

RESEARCH REPORT



Technical Guide to Understanding 1991 Core Housing Need Data Bases and Estimates



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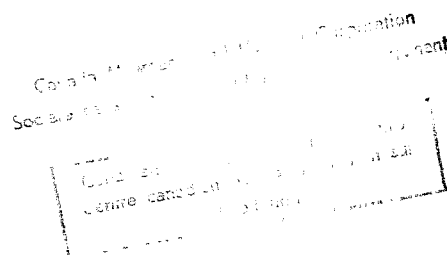
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**TECHNICAL GUIDE TO UNDERSTANDING
1991 CORE HOUSING NEED DATA BASES
AND ESTIMATES**

Summer 1994



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NOTE: Disponible aussi en français sous le titre:

Les besoins impérieux de logement
Guide technique sur les bases de
données et les estimations de 1991.

TECHNICAL GUIDE TO UNDERSTANDING 1991 CORE HOUSING NEED DATA BASES AND ESTIMATES

There are two different series of housing needs estimates for 1991. They are developed from data sources with different characteristics requiring variations in the methods employed to calculate core housing need.

This guide:

- . identifies, then contrasts the data sources;
- . differentiates between the associated methods of calculating core housing need; and
- . highlights the strengths and weaknesses of the two resultant series of housing needs estimates for 1991.

I The Value of the Data Bases

In general terms, there are only two types of data sources which have the capacity to supply both the comprehensive dwelling unit and household socio-economic information required to measure housing need. They are housing-specific surveys and the census. Complementary in the information they provide, each data source is invaluable in its own right, and CMHC and the provinces rely on both:

- . housing-specific surveys, such as the HIFE/SCS micro-data base 1), to monitor the key characteristics of housing need inter-provincially every three years; and
- . the census to update as many characteristics of community and regional need as is possible every five to ten years.

Housing-specific surveys are the most cost-effective tools for regularly monitoring housing need. They provide control over the collection of consistent and comprehensive provincial-level data. Their tight focus only on housing and provision of interviewer assistance enables these surveys to collect more in-depth information than can be provided by the multi-faceted census. This enables the surveys to furnish more information for the first stage of estimating core housing need: identifying whether or not housing meets standards.

The census facilitates the measurement of need at community and regional levels through its wider coverage. However, governed by the competition for space on the census 2B questionnaire and cost of its administration to one in every five Canadian households, the census can neither guarantee consistency in housing content over time nor deliver data as timely. Indeed, with the inclusion of eight housing questions in 1991, the census attained a high-water mark in housing coverage. 1)

1 Appendix One: The income and housing questions from both Statistics Canada's 1991 Census and 1991 "Household Income, Facilities and Equipment, and Shelter Cost Survey" (HIFE/SCS) data base are provided for reference. For the latter, this means inclusion of the income questionnaire and pertinent parts of the key housing-specific surveys.

In terms of coverage, the 1991 Census was based on one in five Canadian households, while HIFE/SCS was developed from a national sample of 43,000 respondents. As already emphasized, the enormous census sample base gives it the capability to excel in the provision of community-level information.

II The Concept of Core Housing Need and its Measurement

This section identifies how the concept of housing need is implemented differently on the HIFE/SCS and Census data bases. Core housing need is defined for reference first.

A) The Concept:

The core housing need status of a household is determined by the application of a two-staged test.

- 1) The first stage test identifies households living in housing below any of today's three housing standards (dwelling unit adequacy, suitability or affordability); and
- 2) The second stage test compares the incomes of all households whose housing conditions fall below one or more standards to the incomes that these households would require to afford rental accommodation meeting all standards. Those with incomes below the required income thresholds are considered to be in core housing need. Appendix Two is attached for reference. 2)

B) Differences in Implementation, the 1991 Census and HIFE/SCS:

STAGE ONE - THE HOUSING STANDARDS USED TO MEASURE NEED IN 1991

Measurement differences in housing affordability, adequacy and suitability on the 1991 Census and HIFE/SCS affect final needs estimates.

i) Affordability

Today's Standard: Affordability is measured at stage one by comparing a household's total income against its shelter expenditures. Households spending 30 per cent or more of their income on shelter are identified as spending above the norm and are tested at stage two for core housing need.

Differences between the two data bases in the determination of affordability arise at two levels: the collection of shelter cost and income information; and the derivation of affordability housing need from that information.

a) The Collection of the Information:

At face value, the same basic owner and renter shelter cost information is collected on both the census and the HIFE/SCS data bases. Differences arise, however, because collection methods are not identical. The surveys used for HIFE/SCS contained more detailed questions focussing on housing. The surveys were also telephone-administered by interviewers some three months prior to census-taking, which was a drop-off/mail back survey. These differences can lead to differences in the shelter cost data collected from the two sources.

b) The Calculation of Affordability Need:

Households spending 100 per cent or more of their incomes on shelter are included in census core housing need estimates, but are excluded from those generated from the HIFE/SCS data. This difference has a significant impact on affordability need estimates. For example, from the HIFE/SCS perspective, if households spending 100 per cent or more of their income (only those with positive incomes included) on shelter were included in need:

- . core housing need estimates generated from HIFE/SCS would increase by 139,000 households; and
- . the incidence of need would rise from 12.2 to 13.4 per cent, narrowing the gap with the 1991 Census core housing need incidence of 15.9 per cent.

ii) Adequacy

Today's Standard: Dwelling unit adequacy is assessed at stage one in terms of presence of plumbing, and physical repair of the structure. Households living in dwellings lacking basic plumbing facilities or in need of major repairs occupy units in inadequate condition, and they are tested at stage two for core housing need.

Differences arise in the determination of adequacy for two reasons:

- . first, the standard cannot be fully measured by the census since information on plumbing is not gathered; and
- . second, need for dwelling repair is measured slightly differently on HIFE/SCS than it is on the census.

The impact of the first and most readily identifiable difference, lack of basic plumbing, is luckily relatively minor since lack of plumbing facilities is rare today. Only 16 per cent of all dwellings in adequacy need lack basic plumbing facilities, and only 11 per cent incur adequacy need solely because they lack plumbing facilities (HIFE/SCS, 1991). 3)

3) The census did not measure lack of basic plumbing, as it is seldom experienced in the general housing stock today. Instead a more meaningful indicator, condition of dwelling repair, was chosen to represent today's societal standards. On the other hand, the post-censal survey of aboriginal peoples carried not one but several questions on the provision of basic plumbing facilities. This reflects the concern that the lack of such facilities continues to be a problem specific to this group of Canada's households.

The impact of the second source of variation is more difficult to assess. Dwelling repair questions may solicit different responses on the census and HIFE/SCS for a number of reasons. First, the census is a multi-faceted instrument, and housing is only one of many items which the respondent is asked to consider. In contrast, HIFE/SCS focusses the entire attention of the respondent on their dwelling. Second, the latter is interviewer-administered by telephone, and the categories of repair provided to the respondent for dwelling repair classification are presented in reverse order to those on the census. On the census, the respondent identifies the condition of their dwelling from: first, regular maintenance; second, minor repairs; or, third, major repairs. The two questions on need for repair are included in Appendix One to allow for comparison.

iii) Suitability

Today's standard specifies that each household should have enough bedrooms to accommodate its members, taking into account their numbers and relationships. The National Occupancy Standard (NOS), derived from the common elements of provincial occupancy standards, establishes the number of bedrooms each household should have. Households which are crowded according to the NOS at stage one are tested at stage two for core housing need. 4)

At the first stage of the determination of core housing need, the National Occupancy Standard is implemented the same way on both data bases to measure suitability.

