<sup>22</sup> Despite his emphasis on design to solve crime problems, Oscar Newman<sup>23</sup> readily

---

<sup>21</sup> Brill, William, Planning for Housing Security: Site Security Analysis Manual, Prepared for the Department of Urban Development, Washington, 1979. Pp. 199-202.

<sup>22</sup> Becker, Franklin, Housing Messages, Dowden, Hutchinson and Ross, Inc., 1977.



admits that the people in a housing project have social characteristics that are stronger predictors of crime than its physical characteristics of the housing environment.

Oscar Newman uses the term "'defensible space' for environments that exhibit physical characteristics (building layout and site plan) that function to allow inhabitants themselves to become the key agents in ensuring their own security."<sup>24</sup> Newman's 'Design Guidelines for Creating Defensible Space' identified five separate design/management mechanisms that contribute, independently or collectively to the creation of defensible space:

1. HOUSEHOLD ALLOCATION: The assignment to different residential groups of the specific environments they are best able to utilize and control, as determined by their ages, life styles, socializing proclivities, backgrounds, incomes, and family structures.
2. TERRITORIALITY: The territorial definition of space to reflect zones of influence of specific inhabitants. Residential environments should be subdivided into zones toward which adjacent residents can easily adopt proprietary attitudes.

---

<sup>23</sup> Newman, Oscar, Community of Interest, New York: Anchor/Doubleday, 1980.

<sup>24</sup> Newman, Oscar, Design Guidelines for Creating Defensible Space, MacMillian, 1972. Pp. 78.

3. SURVEILLANCE: The position of dwelling with exterior space to allow residents naturally to survey exterior and interior public areas of their living environments and the areas assigned for use.
4. ENVIRONMENT: The position of dwellings--their entries and amenities--with city streets so as to incorporate streets within the sphere of influence of the residential environment.
5. IMAGES: the adoption of building forms and idioms that avoid the stigma of peculiarity that allows others to perceive the vulnerability and isolation of a particular group of inhabitants.

But given that much of Newman's arguments seem like good common sense, for example, the use of surveillance is desirable for child rearing, regardless of its effects on crime, "it would seem reasonable to maximize the incorporation of defensible space criteria where possible in the design of new housing development."<sup>25</sup> One way of institutionalizing these guidelines however, would be to use them as a security review checklist for each site design in a problematic area.

---

<sup>25</sup> Brill, William, Planning for Housing Security: Site Security Analysis Manual, Prepared for the Department of Urban Development, Washington, 1979. Pp. 199-202.

#### 2.2.4 THE CHOICE FACTOR:

The theory that limited choices are available to tenants of public housing is one that is hypothesized in most literature. It could be stated that the housing choice process is a complex series of events ranking probably amongst the most difficult decisions a person has to make during his/her lifetime. Therefore, in order to provide a theoretical framework for this section, a number of housing theorists will be investigated. Such variables as affordability, human behavior as it affects choice and some limitations of choice will be investigated.

##### 2.2.4.1 AFFORDABILITY:

It could be stated that the ability to pay is the overriding factor in determining entry to owning or renting a home. If there is a single quick and easy explanation of "The Housing Problem" it is the lack of affordable housing. However, affordability is an elusive concept. The essence of the affordability problem is that houses and their upkeep cost more than people are able or willing to pay. Rents, financing, land costs, house prices, and maintenance costs must all be looked at, because they all affect the cost of owning or renting housing.<sup>26</sup> Hence, for those people whose

---

<sup>26</sup> Goldberg, Micheal, The Housing Problem: A real crisis?. University of British Columbia Press, Vancouver, 1983. Pp. 22-25.

incomes are low, whose occupations are unstable or whose credit-rating is non-existent, and who are unable to raise a mortgage, public housing is amongst one of the few options.<sup>27</sup>

In this regard, Walter Smart (1972), in his Testimony on Federal Housing Subsidies and Housing Policy, concluded that while the cost factor also limits decisions on location and design, the marginal sites of public housing help in the reduction of construction costs.<sup>28</sup> The result is the production of less than satisfactory living environments which will be with us for a considerable period of time.

#### **2.2.4.2 HUMAN BEHAVIOR AS IT AFFECTS CHOICE:**

Constance Perin (1970), provides an insightful discussion on the various models which designers and planners use when attempting to design for human behavior and interactions. Aggregate characteristics of potential users are often the basis for decision making in the design profession. Perin warns,

"The social networks we might try to explain depends less on static characteristics of people and more on the various means of physical mobility, in getting to work, shopping, attending school, visiting, and on their various degrees of

---

<sup>27</sup> Ibid. 10-12.

<sup>28</sup> Walter, Smart, Testimony on Federal Housing Subsidies and Housing Policy, Ottawa: Canadian Council on Social Development, 1981.

economic mobility, depending on age, education, race and income. And so, when the designer thinks about creating a 'neighborhood' where social organization and interaction might flourish, he may need, but not yet find, fresh concepts and data about the quality and meaning of neighborhood interactions compared with those maintained despite geographical location."<sup>29</sup>

This pragmatic approach to planning led Perin to question how one might study everyday behaviors of people in order to begin to understand the quality and meaning given the physical environment in which these activities and interaction are carried out.

#### 2.2.4.3 LIMITATIONS OF CHOICE:

It is generally accepted that low income families are currently weak competitors in the private housing market. For many families, their mobility and range of choice of activities may be limited by the presence of children or by limited income. Thus, it is important that the housing environment provide for the family's basic needs and that the housing project not be isolated from its neighbours either physically or psychologically.<sup>30</sup>

---

<sup>29</sup> Perin, Constance, With Man in Mind: An Interdisciplinary Prospectus for Environmental Design, Cambridge, Mass., M.I.T. Press, 1970.

<sup>30</sup> Vancouver City Planning Department, Housing Families At High Densities, Vancouver City Planning Department, Vancouver, 1978. Pp. 25-25.

In this regard, Richardson N. (1977) argued that market constraints such as affordability, restricted housing supply, increasing housing demand, restricted land supply, neighborhood restrictions, as well as household constraints such as family income, marital status, and family roles, are factors that limit choices for locating public housing in urban areas.<sup>31</sup> Richardson also noted that these constraints not only limit the tenant choice of location, but also hinder their chances of being accepted into the housing project.

From the perspective of the real estate investor, the rent-paying ability of poor families simply does not promise a rate of return sufficient to justify large expenditure on renovations or new construction. Rent defaults and vandalism compound the economic uncertainties inherent in the low-income housing market. In addition, Sonner, N.J. (1978), in his study found that accessibility to community services, lot size, number of units, building types and family size are other factors that limit choices.<sup>32</sup>

In this regard, Chapin, Stuart Jr. (1965), in his model outlines a conceptual framework for developing the choice factor.<sup>33</sup> He sees the location decision of householders as

---

<sup>31</sup> Richardson N., The New Urban Economics: and Alternatives, London: Pion Limited, 1977. Jones, C. "The Element of Choice", Urban Studies, Vol. 16, Pp. 197-204.

<sup>32</sup> Sonner, N.J., The Importance of Density in the Housing Choice Process, A masters thesis written in the department of City Planning, University of Manitoba, 1978. Pp. 86-88.

being conditioned by:

1. The scope of choice and intensity of residential development prescribed in the general plan and zoning regulations;
2. What the producer offers...not only the type of shelter package and the price, but also the accessibility of the site to major employment centers, schools, and shopping, and the proximity of the site to utilities and thoroughfares;
3. What the household purse allows;
4. What the household activity patterns call for; and
5. What the taste norms of the household dictate.

#### 2.2.5 DENSITY AND HOUSING MIX:

Over the past few years academics, planners and architects have modified their positions considerably as to what constitute a suitable density for family housing. While there is little doubt that density places added stress on the household, certain adverse conditions often associated with higher densities can be improved somewhat through physical design and appropriate social planning.<sup>34</sup>

---

<sup>33</sup> Chapin, F. Stuart Jr., "A Model for Stimulating Residential Development". Journal of the American Institute of Planners 1965, Vol. 31, Pp. 120-125.

<sup>34</sup> City of Vancouver, Public Housing and the Community: Public Housing in the Community, B.C. Housing Management Commission, Vancouver, 1972. Pp. 9-10.

The geographic integration of social classes is one consideration that Michelson (1970) feels has relevance in reducing the impact of high density.<sup>35</sup> Michelson indicated that close geographical integration of classes does, in most cases, enhance the type of inter-cultural relationships desired by planners.

A degree of homogeneity is necessary before residents will develop a feeling of community. Where there is a fairly high degree of neighboring and visiting and a general feeling of well-being about a community, there is usually also a relatively homogeneous population.<sup>36</sup> An extensive U.S. study of thirty-seven HUD-assisted projects across the country concluded that "the more other residents in the development were perceived to be similar to oneself, the higher the level of satisfaction with other residents and with living in that development."<sup>37</sup> The most crucial similarities are in life-style, education, income, and child-rearing practices.

The question then is what optimum project size is best for interaction? Heterogeneity in the larger projects might possibly be achieved with all of the classes using certain facilities but with homogeneity at certain levels, for exam-

---

<sup>35</sup> Michelson, William, "Some Insights to Guide the Design of Housing For Low Income Families," Ekistics, Vol. 25, Pp. 252-255, 1978.

<sup>36</sup> Gans, Herber J., "The balanced community: Homogeneity or heterogeneity in residential areas." Journal of the American Institute of Planners, Vol. 27, Pp. 3, 1961.

<sup>37</sup> Ibid. Pp. 3.



ple, the block or neighborhood. A greater degree of homogeneity of neighbors will (probably) be tolerated where residents have chosen to live in a particular development. But in housing that is more or less forced upon residents who have been on a housing list it is wise to avoid schemes that compel them to practice neighborliness or togetherness.<sup>38</sup>

In this regard, existing policies in Manitoba Department of Housing, encourages the development of smaller unit projects that are less than fifty units per project. Likewise, in Vancouver, multi-family developments and/or cluster of family units within a large developments do not exceed 20-30 units in total. Since the size of the interacting group affects residents perception of "crowdedness," the size of clusters are determined on the ability of the group to achieve enough informal contact to provide friends, efficient use of shared services and manageable child population. Research in Canadian cities suggests that more than seventy children living in one cluster will significantly increase child supervision problems.<sup>39</sup>

In addition, studies have shown that the geographical integration of income groups are as likely to produce less

---

<sup>38</sup> DiAiso, Robert, et al., Perception of the Housing Environment: A comparison of racial and density preferences, University of Pittsburgh, Pa., 1971. Pp. 44.

<sup>39</sup> Canada Mortgage and Housing Corporation, The Housing Needs of Single Parent Families in Canada, Canada Mortgage and Housing Corporation, Ottawa, 1983. Pp. 83.

conflict as it is to have negative consequences.<sup>40</sup> As a result, DiAiso, et al. (1971), suggested in their study that there are three ways in which income groups can be incorporated into a housing development: (1) the quality of the housing desired must meet the needs of its occupants, (2) the housing environment must enhance the type of inter-cultural relationship, and (3) the mixing of social classes must begin at small neighborhood scale. This way, less stigma is attached to any specific income group.

In 1980, in Canada a statement of the "Public Housing Stigma" was reported in the North York Ontario Planning Department report. According to the report:

It is more difficult for all members of low income families to maintain a reasonable level of dignity if they are easily identifiable as recipients of government subsidized housing. Large concentrations of assisted housing make it much more likely that the anonymity enjoyed by most members of society cannot be expected by public housing residents.<sup>41</sup>

Although the above quote referred to the North York setting, it should be noted that such 'stigmatization' also applies to many public housing projects in Winnipeg. In addressing the issue of density, Newman (1972) suggested the idea of integrating public housing projects in "compatible neighborhoods, using the principle of scattering projects

---

<sup>40</sup> DiAiso, Robert, et al., Perception of the Housing Environment: A comparison of racial and density preferences, University of Pittsburgh, 1971, Pp. 44.

<sup>41</sup> North York, The North York City Planning Report on Housing, North York, Toronto, November, 1980. Pp. 180.

over all parts of the city rather than concentrating them in one area".<sup>42</sup> This idea of scattering projects in the city may also foster income mix. For example, the City of Vancouver has been successful in implementing the policy which encourages this idea of building projects in smaller units.

In summary, Cooper and Sarkissian (1986), "Housing As If People Mattered" outlined the following, as factors to be considered when addressing issues of density and housing<sup>43</sup>mix. This includes: the overall project size, spacing of units, visual and functional access to open space from dwelling, protection of privacy, access to buildings, parking, minimum of noise intrusion, well-sited community facilities, adequate private open space, the mixing of social classes on a micro-scale. Also, a multifamily housing development should be small enough to avoid the appearance of a "project" but large enough to provide adequate space for children's activities.

---

<sup>42</sup> Newman, Oscar, Design Guidelines for Creating Defensible Space, MacMillan, 1972.

<sup>43</sup> Cooper Clare and Wendy Sarkissian, Housing As If People Mattered University of California Press, Berkeley, 1986. Pp. 33-44.

### 2.2.6 NEIGHBORHOOD AS A SENSE OF COMMUNITY/BELONGING:

The theory that people respond favorably to a conducive neighborhood environment is one to which most people subscribe. By simple definition, Neighborhood refers to "home base at a collective level...an area with which one closely identifies or feels at home".<sup>44</sup> Home base "is a territorial unit which provides territorial satisfaction, security, identity, and stimulation."<sup>45</sup> Implicit in this definition is the ecological approach of recognizing neighborhoods as social entities, and the planning approach of emphasizing the neighborhood "as a physical construct useful in the layout of residential areas".<sup>46</sup>

It is generally accepted that a neighborhood is something more than a geographically defined area with physical boundaries, social networks, concentrated use of facilities, and special emotional and symbolic connotations for the inhabitants. Consensus on recognition and definition however, has been impossible.<sup>47</sup> What does appear to be an essential element in the constitution of a neighborhood unit is whether or not the residents perceive an area to be safe.

---

<sup>44</sup> Porteous, J.D. Environment and Behavior: Planning and Everyday Urban Life, Phillipines: Addison-Wesley Publishing Co. Inc., 1977. Pp. 227-229.

<sup>45</sup> Ibid. Pp. 227-229.

<sup>46</sup> Ibid. Pp. 227-229.

<sup>47</sup> Vancouver City Planning Department, Housing Families at High Densities, Vancouver City Planning Department, Vancouver, 1978. Pp. 17-40.

Traditionally, planners tend to identify those aspects of physical design of neighborhoods which make for residential satisfaction, however, the problem goes deeper than the physical. As stated by Ittelson, Proshanky, Rivlin, and Winkel, (1974):

The planner tend to concentrate on the physical design of the neighborhood whereas residents take both the physical and social environment into account. Such variables as building setback, land coverage (density), proximity to adjacent structures, and land-use character is stressed by the planner are seen as less relevant to residents than the general upkeep of the neighborhood, the noise level, and degree of separation from neighbors.<sup>48</sup>

Kasl and Harburg's article (1972), "Perception of the Neighborhood and the Desire to Move Out" identified safety as an important social indicator which is often overlooked by planners.<sup>49</sup> They suggested that people will always tolerate a number of inadequacies in their neighborhood if they feel it is at least safe. Also, from the same study crime and violence were the most cited reasons for disliking a neighborhood. "Safety means more than just freedom from 'traffic hazards in a neighborhood'. It means freedom from crime, as well".<sup>50</sup>

---

<sup>48</sup> Ittelson, H.M., Proshanky, L.G. Rivlin, Winkel, G.H., An Introduction to Environmental Psychology, New York: Holt, Reinhart and Winston, Inc. 1970. Pp. 345-400.

<sup>49</sup> Kasl, S.U., and Harburg, E., "Perception of the Neighborhood and the Desire to Move Out". Journal of the American Institute of Planners, 1972, Vol. 38, Pp. 318-324, 1972.

<sup>50</sup> Morris and Winter, Housing, Family and Society, John Wiley and Sons Inc., 1978. Pp. 140.

In addition, Ronald Bayor (1982)<sup>51</sup> hypothesized that a combination of these social and physical components produces a variety of diverse neighborhood characteristics. Bayor (1982) therefore suggested that the neighborhood may be characterized as:

1. A physically delimited area having an ecological position in a larger area, and some physical characteristics resulting from (a) natural geographic conditions, and (b) the effects of particular activities and usages. Sociologists from the "Chicago School" usually refer to these areas as "natural areas".
2. An area containing a wide variety of facilities, amenities, services and transportation which can be available for use by both local residents and outsiders. In the latter case, a neighborhood is considered to have a special functional role in the organization of a town or city. Indeed, if the outsiders use a particular neighborhood for recreational, business, or cultural purposes, the use of neighborhood facilities itself may be a significant determinant of neighborhood identity.
3. An area representing certain shared social values both for the residents as well as for the larger community. Those social values have different priorities for individuals and groups, and therefore have dif-

---

<sup>51</sup> Bayor Ronald, Neighborhoods in Urban America, Port Washington, N.Y.: Kennikat Press Corporation, 1982. Page 11.

ferent degrees of impact in the community.

4. An area highly influenced by a cluster of human and environmental forces. For example, a special type of neighborhood, such as, a middle class suburb, or a skid row area emits a special aura that affects how the area looks and how people from both inside and outside perceive the area.

### 2.2.7 PROXIMITY TO SERVICES

It is generally recognized that easy access to adequate commercial and community facilities is especially needed by low-income families.<sup>52</sup> In this regard, a number of studies show a correlation between resident dissatisfaction and the lack of convenient facilities and amenities.<sup>53</sup> For example, Foote et al.(1960) in his article "Housing Choices and Housing Constraints",<sup>54</sup> specifically suggested that public housing projects should be located within close proximity to work, shopping, schools, and recreation facilities.

