



The Daily

Statistics Canada

Monday, June 3, 2002

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MAJOR RELEASES

There are no major releases today.

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Residential construction investment

First quarter 2002

The total value of investment in the housing sector in the first quarter was \$9.9 billion, up 15.1% from the first quarter of 2001. All three components of residential construction investment (new housing, renovations and acquisition costs) advanced.

Among the factors that drew potential buyers to the new housing market were low mortgage rates, the small number of dwellings available for rent or resale, and buoyant consumer confidence.

As a result, investment in new housing construction totalled \$5.4 billion in the first quarter, 21.8% higher than in the same period of 2001. The biggest contribution to this component was higher investment in new single dwellings (+21.8% to \$3.4 billion), due to a sharp increase in starts. Investment in new apartment construction also posted a large gain (+26.9% to \$937 million).

Expenditures for renovations to existing housing stock amounted to \$3.5 billion in the first quarter, up 3.6% from the first quarter of 2001. Acquisition costs related to new housing sales jumped 27.9% to \$937 million.

Residential construction investment

| | First quarter 2001 | First quarter 2002 | First quarter 2001 to first quarter 2002 % change |
|------------------------------|-----------------------|-----------------------|--|
| | \$ millions | | |
| Canada | 8,580.5 | 9,874.2 | 15.1 |
| Newfoundland and Labrador | 93.2 | 109.3 | 17.3 |
| Prince Edward Island | 29.2 | 33.8 | 15.7 |
| Nova Scotia | 226.0 | 262.7 | 16.2 |
| New Brunswick | 157.6 | 182.9 | 16.1 |
| Quebec | 1,496.8 | 1,829.5 | 22.2 |
| Ontario | 3,967.2 | 4,308.4 | 8.6 |
| Manitoba | 172.1 | 203.4 | 18.2 |
| Saskatchewan | 154.9 | 178.1 | 15.0 |
| Alberta | 1,152.8 | 1,405.5 | 21.9 |
| British Columbia | 1,107.5 | 1,334.9 | 20.5 |
| Yukon | 11.7 | 10.2 | -13.2 |
| Northwest Territories | 5.9 | 10.7 | 82.0 |
| Nunavut | 5.6 | 4.7 | -15.1 |

Note: Data may not add to totals due to rounding.

Ontario posted the largest provincial increase in residential construction investment in dollar terms (+8.6% to \$4.3 billion). A substantial portion of this gain was due to a significant advance in spending on single dwellings. Quebec ranked second (+22.2%

to \$1.8 billion), also as a result of higher investment in single dwellings.

Note: Residential construction investment is divided into three main components. The first is new housing construction, which includes single dwellings, semi-detached dwellings, row housing and apartments, cottages, mobile homes and additional housing units created from non-residential buildings or other types of residential structures (conversions). The second component of residential construction investment (renovations), includes alterations and improvements in existing dwellings. The third component is acquisition costs, which refers to the value of services relating to the sale of new dwellings. These costs include sales tax, land development and service charges, as well as record-processing fees for mortgage insurance and the associated premiums.

Available on CANSIM: table 026-0013.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Étienne Saint-Pierre (613-951-2025; saineti@statcan.ca), Investment and Capital Stock Division. ■

Farm families' total income

1999

Farm families continued to rely more on income from non-farm sources in 1999, according to analysis of data from personal income tax returns.

In 1999, income from non-farming activities accounted for 73 cents of every dollar in farm family income, up almost 2 cents from 1998.

On average, farm family income was \$62,222 in 1999, up 1.8% from 1998. For a second consecutive year, the overall increase was the result of a gain (+4.0%) in off-farm income, which offset a 3.6% decline in net farm operating income (before depreciation).

All major sources of off-farm income increased in 1999, except the "other off-farm income" category which fell 2.5%. Starting in 1999, only Registered Retirement Savings Plan (RRSP) income of people aged 65 or older is included in RRSP income, which is part of other off-farm income. Average other off-farm income would have grown 8.8% without that change in the definition of family income.

Average off-farm employment income of farm families increased 4.3% in 1999, reflecting the 3.0% growth in employment in all sectors in Canada, as reported by the Labour Force Survey for the same period.

Families running hog farms posted the largest percentage gain (+39.7%) in 1999, mostly the result of average net farm operating income which more than doubled as the hog industry largely recovered from dismal prices in late 1998. Net farm operating income also increased on the strength of record marketings. Average total income of families operating hog farms was \$58,913, up 23.9% from the previous five-year average of \$47,534, but still below the average income of all farm families.

Hit by low grain and oilseed prices in the wake of high world supplies, families operating grain and oilseed farms posted a marginal 0.5% rise in average total income to \$67,212. The 6.7% increase in their average off-farm income barely compensated for a 13.1% decline in their average net farm operating income.

Poor grain market conditions dragged down net farm operating income in the three Prairie provinces in 1999. These declines translated into decreases in average total income of farm families in Saskatchewan (-3.6%) and Manitoba (-0.9%). In Alberta, average total income rose by only 1.0%.

Average off-farm income grew in every province in 1999. The largest gain occurred in Nova Scotia (+7.8%). Average off-farm income ranged from \$32,840 in Quebec to \$57,447 in British Columbia.

Sources of farm families' income

| | 1998 | 1999 | 1998 to 1999 % change |
|--|---------------|---------------|--------------------------------|
| | \$ | \$ | % change |
| Off-farm employment income | 29,309 | 30,556 | 4.3 |
| Wages and salaries | 26,748 | 27,936 | 4.4 |
| Net non-farm self-employment | 2,562 | 2,619 | 2.2 |
| Investment income | 4,486 | 4,833 | 7.7 |
| Pension income | 5,278 | 5,541 | 5.0 |
| Other off-farm income ¹ | 4,603 | 4,490 | -2.5 |
| Total off-farm income² | 43,677 | 45,419 | 4.0 |
| Net farm operating income ³ | 17,432 | 16,803 | -3.6 |
| Total farm families' income | 61,108 | 62,222 | 1.8 |

¹ Starting in 1999, only RRSP income of people aged 65 or older is included in the statistical series on off-farm family income.