STAGE TWO - THE INCOME THRESHOLDS USED TO MEASURE NEED IN 1991

Three major differences affect the calculation of core housing need at stage two:

- i) the level of geography at which the income thresholds are applied;
- ii) the derivation of the thresholds; and
- iii) the application of the suitability standard by the thresholds.

i) Geography

The census and HIFE/SCS use very different levels of geography to test whether household incomes are sufficient to afford rental housing meeting all standards. This is the main result of the difference in the sample sizes of the two data bases.

Income thresholds are designed to be as locationally-specific as permitted by each data base used to measure core need. For this reason, income thresholds for the census are far more locationally-specific than those for HIFE/SCS. For the census, all metropolitan areas have their own income thresholds. In each province, remaining urban communities and surrounding catchment areas are grouped into regions to share income

thresholds. A sample of census Core Need Income Thresholds (CNITs) for the province of Ontario is provided in Appendix Four. 5)

In contrast, HIFE/SCS survey data, though based on a large sample of 43,000 representative households across the country, cannot support community-specific thresholds. As a result, thresholds are developed for communities of similar size by province. In each province, income thresholds are developed for settlements of 100,000 population and over, and those under 100,000. An example of these thresholds for the province of Ontario is referenced in Appendix Four.

The two very different geographical levels of income thresholds ensure sound and consistent measurement of core housing need on the respective data bases. However, they cannot be compared: each was designed to take into account the unique sampling foundation of the data base for which it was developed.

ii) Derivation

It follows that the income thresholds for the respective data bases are developed very differently. Those used with census data are derived from average rent data exogenous to the census itself. They are developed with the assistance of local CMHC offices using their expert knowledge of individual housing markets across the country. Those implemented with HIFE/SCS use median rent data and are derived endogenously, developed at CMHC National Office by personnel expert in using the HIFE/SCS micro-data base.

The descriptions below provide additional details on how each is developed.

- 1) Census Core Need Income Thresholds (known as CNITs) are developed from information collected by CMHC's Rental Market Survey System (RMSS) with adjustments by CMHC local market staff and National Office where necessary. Adjustments are made at three key points:

- 1 first, when RMSS data are not available in small urban, rural and "non-market" areas, the following steps are taken:

- . for small urban and rural areas, CMHC market analysts collect and apply telephone survey and appraisal data;
 - . for "non-market" areas, i.e. the absence of rental markets, the carrying costs (PIT plus utilities, plus property insurance) of CMHC demonstration or self-build units are substituted for rental shelter costs;

- 2 second, when rental data collected by the RMSS do not include costs covering the provision of utilities, once market analysts have passed the data on to National Office, Statistical Services adjusts the data to include these costs; and

- 3 third, when Market Analysts use inflation adjustments to

- 5) Appendix Four: A comparison of norm rents to their census counterpart CNITs, using Ontario as an example.

update shelter costs collected in the previous year's RMSS to the year corresponding to the shelter cost data collected by the census.

Once the above steps are completed, three further steps are taken to finish the development of CNITs:

- 1 all monthly shelter costs are rounded to the nearest \$5 and converted to annual costs for the final transformation into CNITs, which are themselves rounded to the nearest \$500;
- 2 local CMHC experts assess and adjust CNITs to ensure a smooth rent progression, from units with the least number of bedrooms to those with the most; and
- 3 minimum CNIT thresholds established in 1986 are substituted for any cases where final CNITs for 1991 are lower than \$14,500 for a 1 bedroom unit, \$16,000 for a 2 bedroom unit, \$17,500 for a 3 bedroom unit, and \$19,000 for a 4 bedroom unit, a provision which mainly affects centres in Newfoundland and Saskatchewan.

- 2) Norm Rent Income Thresholds are derived from the rental data supplied on the HIFE data file itself. Thus, with HIFE/SCS, core housing need is measured with a single data base with no outside adjustments.

Other important differences between the census CNIT and the HIFE/SCS norm rent income threshold include:

- .the physical condition of rental units is assured as being adequate by HIFE/SCS data for the calculation of norm rents but not by RMSS data for the calculation of CNITs; and
- .CNITs and norm rent incomes are both based on gross rent but by different means:
 - for HIFE/SCS, by Statistics Canada grossing up utilities where reported for part year residents; and
 - for the census, by CMHC National Office statistical experts weighting rent data provided by RMSS for services where they are not included in the rent.

A final important difference is that CNITs are calculated for the Yukon and the NWT to facilitate the measurement of core housing need using the census. As Statistics Canada's Labour Force surveys, which form the HIFE/SCS micro-data base, are only carried out in the ten provinces, need can only be measured for the same using Norm Rent Income Thresholds calculated on a provincial basis. Where 80 income thresholds (thresholds for four unit sizes by two settlement sizes for each of the ten provinces) are appropriate for use with the HIFE/SCS data, roughly 1000 CNITs are required to operationalize core housing need on the more extensive and geographically-detailed census.

iii) Their Application of the Suitability Standard

Both CNITs and Norm Rent Income Thresholds are developed for rental dwelling units of a range of sizes, to facilitate the measurement of suitability using the National Occupancy Standard or NOS. However, the ranges of sizes differed for the two data bases in 1991. Income thresholds were produced for 1, 2, 3, and 4+ bedroom rental units for use with the census. In contrast, bachelor units were taken into account and considered along with one bedroom units as suitable for occupancy by one person households with HIFE/SCS. As a result, the four income thresholds calculated for HIFE/SCS were:

- . first, a combined threshold for the universe of bachelor and one bedroom units considered suitable for one person households;
- . second, a threshold for just one bedroom units, suitable, for example, for married couples; and
- . third and fourth, thresholds for 2 and 3+ bedroom units, suitable for larger households of varying composition.

C) Households Tested for Core Housing Need by the Census And HIFE/SCS

Similarities

Core housing need is measured for the private household population in Canada in 1991 by both the census and the surveys which generate the HIFE/SCS data base. Neither data base has the capability to measure need amongst institutional and collective households. Nor does either measure need for households with zero or negative incomes. In addition, neither measures need amongst households considered to be in school full-time. The latter households are distinguished according to the full-time school status of their maintainers. With HIFE/SCS data, core housing need is not measured for any household led by an unattached individual in school full-time while with the census need is not measured for any household where the maintainer is a full-time student. Finally, on HIFE/SCS only, need is not measured for a small group of households for which the province of residence is suppressed by Statistics Canada to ensure confidentiality.

Differences

It is important to emphasize three important differences in the universes of households tested for core housing need, census versus HIFE/SCS:

- . First, the census is administered in the Northwest Territories and Yukon while the surveys which contribute to the HIFE/SCS micro-data base are not. Consequently, while need can only be measured in the ten provinces by HIFE/SCS, it can be measured in all parts of the country, including Indian Reserves, by the census. Because of the differences in reserve housing, however, affordability and core housing need are measured differently on- from off-reserve.

- . Second, aboriginal peoples are identified by the census while they are not by HIFE/SCS. As a result, aboriginal housing need can be identified by the census but not by HIFE/SCS.
- . Third, farm housing need is complex and handled differently on the two data bases. The problem encountered by all potential collectors of farm shelter costs is identifying the portion of total farm operating costs attributable to shelter. This problem has led to a census policy of simply not collecting farm shelter costs at all. As a result, core housing need can only be measured partially for farms by the census with only adequacy and suitability need being covered.

In contrast, the farm situation differs for farm renters and owners on HIFE/SCS. Although shelter costs are not collected from farm renters by the HIFE/SCS rent survey, they are for farm owners on the SCS survey. In actual fact, the SCS survey does not distinguish whether an owner is a farm household or not. The potential for the introduction of extreme costs if owner shelter costs are not successfully separated from overall farm costs is controlled in the editing phase of data collection.