---

<sup>52</sup> Cooper Clare and Wendy Sarkissian, Housing As If People Mattered University of California Press, Berkeley, 1986. Pp. 75-92.

<sup>53</sup> Pickett, K., and D. Boulton. Migration and Social Adjustment, Liverpool: Liverpool University Press, 1974. Pp. 42

<sup>54</sup> Foote et al., Housing Choice and Housing Constraints, New York: McGraw-Hill, 1960. Pp. 21-25.

In Manitoba an increasing proportion of families in subsidized housing, about 75 per cent are single-parent families.<sup>55</sup> Accordingly, access to nearby full-time day-care centers is also an essential planning consideration when locating a public housing project.<sup>56</sup>

In this regard, Morris and Winter (1978) indicated that "within the residential area, there should be at least adequate municipal services, which should consists of a community water supply, sanitary sewer system, refuse collection and disposal system, and adequate community housekeeping and maintenance of services".<sup>57</sup> On the other hand, there is concern that the quality of services is just as important as the proximity to services. In their study Foote et. al (1960) referred to individual aspects of the physical environment such as, light, air, and the quality of the municipal services and utilities (fire and police protection, garbage collection, water, and sewer). The quality of these services were cited as contributing to the satisfaction of the neighborhood environment.

---

<sup>55</sup> Canada Mortgage and Housing Corporation, The Housing Needs of Single Parent Families in Canada, Mortgage and Housing Corporation, Ottawa, 1983. Pp. 64.

<sup>56</sup> Cooper Marcus, "Salvaging a troubled public housing project." Journal of the American Institute of Architects, vol. 67, 1978.

<sup>57</sup> Morris and Winter, Housing, Family and Society, John Wiley and Sons Inc., 1978. Pp. 138.



In addition, the proximity of services according to Morris and Winter (1978), serves to maintain social networks, because people tend to view the entire neighborhood as their living space and see spaces outside of the home as a continuation of their personal living space.

In summary, Cooper and Sarkissian (1986)<sup>58</sup> maintained that a combination of planning considerations should be taken into account when locating public housing. Their suggestions includes the following:

1. Ensure that a new public housing development has easy-preferably walking-access to adequate community and commercial facilities.
2. Ensure that pedestrian access to local stores, schools, e.t.c. is pleasant, quiet, and safe so that children can easily be sent on errands or do their own shopping.
3. Examine legal and financial mechanisms to ensure early provision of community facilities.
4. Investigate local day-care opportunities.
5. Where facilities cannot be provided within walking distance, ensure that careful location of public transit stops and frequent, convenient scheduling links the development with adequate facilities.

---

<sup>58</sup> Cooper Clare and Wendy Sarkissian, Housing As If People Mattered, University of California Press, Berkeley, 1986. Pp. 198.

6. Where public transit access is not available and there is no guarantee of its provision in the near future, seriously question the social feasibility of the development if it is intended for low-income residents.

#### 2.2.8 DISTANCE TO COMMUNITY FACILITIES

It is generally accepted that the quality of life in a housing environment is further enhanced by the location in the neighborhood of the socio-cultural facilities that are easily available and accessible in the community.<sup>59</sup> In terms of absolute distance to any facility, it is virtually impossible to cite a figure which is acceptable, since there are so many variables which have to be taken into account.

As a guide, De Chiara and Koppelman (1975), in their book "Manual of Housing/Planning and Design Criteria", outlined the maximum distance to be considered when developing a housing project.<sup>60</sup> The outlined distances are based on the following: (a) Walking distance which was measured in miles, and (b) car or public transportation distance measured in time. Although the book was written more than twen-

---

<sup>59</sup> City of Vancouver Planning Department, Housing Families At High Densities, City of Vancouver Planning Department, Vancouver, 1978. Pp. 17-24.

<sup>60</sup> De Chiara, Joseph, and Lee, Koppelman, Manual of Housing/Planning and Design Criteria, Prentice-Hall Inc., Englewood Cliffs, New Jersey, 1975. Pp. 171.

ty years ago, the figure given can nevertheless be used as a guide (See Figure 1).

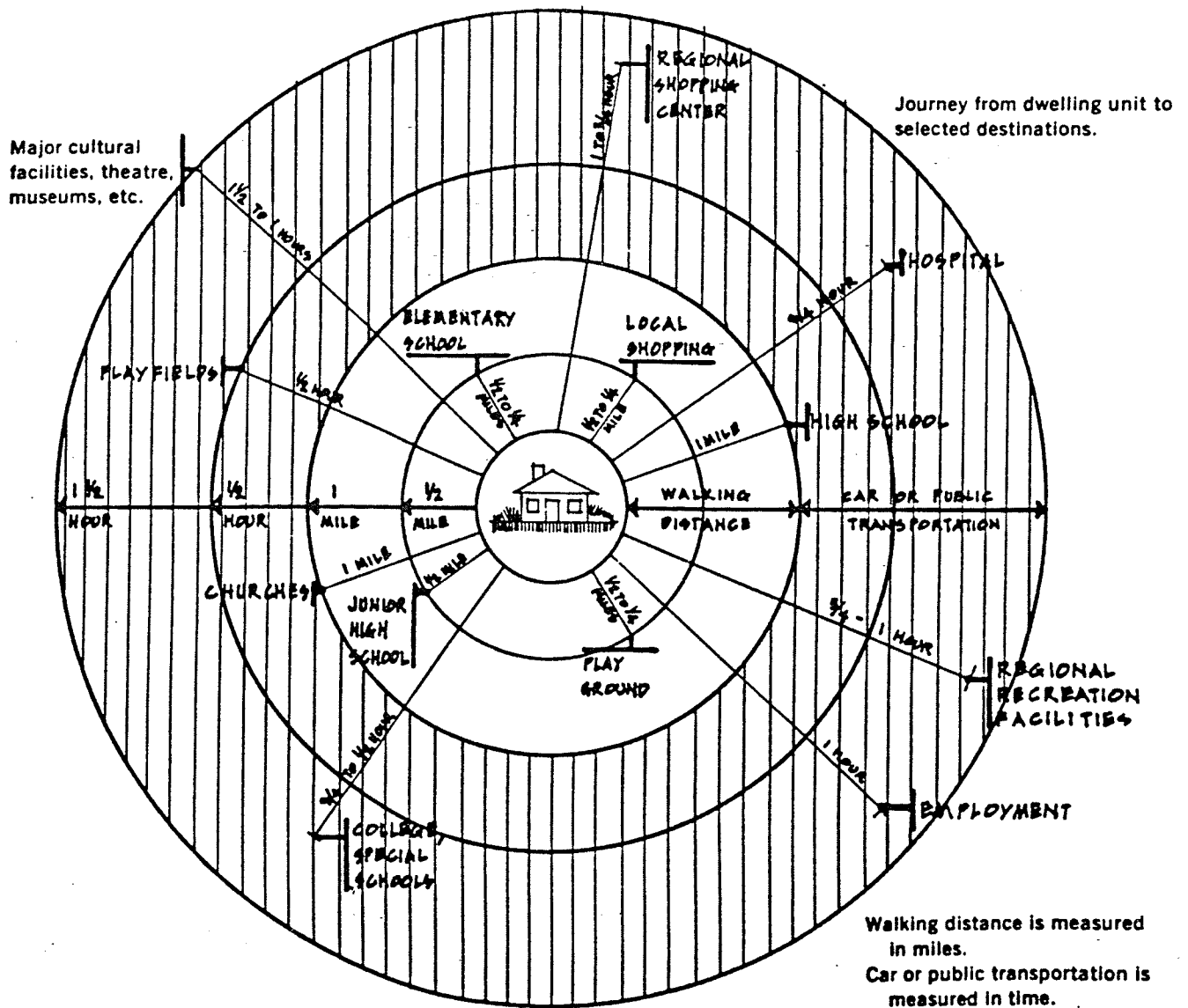
Similarly, in Vancouver, as a general guide to public housing development, the following three criteria have to be met in locating public housing development:<sup>61</sup>

1. That it be located in an existing multiple-zoned area.
2. That it be within 1/4 of a mile of an elementary school or local park suitable for age after school park.
3. That it not be located on a major traffic corridor.

---

<sup>61</sup> City of Vancouver Planning Department, Housing Families At High Densities, City of Vancouver Planning Department, Vancouver, 1978. Pp. 28.

FIGURE 1      MAXIMUM DISTANCES FOR COMMUNITY FACILITIES



SOURCE: DE CHIARA JOSEPH AND KOPPELMAN. MANUAL OF HOUSING/PLANNING AND DESIGN CRITERIA. PRENTICE-HALL INC., ENGLEWOOD CLIFFS, NEW JERSEY, 1975. PAGE 10-2.

### 2.2.9 SITE SELECTION:

All multi-family developments should have community/recreational amenities suitable for school-age younger children within easy walking distance from the site.<sup>62</sup>

The integration of a development into the surrounding neighborhood is largely affected by the shared use of local amenities and recreational facilities "especially for school-age and younger children, for whom facilities need to be provided on the site".<sup>63</sup> Such as, recreational facilities, school, and daycare, etc.

In this regard, De Chiara and Koppelman (1975) in their handbook "Manual of Housing/Planning and Design Criteria," suggest that the physical characteristics of a site will significantly affect its usability and development costs of a proposed project.<sup>64</sup> As a result, De Chiara and Koppelman (1975), suggest that factors to be taken into account when evaluating the development potential of a site: the topography, the load-bearing capacity and nature of the soil, the

---

<sup>62</sup> Vancouver Department of City Planning, Housing Families At High Densities, Vancouver Department of City Planning, Vancouver, 1978. Pp. 17.

<sup>63</sup> Ibid. Pp. 17.

<sup>64</sup> De Chiara, Joseph and Lee, Koppelman, Manual of Housing/Planning and Design Criteria. Prentice-Hall Inc., Englewood Cliffs, New Jersey, 1975. Pp. 171-173.

depth of the water table and susceptibility to flooding, and subsidence, or sliding.

Robert Katz (1966), identified the challenge of choosing a physical setting.<sup>65</sup> Katz then argued;

Instead the designer falls back on a convenient stock of 'sample' applicable to all site situations...some of the most glaring shortcomings of contemporary site planning practice include lack of privacy, failure to design for daily and seasonal variations, impermanence of site details, unimaginative landscape treatment, unsuitability of open space, and poor relationships of interior and exterior spaces.

As a result, Ittelson and Rivlin (1974), in their paper "Freedom of Choice and Behavior in a Physical Setting", concluded<sup>66</sup> that what ever the primary purpose that brings the individual to a given physical setting, the setting must not only have the capacity to satisfy the primary needs, such as, food, water, air, shelter, and other secondary needs, such as, belonging, affiliation, feeling, loving and caring, but it must also allow for goal satisfaction or higher level needs, such as, the need to aspire.

---

<sup>65</sup> Katz, Robert D., Design of the Housing Site A critique of American practice. Urbana, Ill. 1966. Pp. 50-55.

<sup>66</sup> Ittelson, W. and G., Rivlin, "Freedom of Choice and Behavior in a Physical Setting," Environmental Psychology: man and His Physical Setting. New York: Holt, reinhart and Winston Inc., 1974. Pp. 173.

In this regard, Fenny and Ogroduik (1975), provides an outlined summary for this section. According to them, a family public housing site should consider four distinct elements<sup>67</sup>

1. The general community: demographic characteristics of the neighborhood.
2. The availability of municipal services: water, sewer, fire, protection, garbage disposal and zoning by-laws.
3. The adults needs: employment opportunities, grocery stores, local stores, drug stores and public transportation; and
4. The childrens needs: schools, recreational facilities and park.

### 2.3 SUMMARY

When determining the location of a public family housing projects, literature stresses the importance of a multitude of factors. For example, some studies lay emphasis on physical factors whilst others stress the importance of social factors.

The following are summaries of issues that are perceived as important, regarding location and the housing environment.

---

<sup>67</sup> Fenny M. and L. Ogroduik, The Selection of Sites for Public Housing, Manitoba Housing and Renewal Corporation, 1975, Pp.7-16.

1. Overall, a combination of physical and social factors are important in a residential environment.
2. The spatial environment can be important in maintaining the social integration of people, allowing for the needs of affiliation and belonging.
3. The internal and external requirements needed for families should allow for the continual changing family size. They should be large enough to avoid the effects of feelings of overcrowding.
4. A housing environment is preferred that is considered safe from crime and traffic, including the protection of privacy and noise.
5. Affordability, costs and land availability are factors that limit choices available to low income households owning or renting a house.
6. The geographic integration of social classes and the development of smaller unit projects can contribute towards reducing the impacts of high density and the stigma that is most often associated with public housing environment.
7. The size and density of a housing development should be compatible with the existing buildings in the neighborhood.
8. The proximity of facilities in certain high density neighborhoods serves to maintain the social network. People tend to view the entire neighborhood as their



living space and see spaces outside of the home as a continuation of their personal living space.

9. Housing projects should be located in close proximity to necessary community/neighborhood facilities.
10. In terms of distance, the site should not be more than one mile walking distance for adults and a quarter of a mile from an elementary school or local park.

This chapter has presented issues that are perceived as important in a residential environment. The following chapters will incorporate most of these findings into a questionnaire survey, to determine the relevant characteristics of public housing needs in Winnipeg situation.

## Chapter III

### PROCEDURE AND METHODOLOGY:

#### 3.1 INTRODUCTORY STATEMENT:

In attempting to establish a testing procedure capable of addressing the purpose of this study, a questionnaire was developed, in conjunction with the Planning Division of the Manitoba Department of Housing. The questionnaire was administered along with the actual application process to about 900 family public housing applicants in Winnipeg. The questionnaire was designed so that factors that influence the locational preferences of family public housing applicants in Winnipeg could be identified. The majority of applicants were single parents with children and could be categorized as being in the low to moderate income groups, that is, those households that are in the \$5,000 to \$15,000 and \$15,000 to \$25,000 income groups.<sup>68</sup> It was assumed that the responses would be fairly representative of the types and preferences of most of the total number of families applying for public housing assistance.

---

<sup>68</sup> Canada Housing and Housing Corporation (CMHC), The Housing Needs of Single Parent Families in Canada, CMHC, Ottawa, 1983.

### 3.2 THE QUESTIONNAIRE SURVEY:

The questionnaire was designed to solicit information on the following four general areas:

1. Demographic characteristics.
2. Physical and social characteristics.
3. Environment and neighborhood characteristics.
4. Locational preferences.

The four areas were chosen to supply the data needed to identify factors that influence the locational preferences of family public housing applicants in Winnipeg. As a result, a self administered questionnaire<sup>69</sup> was designed to enable applicants to rate each proposed preferential factor. The demographic characteristics data was obtained from the actual application forms. While the questions pertaining to the above areas (2) and (3) were designed to sort information on factors, such as, neighborhood safety, closeness to neighborhood facilities, building types, and neighborhood environment. In addition, preferences on fifteen areas in Winnipeg were investigated. These questions were incorporated into a larger questionnaire survey that was designed by the Planning Branch of the Manitoba Department of Housing and administered to families that were applying for public housing in Winnipeg.

---

<sup>69</sup> The questionnaire sample is included in Appendix A.

### 3.3 THE SAMPLE DESIGN:

The questionnaire was designed so that the questions were easily understood, and just as easy to answer. To achieve this, the applicants were asked to rate a series of suggested factors that were thought important to them in the selection process of a public housing project. Each factor was rated as "very important," "somewhat important," "not important," or "like," "dislike," "no opinion" etc., within the general category. A delineated neighborhood map of Winnipeg was included, to enable the applicants rate their choice different neighborhoods.

In order to eliminate misunderstandings and to shorten the time required to fill out the survey form, open-ended questions were kept to a minimum, however, spaces were provided in some questions so that the respondents could expand on their answers or write in any comments, if they felt that they had some specific point to get across which was not dealt with in the answer format provided.

In the end, twenty five questions related to the five major areas were retained.

### **3.4 ADMINISTRATION OF THE QUESTIONNAIRE:**

Since the objective was to determine the housing preferences of those applying for family public housing in Winnipeg, in conjunction with the Manitoba Department of Housing, it was decided that data was to be collected from families applying for public housing, and which were managed by the Winnipeg Regional Housing Authority (WHRA), since they manage over 80 per cent or 3,000 family public housing units in Winnipeg.

The questionnaire was handed out in conjunction with the application process and handed to an official of the WRHA after completion. During the four month period of June through September 1987, close to 900 application forms with attached questionnaires were received. A randomly selected sample of 306 questionnaires or 34 per cent were selected and coded for analysis. The output of data was obtained from the the Planning Division of the Manitoba Department of Housing. Only questions that had relevance to this study were used.

### **3.5 STUDY LIMITATIONS:**

The current public housing residents were not surveyed. Therefore, some factors that are perceived as important to the housing applicants may not necessarily be as important to the current housing residents. As a result, it is

assumed that some of the results may reflect the urgency of the applicants to be accepted into a housing unit.

In addition, questions on ethnic and cultural information were made optional, so as not to infringe on the applicant's rights to confidentiality.

### **3.6 METHOD OF ANALYSIS:**

After the collection of the data a value was assigned to each factor, coded and analyzed using the SPSS/PC (Statistical Package for the Social Sciences) computer program. The results were tabled to indicate the frequency distribution response in specific numeric categories, the valid percentage of the total in each specific category, and the total number of responses. The findings of the three hundred and six questionnaires are discussed in detail in Chapter Four.

