

Figure 1: Proportion of Status Indian, Other Aboriginal and non-Aboriginal Population with Selected Characteristics

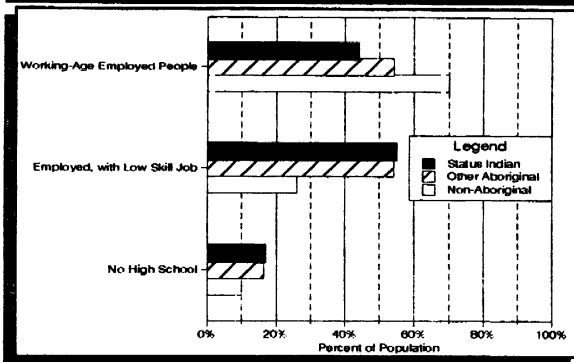
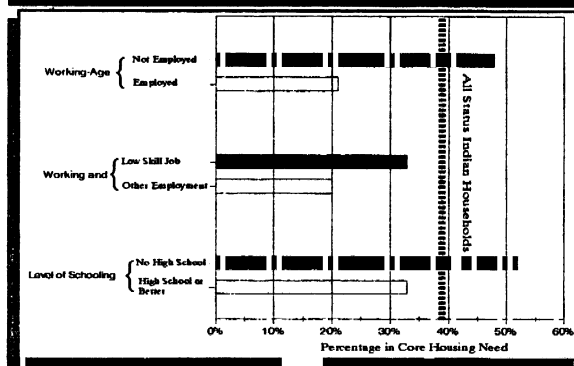


Figure 2: Level of Status Indian Core Housing Need by Selected Characteristics



Levels of status Indian housing need are higher than those of other Aboriginal people in almost all areas of the country.

adults without jobs are in core housing need, in contrast to 21 % of those with employment.

Low labour force participation reflects the high proportion of working-age status Indians who are:

- young women raising children alone;
- persons with long-term health or activity limitations; and/or
- full time school attendees.

These persons make up approximately two thirds of status Indian working age adults without work.

Still, a large number of persons with Indian status are among the working poor. In particular, 55% of working people with Indian status have low-paying sales and service jobs or work as unskilled or semi-skilled labourers in contrast to 26% of non-Aboriginal working adults. A third of people with Indian status and these types of work are in core housing need in comparison to 20% of those with other types of jobs.

Occupation and labour force participation levels are strongly related to the level of schooling of working-age persons with Indian status. Irrespective of age, persons with Indian status are less likely to have reached high school or to have had any post-secondary schooling than other Canadians. Among non-senior adults who had not reached high school, 53% are in

Urban Residence and Core Housing Need

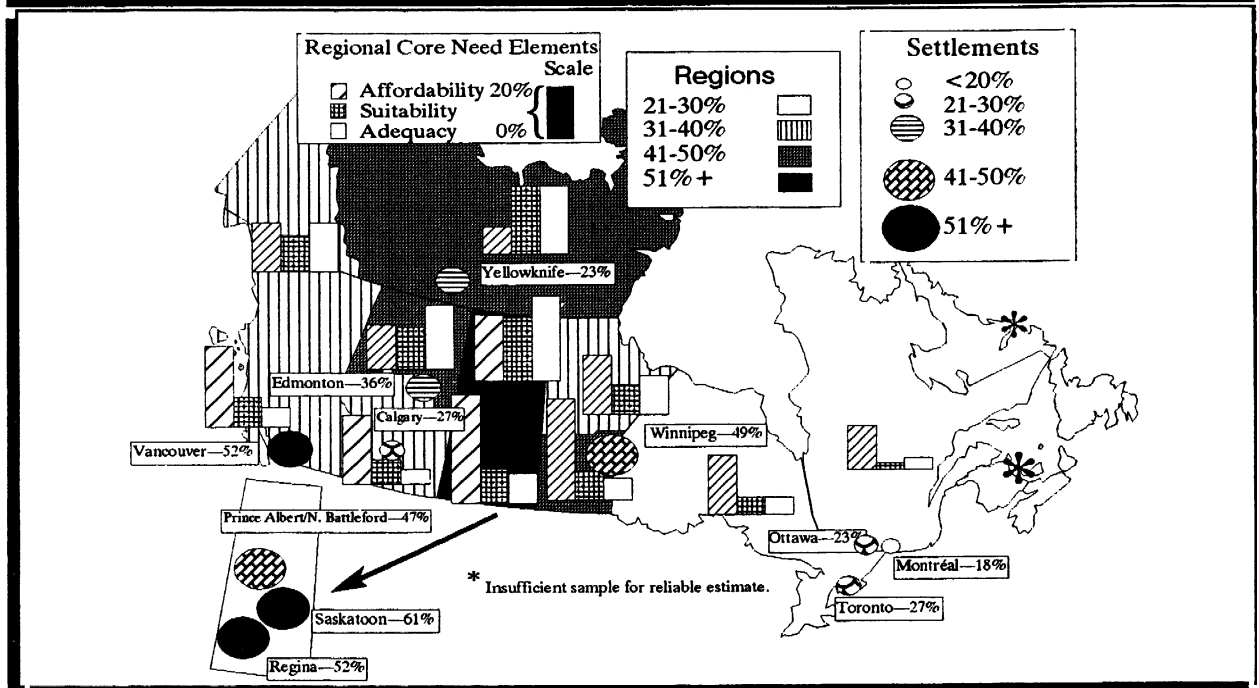
A higher proportion of off-reserve status Indian than other Aboriginal households are in urban areas (78% versus 70%) and there, status Indian households are more likely to be in core housing need (38% versus 31%). Core housing need among status Indian households in urban areas is tied to their low income. In 1990, their average household income was only 70% that of urban non-Aboriginal and 84% that of other Aboriginal households, and 44% were below Statistic Canada's Low-income Cutoffs. It is also linked to the very low income of the 25% of urban households that include a lone parent. The great majority of these lone parents are young women, 74% of whom are in core need households.