As a result, on HIFE/SCS the following duality exists:

- . core housing need for renter farm households is missing altogether; while
- . core housing need for owner farm households is fully measured but it is not possible to identify farm from non-farm owners.

Thus, when it comes to farm need HIFE/SCS is at once both more and less inclusive in its coverage than the census.

III

The Two Series of Needs Estimates

This reference has summarized the reasons why the two series of estimates differ, and noted their strengths and weaknesses.

HIFE/SCS facilitates cost-effective updates of housing need reliable to the national and provincial level. It also supplies the information on a regular basis with an 18 month turnaround. In addition, HIFE/SCS provides the opportunity to sponsor specialized questions to further housing needs measurement research.

Census provides the coverage to support community-based estimates of housing need on a comparable basis across the country every 5 to 10 years, on the basis of a 2 to 3 year turnaround. The census permits the estimation of core housing need at the community-level. However, even with the census care must be taken to handle small area data suppression. 6)

6) Appendix Five: Rules of thumb to handle small area data suppression are presented from "Reference on the 1991 Census Baseline Core Housing Need Estimates".

SUMMARY TABLE**Five Key Differences Between the Census and
HIFE/SCS Measurement of Core Housing Need, 1991**

Stage of Calculation	Key Difference
Stage One - two key differences.	1) Affordability Measurement Households spending 100 per cent or more of their incomes on shelter are included in census core housing need estimates but excluded from HIFE/SCS needs estimates.
	2) Adequacy Measurement Households lacking basic plumbing facilities are identified as living below housing adequacy standards using HIFE/SCS data but not census data which do not measure this phenomenon.
Stage Two - three key differences.	1) The Geography of Income Thresholds The census and HIFE/SCS use very different levels of geography to test if household incomes are sufficient to afford rental housing meeting all standards. Core need income thresholds are community-specific for the census; they are settlement size-specific at the provincial level for HIFE/SCS.
	2) The Derivation of Income Thresholds Census core need community-specific income thresholds are derived from CMHC's community-specific Rental Market Survey (RMS) data and applied to the census. In contrast, HIFE/SCS provincial-level norm rent income thresholds are derived from provincial settlement size rent data contained on the HIFE/SCS data base itself.
	3) Income Thresholds and the Suitability Standard The suitability standard is applied slightly differently using census and HIFE/SCS data. For the census, income thresholds are developed for rental units of 1 to 4+ bedrooms to implement the NOS. Using HIFE/SCS data, income thresholds are developed for a combined universe of bachelor and one bedroom units, then units of from 1 to 3+ bedrooms. The differences reflect two considerations: first, bachelor units are recognized in the determination of housing affordability for one person households with HIFE/SCS data only; and second, norm rents are not calculated for units exceeding 3+ bedrooms because of sample size constraints imposed by HIFE/SCS data.

APPENDIX ONE

Part One: The 1991 Census Income and Housing Questions

Question 45: Question on income in 1990

Section H: Questions on the Dwelling

- H1: Identifies best person to be respondent**
- H2: Tenure of household**
- H3: Number of rooms and bedrooms**
- H4: Age of dwelling structure**
- H5: Condition of dwelling**
- H6: Utilities expenditures of household**
- H7: Rent for renters**
- H8: Owners' shelter expenses**

Note that the equivalent HIFE/SCS income questionnaire and housing questions are provided for reference and comparison purposes in Part Two of this appendix.

1. NAME

Make sure you copy the names in the same order as your list in Step 5.

PERSON 1

Given name

Initial

PERSON 2

Given name

Initial

INCOME IN 1990

- 45.** During the year ending December 31, 1990, did this person receive any income or suffer any loss from the sources listed below?

- Answer "Yes" or "No" for all sources.
- If "Yes", also enter the amount; in case of a loss, also mark "Loss".
- Do not include Family Allowances and Child Tax Credits.
- Consult the Guide for details.

(a) Total wages and salaries including commissions, bonuses, tips, etc., before any deductions

(b) Net income from unincorporated non-farm business, professional practice, etc., on own account or in partnership (gross receipts minus expenses)

(c) Net farm self-employment income from agricultural operations on own account or in partnership (gross receipts minus expenses)

(d) Old Age Security Pension and Guaranteed Income Supplement from federal government only (provincial income supplements should be reported in (g))

(e) Benefits from Canada or Quebec Pension Plan

(f) Benefits from Unemployment Insurance (total benefits before tax deductions)

(g) Other income from government sources including provincial income supplements and grants and social assistance, e.g., veterans' pensions, workers' compensation, welfare payments (do not include Family Allowances and Child Tax Credits)

(h) Dividends and interest on bonds, deposits and savings certificates, and other investment income, e.g., net rents from real estate, interest from mortgages

(i) Retirement pensions, superannuation and annuities

(j) Other money income, e.g., alimony, scholarships

(k) TOTAL INCOME from all of the above sources

61.

Dollars Cents

01 ☐ Yes ▶
02 ☐ No

03 ☐ Yes ▶
05 ☐ No 04 ☐ Loss

06 ☐ Yes ▶
08 ☐ No 07 ☐ Loss

09 ☐ Yes ▶
10 ☐ No

11 ☐ Yes ▶
12 ☐ No

13 ☐ Yes ▶
14 ☐ No

15 ☐ Yes ▶
16 ☐ No

17 ☐ Yes ▶
19 ☐ No 18 ☐ Loss

20 ☐ Yes ▶
21 ☐ No

22 ☐ Yes ▶
23 ☐ No

24 ☐ Yes ▶
25 ☐ No 26 ☐ Loss

62.

Dollars Cents

01 ☐ Yes ▶
02 ☐ No

03 ☐ Yes ▶
05 ☐ No 04 ☐ Loss

06 ☐ Yes ▶
08 ☐ No 07 ☐ Loss

09 ☐ Yes ▶
10 ☐ No

11 ☐ Yes ▶
12 ☐ No

13 ☐ Yes ▶
14 ☐ No

15 ☐ Yes ▶
16 ☐ No

17 ☐ Yes ▶
19 ☐ No 18 ☐ Loss

20 ☐ Yes ▶
21 ☐ No

22 ☐ Yes ▶
23 ☐ No

24 ☐ Yes ▶
25 ☐ No 26 ☐ Loss

Answer Questions H1 to H8 about this dwelling.

STEP 10

67.

- H1. Print the name(s) of the person(s) who pay the rent or mortgage, taxes, electricity, etc., for this dwelling.

A dwelling is a separate set of living quarters with a private entrance from the outside or from a common hallway or stairway inside the building. This entrance should not be through someone else's living quarters.

Note: One of these persons should answer Questions H2 to H8. If no one living here makes such payments, mark here and answer these questions yourself.

	Family name	Given name
01		
02		
03		
04		
05		
06		

07 ☐

- H2. Is this dwelling:

Mark one circle only.

- 08 ☐ owned by you or a member of this household (even if it is still being paid for)?
09 ☐ rented (even if no cash rent is paid)?

- H3. (a) How many rooms are there in this dwelling?

Include kitchen, bedrooms, finished rooms in attic or basement, etc. Do not count bathrooms, halls, vestibules and rooms used solely for business purposes.

10 ← Number of rooms

- (b) How many of these rooms are bedrooms?

11 ← Number of bedrooms

- H4. When was this dwelling originally built?

Mark the period in which the building was completed, not the time of any later remodelling, additions or conversions. If year is not known, give best estimate.