## Chapter IV

### RESULTS:

#### 4.1 INTRODUCTION

This chapter presents a detailed breakdown and discussion of the findings of Family Public Housing applicants who responded to the questionnaire. The total computer output of the results was too voluminous to present in its entirety. However, a complete breakdown of the responses are included in Appendix C.

#### 4.2 PROFILE OF APPLICANTS

In this study, 71.1 per cent of the applicants were female, single-parent with children. Most fell within the age groups of 15 to 24 and 25 to 34 years. About 55.0 per cent of the applicants were on Social Assistance and had never lived in public housing previously. In addition, 38.0 per cent and 32.0 per cent of the average household size comprised of two and three persons household respectively.

#### 4.3 PREFERENCE OF APPLICANTS

In questions 1 and 2 of the questionnaire respondents were asked to rate their feelings about and preferences for four building types. For question #1, the responses are shown in Table 1. The question was asked about the applicant's feelings towards living in each of the following building types: Elevatored Apartments, Walk-up Apartments, Stacked Townhouses, and Row Housing. The results indicate that Row Housing was preferred by the great majority (71.6 per cent) of the respondents. Other building types chosen were Stacked Townhouses (59.5 per cent) and Elevatored Apartments (56.0 per cent). The least liked building type was the Walk-up Apartment as indicted by 50.7 per cent of the respondents.

TABLE 1

#### GENERAL FEELINGS TOWARDS BUILDING TYPE

(Adjusted Frequency in Percent)

<u>Factor</u>	<u>Like</u>	<u>Dislike</u>	<u>No Opinion</u>
Elevatored Apartments	56.0	30.9	13.1
Walk-Up Apartments	29.9	50.7	19.4
Stacked Townhouses	59.5	21.8	18.7
<u>Row Houses</u>	<u>71.6</u>	<u>15.2</u>	<u>13.1</u>

Total number of responses 306



In question #2, applicants were asked to indicate which building type they would actually prefer to live in. As shown in Table 2, more than half of the respondents or 152 applicants preferred Row Houses to other types presented. There was no significant preference between Elevatored Apartments and Stacked Townhouses (23.4 per cent and 21.4 per cent respectively). The least preferred building type was again Walk-up Apartments which was preferred by only 13 applicants or 13.0 per cent of the respondents.

TABLE 2

## PREFERRED BUILDING TYPE

<u>Factor</u>	<u>(Number of Responses)</u>	
	<u>Frequency Distribution</u>	<u>Valid Percentage of Total</u>
Elevatored Apartments	70	23.4
Walkup Apartments	13	4.3
Stacked Townhouses	64	21.4
<u>Row Houses</u>	<u>152</u>	<u>50.8</u>
Total number of responses	306	100.0%

In question #4, applicants were asked to choose the size of development or number of units they would prefer to live

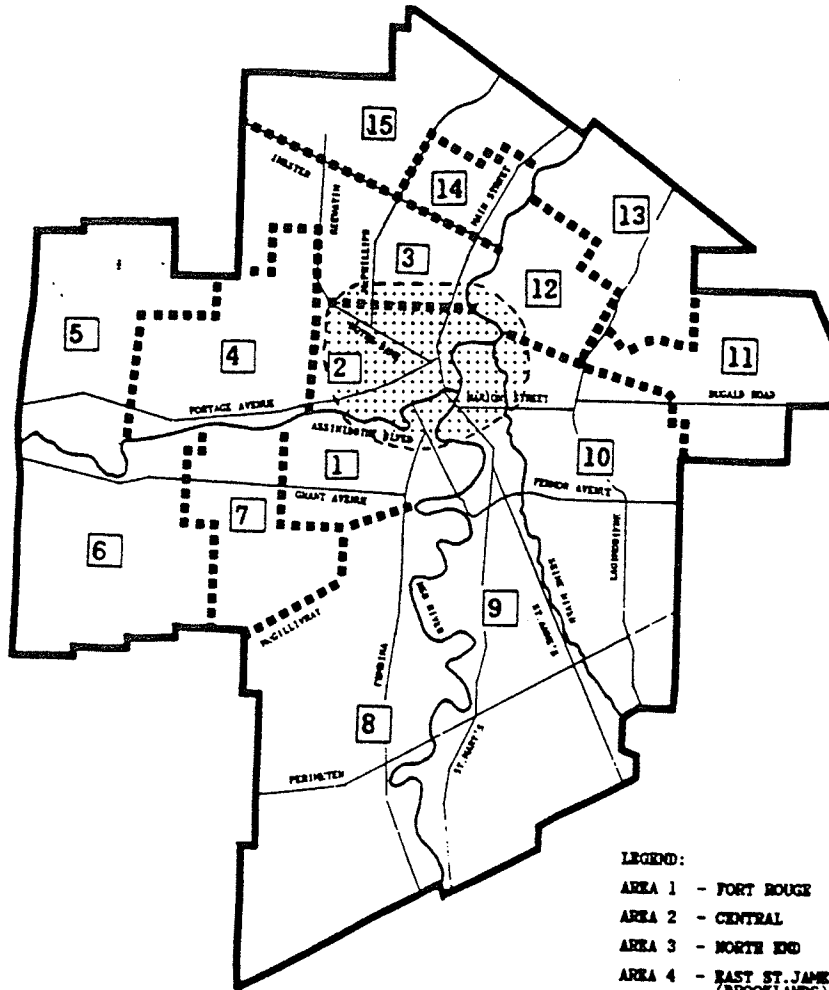
in. As shown in Table 3, of the 306 applicants that indicated their preferences, 118 applicants or 40.0 per cent chose the development size under 10 units. Only 4 applicants or 1.3 per cent of the respondents chose the development size that had over 50 units. A majority, 120 applicants or 40.0 per cent, had no preference.


TABLE 3  
PREFERRED DEVELOPMENT SIZE

<u>Factor</u>	<u>(Number of units)</u>	
	<u>Frequency</u> <u>Distribution</u>	<u>Valid Percentage</u> <u>of Total</u>
Under 10 units	118	39.3
11 to 25 units	40	13.4
26 to 55 units	18	6.0
Over 50 units	4	1.3
<u>No Preference</u>	<u>120</u>	<u>40.0</u>
Total number of responses	306	100.0%

By using a map, respondents were asked to rate preferred areas in Winnipeg (Refer to Figure 2).

CITY OF WINNIPEG  
 FAMILY PUBLIC HOUSING  
 LOCATIONAL AREAS



INNER-CITY AREA 

LEGEND:

- AREA 1 - FORT ROUGE
- AREA 2 - CENTRAL
- AREA 3 - NORTH END
- AREA 4 - EAST ST. JAMES (BROOKLANDS)
- AREA 5 - WEST ST. JAMES (ASSINIBOIA)
- AREA 6 - CHARLESWOOD
- AREA 7 - TUXEDO
- AREA 8 - FORT GARRY
- AREA 9 - ST. VITAL
- AREA 10 - ST. BONIFACE
- AREA 11 - TRANSCONA
- AREA 12 - EAST KILDONAN
- AREA 13 - NORTH KILDONAN
- AREA 14 - WEST KILDONAN
- AREA 15 - OLD KILDONAN

For this item (question #6), the responses are shown in Table 4. The results show that there is a clear variation in the preferences among the fifteen areas examined. The most significant difference occurred in Area Two, as 18.8 per cent of the respondents chose the Central area of the city. Also, 9.8 per cent and 9.1 per cent of the respondents respectively indicated their preference for the North End and Saint Vital. The remaining 62.3 per cent of the respondents indicated a variety of areas, with no clear trend established.

In question #9, applicants were asked to list areas of the city that they did not want to live in, their answers are tabulated in Table 5. This result shows 33.2 per cent and 28.0 per cent of the respondents respectively chose both the Central area and North End of the city as their first choice, while only 16.3 per cent and 28.1 per cent chose the same areas ( Central area and North End ) respectively as their second choice. While 14.7 per cent of the respondents chose East Saint James and Transcona respectively as their third choice.

As shown in Table 6, applicants were asked to indicate the area they are presently living in. The results shows that 28.6 per cent and 15.6 per cent of the respondents lived in both the Central area and North End areas of the city respectively.

TABLE 4

## PREFERRED AREAS TO LIVE IN WINNIPEG

(Adjusted Frequency in Percentage)

<u>CITY AREA</u>	<u>FIRST</u> <u>CHOICE</u>	<u>SECOND</u> <u>CHOICE</u>	<u>THIRD</u> <u>CHOICE</u>
1. Fort Rouge	7.7	4.5	9.9
2. Central	18.8	9.7	6.2
3. North End	9.8	11.2	7.4
4. East Saint James	5.9	10.1	8.3
5. West Saint James	8.0	6.3	5.8
6. Charleswood	2.4	4.5	5.4
7. Tuxedo	2.8	4.5	7.4
8. Fort Garry	6.6	7.8	5.0
9. Saint Vital	9.1	9.0	8.3
10. Saint Boniface	5.6	5.6	6.6
11. Transcona	4.5	1.9	4.1
12. East Kildonan	7.0	9.3	6.6
13. North Kildonan	2.8	7.5	5.0
14. West Kildonan	3.1	4.1	7.4
<u>15. Old Kildonan</u>	<u>5.9</u>	<u>4.1</u>	<u>6.6</u>
Total	100.0%	100.0%	100.0%
Total number of responses	306		

TABLE 5

## AREAS NOT PREFERRED TO LIVE IN WINNIPEG

(Adjusted Frequency in Percentage)

<u>CITY AREA</u>	<u>FIRST</u> <u>CHOICE</u>	<u>SECOND</u> <u>CHOICE</u>	<u>THIRD</u> <u>CHOICE</u>
1. Fort Rouge	4.2	3.0	6.0
2. Central	33.3	16.3	3.3
3. North End	28.0	28.1	6.5
4. East Saint James	3.3	4.9	14.7
5. West Saint James	1.4	2.5	3.3
6. Charleswood	3.3	3.9	6.5
7. Tuxedo	2.8	3.4	2.7
8. Fort Garry	5.6	4.4	5.4
9. Saint Vital	0.9	5.4	7.1
10. Saint Boniface	1.9	4.4	7.6
11. Transcona	4.7	8.4	14.7
12. East Kildonan	1.4	3.4	5.4
13. North Kildonan	0.9	2.5	4.3
14. West Kildonan	4.2	5.9	7.1
<u>15. Old Kildonan</u>	<u>4.2</u>	<u>3.4</u>	<u>5.4</u>
Total	100.0%	100.0%	100.0%
Total number of responses	306		

TABLE 6

## PRESENT LIVING AREAS IN WINNIPEG

(Adjusted Frequency in Percentage)

<u>CITY AREA</u>	<u>Frequency</u> <u>Distribution</u>	<u>Valid Percentage</u> <u>of Total</u>
1. Fort Rouge	15	5.4
2. Central	79	28.6
3. North End	43	15.6
4. East Saint James	16	5.8
5. West Saint James	15	5.4
6. Charleswood	1	0.4
7. Tuxedo	4	1.4
8. Fort Garry	17	6.2
9. Saint Vital	16	5.8
10. Saint Boniface	10	3.6
11. Transcona	12	4.3
12. East Kildonan	24	8.7
13. North Kildonan	2	0.7
14. West Kildonan	8	2.9
15. Old Kildonan	14	5.1
<u>Missing</u>	<u>30</u>	
Total number of responses	306	100.0%

In comparing the distribution of the locational preferences in the fifteen areas that were examined, the variables of 'Present living area', 'Preferred area', and 'Least liked area' in Winnipeg were crosstabulated. Because each variable has a different number of cases, the percentages of the first choice of each variable was crosstabulated, in order to make the comparisons of the results meaningful.

The number of respondents that preferred their present area are shown in Table 7. The preferred areas are the row variable, while the present living areas are the column variable. From the results, the Central and North End areas were strongly preferred by 28.6 per cent and 14.9 per cent of the respondents respectively. However, it should be noted that of those that chose the Central area, 68.0 per cent actually live in the area. In the North End, 63.0 per cent of the respondents live in the area. Other areas that were moderately preferred includes, East Kildonan (8.9 per cent) and Fort Garry (6.3 per cent) and St. Vital (5.9) per cent.

As shown in Table 8, the distribution represents the number of respondents that disliked their present area. The disliked areas are the row variables, while the present living areas are in the column variables. Although the results reveals the dislike for the Central area and to some degree the North End area, as indicated by the 24.2 per cent and 13.5 per cent respectively. However, it should be stressed



that only 10.0 per cent of the respondents that disliked the Central area actually live in the area. At the same time only 16.9 per cent of those that dislike the North End live in the area.

On the other hand, Table 9, shows the number of respondents that preferred and disliked the same area. The row variables are the preferred areas and the column variables are the disliked areas. The number of respondents that were inconsistent or chose the same area were 3.2 per cent from the Central area, 5.9 per cent from East Kildonan and 20.0 per cent from the North End.

Table 7

## PRESENT LIVING AREAS BY PREFERRED AREAS IN WINNIPEG

Preferred->	Ft.R.	Centr.	N.End	E St J	W St J	Chasw	Tuxedo	Ft Gar	St Vit	St Bon	Trans	E.K.	N.K.	W.K.	O.K.	Row Tot
Fort Rouge	5 25.0	1 2.0	1 3.7	-	1 5.0	-	1 14.3	-	-	-	-	2 10.0	1 12.5	2 22.2	-	14 5.2
Central	7 35.0	34 68.0	5 18.5	9 60.0	3 15.0	1 16.7	2 28.6	3 15.8	3 12.0	5 31.3	-	1 5.0	-	2 22.2	2 14.3	77 28.6
North end	1 5.0	5 10.0	17 63.0	-	1 5.0	1 16.7	-	-	1 12.0	1 6.3	2 15.4	3 15.0	2 25.0	1 11.1	3 21.4	40 14.9
East st. James	-	3 6.0	-	5 33.3	3 15.0	1 16.7	-	1 5.3	1 4.0	1 6.3	-	-	-	-	1 7.1	16 5.9
West St. James	-	1 2.0	-	-	9 40.0	2 33.3	-	-	-	-	-	-	2 25.0	-	1 7.1	15 5.6
Charleswo	-	-	-	-	-	-	-	1 5.3	-	-	-	-	-	-	-	1 0.4
Tuxedo	-	1 2.0	-	1 6.7	-	1 16.7	1 14.3	-	-	-	-	-	-	-	-	4 1.5
Fort Garry	2 10.0	1 2.0	-	-	-	-	2 28.6	11 57.9	-	-	-	-	-	1 11.1	-	17 6.3
Saint Vital	-	1 2.0	1 3.7	-	-	-	1 14.3	-	13 52.0	-	-	-	-	-	-	16 5.9
Saint Boniface	1 5.0	-	-	-	-	-	-	-	2 8.0	6 37.5	-	1 5.0	-	-	-	10 3.7
Transcon	-	-	-	-	-	-	-	1 5.3	-	-	11 84.6	-	-	-	-	12 4.5
East Kildonan	3 15.0	-	-	-	1 5.0	-	-	1 5.3	-	3 18.8	-	13 65.0	3 37.5	-	-	24 8.9
North Kildonan	-	1 2.0	-	-	-	-	-	-	1 4.0	-	-	-	-	-	-	2 0.7
West Kildonan	-	-	2 7.4	-	1 5.0	-	-	1 5.3	1 4.0	-	-	-	-	3 33.3	-	8 3.0
Old Kildonan	1 5.0	2 4.0	1 3.7	-	1 5.0	-	-	-	1 4.0	-	-	-	-	-	7 50.0	13 4.8
Column Total	20 7.4	50 18.6	27 10.0	15 5.6	20 7.4	6 2.2	7 2.6	19 7.1	25 9.3	16 6.9	13 4.8	20 7.4	8 3.0	9 3.3	14 5.2	269 100.0

Number of missing observation = 37

Table 8

## PRESENT LIVING AREAS BY DISLIKED AREA IN WINNIPEG

Dislike->	Ft.R.	Centr.	N.End	E St J	W St J	Chasw	Tuxedo	Ft Gar	St Vit	St Bon	Trans	E.K.	N.K.	W.K.	O.K.	Row Tot
Fort Rouge	1 12.5	3 4.3	5 8.5	-	-	-	-	-	-	-	1 14.3	-	-	1 11.1	-	11 5.3
Central	3 37.5	7 10.0	9 15.3	2 28.6	1 33.3	4 57.1	1 16.7	8 72.7	1 50.0	2 50.0	2 28.6	1 33.3	1 50.0	2 22.2	6 66.7	50 24.2
North end	1 12.5	6 8.6	10 16.9	1 14.3	1 33.3	2 28.6	2 33.3	1 9.1	1 50.0	1 25.0	1 14.3	-	-	1 11.1	-	28 13.5
East st. James	-	4 5.7	4 6.8	1 14.3	-	-	-	-	-	-	1 14.3	-	-	-	-	10 4.8
West St. James	1 12.5	8 11.4	4 6.8	-	-	-	-	-	-	1 25.0	-	-	-	-	-	14 6.8
Charleswo	-	1 1.4	-	-	-	-	-	-	-	-	-	-	-	-	-	1 0.5
Tuxedo	-	2 2.9	-	-	-	-	1 16.7	-	-	-	-	-	-	-	-	3 1.4
Fort Garry	-	11 15.7	1 1.7	-	-	-	-	1 9.1	-	-	-	-	-	2 22.2	-	15 7.2
Saint Vital	-	5 7.1	4 6.8	1 14.3	-	-	-	-	-	-	-	-	1 50.0	-	2 22.2	13 6.8
Saint Boniface	-	4 5.7	2 3.4	-	-	-	-	1 9.1	-	-	-	-	-	1 11.1	-	8 3.9
Transcona	-	4 5.7	4 6.8	-	-	-	-	-	-	-	1 14.3	-	-	1 11.1	1 11.1	11 5.3
East Kildonan	-	7 10.0	12 20.0	1 14.3	-	-	-	-	-	-	-	2 66.7	-	1 11.1	-	23 11.1
North Kildonan	1 12.5	-	1 1.7	-	-	-	-	-	-	-	-	-	-	-	-	2 1.0
West Kildonan	1 12.5	4 5.7	-	-	-	1 14.3	-	-	-	-	1 14.3	-	-	-	-	7 3.4
Old Kildonan	-	4 5.7	3 5.1	1 14.3	1 33.3	-	2 33.3	-	-	-	-	-	-	-	-	11 5.3
Column Total	8 3.9	70 33.8	59 28.5	7 3.4	3 1.4	7 3.4	6 2.9	11 5.3	2 1.0	4 1.9	7 3.4	3 1.4	2 1.0	9 4.3	9 4.3	207 100.0