² Excluding taxable capital gains.

³ Before capital cost allowance.

Note: Off-farm income includes employment income, investment income, pension income and other income (government social transfers, excluding pensions, such as social assistance payments and child tax benefits; RRSP income of people aged 65 or older; and other

income such as alimony or maintenance income and Net Income Stabilization Account payouts).

These estimates refer to the income of families involved in a single unincorporated farm with gross operating revenue of \$10,000 or more in 1999. Families are defined as husband and wife, legal or common law, with or without children at home; or lone parent, of any marital status, with at least one child living at home. There is no restriction on the age of the children. Children must report a marital status other than "married" or "living common-law", and have no child living in the household.

For custom data requests, contact the Client Services Unit (1-800-465-1991; agriculture@statcan.ca). For more information, or to enquire about the concepts, methods or data quality of this release, contact Lina Di Piéto (613-951-3171; fax: 613-951-3868; lina.dipietro@statcan.ca) or Sylvana Beaulieu (613-951-5268; sylvana.beaulieu@statcan.ca), Agriculture Division. ■

Public sector employment

First quarter 2002 (preliminary)

Estimates of public sector employment and aggregate public sector wages and salaries for the first quarter are now available. Data have been revised back to 1998.

Available on CANSIM: tables 183-0002 to 183-0004.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Robert Sauvé (613-951-8306; robert.sauve@statcan.ca), Public Institutions Division. ■

Farm product prices

April 2002

Prices which farmers received in April for grains, oilseeds, specialty crops, fruits, vegetables, cattle, hogs, poultry, eggs and dairy products are now available.

The Ontario hog price in April (\$63.41 per hundredweight) was 14% below the March price but still well above the low of \$22.82 in December 1998.

The canola price in Saskatchewan in April (\$316.52 per metric tonne) was down 22% from its July 1998 peak of \$408.10 but still 43% above the low of \$220.78 per tonne in August 2000.

For more information, or to enquire about the concepts, methods or data quality of this release,

contact Paul Murray (613-951-0065; fax: 613-951-3868; paul.murray@statcan.ca) Agriculture Division. ■

Neighbourhoods and long-term success in the labour market

1986 to 1998

The quality of the neighbourhood in which youths in low-income families grow up makes little difference to their chances of succeeding in the labour market, according to a new study of youths raised in low-income families in Toronto.

Estimates of earnings and wage distributions for youths who grew up in low-income and middle-income neighbourhoods were almost exactly the same, the study found.

The study followed youths from low-income households who grew up in substantially different types of neighbourhoods in Toronto from the age of 16 up to 35. These youths were divided into two groups according to the type of neighbourhoods they lived in. One group lived in large public housing projects in low-income central-city neighbourhoods. The other lived in more than 40 low-income projects with fewer than 250 units. These were located in census tracts throughout the city in which fewer than 25% of households were below Statistics Canada's low-income cutoff. Families had only limited choices in the neighbourhood to which they were assigned, and this restriction made the results easier to interpret.

The key result of the study was that youths from the lowest income neighbourhoods of Toronto fared about the same as those from middle-income neighbourhoods. Eventual adult income, earnings, social assistance participation and education attainment were about the same for the two groups.

Average income for youths tracked to the age of 27 to 35 from the lowest income neighbourhoods was \$20,950. This compares with \$21,461 in average income for those from the better off neighbourhoods — only a 2% difference. About 32% from the low income neighbourhoods relied on social assistance for at least one year between 1993 and 1999, compared with 31% of those from the middle income neighbourhoods. The average years of schooling for youths aged 16 to 25, while living at home, was 12.3 years in low-income neighbourhoods compared with 12.2 years for those in middle-income areas. The proportion not working and not attending school was also essentially the same across both groups.

The study focussed on neighbourhood effects for labour market success and self-sufficiency, and did not examine crime participation, health, and overall well being. These outcomes may be important but are beyond the scope of this analysis.

Neighbourhood quality did affect the exposure of youth to crime. Criminal activity was much higher in the low-income neighbourhoods. Homicides, sexual assaults and drug offenses were three to five times more frequent than in the better-off neighbourhoods, even on a per household basis.

The research paper *Do neighbourhoods influence long-term labour market success? A comparison of adults who grew up in different public housing projects*, no. 185 (11F0019MIE, free) is now available on Statistics Canada's Web site (www.statcan.ca). From the *Products and services* page, choose *Research papers* (free) and then *Social conditions*.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Miles Corak (613-951-9047), Family and Labour Studies Division. ■

NEW PRODUCTS

Do neighbourhoods influence long-term labour market success? A comparison of adults who grew up in different public housing projects, No. 185
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(free).

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(free).

Production of eggs, January 2002
Catalogue number 23-003-XIB
(free).

Production of eggs, February 2002
Catalogue number 23-003-XIB
(free).

Production of eggs, March 2002
Catalogue number 23-003-XIB
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Aviation: Service bulletin, Vol. 34, no. 1
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Energy statistics handbook, March 2002
Catalogue number 57-601-XCB (\$284).

Energy statistics handbook, March 2002
Catalogue number 57-601-UPB (\$387).

Canada's international transactions in securities,
March 2002, Vol. 68, no. 3
Catalogue number 67-002-XIB (\$14/\$132).

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
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