- | | |
|---|------------------------------------|
| 12 <input type="radio"/> 1920 or before | 16 <input type="radio"/> 1971-1980 |
| 13 <input type="radio"/> 1921-1945 | 17 <input type="radio"/> 1981-1985 |
| 14 <input type="radio"/> 1946-1960 | 18 <input type="radio"/> 1986-1990 |
| 15 <input type="radio"/> 1961-1970 | 19 <input type="radio"/> 1991 |

- H5. Is this dwelling in need of any repairs?

(Do not include desirable remodelling or additions.)

- 20 ☐ No, only regular maintenance is needed (painting, furnace cleaning, etc.)
21 ☐ Yes, minor repairs are needed (missing or loose floor tiles, bricks or shingles, defective steps, railing or siding, etc.)
22 ☐ Yes, major repairs are needed (defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings, etc.)

Answer Questions H6 to H8 for only the dwelling that you now occupy, even if you own or rent more than one dwelling. If the exact amount is not known, please enter best estimate.

Note: If you are a farm operator living on the farm you operate, mark here 01 ☐ and go to Step 12.

H6. For this dwelling, what are the YEARLY payments (last 12 months) for:

(a) electricity?

02 ☐ None

03 ☐ Included in rent or other payments

OR

Dollars Cents
04 per year

(b) oil, gas, coal, wood or other fuels?

05 ☐ None

06 ☐ Included in rent or other payments

OR

Dollars Cents
07 per year

(c) water and other municipal services?

08 ☐ None

09 ☐ Included in rent or other payments

OR

Dollars Cents
10 per year

H7. For RENTERS only:

What is the monthly cash rent paid for this dwelling?

11 ☐ Rented without payment of cash rent

OR

Dollars Cents
12 per month

H8. For OWNERS only, answer parts (a) through (f):

(a) What are the total regular monthly mortgage or loan payments for this dwelling?

13 ☐ None
Go to part (c)

OR

Dollars Cents
14 per month

(b) Are the property taxes (municipal and school) included in the amount shown in part (a)?

15 ☐ Yes — Go to part (d)
16 ☐ No

(c) What are the estimated yearly property taxes (municipal and school) for this dwelling?

17 ☐ None

OR

Dollars Cents
18 per year

(d) If you were to sell this dwelling now, for how much would you expect to sell it?

Dollars
19

(e) Is this dwelling part of a registered condominium?

20 ☐ Yes — Continue with part (f)
21 ☐ No — Go to Step 12

(f) What are the monthly condominium fees?

22 ☐ None

OR

Dollars Cents
23 per month

You have now completed your questionnaire. Please mail it today.

Thank you for your co-operation.

If you have any comments, please enter them on the back cover.

OFFICE USE ONLY

Coll.

4A
Ref.

OR
Miss./Other

JIC-A

JIC-B

APPENDIX ONE

Part Two: The HIFE/SCS income questionnaire and key housing questions

Income:

The income data contained on the HIFE/SCS micro-data base is derived from a separate income survey. This annual survey is the source of Canada's official income estimates. A copy of the 1990 incomes survey is attached for reference.

Housing:

There are three main surveys which supply the housing questions for the HIFE/SCS data base. They are:

- 1) the Household Facilities and Equipment Survey, known as HFE;
- 2) the Rent Survey, known as Rent; and
- 3) the Shelter Cost Survey, known as SCS.

Listed for easy comparison to those of the census, and identified by source, the key HIFE/SCS housing questions are:

- 1) SCS: Item 11 identifies the best person to be respondent
- 2) SCS: Item 13 - tenure of the household
- 3) HFE: Items 12 and 13 - number of rooms and bedrooms
- 4) HFE: Item 10 - age of dwelling structure
- 5) HFE: Item 11 and cue card - condition of dwelling
- 6) SCS: Items 16 to 18 - utilities expenditures for renters
Items 63 to 67 - utilities expenditures for owners
- 7) Rent: Item 16 - rent for renters
- 8) SCS: Items 22, and 24 to 52 and 57 to 62 identify owner shelter costs.



1990 Shelter Cost Survey

1 Form no. 08B

Confidential (when completed)

Collected under the authority of the
Statistics Act, Revised Statutes of
Canada, 1985, Chapter S19.

PLACE LABEL HERE	Docket No. 2 <input type="text"/>	Date 3 <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Assignment No. 4 <input type="text"/>
	Dwelling Type 5 <input type="text"/>	Listing Address 6 _____	
	Language of Assignment 7 <input type="text"/>	Telephone Number 8 <input type="text"/> - <input type="text"/> - <input type="text"/>	

9. COMPLETION STATUS

- | | | | |
|-------------------|-------------------------|--|-------------------------|
| LFS non-interview | 1 <input type="radio"/> | Partially completed | 4 <input type="radio"/> |
| | | Refused F08 | 5 <input type="radio"/> |
| Completed | 3 <input type="radio"/> | Other non-response
(specify in notes) | 6 <input type="radio"/> |

10. The Shelter Cost survey is being conducted in order to obtain information on expenditures related to housing.

11. Who would be the best person to talk to about this household's housing expenses for repairs, utility bills, maintenance, renovations etc.?

If this person is not available, set up an appointment.

First name

Last name

HRD page line no. (item 31, F03)

12. RECORD OF CALLS AND APPOINTMENTS

#	Date	Time	Comments	Call back for:
1				
2				
3				
4				

13. INTERVIEWER CHECK ITEM ON FORM 03

If yes on item 42
(dwelling owned)

5 ☐ Go to 22

If no on item 42
(dwelling not owned)

6 ☐ Go to 23

RENTERS ONLY

14. How many months did your household occupy THIS dwelling in 1990?

- 1 months
2 ☐ Don't know

If 00 → Go to 21

Keep in mind that the following questions apply to costs for the _____ months you have just reported and that are not included in the rent. You should exclude any costs charged to business.

Were there any expenditures in 1990 for...

Don't know

15. Parking at place of residence? Yes 1 ☐ → \$.00 4 ☐
No 2 ☐ 3

16. Electricity? Yes 5 ☐ → \$.00 8 ☐
No 6 ☐ 7

17. Other fuels for heating and cooking? Yes 1 ☐ → \$.00 4 ☐
No 2 ☐ 3

18. Water? Yes 5 ☐ → \$.00 8 ☐
No 6 ☐ 7

19. Repairs and maintenance on the rented dwelling? Yes 1 ☐ → \$.00 4 ☐
No 2 ☐ 3

20. Tenant's insurance? Yes 5 ☐ → \$.00 8 ☐
No 6 ☐ 7

21. Did your ancestors or those of any other member of your household descend from any of the following groups?

North American Indian

Métis Yes 1 ☐ No 2 ☐

or Inuit (Eskimo)

INTERVIEWER: THANK RESPONDENT AND END
Complete item 9 on front cover

HOMEOWNERS ONLY - THIS DWELLING

22. What were the total property taxes on this dwelling in 1990?
(include special service charges and local improvements)

\$.00

Don't know 2 ☐

23. For how much would this dwelling sell today?

\$.00

Don't know 4 ☐

24. Is there a first mortgage on this dwelling?

Yes 1 ☐ No 2 ☐ →
Go to 38

31. Is there a second mortgage on this dwelling?

Yes 1 ☐ No 2 ☐ →
Go to 38

38. Is there another loan that was used to pay for this dwelling or for additions, renovations, repairs and maintenance?

Yes 1 ☐ No 2 ☐ →
Go to 54

46. Is there another loan that was used to pay for this dwelling or for additions, renovations, repairs and maintenance?

Yes 1 ☐ No 2 ☐ →
Go to 54

25. What is the amount of the regular payments?

\$.00

Don't know 4 ☐

32. What is the amount of the regular payments?

\$.00

Don't know 4 ☐

Was this loan used...