Number of missing observation = 99

Table 9

## PREFERRED AREAS BY DISLIKED AREAS IN WINNIPEG

Preferred->	Ft.R.	Centr.	N.End	E St J	W St J	Chasw	Tuxedo	Ft Gar	St Vit	St Bon	Trans	E.K.	N.K.	W.K.	O.K.	Row Tot
Fort Rouge	-	2 6.5	-	1 10.0	1 5.6	-	-	-	-	-	-	-	1 12.5	1 16.7	2 15.4	3 3.8
Central	8 47.1	1 3.2	2 10.0	3 30.0	9 50.0	4 80.0	-	11 68.8	7 41.2	7 18.8	5 45.5	2 11.8	2 25.0	3 50.0	5 38.5	69 33.0
North end	1 5.9	6 19.4	4 20.0	3 30.0	6 33.3	-	3 25.0	3 18.8	5 29.4	3 18.8	4 36.4	13 76.5	4 50.0	-	3 23.1	58 27.8
East st. James	-	-	-	2 20.0	-	-	-	-	2 11.8	1 6.3	-	-	1 12.5	-	1 7.7	7 3.3
West St. James	1 5.9	1 3.2	-	-	1 5.6	-	-	-	-	-	-	-	-	-	-	3 1.4
Charleswood	1 5.9	3 9.7	2 10.0	-	-	-	-	-	-	-	-	-	-	1 16.7	-	7 3.3
Tuxedo	-	3 9.7	3 15.0	-	-	-	-	-	-	-	-	-	-	-	-	6 2.9
Fort Garry	2 11.8	3 9.7	3 15.0	-	-	-	-	-	-	3 18.8	-	-	-	1 16.7	-	12 5.7
Saint Vital	-	1 50.0	1 50.0	-	-	-	-	-	-	-	-	-	-	-	-	2 1.0
Saint Boniface	-	3 9.7	1 5.0	-	-	-	-	-	-	-	-	-	-	-	-	4 1.9
Transcona	-	2 6.5	4 20.0	1 10.0	1 5.6	-	-	-	-	-	1 9.1	-	-	-	1 7.7	10 4.8
East Kildonan	1 5.9	-	-	-	-	-	-	-	-	1 6.3	-	1 5.9	-	-	-	3 1.4
North Kildonan	-	1 3.2	-	-	-	-	-	-	1 5.9	-	-	-	-	-	-	2 1.0
West Kildonan	1 5.9	2 6.5	-	-	-	1 20.0	1 25.0	2 12.5	-	1 6.3	-	1 5.9	-	-	-	9 4.3
Old Kildonan	2 11.8	3 9.7	-	-	-	-	-	-	2 11.8	-	1 9.1	-	-	-	1 7.7	9 4.3
Column Total	17 8.1	31 14.8	20 9.6	10 4.8	18 8.6	5 2.4	4 1.9	16 7.7	17 8.1	16 7.7	11 5.3	17 8.1	8 3.8	6 2.9	13 6.2	209 100.0

Number of missing observation = 97

For question #8, the responses are shown in Table 10. Applicants were asked to rate the importance of each of the fourteen factors as a reason for choosing an area to live.

The following factors were indicated as 'very important'; neighborhood safety (93.2 per cent), Schools (83.8 per cent), Public Transit (73.5 per cent), Neighborhood Appearance (63.7 per cent), Parks (58.5 per cent), Shopping facilities (55.1 per cent) and Daycare facilities (44.9 per cent).

On the other hand, the following factors were indicated as 'not important'; Ethnic/Cultural facilities (61.6 per cent), Entertainment Facilities (54.2 per cent), close to Place of Worship (43.4 per cent), Ethnic/Cultural Makeup (42.4 per cent) and Close to Family/Relatives (42.3 per cent).

As far as the rest of the variables are concerned, no pattern emerged and no apparent need was displayed (refer to Table 7).

In question #10, applicants were asked to indicate the variables that were important to their living environments. The response to this question is tabulated in Table 11. From the responses, slightly more than half of the applicants or 51.1 per cent of the respondents chose the 'neighborhood

TABLE 10

## THE IMPORTANCE OF NEIGHBORHOOD FEATURES

(Adjusted Frequency in Percentage)

<u>Factor</u>	<u>Very</u> <u>Important</u>	<u>Somewhat</u> <u>Important</u>	<u>Not</u> <u>Important</u>
Neighborhood Safety	93.2	6.8	0.0
Neighborhood Appearance	63.7	34.5	1.8
Ethnic/Cultural Makeup	16.5	41.0	42.4
Parks	58.5	34.9	6.7
Community Clubs	32.7	45.2	22.1
Schools	83.8	12.4	3.8
Public Transit	73.5	22.6	3.8
Close to Work	28.9	40.4	30.7
Close to Family/Relatives	23.8	33.8	42.3
Close to Place of Worship	20.8	35.8	43.4
Shopping Facilities	55.1	37.5	7.4
Entertainment Facilities	10.5	35.3	54.2
Ethnic/Cultural Facilities	11.8	26.5	61.6
<u>Daycare Facilities</u>	<u>44.9</u>	<u>21.7</u>	<u>33.5</u>
Total number of responses	306		

environment' as 'very important', as opposed to only 34.3 per cent of the respondents who chose the 'Building types' as important to their living environment.

TABLE 11

## PREFERENCE FOR A LIVING ENVIRONMENT

<u>Factor</u>	<u>Frequency Distribution</u>	<u>Valid Percentage of Total</u>
Neighborhood	146	51.0
Building	98	34.3
No Preference	42	14.7
<u>Missing</u>	<u>20</u>	
Total number of responses	306	100.0%

For this item (question #11), applicants were asked to indicate their present employment status. The response to this question is tabulated in Table 12. The result indicates that more than half of the respondents or 63.0 per cent of the applicants are unemployed, while only 37.0 per cent of the respondents indicated that they were presently working.

In question #12, the responses are shown in Table 13. The map sample in the questionnaire was used to determine

TABLE 12

## EMPLOYMENT STATUS OF APPLICANTS

<u>Factor</u>	<u>Frequency Distribution</u>	<u>Valid Percentage of Total</u>
Employed	110	37.0
Unemployed	187	63.0
<u>Missing</u>	<u>9</u>	
Total number of responses	306	100.0%

whether applicants preferred to live in the inner-city or the suburbs. 'Inner city' areas are defined as those areas shown as dots in the map.

As shown in Table 13, 143 applicants or 51.4 per cent of the respondents prefer to live in a suburban setting as opposed to 96 applicants or 34.5 per cent of the respondents who preferred the inner-city.

In question #15, the respondents were asked to indicate their present type of housing accommodation. As shown in the Table 14, 35.0 per cent and 26.2 per cent of the respondents lived in both Walkup Apartment and Single Detached building types respectively. In addition, 18.7 per cent lived in Duplex housing, while 8.2 per cent and 6.7 per cent of the



TABLE 13

## PREFERENCE LOCATION (INNER CITY OR SUBURB)

<u>Factor</u>	<u>Frequency Distribution</u>	<u>Valid Percentage of Total</u>
Inner-City	96	34.5
Suburbs	143	51.4
No Preference	39	14.0
<u>Missing</u>	<u>28</u>	
Total number of responses	306	100.0%

respondents lived in both Row Housing and Elevatored Apartment. Only 4.2 per cent of the applicants lived in Stacked Townhouse.

Question 18 of the questionnaire was asked to find out the reasons why people apply for family public housing. As shown in Table 15, 'present place too small' (60.9 per cent) and 'unable to afford rent/mortgage' (52.7 per cent) were given as the two most important reasons why the respondents applied for public housing. Other reasons given were 'present neighborhood unsafe' (35.9 per cent) and 'can no longer live with friends or relatives' (34.5 per cent). The least chosen reasons of the variables were' building being

TABLE 14

## PRESENT TYPE OF HOUSING ACCOMMODATION

<u>Factor</u>	<u>(Number of Responses)</u>	
	<u>Frequency</u> <u>Distribution</u>	<u>Valid Percentage</u> <u>of Total</u>
Single Detached	70	26.2
Duplex	50	18.7
Row Housing	22	8.2
Stacked Townhouse	13	4.9
Walkup Apartment	94	35.2
Elevated Apartment	18	6.7
<u>Missing</u>	<u>39</u>	
Total number of responses	306	100.0%

demolished', 'problems with neighbours', and 'problems with landlords'.

TABLE 15

## REASONS FOR APPLYING FOR PUBLIC HOUSING

(Adjusted Frequency in Percentage)

<u>Factor</u>	<u>Very</u> <u>Important</u>	<u>Somewhat</u> <u>Important</u>	<u>Not</u> <u>Important</u>
Present neighborhood unsafe	35.9	23.7	40.4
Unable to afford rent/mortgage	52.7	20.7	26.6
Utility bills too high	31.8	24.9	43.3
Building being demolished	5.7	3.8	90.4
Can no longer stay with friends or relatives	34.5	7.2	58.3
Problems with landlords	15.0	9.9	75.1
Problems with neighbours	13.7	8.1	78.2
Present place too small	60.9	8.8	30.3
Poor quality of present accommodation	30.0	19.7	50.2
<u>Family separation or death</u>	<u>24.2</u>	<u>4.3</u>	<u>71.5</u>
Total number of responses	306		

In question 22 of the questionnaire the respondents were asked if they had the choice whether or not they would live in public housing. As shown in Table 16, although majority of the respondents were undecided (45.0 per cent), 31.7 per

cent of the respondents indicated that they would not want to live in public housing, as opposed to 23.3 per cent who indicated their preference to live in public housing.

TABLE 16

## PREFERENCE FOR PUBLIC HOUSING ACCOMMODATION

<u>Factor</u>	<u>Frequency Distribution</u>	<u>Valid Percentage of Total</u>
YES	61	23.3
NO	83	31.7
UNDECIDED	114	45.0
<u>Missing</u>	<u>44</u>	
Total number of responses	306	100.0%

**4.4 SUMMARY**

This chapter has presented the results of a questionnaire that asked family applicants for public housing to rate the highs and lows of their preferences to choose a particular housing environment. In the next chapter, an interpretation of the findings will be presented and these will be compared

to some findings reached in the earlier literature, upon which recommendations will be made.

## Chapter V

### INTERPRETATIONS AND CONCLUSIONS:

#### 5.1 INTRODUCTION

This study set out to identify the factors that are perceived to be most influential in determining locational preferences of family public housing applicants in Winnipeg. In this regard, this chapter interprets the findings of the preceding chapters, including the conclusions and some suggested areas for future research. For a detailed breakdown of these findings refer to Table 17.

#### 5.2 INTERPRETATION OF RESULTS

##### 5.2.1 DEMOGRAPHIC CHARACTERISTICS:

As previously eluded to in Chapter Four, the majority of public housing applicants were female, single-parent with children. Similar to the national trend, "of the 72,861 families in public housing, 58.5 per cent or 42,654 are single parent families."<sup>70</sup> In this study, the younger age

---

<sup>70</sup> Canada Mortgage and Housing Corporation, The Housing Needs of Single Parent Families in Canada, Canada Mortgage and Housing Corporation, Ottawa, 1983. Pp. 7.

groups of 15 to 24 and 25 to 34 years represents the highest concentration of public housing applicants in Winnipeg. They could be categorized as being in the low income group, that is, "those households that make below \$15,000 per year."<sup>71</sup> For the housing applicants, ability to pay and the size of their present accommodations were revealed as the overriding factors that contributed to them applying for public housing.

---

<sup>71</sup> Ibid. Pp. 34.

TABLE 17

## THE LITERATURE AND SURVEY FINDINGS

(Percentage)

<u>Literature Findings</u>	<u>Survey Findings</u>				<u>Remarks</u>
	<u>Highly</u> <u>Confirmed</u>	<u>Moderately</u> <u>Confirmed</u>	<u>Not</u> <u>Confirmed</u>	<u>No</u> <u>Opinion</u>	
Ground Oriented Building Type	72.2	0.0	27.8		Row Houses and Stacked Townhouses
Availability of Community Center	32.7	45.2	22.1		
Availability of Daycare Center	44.9	21.7	33.5		
Entertainment Facilities	10.5	35.3	54.2		
Ethnic background	11.8	26.5	61.6		Referred to as Ethnic/Cultural Makeup
Availability of Employment Oppor.	28.9	40.4	30.7		
Close to Friends/Relatives	23.8	33.8	42.3		
Neighborhood Appearance	63.7	34.5	1.8		
Importance of Good Environment					Referred to as Preferred living Envir.
Environment	85.5	0.0	0.0	14.7	Between Neighborhood and Building
Neighborhood Safety	93.2	6.8	0.0		Personal safety, Traffic and Vandalism
Smaller Unit Project	52.7	6.0	1.3	40.0	Referred to as Development size
Close to a Neighborhood Park	58.5	34.9	6.7		
Close to a Church	20.8	35.8	43.4		
Privacy	Not asked in the survey				
Availability of Public Transpor.	73.5	22.6	3.8		Referred to as Public Transit
Close to School	83.8	12.4	3.8		
Close to Shopping Facilities	55.1	37.5	7.4		
Household Size	Not asked in the survey				



### 5.2.2 PHYSICAL AND SOCIAL CHARACTERISTICS:

The results revealed the importance of Neighborhood safety, as an overwhelming proportion of the applicants, nearly 94 per cent cited Neighborhood Safety as the most important factor in their choice of a residential location. While the exact rating of this factor remains unclear, one may assume that neighborhood safety may be inferred by direct experiences such as, traffic hazards, personal safety and vandalism. The results support the literature findings of Cooper and Sarkissian, Kasl and Harburg, as well as Morris and Winter, which stressed on the importance of Neighborhood Safety in a residential environment.

In terms of the preferred building types, the choices in the questionnaire includes Elevator Apartments, Walk-up Apartments, Stacked Townhouses, and Row houses. From the results, Row Houses and Stacked Townhouses were highly confirmed by 72.0 per cent of the respondents as being the most preferred. It is assumed that conventional wisdom and experiences necessitates families with younger children to prefer ground oriented buildings, because they are easily identifiable and accessible to outdoor spaces. Also, as cited in the literature by Oscar Newman's defensible space, ground oriented buildings also provides for the easy supervision of children's play activity. On the other hand, Walk-Up Apartment was the least like of the four building type.

It is presumed that the following three reasons may have contributed to the dislike of Walk-Up Apartment: (1) Sound transmission between floor can be poor, as solid concrete is not rrequired for Walk-Up Apartment construction. (2) When carrying groceries and younger children, Townhouses and Elevatored Apartments are easily accessible to outdoor spaces without having to negotiate stairs, as compared to many Walk-Up Apartments. (3) 'Image problem'- many Walk-Up Apartments are associated with public housing and older blocks.

In this regard, smaller unit developments was highly confirmed in the survey by the 52.7 per cent and moderately confirmed by 6.0 per cent rating. It is assumed that smaller projects allow for personal identification of one's unit, personal space, and personal control. Therefore, the degree required for managing the problems of smaller projects is not the same as that required for managing larger projects. Also, smaller projects help to eliminate the stigma that is often associated with alienation and concentration of problems. On the other hand, 40.0 per cent of the applicants had no preference on projects size.

In addition, despite the availablity of busing and special schools for either English or French immersion only, nevertheless, most people still perceive the availablity of schools in their area as important. As confirmed by the 85 per cent rating and supported in the literature by Copper

and Sarkissian, as well as, Fenny and Ogrochuik the availability of schools is particularly of significant to children needs in a residential environment.

Similarly, closeness to a neighborhood park was highly confirmed by 58.5 per cent and moderately confirmed by 34.9 per cent rating. Generally, parks refers to these two aspects, dependent and independent play patterns. Dependent play pattern refers to young children who depend on their parents to take them a neighborhood park to carry out play activities, while independent play pattern refers to children who can carry out play activities on their own without parental supervision, such as, teenagers and grown up adults. Although play patterns changes as children grow up, being close to home does provide parents the opportunity to supervise their children's play activity. This supports literature findings of Morris and Winter, Copper and Sarkissian, as well as, De Chiara and Koppelman, which suggests that younger children generally prefer to carry on play activities near to or immediately adjacent to their home.

Although, there are different characteristics of shopping patterns, such as, local corner stores, Supermarkets or Grocery stores, and Regional or shopping malls. However, the importance of closeness to a local corner stores and grocery stores, excluding perhaps regional malls was highly confirmed by 55.1 per cent and moderately confirmed by 37.5 per

cent ratings. As revealed by Fenny and Ogroduik and Copper in the literature, it can be assumed that the availability of a shopping facility is particularly needed by the parents to do their daily and major grocery shopping.