Most persons in urban areas with low income cannot afford homeownership, and so it is not surprising that two thirds of urban status Indian households rent. Almost half of these renters are in core housing need, 93% of whom are below the affordability standard. One in seven urban renter households is in core housing need and crowded but reflecting their low incomes, nine in ten of these also spend 30% or more of their income for shelter. A large proportion of crowded renters live in extended households, often formed because of a collective responsibility felt by many status Indian people to share housing with other band and/or community members in need.

Geographic Variations in the Incidence of Housing Need

Off-reserve status Indian households are more likely to be in core housing need than other Aboriginal households in all areas of the country except those heavily populated by the Inuit. Further, off-reserve status Indian households are more evenly spread out across the country than are other Aboriginal households.

Figure 3: Levels of Core Housing Need by Selected Urban Areas and Regions Showing Proportions Below Core Need Standards, Status Indian Households



Still, as is generally the case among other Aboriginal people, levels of core housing need are highest west of Ontario, peaking in the area stretching through southern Manitoba, all of Saskatchewan, northern Alberta, and the Northwest Territories (see Figure 3). Levels of core housing need are particularly high among status Indian households in this area's cities—Winnipeg, Regina, Saskatoon, Prince Albert/North Battleford, and Edmonton. Taken together, the average income of status Indian households in these cities is approximately 60% that of non-Aboriginal households and moreover, the majority have incomes which are below Statistics Canada's Low-income Cutoffs. These extremely low incomes more than counterbalance housing costs that are well under the national average. While most households in these cities own, over 80% of status Indian households rent and just under 6 of 10 of these renters are in core housing need.

In rural areas, the majority of status Indian households in core housing need are located in an area stretching over northern Saskatchewan, northern Alberta, and the Northwest Territories. In this area, well over half of status Indian households are in core housing need, most falling below adequacy and/or suitability standards. Here, core housing need has at its root:

- a mismatch between the size of much of the available housing stock and the needs of many larger family and extended households;
- many people do not have sufficient financial resources to pay the high ongoing cost of adequately maintaining existing housing in these remote areas; and
- a large proportion of dwellings that do not have access to the water and sewage facilities required for adequate bathroom amenities, a situation extremely rare in non-Aboriginal households in Canada.

These circumstances are shared with many other Aboriginal people located here both on- and off-reserve.

Figure 3 shows that a second peak in the level of core housing need occurs in the large status Indian community located in the Vancouver area. There, average housing costs are that much higher than in Prairie cities that they more than offset any potential benefits that could have been derived from slightly higher average status Indian household incomes.

Conclusion

A significantly higher proportion of off-reserve status Indian households are in core housing need compared to other Aboriginal households in almost all areas of the country. Moreover, status Indian households are approximately two and a half times more likely to be in core housing need than other Canadian households.

First and foremost, high levels of core housing need are tied to the high proportion of working-age adults without employment; and the very low proportion of people with jobs who have good-paying jobs. These employment characteristics, in turn, largely reflect the low levels of schooling received by many working-age adults, the high disability rate and the great many adults who are women raising young children on their own.

A large majority of off-reserve status Indian households are located in urban areas where a very high proportion have low incomes, are renters, and fall below the affordability standard. These circumstances are most prevalent in western cities. In rural areas, core housing need is concentrated in the remote area of northern Saskatchewan, northern Alberta and the Northwest Territories where those in housing need are in dwellings which are often in poor repair, lack basic bathroom amenities, and/or are crowded.

This issue of *Research and Development Highlights* has been produced as part of a concerted research program that aims to better understand Aboriginal housing conditions in Canada today. This work draws on comprehensive studies of Aboriginal peoples and their housing conditions across the country. For further information about the contents of this issue, contact John Engeland, Research Division, at (613) 748-2799 or e-mail: jengelan@cmhc.e-mail.com

Recent Research and Development Highlights

- Issue 29 Energy Performance Contracting and the Residential Sector
- Issue 30 The Integrated Community: A Study of Alternative Land Development Standards
- Issue 31 The Housing and Socio-Economic Conditions of Lone-Parent Families—1991 Census Profile
- Issue 32 The Housing and Socio-Economic Conditions of Young-Couple Families—1991 Census Profile
- Issue 33 The Housing and Socio-Economic Conditions of Immigrant Families—1991 Census Profile
- Issue 34 Housing Need among Off-reserve Aboriginal Lone Parents in Canada
- Issue 35 Housing Need among the Inuit in Canada, 1991
- Issue 36 Housing Need among the Métis in Canada, 1991

CMHC carries out and finances a broad range of research on the social, economic and technical aspects of housing. This issue of *Research and Development Highlights* is one of a series intended to inform readers about the nature and scope of these activities. For more information on CMHC housing research or to order any of our publications, contact:

The Canadian Housing Information Centre
Canada Mortgage and Housing Corporation
Building C1-200
700 Montreal Road
Ottawa, Ontario
K1A 0P7
1-800-668-2642

The Corporation assumes no liability for any damage, injury or expense that may occur as a result of this publication.