39. to pay for this dwelling ?

Yes 3 ☐ No 4 ☐

40. to pay for additions, renovations, repairs & maintenance

Yes 5 ☐ No 6 ☐

Was this loan used...

47. to pay for this dwelling ?

Yes 3 ☐ No 4 ☐

48. to pay for additions, renovations, repairs & maintenance

Yes 5 ☐ No 6 ☐

26. Are these payments made...

monthly? 1 ☐
weekly? 2 ☐
every two weeks? 3 ☐
at other intervals? 4 ☐ →

if 4, specify number of payments per year

Don't know 5 ☐

33. Are these payments made...

monthly? 1 ☐
weekly? 2 ☐
every two weeks? 3 ☐
at other intervals? 4 ☐ →

if 4, specify number of payments per year

Don't know 5 ☐

41. What is the amount of the regular payments?

\$.00

Don't know 8 ☐

42. Are these payments made....

monthly? 1 ☐
weekly? 2 ☐
every two weeks? 3 ☐
at other intervals? 4 ☐ →

if 4, specify number of payments per year

Don't know 5 ☐

43. What is the current rate of interest?

1 . %

Don't know 2 ☐

49. What is the amount of the regular payments?

\$.00

Don't know 8 ☐

50. Are these payments made....

monthly? 1 ☐
weekly? 2 ☐
every two weeks? 3 ☐
at other intervals? 4 ☐ →

if 4, specify number of payments per year

Don't know 5 ☐

27. What is the current rate of interest?

1 . %

Don't know 2 ☐

34. What is the current rate of interest?

1 . %

Don't know 2 ☐

28. Do these payments include property taxes?

Yes 3 ☐

No 4 ☐

35. Do these payments include property taxes?

Yes 3 ☐

No 4 ☐

29. What is the balance outstanding at this time?

\$.00

Don't know 6 ☐

36. What is the balance outstanding at this time?

\$.00

Don't know 6 ☐

44. What is the balance outstanding at this time?

\$.00

Don't know 4 ☐

52. What is the balance outstanding at this time?

\$.00

Don't know 4 ☐

30. INTERVIEWER

If the respondent can only provide an estimate of the amount outstanding on a different date, record the amount above and report the date to which it applies

month year Go to 31

37. INTERVIEWER

If the respondent can only provide an estimate of the amount outstanding on a different date, record the amount above and report the date to which it applies

month year Go to 38

45. INTERVIEWER

If the respondent can only provide an estimate of the amount outstanding on a different date, record the amount above and report the date to which it applies

month year Go to 46

53. INTERVIEWER

If the respondent can only provide an estimate of the amount outstanding on a different date, record the amount above and report the date to which it applies

month year Go to 54

HOMEOWNERS ONLY - THIS DWELLING

54. How many months was this dwelling owned and occupied by a member of this household in 1990?

1 months

If 00 → Go to 97

2 ☐ Don't know

55. When answering the following series of questions about homeowner costs, keep in mind that they apply to the _____ months that you have just reported. Only include expenditures for the home in which you live.

56. What was the total amount paid in 1990 for homeowner's insurance?

\$.00

Don't know 4 ☐

57. Were there any condominium charges in 1990?

Yes 5 ☐ → Go to 58

No 6 ☐ → Go to 63

58. What was the total cost of the condominium charges?

\$.00

Don't know 8 ☐

Did these condo charges include....

Yes

No

Don't know

59. Taxes? 1 ☐

2 ☐

3 ☐

60. Heat? 4 ☐

5 ☐

6 ☐

61. Electricity? 1 ☐

2 ☐

3 ☐

62. Water? 4 ☐

5 ☐

6 ☐

Were there any expenditures in 1990 for...

What was the total cost?

Don't know

63. Water and sewage? Yes 1 ☐ →
No 2 ☐

\$.00 4 ☐

64. Electricity (include rental charges such as for hot water heaters)? Yes 5 ☐ →
No 6 ☐

\$.00 8 ☐

65. Piped gas (include any rental charges such as for hot water heaters)? Yes 1 ☐ →
No 2 ☐

\$.00 4 ☐

66. Fuel oil and other liquid fuel? Yes 5 ☐ →
No 6 ☐

\$.00 8 ☐

67. Other fuels (such as bottled gas, stove and fireplace wood, coal, charcoal, etc.)? Yes 1 ☐ →
No 2 ☐

\$.00 4 ☐

NOTES

Item no.