As could be expected, the importance of public transportation system was revealed by the 73.5 per cent rating and confirmed by Cooper and Sarkissian and others in the literature. Based on the rating, it would seem reasonable to assume that majority of the applicants do not own a car and need public transportation to work, shopping, and school.

Surprisingly, Ethnicity (61.6 per cent) Entertainment facilities (54.2 per cent), Close to Church (43.4 per cent) and Close to Friends/Relatives (42.3 per cent), which were cited in the literature as important were not confirmed by the survey. At first glance, the results might seem surprising, for example, it is generally assumed that most people would prefer to live amongst friends and family members, however, it is assumed that the applicants past experiences with family member, including perhaps the desire for independent living and assimilation into other cultural groups had an influence upon the rating of some these factors. With the majority, the importance of social and cultural roles played by the neighborhood churches in support of low income people was not confirmed in this survey. It is quite possible that the majority of the applicants do not attend church.

### 5.2.3 ENVIRONMENT AND NEIGHBORHOOD CHARACTERISTICS:

The importance of a good environment, which includes the 'General Neighborhood' and 'Building Types', excluding perhaps appearance are shown by the 85.3 per cent rating. As defined by Morris and Winter, a good environment should provide for an atmosphere where learning can take place and competence develop with environmental experiences outside the home. Generally, when choosing a good environment, most people will inevitably incorporate some elements of safety which was previously eluded to above. On the other hand, the results also revealed that 14.7 per cent had no opinion.

As a result, Neighborhood Appearance was strongly endorsed by 63.7 per cent rating. It is believed that the applicants past experiences towards the general upkeep of the environment, including cleanness and/or the pe the perception of rundown houses in the surrounding neighborhoods influenced the applicants choice. In addition, 34.5 per cent of the applicants moderately confirmed the importance of this factor, while a very small percentage of applicants (1.8 per cent) did not confirm the importance of neighborhood appearance.

#### 5.2.4 LOCATIONAL PREFERENCES IN WINNIPEG

The preferences of the fifteen areas in Winnipeg were crosstabulated in Chapter Four, in order to make the interpretation of results more meaningful, three variables were examined. These are:

1. The number of applicants that preferred their present area.
2. The number of applicants that disliked their present area.
3. The number of applicants that are either confused or were inconsistent in their results.

In terms of the preferred areas in Winnipeg, the Central area (28.9 percent), North End (14.9 per cent), and East Kildonan (8.9 per cent) were strongly preferred. From the results, a vast majority of the applicants that preferred these areas, also reside in them. For example, of those that chose the Central area, 68.0 per cent of them actually reside in the area. Also, 63.0 per cent and 65.0 per cent of the applicants that preferred both the North End and East Kildonan actually reside in the respective areas. As a result, one may assume that factors, such as, the affiliation with the physical and social groups, including perhaps, the social networks and concentrated use of facilities that are available in the area, helped to contribute to the applicants chose of the respective areas.

On the other hand, both the Central and North End areas were the least liked. However, one must stress that the majority of the applicants that indicated their dislike to both the Central and North End areas, in fact live outside the areas. For example, only 10.0 per cent of those applicants that live in the Central area actually dislike the areas, as compared to 72.7 per cent from Fort Garry who indicated their dislike of the Central area. Likewise, only 16.9 per cent of the applicants in the North End actually dislike the area. Therefore, it would not seem unreasonable to assume that the majority of applicants that dislike the areas did so, because they do not perceive them to be safe. Also, some elements of neighborhood safety that was previously eluded to in the physical and social sector, such as, traffic hazard, vandalism and personal safety, may have contributed to their dislike or "hate" to the areas. This results support the literature findings of Morris and Winter, which stressed on the importance of safety in a residential environment.

In conclusion, this section has discussed some factors that were highly confirmed in both the literature and survey findings.

### 5.3 CONCLUSIONS AND AREAS FOR FUTURE RESEARCH

Although, many other aspects associated with location of public housing remain to be studied, it is believed that some factors identified in this study can help form a basis upon which the formulation of locational guidelines for family public housing in Winnipeg can be developed.

During the preparation of this practicum, the author noted a need for interdisciplinary research into areas affecting the perception of why people move from one location of the city to another. In addition, task-oriented research that is interdisciplinary in scope and designed to illuminate specific problems and issues of locating public housing should be given a higher priority in research efforts. At the same time, improved links must be forged between researchers, policy makers, and occupants of public housings, so that research needs can be more effectively identified and the findings of the research tested through application to actual programs.

Most importantly, a study which compares the perceptions of those families presently living in a public housing with those applying to be accepted into a public housing unit, would better provide for a greater understanding of the factors that are perceived to influence the location of family public housing in an urban setting.

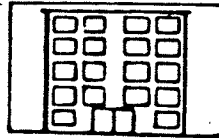


Finally, it should be noted at this point that any future research in this direction might also find it profitable to re-test the conclusion of this study.

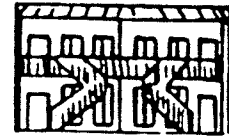
**Appendix A**  
**QUESTIONNAIRE**

THE FOLLOWING REPLIES ARE FOR STATISTICAL GATHERING PURPOSES ONLY AND WILL NOT HAVE ANY EFFECT ON YOUR APPLICATION FOR HOUSING

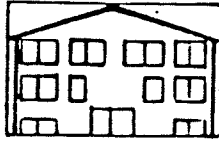
USE THESE BUILDING ILLUSTRATIONS FOR THE FOLLOWING TWO QUESTIONS



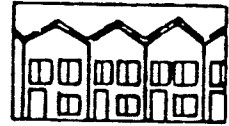
ELEVATED APARTMENTS



STACKED TOWNHOUSES



WALK-UP APARTMENTS



ROW HOUSES

1. INDICATE YOUR GENERAL FEELINGS ABOUT LIVING IN EACH OF THE FOLLOWING

	LIKE	DISLIKE	NO OPINION
ELEVATED APARTMENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALK-UP APARTMENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STACKED TOWNHOUSES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROW HOUSES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. WHICH OF THE BUILDING TYPES WOULD YOU PREFER TO LIVE IN? (CHOOSE ONLY ONE TYPE)

ELEVATED APARTMENTS       WALK-UP APARTMENTS       STACKED TOWNHOUSES       ROW HOUSES

3. BRIEFLY STATE YOUR REASONS FOR YOUR LIKES AND DISLIKES (AS ABOVE)

---



---



---

4. WHICH SIZE OF DEVELOPMENT WOULD YOU LIKE TO LIVE IN? (CHOOSE ONE)

UNDER 10 UNITS/SUITES       OVER 50 UNITS/SUITES   
 11-25 UNITS/SUITES       NO PREFERENCE   
 26-50 UNITS/SUITES

5. HOW IMPORTANT IS IT TO HAVE EACH OF THE FOLLOWING AS PART OF YOUR LIVING ENVIRONMENT?

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
CHILDRENS' PLAY AREAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STORAGE AREA/FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARKING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR YARD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TREES AND SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMON ROOM (MEETING AREA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR BALCONY (DECK) / PATIO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER (DESCRIBE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. IF YOU COULD LIVE ANYWHERE IN WINNIPEG, LIST IN ORDER OF PREFERENCE THE TOP THREE AREAS YOU WOULD CHOOSE. (USE THE NUMBERS ON THE MAP)

1) AREA NUMBER: \_\_\_\_\_ 3) AREA NUMBER: \_\_\_\_\_  
 2) AREA NUMBER: \_\_\_\_\_

7. DO YOU FAVOUR A SPECIFIC LOCATION(S) IN THE AREAS YOU CHOSE?

YES  NO

IF YES PLEASE IDENTIFY BY NEIGHBOURHOOD, OR AREA, OR STREET NAME ETC.

8. IN YOUR VIEW, HOW IMPORTANT IS EACH OF THE FOLLOWING IN YOUR CHOICE OF AN AREA IN WHICH TO LIVE?

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
NEIGHBOURHOOD SAFETY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NEIGHBOURHOOD APPEARANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ETHNIC/CULTURAL MAKE-UP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMUNITY CLUBS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCHOOLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PUBLIC TRANSIT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSE TO WORK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSE TO FAMILY/RELATIVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSE TO PLACE OF WORSHIP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHOPPING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTERTAINMENT FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ETHNIC/CULTURAL FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAYCARE FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER (PLEASE STATE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8.b) WHAT DOES NEIGHBOURHOOD SAFETY MEAN TO YOU?

\_\_\_\_\_

9. LIST IN ORDER OF PREFERENCE THE TOP THREE AREAS THAT YOU WOULD NOT WANT TO LIVE IN (IF NO OPINION, LEAVE BLANK, USE MAP NUMBERS)

1) AREA NUMBER: \_\_\_\_\_ 3) AREA NUMBER: \_\_\_\_\_  
 2) AREA NUMBER: \_\_\_\_\_

10. IN TERMS OF YOUR LIVING ENVIRONMENT, WHAT IS MORE IMPORTANT THE NEIGHBOURHOOD OR THE BUILDING? (CHECK ONE BOX ONLY)

NEIGHBOURHOOD  BUILDING  NO PREFERENCE

11. ARE YOU PRESENTLY WORKING?

YES  NO

IF WORKING, IN WHAT AREA? (USE MAP NUMBERS)

AREA NUMBER: \_\_\_\_\_

12. IF YOU HAD A CHOICE WOULD YOU RATHER LIVE IN THE INNER-CITY OR THE SUBURBS? (USE MAP, DOTTED AREA ONLY IS INNER-CITY, CHECK ONE)

INNER-CITY  SUBURBS  NO PREFERENCE

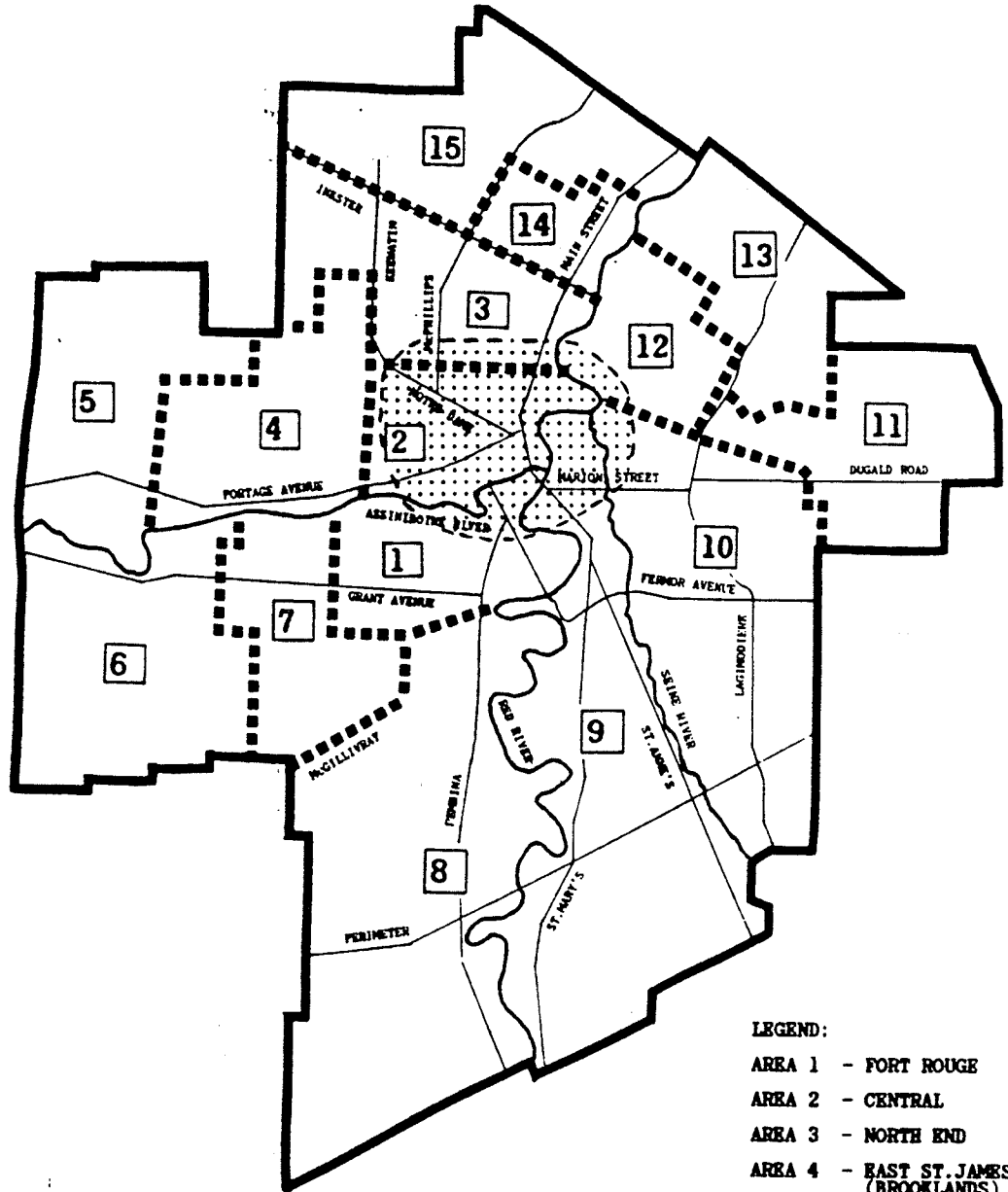
13. WHAT AREA ARE YOU PRESENTLY LIVING IN? (USE MAP NUMBERS)


AREA NUMBER: \_\_\_\_\_

14. HAVE YOU LIVED IN ANY OTHER AREAS OF THE CITY? (LIST BY MAP NUMBER)

AREA NUMBER: \_\_\_\_\_ AREA NUMBER: \_\_\_\_\_

AREA NUMBER: \_\_\_\_\_ AREA NUMBER: \_\_\_\_\_



INNER-CITY AREA 

- LEGEND:
- AREA 1 - FORT ROUGE
  - AREA 2 - CENTRAL
  - AREA 3 - NORTH END
  - AREA 4 - EAST ST. JAMES (BROOKLANDS)
  - AREA 5 - WEST ST. JAMES (ASSINIBOIA)
  - AREA 6 - CHARLESWOOD
  - AREA 7 - TUXEDO
  - AREA 8 - FORT GARRY
  - AREA 9 - ST. VITAL
  - AREA 10 - ST. BONIFACE
  - AREA 11 - TRANSCONA
  - AREA 12 - EAST KILDONAN
  - AREA 13 - NORTH KILDONAN
  - AREA 14 - WEST KILDONAN
  - AREA 15 - OLD KILDONAN

NOTE: QUESTIONS ARE CONTINUED ON THE REVERSE SIDE OF THIS PAGE.

15. WHAT IS YOUR PRESENT TYPE OF HOUSING ACCOMMODATION? (CHOOSE ONE)

- |                         |                          |                    |                          |
|-------------------------|--------------------------|--------------------|--------------------------|
| SINGLE DETACHED UNIT    | <input type="checkbox"/> | STACKED TOWNHOUSE  | <input type="checkbox"/> |
| DUPLEX UNIT (2 UNITS)   | <input type="checkbox"/> | WALK-UP APARTMENT  | <input type="checkbox"/> |
| ROW HOUSING (2 OR MORE) | <input type="checkbox"/> | ELEVATED APARTMENT | <input type="checkbox"/> |

16. WHAT IS THE SIZE OF YOUR PRESENT HOUSING ACCOMMODATION?

- |                        |                          |                    |                          |
|------------------------|--------------------------|--------------------|--------------------------|
| BACHELOR (NO BEDROOMS) | <input type="checkbox"/> | 3 BEDROOMS         | <input type="checkbox"/> |
| 1 BEDROOM              | <input type="checkbox"/> | 4 OR MORE BEDROOMS | <input type="checkbox"/> |
| 2 BEDROOMS             | <input type="checkbox"/> |                    |                          |

17. HOW WOULD YOU RATE THE PHYSICAL CONDITION OF YOUR PRESENT HOUSING?

- GOOD  FAIR  POOR

IF POOR, WHAT ARE THE PHYSICAL PROBLEMS?

18. HOW IMPORTANT WAS EACH OF THE FOLLOWING REASONS IN YOUR DECISION TO APPLY FOR PUBLIC HOUSING?

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
PRESENT NEIGHBOURHOOD UNSAFE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNABLE TO AFFORD PRESENT RENT/MORTGAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY BILLS TOO HIGH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING BEING DEMOLISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CAN NO LONGER STAY WITH FAMILY/FRIENDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROBLEMS WITH LANDLORD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROBLEMS WITH NEIGHBOURS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PRESENT PLACE TOO SMALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POOR QUALITY OF PRESENT ACCOMMODATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FAMILY SEPARATION/DEATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER (PLEASE STATE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. WHAT DO YOU LIKE MOST ABOUT PUBLIC HOUSING?