999

999

999

999

1991 HOUSEHOLD FACILITIES & EQUIPMENT SURVEY

R.O. 1 Docket No. 2 Survey date 3 Assignment No. 4 Response Code 5

<p>10. DATE STRUCTURE ORIGINALLY BUILT</p> <p>Before 1941 1○</p> <p>1941 - 1950 2○</p> <p>1951 - 1960 3○</p> <p>1961 - 1970 4○</p> <p>1971 - 1980 5○</p> <p>1981 - 1985 6○</p> <p>1986 - 1991 7○</p>	<p>18. SUPPLEMENTARY HEATING EQUIPMENT (excluding fireplace)</p> <p>Heating stove 1○</p> <p>Cookstove or range 2○</p> <p>Portable heater 3○</p> <p>Other (Specify in NOTES) 4○</p> <p>None 5○ → Go to 20.</p>	<p>26. MICROWAVE OVEN</p> <p>Yes 1○ No 2○</p>
<p>USE QUESTION CARD FOR 11</p> <p>11. IS THIS DWELLING IN NEED OF ANY REPAIRS? (Do NOT include desirable remodelling, additions, conversions or energy improvements).</p> <p>Yes, MAJOR REPAIRS 1○</p> <p>Yes, MINOR REPAIRS 2○</p> <p>No, only REGULAR MAINTENANCE 3○</p>	<p>19. FUEL FOR SUPPLEMENTARY HEATING EQUIPMENT</p> <p>Oil or other liquid fuel 1○</p> <p>Gas 2○</p> <p>Electricity 3○</p> <p>Wood 4○</p> <p>Other (Specify in NOTES) 5○</p>	<p>27. GAS BARBECUE</p> <p>Yes 1○ No 2○</p>
<p>12. TOTAL NUMBER OF ROOMS (including bedrooms) <input type="text"/></p>	<p>20. HOME AIR CONDITIONING</p> <p>Window type 1○</p> <p>Central unit 2○</p> <p>None 3○</p>	<p>28. NUMBER OF REFRIGERATORS (if none enter 0) <input type="text"/></p>
<p>13. NUMBER OF BEDROOMS (if none enter 0) <input type="text"/></p>	<p>21. TYPE OF WATER SUPPLY</p> <p>Hot and cold running water 1○</p> <p>Cold running water only 2○</p> <p>No running water 3○ } Go to 23.</p>	<p>29. HOME FREEZER SEPARATE FROM REFRIGERATOR</p> <p>Yes 1○ No 2○</p>
<p>14. PRINCIPAL HEATING EQUIPMENT</p> <p>Steam or hot water furnace 1○</p> <p>Forced hot air furnace 2○</p> <p>Other hot air furnace 3○</p> <p>Heating stove (incl. wood stove) 4○</p> <p>Electric heating 5○</p> <p>Cookstove or other (Specify) 6○</p>	<p>22. PRINCIPAL FUEL FOR PIPED HOT WATER SUPPLY</p> <p>Oil or other liquid fuel 1○</p> <p>Piped gas 2○</p> <p>Bottled gas 3○</p> <p>Electricity 4○</p> <p>Wood or other (Specify in NOTES) 5○</p>	<p>30. AUTOMATIC DISHWASHER</p> <p>Built-in 1○</p> <p>Portable 2○</p> <p>None 3○</p>
<p>15. AGE OF PRINCIPAL HEATING EQUIPMENT</p> <p>5 years or less 1○</p> <p>6 to 10 years 2○</p> <p>Over 10 years 3○</p>	<p>23. INSTALLED BATHTUB OR SHOWER</p> <p>In one bathroom 1○</p> <p>In two or more bathrooms 2○</p> <p>Bath facilities shared with another household 3○</p> <p>No installed bathtub or shower 4○</p>	<p>31. WASHING MACHINE</p> <p>Automatic washer 1○</p> <p>Electric wringer-washer 2○</p> <p>Other electric washer 3○</p> <p>None 4○</p>
<p>16. PRINCIPAL FUEL FOR THIS HEATING EQUIPMENT</p> <p>Oil or other liquid fuel 1○</p> <p>Piped gas 2○</p> <p>Bottled gas 3○</p> <p>Electricity 4○</p> <p>Wood 5○</p> <p>Other (Specify in NOTES) 6○</p>	<p>24. TOILET FACILITIES</p> <p>One flush toilet 1○</p> <p>Two flush toilets 2○</p> <p>Three or more flush toilets 3○</p> <p>Chemical or other type 4○</p> <p>Toilet facilities shared with another household 5○</p> <p>No installed toilet 6○</p>	<p>32. CLOTHES DRYER</p> <p>Electric 1○</p> <p>Gas 2○</p> <p>None 3○</p>
<p>17. DOES THIS HEATING EQUIPMENT HAVE ANY SPECIAL FEATURES?</p> <p>Heat pump 1○</p> <p>Solar panels 2○</p> <p>Dual-fuel system (Specify) 3○</p> <p>Other (Specify) 4○</p> <p>No special features 5○</p>	<p>25. FUEL FOR PRINCIPAL COOKING EQUIPMENT</p> <p>Oil or other liquid fuel 1○</p> <p>Piped gas 2○</p> <p>Bottled gas 3○</p> <p>Electricity 4○</p> <p>Wood or other (Specify in NOTES) 5○</p> <p>None 6○</p>	<p>TOTAL NUMBER OF: (if none enter 0) <input type="text"/></p>
		<p>33. RADIOS <input type="text"/></p>
		<p>34. COLOUR TV SETS <input type="text"/></p>
		<p>35. BLACK AND WHITE TV SETS <input type="text"/></p>
		<p>36. VIDEO RECORDERS <input type="text"/></p>
		<p>DOES THIS HOUSEHOLD HAVE THE FOLLOWING:</p>
		<p>37. CABLE TELEVISION ... Yes No 1○ 2○</p>
		<p>38. COMPACT DISC PLAYER 1○ 2○</p>
		<p>39. CASSETTE PLAYER OR TAPE RECORDER ... 1○ 2○</p>
		<p>40. HOME COMPUTER 1○ 2○</p>
		<p>TOTAL NUMBER OF: (if none enter 0) <input type="text"/></p>
		<p>41. SMOKE DETECTORS (inside dwelling) <input type="text"/></p>
		<p>42. PORTABLE FIRE EXTINGUISHERS (inside dwelling) <input type="text"/></p>

NOTES — See over for additional NOTES ○

Item no.	Item no.
99 <input type="text"/>	99 <input type="text"/>
99 <input type="text"/>	99 <input type="text"/>



1991 Household facilities and equipment survey

'Q' Card

0	5	9	1
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MUST BE USED WHEN ASKING ITEM 11

The purpose of Item 11 is to gauge the current condition of a dwelling. By asking this question, it will be possible to assess whether or not the condition of Canada's dwelling stock has improved, deteriorated or stayed the same.

11

IS THIS DWELLING IN NEED OF ANY REPAIRS? (Do not include desirable remodelling, additions, conversions or energy improvements)

- Yes, MAJOR REPAIRS are needed (to correct, for example, corroded pipes, damaged electrical wiring, sagging floors, bulging walls, damp walls and ceilings, crumbling foundation, rotting porches and steps)
- Yes, MINOR REPAIRS are needed (to correct, for example, small cracks in interior walls and ceilings, broken light fixtures and switches, leaking sink, cracked or broken window panes, some missing shingles or siding, some peeling paint)
- No, only REGULAR MAINTENANCE is needed (for example, painting, leaking faucets, clogged gutters or eavestroughs)

DEFINITIONS

IMPROVEMENT: Work that upgrades the dwelling over and above its original condition.

REPAIR: Work that restores the dwelling to its original condition.

MAJOR REPAIRS: Repairs to the more serious deficiencies in the structural condition of the dwelling, as well as in the plumbing, electrical and heating systems.

MINOR REPAIRS: Repairs to deficiencies in the surface or covering material of the dwelling and to less serious deficiencies in the plumbing, electrical and heating systems.

REGULAR MAINTENANCE: Where neither major nor minor repairs are needed (e.g., fixing leaky faucets, cleaning clogged eavestroughs).



RENT QUESTIONNAIRE

1 FORM 04

CONFIDENTIAL when completed

Authority-Statistics Act, Revised Statutes
of Canada, 1985, Chapter S19.

FRANCAIS AU VERSO

Decklet no. Survey date Assignment no. P.S.U.

10 INTERVIEWER CHECK ITEM:

- If first rent interview at this dwelling 1 ☐ go to 11
- Otherwise 2 ☐ go to 15

11 INTERVIEWER CHECK ITEM:

- If dwelling Code 5 in item 8 on F03 1 ☐ go to 12
- Otherwise 2 ☐ go to 13

12 ON WHICH FLOOR DO YOU LIVE?

☐ Enter 00 for dwellings located in the basement.

13 TO THE BEST OF YOUR KNOWLEDGE, HOW OLD IS YOUR BUILDING?

- No more than 5 years old 1 ☐
- More than 5 but no more than 10 years old 2 ☐
- More than 10 but no more than 20 years old 3 ☐
- More than 20 but no more than 40 years old 4 ☐
- More than 40 years old 5 ☐

14 HOW MANY BEDROOMS ARE THERE IN YOUR DWELLING?

- Enter 0 for bachelor
- If 9 bedrooms or greater, enter 9

THIS MONTH, IS THE RENT FOR YOUR DWELLING:

- **SUBSIDIZED BY GOVERNMENT OR AN EMPLOYER OR RELATIVE?**

Yes ☒ Specify in NOTES No ☐

- **USED FOR BOTH LIVING AND BUSINESS ACCOMMODATION?**

Yes ³ ☐ Specify in NOTES No ⁴ ☐

16 HOW MUCH IS THE TOTAL MONTHLY RENT FOR YOUR DWELLING?

\$

--	--	--	--

00 If 0000, specify in NOTES

IF SUBSEQUENT INTERVIEW, SAME HOUSEHOLD ONLY Otherwise, go to 18

17 SINCE LAST MONTH, HAVE THERE BEEN ANY CHANGES IN THE AMOUNT OF RENT PAID?

Yes ¹ ☐ No ² ☐

18 DOES THIS MONTHLY RENT INCLUDE PARKING FACILITIES?

Yes ³ ☐ No ⁴ ☐ go to 20

19 WHAT TYPES OF PARKING FACILITIES ARE INCLUDED IN YOUR RENT?

	No. of Spaces
Closed garage or indoor parking	8 <input type="text"/>
Outside parking with plug-in	6 <input type="text"/>
Outside parking without plug-in	7 <input type="text"/>

For codes 3, 4 or 5 in Item 8 on the FQ3 enter the number of spaces (exclude driveways)

IF SUBSEQUENT INTERVIEW, SAME HOUSEHOLD ONLY Otherwise, go to 21

20 SINCE LAST MONTH HAVE THERE BEEN ANY CHANGES IN THE SERVICES, EQUIPMENT, FURNISHINGS OR OTHER FACILITIES INCLUDED IN THE RENT?

Yes ¹ ☒ No ² ☐ go to 22

21 WHICH OF THE FOLLOWING COMMODITIES ARE INCLUDED AS PART OF THE MONTHLY RENT?
Check all that apply

Heat ° Range °

Heating of water °C Washer °C

Cold water °C Dryer °C

Electricity.....⁶⁴ ○ Other major appliances ¹⁰ ○

Cablevision ⁸⁵○ Furniture ¹¹○

Refrigerator ⁸⁵ ☐ None of the above ... ¹² ☐

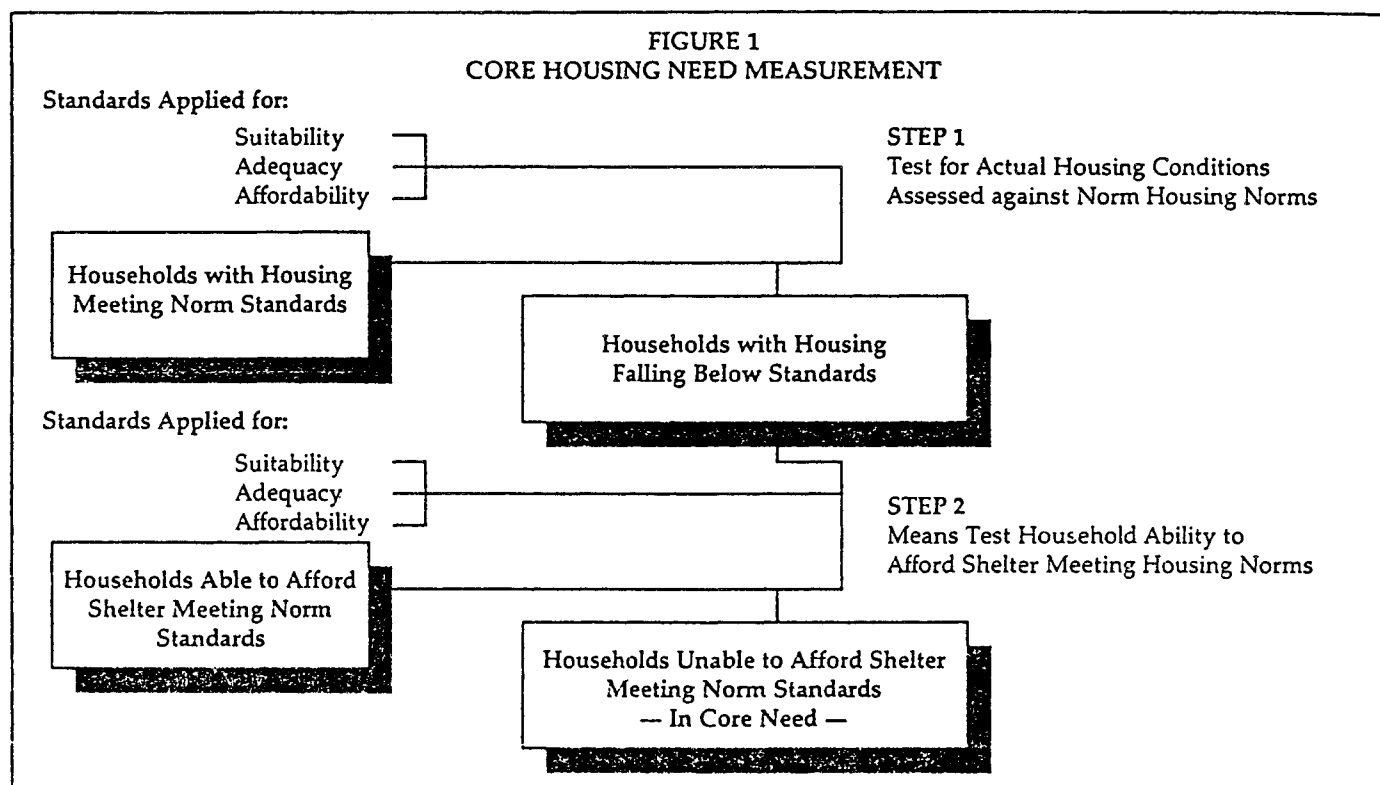
22 COMPLETION STATUS

Completed ¹○ Parasy completed ²○ Specify
Refused ³○ in NOTES

NOTES

[illegible]

The Core Housing Need Model



The core housing need model requires two steps to integrate the three separate housing needs indicators into one measure of housing need. The first step is to evaluate the housing conditions of all households against each of the individual standards, one by one, using the individual housing indicators described above. In the second step, households are tested to identify those that do not have the means to acquire rental housing meeting all norms.

AT STEP 1

Households residing in dwelling units that do not meet the norms set for housing standards are identified as:

- being crowded; and/or
- living in dwellings in inadequate condition; and/or
- spending more than is generally accepted for their housing.

Many of these households, however, live in such housing voluntarily.

AT STEP 2

The three indicators are fully integrated. Households are tested to identify two different groups:

- Those living voluntarily in housing considered crowded, and/or inadequate and/or too expensive. These households are not in core housing need.
- Those simply unable to obtain unsubsidized market housing meeting suitability and adequacy norms without spending 30 per cent or more of their income on rent. Households in this second group are in core housing need.

**DOCUMENTATION OF SHELTER COSTS AND INCOME USED
IN THE CALCULATION OF CORE HOUSING NEED, 1991**

SHELTER COSTS

I OWNERS Non-condominiums

(Monthly principal, interest, and taxes (PIT) in 1991) x 12, plus
yearly utilities where taxes are included in monthly mortgage
payments; or

(Monthly PI in 1991) x 12 plus yearly taxes and utilities, where taxes
are paid separately; or

(Yearly taxes and utilities) for mortgage-free owners.

II OWNERS Condominiums

Non-condominium costs listed above, plus the applicable condominium
fee.

III RENTER HOUSEHOLDS

(Monthly rent in 1991) x 12, plus yearly utilities payments.

IV NOTE ON UTILITY PAYMENTS

Utility payments include expenditures for electricity, water, and
any fuels for heating and cooking. They may also include other
services purchased as part of gross rent by renters.

INCOME

Income includes, for all households, the total of all income reported
by ALL members of the household aged 15 and over, that is the total
household income. Total household income before tax is compared to
shelter costs to calculate the shelter cost-to-income ratio used to
measure a household's affordability situation AT STEP ONE of the core
housing need model. It is also compared to CNITs (when measuring
housing need with the census) or Norm Rent Incomes (when measuring
housing need with the HIFE/SCS micro-data base) AT STEP TWO of the
model. This second step determines if households which live below any
of the adequacy, suitability, or affordability norms are in core need.

APPENDIX THREE**REVISED NATIONAL OCCUPANCY STANDARD**

The National Occupancy Standard, for purposes of the inter-provincial allocation using Statistics Canada's 1991 HIFE/SCS micro-data file data, has been modified to include bachelor dwelling units as suitable in size to accommodate one person households. The revised algorithm used to implement the NOS to calculate core housing need is provided below:

HOUSEHOLD DESCRIPTION**NUMBER OF BEDROOMS ASSIGNED TO HOUSEHOLD**

All single person households are identified.