\_\_\_\_\_

\_\_\_\_\_

20. WHAT DO YOU DISLIKE ABOUT PUBLIC HOUSING?

\_\_\_\_\_

\_\_\_\_\_

21. IF THERE WERE AN ACTIVE TENANT ASSOCIATION IN YOUR HOUSING DEVELOPMENT, WOULD YOU BECOME A MEMBER?

- YES  NO  UNDECIDED

22. IF YOU HAD A CHOICE WOULD YOU RATHER NOT LIVE IN PUBLIC HOUSING?

- YES  NO  UNDECIDED

23. WHICH OF THE FOLLOWING HOUSING PROGRAMS HAVE YOU HEARD OF?

- CO-OPERATIVE HOUSING
- SHELTER ALLOWANCE FOR FAMILY RENTERS (SAFFR)
- RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP)
- CORE AREA INFILL HOUSING
- BUY AND RENOVATE

24. WOULD YOU CONSIDER LIVING IN CO-OPERATIVE HOUSING?

- YES  NO  UNDECIDED

THE FOLLOWING QUESTION IS OPTIONAL

25. DO YOU IDENTIFY WITH ANY ETHNIC/CULTURAL GROUP?

- YES  NO

IF YES, PLEASE STATE:

\_\_\_\_\_

**Appendix B**  
**COMPUTER PROGRAM (SPSS VARIABLE LABELS)**

Variable: SURNUM	Label: SURVEY NUMBER				
No value labels	Type: Number	Width: 3	Dec: 0	Missing: * None *	
Variable: YEAR	Label: YEAR OF APPLICATION				
No value labels	Type: Number	Width: 2	Dec: 0	Missing: * None *	
Variable: MONTH	Label: MONTH				
No value labels	Type: Number	Width: 1	Dec: 0	Missing: * None *	
Variable: NUMAPP	Label: CODE NUMBER				
No value labels	Type: Number	Width: 3	Dec: 0	Missing: * None *	
Variable: ASSAREA	Label: ASSIGNED AREA				
Value labels follow	Type: Number	Width: 2	Dec: 0	Missing: .00	
1.00 FORT ROUGE		2.00 CENTRAL			
3.00 NORTH END		4.00 EAST SAINT JAMES			
5.00 WEST SAINT JAMES		6.00 CHARLESHOOD			
7.00 TUXEDO		8.00 FORT GARRY			
9.00 SAINT VITAL		10.00 SAINT BONIFACE			
11.00 TRANSCONA		12.00 EAST KILDONAN			
13.00 NORTH KILDONAN		14.00 WEST KILDONAN			
15.00 OLD KILDONAN					
Variable: ASSBDR	Label: ASSIGNED BEDROOMS				
No value labels	Type: Number	Width: 1	Dec: 0	Missing: .00	
Variable: STATUS	Label: MARITAL STATUS				
Value labels follow	Type: Number	Width: 1	Dec: 0	Missing: 9.00	
1.00 MARRIED		2.00 SEPARATED			
3.00 DIVORCED		4.00 WIDOWED			
5.00 COMMON LAW		6.00 SINGLE			
Variable: SOCASST	Label: SOCIAL ASSISTANCE				
Value labels follow	Type: Number	Width: 1	Dec: 0	Missing: .00	
1.00 YES		2.00 NO			
3.00 UNDECIDED					
Variable: FAMSIZE	Label: FAMILY SIZE				
No value labels	Type: Number	Width: 1	Dec: 0	Missing: * None *	
Variable: NUMCHILD	Label: NUMBER OF CHILDREN				
No value labels	Type: Number	Width: 1	Dec: 0	Missing: * None *	
Variable: AGEAPP	Label: AGE OF APPLICANT				
No value labels	Type: Number	Width: 2	Dec: 0	Missing: .00	
Variable: SEXAPP	Label: SEX OF APPLICANT				
Value labels follow	Type: Number	Width: 1	Dec: 0	Missing: .00	
1.00 MALE		2.00 FEMALE			
Variable: PREG	Label: EXPECTING BABY				
Value labels follow	Type: Number	Width: 1	Dec: 0	Missing: .00	
1.00 YES		2.00 NO			
3.00 UNDECIDED					



Variable: BLDGTYPE Label: BUILDING TYPE PREFERENCE  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 ELEVATED 2.00 WALKUP  
 3.00 STACKED TOWNHOUSE 4.00 ROWHOUSE

Variable: DEVSIZE Label: DEVELOPMENT SIZE PREFERENCE  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 UNDER 10 UNITS 2.00 11-25  
 3.00 26-50 4.00 OVER 50  
 5.00 NO PREFERENCE

Variable: PLAYAREA Label: IMPORTANCE OF PLAY AREAS  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: STRGAREA Label: IMPORTANCE OF STORAGE FACILITIES  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: PARKING Label: IMPORTANCE OF PARKING  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: OUTDOOR Label: IMPORTANCE OF OUTDOOR YARD  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: TREES Label: IMPORTANCE OF TREES AND SHRUBS  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: MEETAREA Label: IMPORTANCE OF MEETING AREAS  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: BALCONY Label: IMPORTANCE OF BALCONIES OR PATIOS  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: OTHERONE Label: OTHER IMPORTANCES IN LIVING ENVIRONMENT  
 Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
 1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
 3.00 NOT IMPORTANT

Variable: DESONE Label: FIRST AREA OF PREFERENCE IN LIVING  
 Value labels follow Type: Number Width: 2 Dec: 0 Missing: .00  
 1.00 FORT ROUGE 2.00 CENTRAL  
 3.00 NORTH END 4.00 EAST SAINT JAMES  
 5.00 WEST SAINT JAMES 6.00 CHARLESHOOD  
 7.00 TUXEDO 8.00 FORT GARRY

9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: DESTWO      Label: SECOND AREA OF PREFERENCE IN LIVING  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: DESTHREE      Label: THIRD AREA OF PREFERENCE IN LIVING  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: LOCATION      Label: SPECIFIC LOCATION PREFERENCE  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	YES	2.00	NO
3.00	UNDECIDED		

Variable: NBRSAFE      Label: IMPORTANCE OF NEIGHBOURHOOD SAFETY  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: NBRAPPNC      Label: IMPORTANCE OF NEIGHBOURHOOD APPEARANCE  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: ETHMAKE      Label: IMPORTANCE OF ETHNIC/CULTURAL MAKE-UP  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: PARKS      Label: IMPORTANCE OF PARKS  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: CLUBS      Label: IMPORTANCE OF COMMUNITY CLUBS  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: SCHOOLS Label: IMPORTANCE OF SCHOOLS  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: TRANSIT Label: IMPORTANCE OF PUBLIC TRANSIT  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: CLTWORK Label: IMPORTANCE OF CLOSENESS TO WORK  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: FAMILY Label: IMPORTANCE OF CLOSENESS TO FAMILY  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: WORSHIP Label: IMPORTANCE OF CLOSENESS TO PLACE OF WORS  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: SHOPPING Label: IMPORTANCE OF SHOPPING FACILITIES  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: ENTMENT Label: IMPORTANCE OF ENTERTAINMENT FACILITIES  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: ETHFAC Label: IMPORTANCE OF ENTHNIC/CULTURAL FACILITIE  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: DAYCARE Label: IMPORTANCE OF DAYCARE FACILITIES  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: OTHERTWO Label: IMPORTANCE OF OTHER AREA CONCERNS  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 VERY IMPORTANT 2.00 SOMEWHAT IMPORTANT  
3.00 NOT IMPORTANT

Variable: UNDONE Label: MOST UNDESIRABLE AREA PREFERENCE  
Value labels follow Type: Number Width: 2 Dec: 0 Missing: .00  
1.00 FORT ROUGE 2.00 CENTRAL  
3.00 NORTH END 4.00 EAST SAINT JAMES  
5.00 WEST SAINT JAMES 6.00 CHARLESWOOD  
7.00 TUXEDO 8.00 FORT GARRY  
9.00 SAINT VITAL 10.00 SAINT BONIFACE

11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: UNDTWO      Label: SECOND MOST UNDESIRABLE AREA PREFERENCE  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: UNDTHREE      Label: THIRD MOST UNDESIRABLE AREA PREFERENCE  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: PREFENV      Label: LIVING ENVIRONMENT PREFERENCE  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	NEIGHBOURHOOD	2.00	BUILDING
3.00	NO PREFERENCE		

Variable: WORKING      Label: WORKING VERIFICATION  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	YES	2.00	NO
3.00	UNDECIDED		

Variable: CITYSUBR      Label: INNER CITY OR SUBURB PREFERENCE  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	INNER CITY	2.00	SUBURBS
3.00	NO PREFERENCE		

Variable: PREAREA      Label: AREA PRESENTLY LIVING IN  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: FORMONE      Label: PREVIOUS AREA OF LIVING ONE  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY

9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: FORMTWO      Label: PREVIOUS AREA OF LIVING TWO  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: FORMTHRE      Label: PREVIOUS AREA OF LIVING THREE  
 Value labels follow    Type: Number    Width: 2    Dec: 0    Missing: .00

1.00	FORT ROUGE	2.00	CENTRAL
3.00	NORTH END	4.00	EAST SAINT JAMES
5.00	WEST SAINT JAMES	6.00	CHARLESWOOD
7.00	TUXEDO	8.00	FORT GARRY
9.00	SAINT VITAL	10.00	SAINT BONIFACE
11.00	TRANSCONA	12.00	EAST KILDONAN
13.00	NORTH KILDONAN	14.00	WEST KILDONAN
15.00	OLD KILDONAN		

Variable: PREACCOM      Label: PRESENT HOUSING ACCOMMODATION TYPE  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	SINGLE DETACHED	2.00	DUPLEX
3.00	ROWHOUSING	4.00	STACKED TOWNHOUSE
5.00	WALKUP APT	6.00	ELEVATED APT

Variable: NUMBDR      Label: NUMBER OF BEDROOMS IN PRESENT HOUSING AC  
 No value labels      Type: Number    Width: 1    Dec: 0    Missing: .00

Variable: PHYCOND      Label: PHYSICAL CONDITION OF PRESENT HOUSING  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	GOOD	2.00	FAIR
3.00	POOR		

Variable: NEISAFE      Label: PRESENT NEIGHBOURHOOD UNSAFE  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: UNABLE      Label: UNABLE TO AFFORD PRESENT RENT OR MORTGAG  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		

Variable: UTILITY      Label: UTILITY BILLS TOO HIGH  
 Value labels follow    Type: Number    Width: 1    Dec: 0    Missing: .00

1.00	VERY IMPORTANT	2.00	SOMEWHAT IMPORTANT
3.00	NOT IMPORTANT		



Variable: SAFFR Label: AWARENESS OF SAFFR HOUSING PROGRAM  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 YES 2.00 NO  
3.00 UNDECIDED

Variable: RRAP Label: AWARENESS OF RRAP HOUSING PROGRAM  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 YES 2.00 NO  
3.00 UNDECIDED

Variable: INFILL Label: AWARENESS OF INFILL HOUSING PROGRAM  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 YES 2.00 NO  
3.00 UNDECIDED

Variable: BUYRNOV Label: AWARENESS OF BUY AND RENOVATE HOUSING PR  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 YES 2.00 NO  
3.00 UNDECIDED

Variable: COOPREF Label: PREFERENCE IN LIVING IN CO-OP HOUSING  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 YES 2.00 NO  
3.00 UNDECIDED

Variable: ETHNICG Label: ETHNIC/CULURAL GROUP IDENTIFICATION  
Value labels follow Type: Number Width: 1 Dec: 0 Missing: .00  
1.00 YES 2.00 NO  
3.00 UNDECIDED

**Appendix C**  
**OTHER RESULTS**

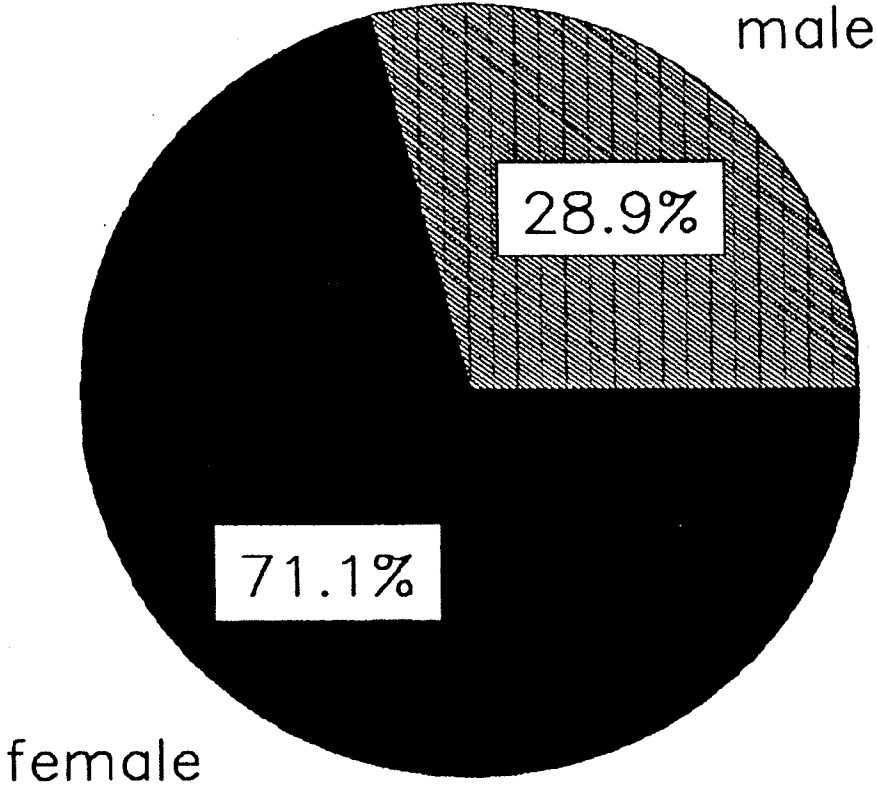


**PREFERENCE STUDY  
SOCIAL HOUSING CLIENTS IN  
WINNIPEG**

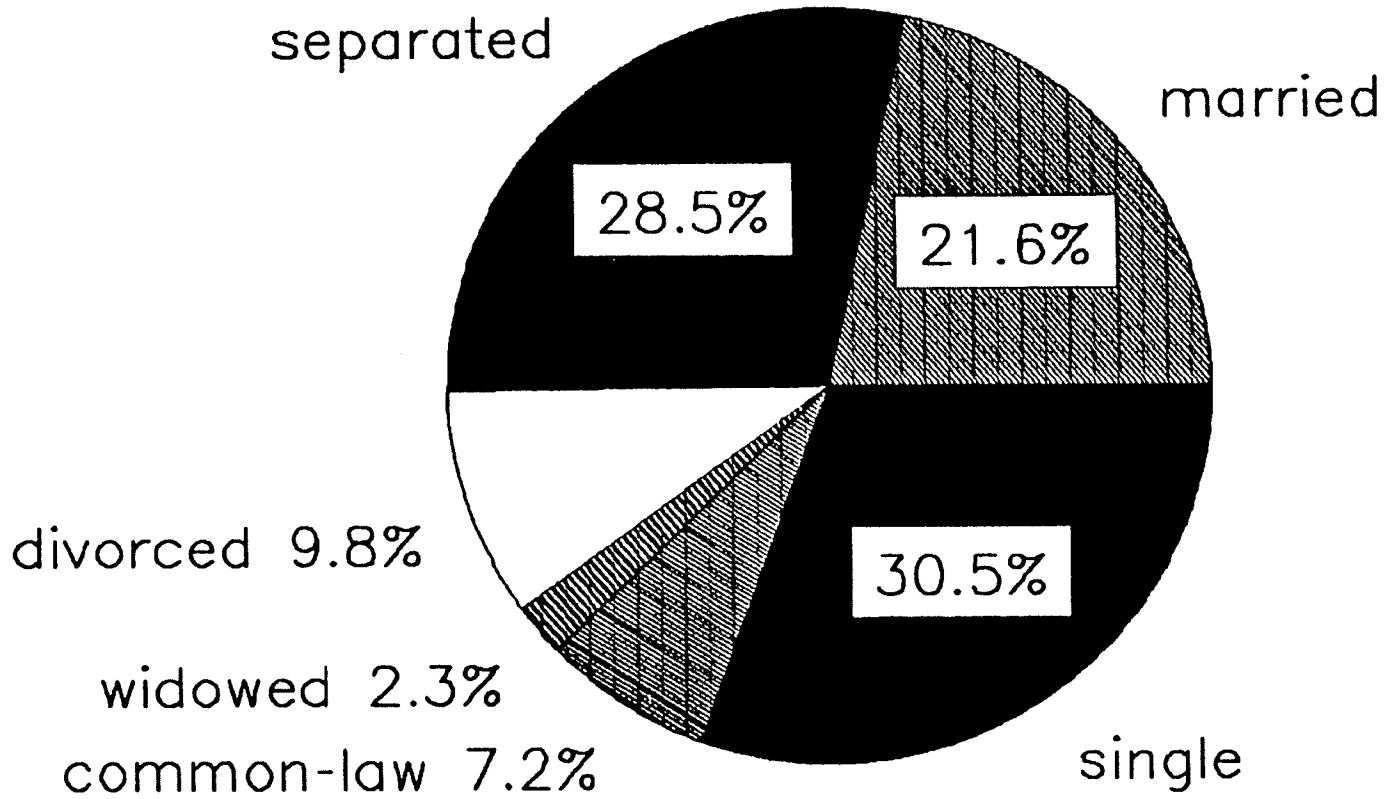
**October, 1988**

**PLANNING DIVISION  
MANITOBA HOUSING**

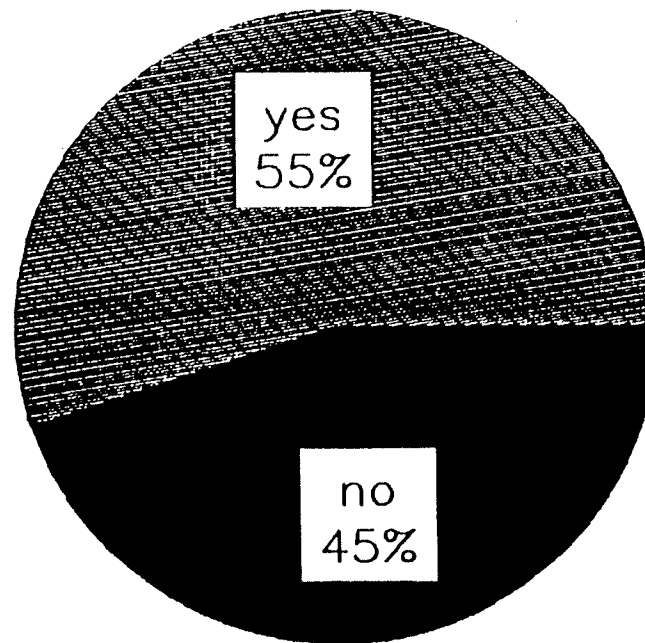
# Sex of applicant



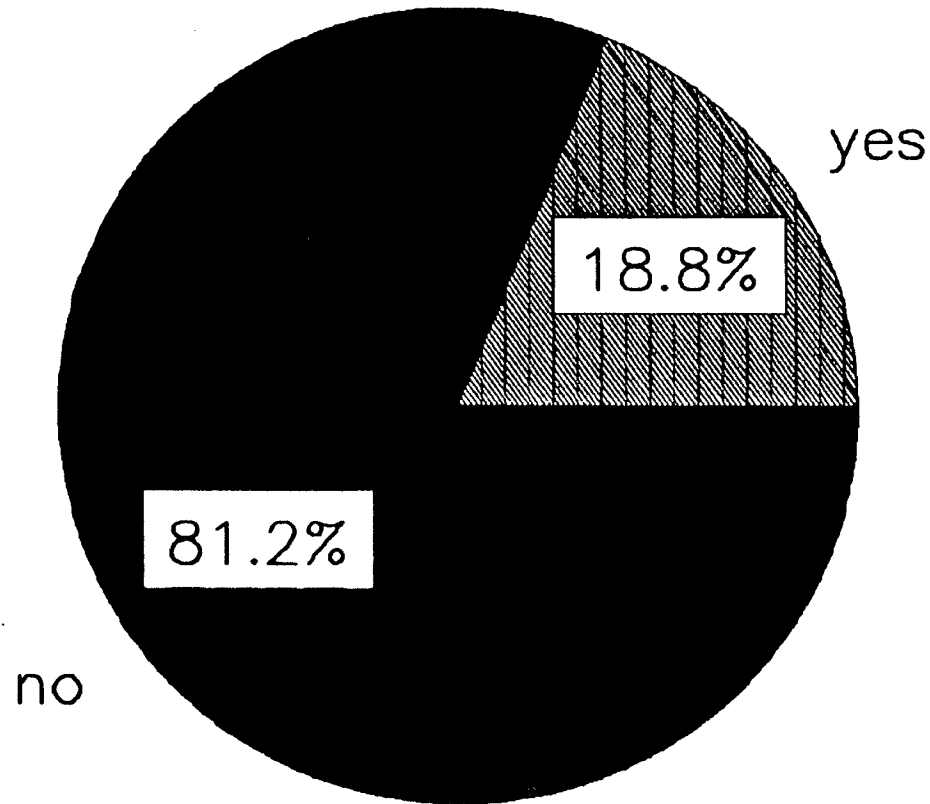
# Marital status



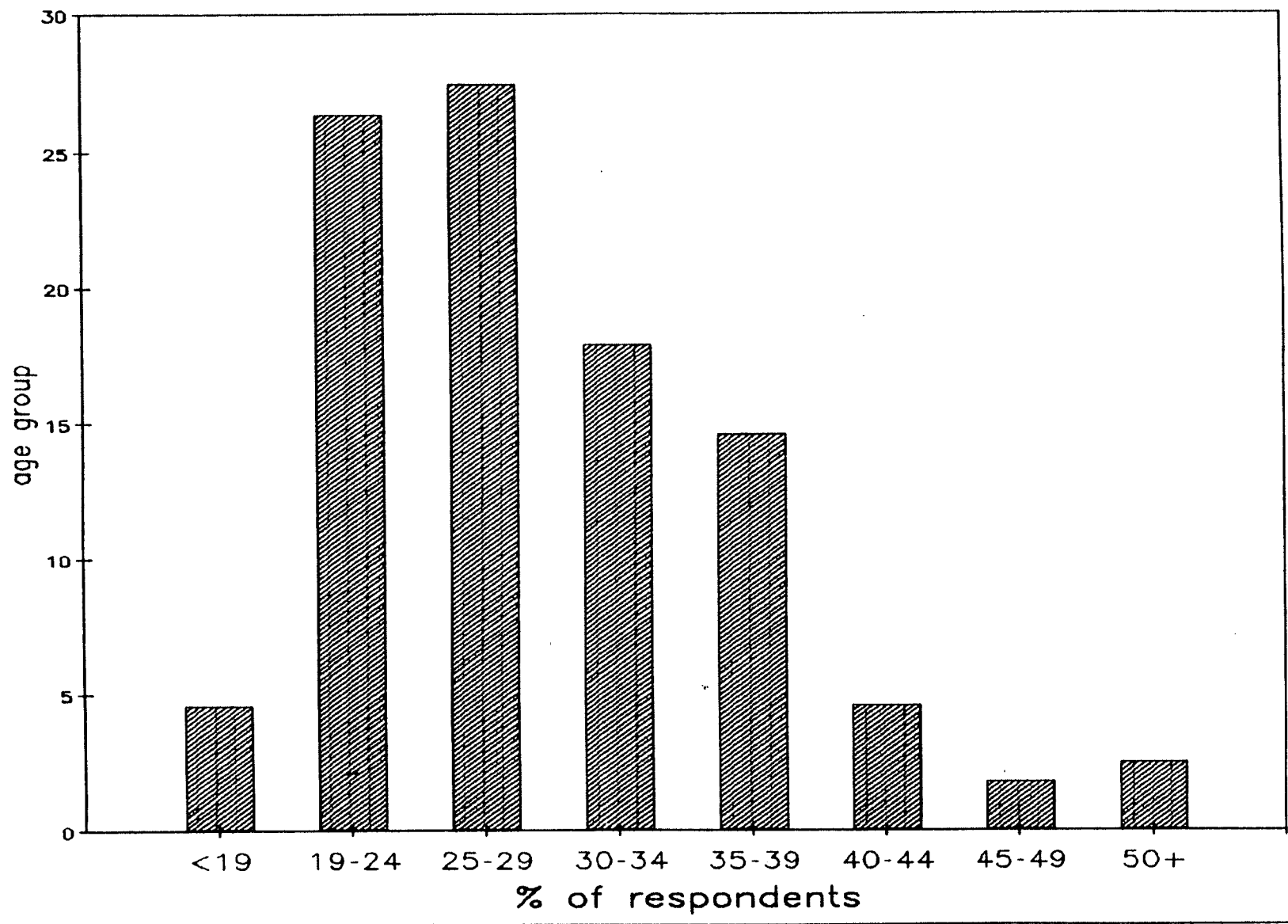
## Social assistance



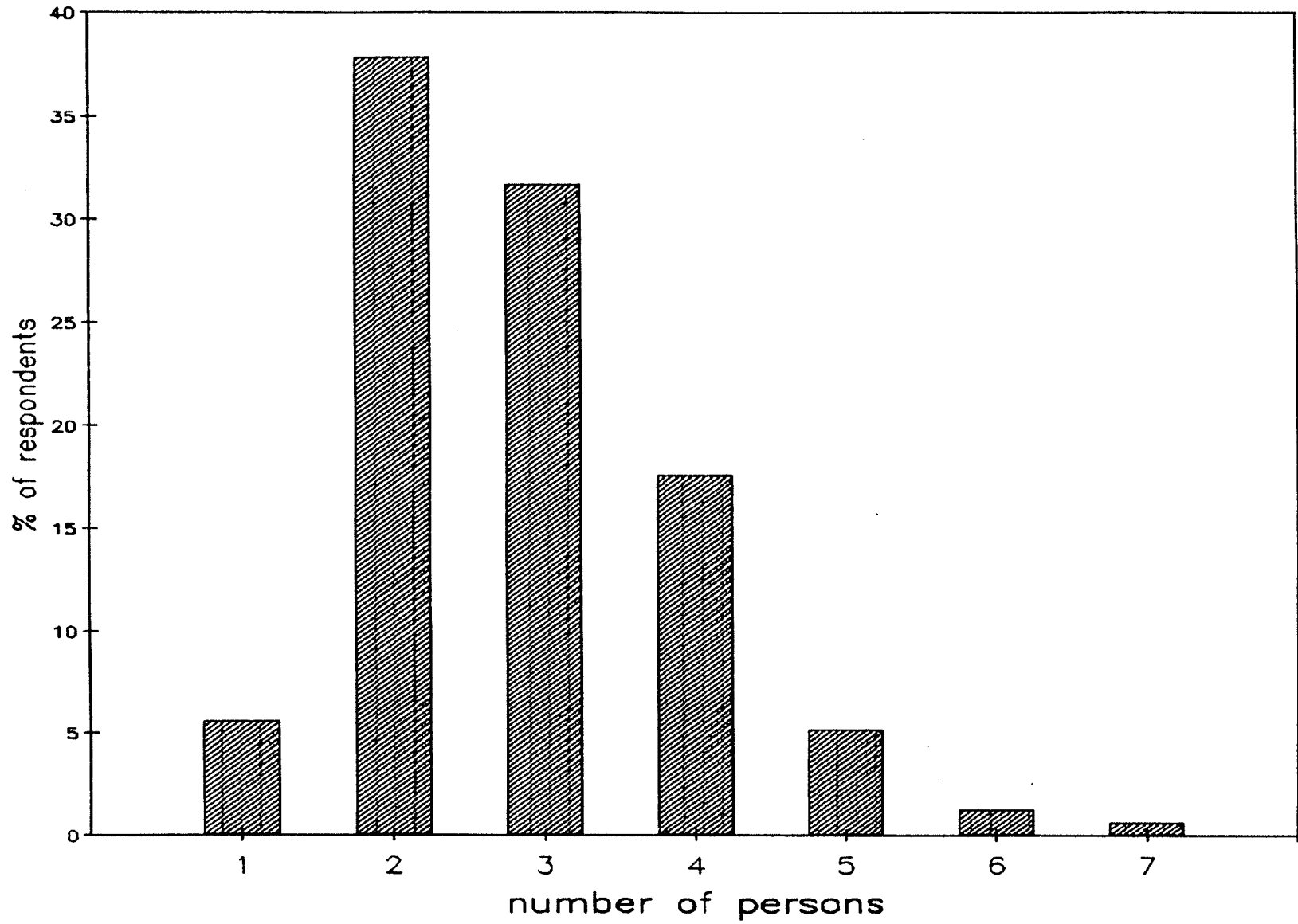
# Previously in public housing



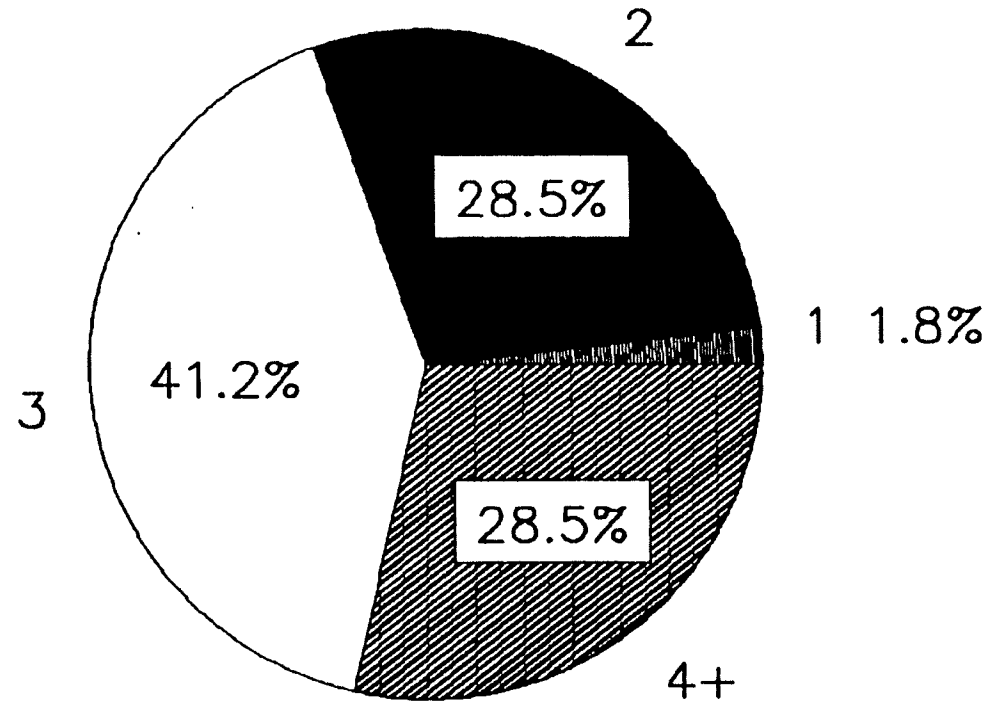
# Age of applicant



# Household size

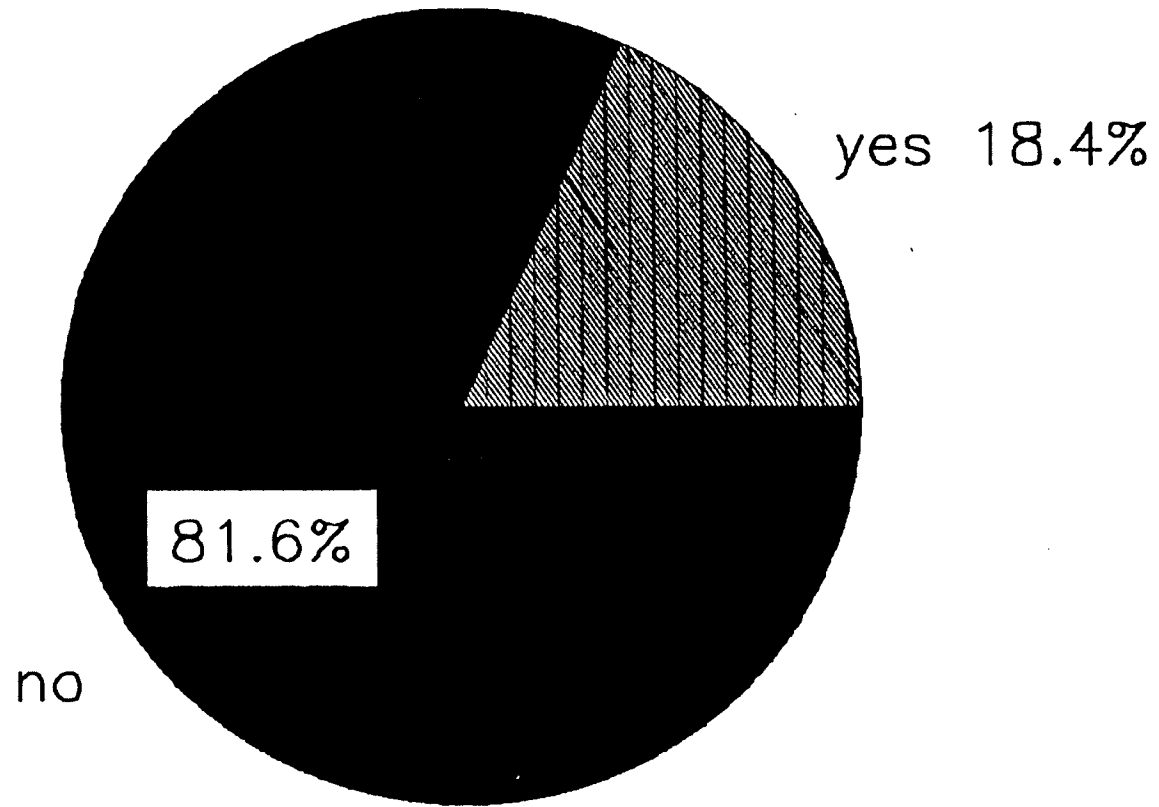


# Number of bedrooms in present accommodation





# Applicants expecting a child



## Appendix D

### GLOSSARY OF RELATED KEY TERMS

**Apartment building:** A multiple dwelling comprising three or more dwelling units with shared entrances and has some common facilities and services.

**CMHC:** Canada Mortgage and Housing Corporation.

**Community Facilities:** Services which complement a residential area such as: community centres, public libraries, parks, playgrounds, schools, hospitals, shopping, medical and dental clinics.

**Density:** The area which contains not only the buildings and their immediate circulation but all the necessary services and facilities at a community level, including local stores, schools, churches and playgrounds. It also include the number of housing units and building types per area.

**Duplex:** A building comprising two dwelling units, one above the other or side by side, with individual accesss.

**Family of Low Income:** A family that receives a total family income that, in the opinion of the authority, is insufficient to permit it to rent housing accommodation adequate for its needs in the current rental market in the area in which the family lives.

**Family Public Housing:** Housing constructed by, and under the authority of, government housing authority; low-income housing, owned, sponsored, or administered by a municipality or other governmental agency, provided for low-income families who cannot afford to pay an economic rent—the difference in rent paid and housing costs is made up through government subsidy.