These households are assigned a minimum requirement of a bachelor unit for purposes of determining if they have enough space or are "crowded".

All childless married couples are identified.

These households are assigned a minimum requirement of a one bedroom dwelling unit.

All other households.

Three steps are used to determine the number of bedrooms these households require:

Step One:

In this first step, one bedroom is allocated for every person in the household. In the following steps, composition of the household is considered and the number of bedrooms initially allocated reduced by one for each case where household members should share.

Step Two:

If there is a married couple in the household, the number of bedrooms first allocated is reduced by one.

Step Three:

The total number of bedrooms allocated to boys under 18 years old is divided by two. The same is done for girls. In the cases where there are odd numbers of boys and girls and at least one child of each sex under 5, then the children under 5 are assumed to share, and require only one bedroom. When the sum of the number of bedrooms required by the children ends in a fraction, the number of bedrooms required is rounded up.

APPENDIX FOUR

A Comparison of HIFE/SCS Norm Rents to Census CNITs, 1991

- Ontario Example -

CORE NEED INCOME THRESHOLDS, ONTARIO 1991

Area/Region:	Bedroom Count			
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
1) Southwest				
London CMA	\$19,500	\$24,000	\$32,500	\$34,000
Windsor CMA	20,000	24,000	29,000	31,500
Sarnia CA	19,000	22,500	28,500	30,500
Stratford CA	18,000	22,500	27,000	30,000
Chatham CA	18,000	22,000	27,500	29,500
Leamington CA	19,500	24,500	29,000	31,000
Tillsonburg CA	17,000	20,000	26,500	29,000
Wallaceburg CA	17,000	20,500	26,000	28,000
Woodstock CA	18,000	22,000	29,500	31,500
Area	17,000	21,000	26,000	29,000
Rural Markets				
-North/South	16,000	20,000	23,500	26,000
2) Southern				
Hamilton CMA	19,000	23,000	31,500	34,000
Kitchener CMA	19,000	23,000	32,000	35,000
Niagara/ St. Catharines CMA	19,000	22,500	27,500	31,000
Brantford CA	19,000	22,000	27,000	33,000
Simcoe CA	18,500	22,000	23,500	31,500
Area & Rural Markets	18,500	21,000	23,000	29,500
3) Centre				
Toronto CMA	24,000	29,500	37,000	46,000
Oshawa CMA	23,500	26,000	34,000	40,500
Barrie CA	23,000	27,000	34,000	38,500
Cobourg CA	21,500	24,500	28,000	30,000
Collingwood CA	19,000	22,000	26,000	30,000
Guelph CA	21,000	24,500	30,000	34,000
Owen Sound CA	18,000	22,000	23,000	30,000
Lindsay CA	20,500	25,000	28,500	31,000
Midland CA	19,500	23,000	26,000	30,000
Orillia CA	20,500	24,500	29,000	31,000
Peterborough CA	21,000	25,500	29,000	32,000
Port Hope	21,500	25,500	28,500	31,500
Haliburton	18,000	20,000	23,500	30,000
Gravenhurst	18,000	21,500	24,500	30,000
Huntsville	19,500	23,500	25,500	30,000
Area	19,500	23,500	27,000	31,500

Rural Markets	18,000	20,000	23,500	30,000
4) North				
Sudbury CMA	18,000	22,500	28,000	32,000
Sault				
Ste. Marie CA	19,000	23,000	27,000	30,000
North Bay CA	19,000	22,500	27,500	34,000
Elliot Lake CA	16,000	20,000	22,000	26,500
Kapuskasing CA	15,500	18,000	22,000	25,000
Kirkland CA	15,500	17,500	20,500	24,000
Timmins CA	20,500	26,000	30,000	32,500
Haileybury CA	15,500	21,000	26,000	27,500
Area	18,000	20,500	22,000	26,500
Rural Markets	18,000	19,500	21,500	26,000
Non-Markets	33,500	35,500	37,500	40,500
5) Northwest				
Thunder Bay CMA	20,500	27,000	35,500	38,000
Kenora CA	19,000	26,000	31,000	33,500
Fort Frances	22,000	27,000	33,500	36,000
Dryden	21,500	24,500	30,000	33,500
Atikokan	21,500	24,500	30,000	33,500
Geraldton/Longlac	21,500	24,500	30,000	33,500
Ignace	21,500	24,500	30,000	33,500
Manitouwadge	21,500	24,500	30,000	33,500
Nipigon/Red Rock	21,500	24,500	30,000	33,500
Red Lake/Golden	21,500	24,500	30,000	33,500
Sioux Lookout	21,500	24,500	30,000	33,500
Terrace Bay/ Schreiber	21,500	24,500	30,000	33,500
Area	22,000	27,000	31,000	33,500
Rural Markets	26,000	28,500	32,000	34,000
Non-Market Areas	34,500	36,000	39,000	44,500
6) East				
Ottawa CMA	22,000	28,500	36,000	37,000
Cornwall CA	17,000	21,500	23,000	26,000
Kingston CA	19,500	24,000	30,500	37,000
Hawkesbury	16,500	19,500	23,000	25,500
Pembroke	18,000	22,000	24,000	26,000
Brockville	17,500	21,500	26,500	30,500
Belleville	20,000	24,000	29,000	31,000
Area	18,000	21,000	26,500	28,000
Rural Markets	16,500	19,500	23,000	25,500

NORM RENT INCOME THRESHOLDS (ONTARIO HIFE/SCS 1991)

Settlement Size:	Bedroom size			
	Bachelor/ 1 Bedroom	1 Bedroom	2 Bedrooms	3+ Bedrooms
1) Under 100,000 in population	\$18,520	\$18,560	\$20,920	\$24,640
2) 100,000+	21,000	21,358	25,920	32,287

Suppression and The Estimates: Canada, Provincial, and Planning Area Tables

Statistics Canada carries out suppression to protect the confidentiality of individual responses from inadvertent disclosure. For this reason, suppression is triggered if household income data are in any way involved where cell sample sizes drop too low. In terms of impact on Baseline needs tables, suppression may be limited to individual cells: row and column totals may not be affected. In effect, suppression will affect only cells with small counts which might have reliability problems anyway. Given their small size, these cells could be unduly influenced or skewed by outlying cases.

Suppression will only affect the small area level. However, this means essentially the very planning area tables which are the primary interest. In dealing with this constraint, however, there are a few simple rules of thumb which can be brought to bear.

- 1 Always use the highest level table possible to provide the most accurate housing need statistic, citing the table for future reference. For example, if provincial housing need is required, then the provincial level tables should be used. Roll-ups from planning area tables will not be accurate because of suppression. Indeed, as observed in the fourth rule of thumb, provincial level tables become the base for all absolute estimates of numbers of households in need.
- 2 The statistics at the planning area level are the best available, in spite of suppression. On a relative basis, they provide a very good profile of the types of households in need, and the types of need experienced. It is most appropriate, then, to describe the nature of housing need in a planning area in percentage terms. For example, demand need is experienced by "x" per cent of all households in need in the planning area, or "y" per cent of all need is experienced by family renters.
- 3 To identify the proportion of provincial level need contained in any one planning area, it is necessary to take the level of need in the planning area as a proportion of the rolled-up need from all planning areas. Again, this should be expressed in relative terms. Planning area "n" contains "x" per cent of all provincial need.
- 4 To identify the absolute number of households in need in a particular planning area relative to the absolute number in the province, it will be necessary to apply the percentages derived in three above to the corresponding total number of households in need cited in the provincial level table. This eliminates any problem of suppression at the local area level.