**High Rise:** Multiple-storey building served by elevators.

**Household in Need:** Means those households who cannot afford or obtain adequate and suitable accommodation. This includes those households who: (a) occupy a crowded or inadequate dwelling and who currently pay less than thirty per cent of their income for shelter but for whom basic shelter costs for an adequate and suitable dwelling available in their market area would consume thirty per cent or more of their income; or (b) pay thirty per cent or more of their income for shelter and for whom an adequate and suitable dwelling available in their market area would consume thirty per cent or more of their income; or (c) have a need for special purpose housing.

**HUD: Housing and Urban Development (in the United States).**

**Maximum Unit Price (MUP):** The maximum eligible costs for a unit with a specified bed or bedroom count, including land and an acceptable amount of amenity space, being representa-

tive of reasonable total cost for the housing in a defined market area.

**MHRC:** The Manitoba Housing and Renewal Corporation.

**Neighborhood:** A neighborhood refers to home base at a collective level; an area with which one closely identifies or feels at home.

**Non-Profit Housing Program:**

The Non-Profit Housing Program was introduced by the Federal government under Section 56.1 of the National Housing Act in 1978. The program was amended in 1986 and targeted "towards helping needy households who cannot obtain suitable rental housing on the private market by providing financial assistance to organizations which agree to supply housing for low-income households."<sup>7 2</sup>

In Manitoba, funding for this program is cost-shared between the Government of Canada and the Province of Manitoba, on a percentage basis of seventy-five per cent by the federal and twenty-five by the province. Under this program, assistance is available to public and private non-profit organizations, including housing co-operatives and native organizations, to build or buy housing which they

---

<sup>7 2</sup> Canada Mortgage and Housing Corporation, Guidelines and Procedures Manual, Canada Mortgage and Housing Corporation, Ottawa, 1987.

will own and manage. The province acts the delivery agent for the program.

**Row Housing:** Three or more dwellings with party or common walls in which all dwellings have an entry at grade (ground level).

**Semi-Detached Housing:** A building comprising two dwellings side by side and sharing one party wall.

**Stacked Townhouse:** One or two-storey dwellings stacked one on top the other, usually two or three units high, each with a private exterior entrance from grade or gallery.

## BIBLIOGRAPHY

1. Adams, Joan. "A Tenant Looks at Public Housing." The Canadian Architect. January 1970.
2. Altman, I. "Some Perspectives on the Study of Man - Environment Phenomena. Representative Research in Social Psychology. Vol.4 ,Pp. 109-126, 1973.
3. Andreae, Antonia. Senior Citizens Housing: Locational Considerations and Social Implications. Toronto: Community Studies, August, 1978.
4. Angel, S. Discouraging Crime Through City Planning. Working Paper No. 75. Berkeley; Institute of Urban and Regional Development, University of California. 1968.
5. Angrist, S.S. "Dimensions of Well-Being in Public Housing Families." Environment and Behavior. Vol. 6, December 1974, Pp. 495-516.
6. Appleyard, D. "The Environment as a Social Symbol." Journal of the American Planning Association. Vol. 45, 1979, Pp. 143-153.
7. Appleyard, D. and M. Lintell. " The Environment Quality of City Streets: The Residents' Viewpoint." Journal of the American Institute of Planners. Vol. 38, March 1972: Pp. 844-101.
8. Axelrod, M. "Urban Structure and Social Participation." American Sociological Review. Vol. 21, february 1956, Pp. 13-15.
9. Baumann, Ruth, ed. fundamentals of Non-Profit Housing in Wisconsin. Madison: University of Wisconsin, Madison Institute of Governmental Affairs, 1971.
10. Becker, Franklin. "Children's Play in Multi-Family Housing." Environment and Behaviour, Vol.8, no. 4, December 1976.
11. Becker, Franklin, Housing Messages. Dowden, Hutchingon and Ross, Inc., 1977.

12. Bell, W. "Social Choice, Life Styles, and Suburban Residence." The Suburban Community. W.Dobriner (editor). New York: G.P. Putnams' Sons, 1958: Pp. 225-247.
13. Berry, F.J. "Living High". Housing and Planning Review, January/February 1967.
14. Black, A. and M. Powell. Non-Profit and Co-operative Family Housing. Background Paper No.7. Ottawa: Canada Housing and Mortgage Corporation, 1970.
15. Bratt, G. Rachel, "Controversy and Contributions: A Public Housing Critique." Journal of Housing, Pp.165-167, Sept./Oct. 1985.
16. Brill, William, Planning for Housing Security: Site Security Analysis Manual, Prepared for the Department of Urban Development, Washington, 1979.
17. British Columbia Department of Housing. Urban Family Housing, Victoria, B.C. 1974.
18. Broady, Maurice, "Social Theory in Architectural Design." The Architectural Association Journal, London, Vol. 81, No. 898, January 1966.
19. Broady, Maurice, (editor) Planning for People: Essays on the Social Context of Planning. London: The Bedford Square Press, 1968.
20. Bulier E.W., Moving Behaviour and Residential Choices: A National Survey, National Cooperative Highway Research Report 81. Washington: Highway Research Board, 1969.
21. Canada Mortgage and Housing Corporation and British Columbia Department of Housing. Design Guidelines For Non-Profit Housing, Vancouver, July 1976.
22. Canada Mortgage and Housing Corporation, Site Planning Criteria, Canada Mortgage and Housing Corporation, 1982.
23. Canada Mortgage and Housing Corporation, Section 56.1 Non-Profit and Co-operative Housing Program Evaluation. Ottawa: Canada Mortgage and Housing Corporation, 1983.
24. Canada Mortgage and Housing Corporation, Residential Site Development. Ottawa: Canada Mortgage and Housing Corporation, 1970.

25. Canada Mortgage and Housing Corporation, An Overview of the Needs of Children and Youth in the Urban Community. Ottawa: Canada Mortgage and Housing Corporation, 1983.
26. Canada Mortgage and Housing Corporation, Housing For Elderly People: Design Guidelines. Ottawa: Canada Mortgage and Housing Corporation, 1987.
27. Canada Mortgage and Housing Corporation. Play Spaces for Preschoolers. Ottawa: Canada Mortgage and Housing Corporation, 1978.
28. Cantor, David, "The Place of Architectural Psychology: A Consideration of findings." EDRA II. Carnegie-Mellon University, 1970.
29. Carson, K.A. An Evaluation of Development Controls Affecting the Production of Single Family Housing in Edmonton, Alberta. (unpublished, MLA Practicum), University of Manitoba, 1977.
30. Chapin, F. and Stuart, Jr., "A Model for Stimulating Residential Development." Journal of the American Institute of Planners, 1965, Vol. 31, Pp. 120-125.
31. City of North York, The North York City Planning Report On Housing, November, 1980.
32. City of Vancouver Planning Department, Housing Families At High Densities, City of Vancouver Planning department, Vancouver, 1978.
33. Cooper Clare and Wendy Sarkissian, Housing As If People Mattered. University of California Press, Berkeley, 1986.
34. Cooper, Marcuc, "Salvaging a troubled public housing project." Journal of the American Institute of Planners, Vol. 67, 1978.
35. Craun, Raymond Jr. "Visual Determinants of preferences for Dwelling Environment." EDRA I, North Carolina University Press, 1970.
36. De Chiara Joseph and Lee Koppelman. Manual of Housing/Planning and Design Criteria. Prentice-Hall Inc., Englewood Cliffs, New Jersey, 1975.
37. DiAiso J. R. et al. Perception Of The Housing Environment: A Comparison of Racial and Density Preferences. Graduate School of Public and International Affairs, University of Pittsburgh, Pa., 1971.



38. Duncan, O.D., and B. Duncan, "Residential Distribution and Occupation Stratification." American Journal of Sociology, Vol. 60, Pp. 493-503, 1955.
39. Dyckman, J.W. "City Planning and the Treasure of Science." Environment for Man: The Next Fifty Years. Bloomington: Indiana University Press, 1967: Pp. 27-52.
40. Elliott, Jane, A Review of Family Public Housing in Winnipeg, A masters thesis written in the department of City Planning, University of Manitoba, Winnipeg, 1980.
41. Ermuth, F., Residential Satisfaction and Urban Environmental Preferences. School of Geography, Geography Monographs #3, York University, 1974.
42. Feldman, A.S. and C. Tilly, "The Interaction of Social and Physical Space." American Sociological Review, Vol. 25, Pp. 877-884, December 1960.
43. Fenny, W.M. and Ogroduik I. The Selection of Sites For Public Housing. For Manitoba Housing and Renewal Corporation, 1975.
44. Foote et al. Housing Choice and Housing Constraints. New York: McGraw-Hill, 1960.
45. France, Ivy, Locational Decision-Making: A Comparison of Two Public Non-Profit Housing Corporation, A masters thesis written in York University, Toronto, 1985.
46. Gans, Herber J., "The Balanced Community: Homogeneity or Heterogeneity in Residential Areas." Journal of the America Institute of Planners, Vol. 27, Pp 3, 1961.
47. Gans, J.H., "Some Notes on Physical Environment, Human Behavior and their relationships." Journal of the America Institute of Planners, May, 1961.
48. Gellen, Martin. Accessory Apartments in Single Family Housing. New Brunswick, New Jersey: Center for Urban Policy Research, 1985.
49. Goldberg, Micheal, The Housing Problem: A real crisis?, University of British Columbia Press, Vancouver, 1983.
50. Golledge, R. and Zannaras, G., "Cognitive Approaches to the Analysis of Human Spatial Behavior." In W.H. Ittelson (ed.) Environment and Condition, New York: Seminar Press, 1973.

51. Hartman, Chester W., "Social Values and Housing Orientations." The Journal of Social Issues, Vol. XIX, No. 2, April 1963.
52. Harrison, Brian, "living Alone in Canada." Demographic and Economic Perspective. Ottawa: Statistic Canada , 1981.
53. Hinshaw, M.L. and K.J. Allott, "Environmental Preferences of Future Housing Consumers." in Pynoos, J., R. Schafer and C.W. Hartman (eds.), Housing Urban American, Chicago: Aldine, 1973.
54. Homenuck, Peter. A Study of Highrise: Effect, Preference and Perceptions. Toronto, 1974.
55. Hurd, R.M., Principle of City and Land Values, New York: Record and Guide , 1974.
56. Ittelson, H.M., Proshanky, L.G. Rivlin, Winkel, G.H., An Introduction to Environmental Psychology, New York: Holt, Reinhart and Winston, Inc. 1970.
57. Ittelson, W. and Rivlin, G., "Freedom of Choice and behavior in a Setting, Environment and Behavior." New York: Holt, Reinhard and Winston, Inc. 1974.
58. Izumi, K., "Draft of brief to Hellyer Task Force on Housing." Unpublished Manuscript, University of Saskatchewan, 1968.
59. Jones, C., "The Elements of Choice." Urban Studies, Vol. 16, Pp. 197-204.
60. Kasl, S.U. and Harburg, E., "Perception of the Neighborhood and the Desire to Move Out." Journal of the American Institute Planners, Vol. 38, Pp. 318-324. 1972.
61. Katz, Robert D., Design of the Housing Site: A critique of American practice. Urbana, 1966.
62. Kautz, Barbara, "Social Integration of Tenants in Scattered Site Public Housing." Master's thesis, Department of City Planning, University of Berkeley, 1974.
63. Keller, S. The Urban Neighborhood. New York: Random House, 1968.

64. Kiff, Janet. Space Outside the Dwelling Unit: A Review of Selected Canadian Housing User Studies, Working Paper No.7. Architecture and Planning Professional Standards and Services Group, Canada Mortgage and Housing Corporation, Ottawa.
65. Lansing, J. and M. Barth. Residential Location and Urban Mobility: A Multivariate Analysis. Ann Arbor, Michigan: Institute of Social Research, University of Michigan, 1964.
66. Lehrman, Jonas, Housing Criteria: An Investigation into Environment Qualities of Housing, Prepared for the Planning Division of the Corporation of Greater Winnipeg, March 1969.
67. Lee, T.R., "Do We Need A Theory?" Architectural Psychology, Edited by David Cantor: London: RIBA Publication, 1976.
68. Lowrey, Robert, "Distance Concepts of Urban Residents." Journal of Environment and Behavior, June 1970.
69. Lynch, Kevin, Site Planning, M.I.T. Press, Cambridge, Massachusetts, 1979.
70. Michelson, William, "Some Insights to Guide the Design of Housing for Low income Families." Ekistics, Vol. 25, Pp. 252-255, 1978.
71. Miller, M. "Residential Density: Relating People to Space Rather Than To Around Area." Journal of the American Institute of Planners. 1961, Vol. 27, Pp. 77-78.
72. Moriarty, B.M., "Socio-economic Status and Residential Locational Choice." Environment and Behaviour, Vol. 6, Pp.448-469, 1974.
73. Morris and Winter, Housing, Family and Society, John Wiley and Sons Inc., 1978.
74. Newman, Oscar. Design Guidelines for Creating Defensible Space, MacMillian, 1972.
75. Newman, Oscar. Defensible Space: Crime Prevention Through Urban Design. New York: Macmillan, 1974.
76. Newman, Oscar. Community of Interest. New York: Anchor/Doubleday, 1980.
77. Ontario Ministry of Housing. Site Planning Guidelines for Medium Density Housing. Toronto: 1980.

78. Parasiuk, W., "The future of Social Housing in Manitoba." Housing and People, (Spring, 1978) Pp. 23.
79. Perin, Constance, With man in Mind: An Interdisciplinary Prospective for Environmental Design, Cambridge, Mass., M.I.T. Press, 1970.
80. Pickett, K. and D. Boulton, Migration and Social Adjustment, Liverpool: Liverpool University Press, 1974.
81. Porteous, J.D., Environment and Behavior: Planning and Everyday Urban Life, Phillipines: addison-Wesley Publishing Co. Inc., 1977.
82. Rabiya, W., in T.W. and Robinson, L.M., "The Property Value Impacts of Public Housing projects in Low and Moderate Density Residential Neighborhoods." Journal of Land Economics, 1980.
83. Rainwater, Lee. "Fear and the house-as-haven in the lower class." Journal of the America Institute of Planners. Vol. 32 January, 1966.
84. Rapoport, Amos, "Environmental Preference, Habitat Selection and Urban Housing." Journal of Social Issues, Vol. 36, No. 3, 1980.
85. Rent, George and Rent, Clyda, "Low-Income Housing Factors Related to Residential Satisfaction." Environment and Behavior, Vol. No.4, December 1978.
86. Richardson, N., The New Urban Economics: and Alternatives, London: Pion limited , 1977.
87. Saile, David, et al. Activities and Attitude of Public Housing Residents. Champaign: Housing Research and Development Program, University of Illinois, 1971.
88. Saile, David, et al. Families in Public Housing: An evaluation of three residential environments in Rockford, Illinois. Champaign: Housing Research and Development Program, University of Illinois, 1972.
89. Saldov, M. Housing Policies and Their Effect on the Location of low-Income Housing For Family in Metro Toronto. An unpublished paper submitted to the faculty of Social Works, University of Toronto, 1980.
90. Sanoff, Henry, "Family, Attitude and Housing Preferences." Design and Community. North Carolina University Press, 1970.

91. Sawatsky, Alan Jacob. The City of Toronto Non-Profit Housing Corporation (CITYHOME): An Examination of Program History, Performance and Constraints. Thesis (M.Sc.Pl.), University of Toronto, 1982.
92. Schorr, A.L., Slums and Social Insecurity, Washington, D.C.: U.S. Government Printing Office, 1963.
93. Sears, Henry, et al. Core area Housing Study, City of Toronto Planning Board, December 1974.
94. Smith, Paul, Neighborhood Satisfaction: Contribution Factors in Varying Environment, A masters thesis written in the department of City Planning, University of Manitoba, 1981.
95. Social Planning Council of Metropolitan Toronto. Families in High Rise Apartments. Toronto, May 1973.
96. Social Planning Council Of Winnipeg. Housing Conditions in Winnipeg, The Identification of Housing and High Need Groups, No.1, March 1979.
97. Stegman, M.A. "Accessibility Models and Residential location." Journal of the American Institute of PLanners, 1969, Vol.35, Pp. 22-29.
98. Stewart, W.F.R. Children in Flats: A Family Study, London, National Society for the Prevention of Cruelty to Children, 1970.
99. Turner, John. Housing By People: Towards autonomy in building environments. London: Marion Boyars, 1976.
100. Vancouver City. Housing Families at High Densities, Planning Department, Vancouver, 1978.
101. Vancouver City. Public Housing and the Community: Public Housing in the Community. (Sponsors: City of Vancouver, B.C. Housing Management Commission, Board of Parks and Public Recreation). Vancouver, 1972.
102. Winnipeg Housing and Rehabilitation Corporation. Annual Report to the Committee on Environment. Winnipeg, 1982.
103. Wilson, Sheena. "Vandalism and design." Architect's Journal. Vol. 26, October, 1977.
104. Yeates, M.H. and B.J.Garner, The North American City. New York: Harper and Row, 1971.

105. Young, Susan. Roads, Social and Psychological Needs Related to Residential Density and Housing Form. National Capital Development Commission, Gungablin, 1972.
106. Zeisel, John, and Polly, Welch. Housing Designed for Families: A summary of research. Cambridge, Mass.: Joint Center for Urban Studies of M.I.T. and Harvard, 1981.

**INTERVIEW SOURCES:**

107. Burns, Gar, Manager, Housing Design Services, Manitoba Department of Housing, Winnipeg, Manitoba. Personal interview, 25 July 1989.
108. Kastes, Wade, Social Housing Analyst, Planning Division, Manitoba Department of Housing, Winnipeg, Manitoba. Personal interview, 16 August 1989.