



Regional Municipality of Wood Buffalo Estimation Report Version 4.0

Prepared for the Regional Municipality of Wood Buffalo by the Alberta
Rural Development Network (ARDN).

January 2020



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Executive Summary

Using the principles outlined in the “Step-by-Step Guide to Estimating Homelessness,” the Regional Municipality of Wood Buffalo (RMWB) conducted surveys within Anzac, Fort Chipewyan, Fort McKay, and Janvier to develop a better understanding of the homeless and at-risk population in these communities.

This initiative used the methodology as outlined in the guide, whereby surveys are administered at local and regional social service agencies to gather information on the following:

- Housing instability
- Employment
- Income
- Family demographics
- Services sought and/or accessed

The surveys conducted in four communities counted a total of 148 individuals, many of which were either at-risk of losing their housing, or unsure whether their housing was stable. Based on the findings of the community-specific data and aggregated primary data collected, the ARDN was able to observe the following:

Aggregated results	<ul style="list-style-type: none"> • More women than men accessing services were employed; • The unstable housing population was predominantly Métis; • The unemployed unstable housing population was predominantly Métis men; • Between the shared-living residents and respondents, there were 148 residents either living in unstable housing or living alongside an individual in unstable housing. 52 were children, and the remaining 96 were adults.
Anzac	<ul style="list-style-type: none"> • Zero females are working in trades related occupations; • The population is declining as per Statistics Canada and the RMWB Census; • Lower than the average median income for single-income households, when compared to Wood Buffalo (see Appendix A.6 for geographical definition); • All respondents to the survey were women, and three out of four were Métis; • All respondents to the survey were employed, and only one was working part-time; • The survey indicated there could be at least three to five children, and four to six adults living in unstable housing, per respondent; • Low-income was the driving reason for their unstable housing.

Fort Chipewyan	<ul style="list-style-type: none"> • High unemployment rate; • The population is declining as per Statistics Canada and the RMWB Census; • Below-average median household income (both total and after-tax) relative to Wood Buffalo; • Large senior population; • Between 11 and 79 individuals at risk of unstable housing;
Fort McKay	<ul style="list-style-type: none"> • Ten to forty residents could be housing-unstable; • All the respondents in the survey are Indigenous; • Eleven out of twenty-five respondents indicated that substance use was the primary reason for their unstable housing. • The RMWB Census counts and the number of residents accounted for by the estimation survey differ, suggesting a potential count discrepancy. A possible explanation for the discrepancy is due to the community having a strong relationship with the representative administering the survey. Due to the sensitivity regarding homelessness and overcrowded homes, residents may have not been as comfortable sharing household information with census staff.
Janvier	<ul style="list-style-type: none"> • High female unemployment rate; • The population is declining as per Statistics Canada and the RMWB Census; • Below-average median household income (both total and after-tax) relative to Wood Buffalo; • Eight respondents self-identified as Indigenous; • There are between three and twelve individuals at risk of unstable housing.

Based on the findings and identified limitations of this report, the Alberta Rural Development Network suggests that additional surveys be conducted in these communities. In order to collect the type of information that is needed, more resources will likely be required. A survey administration strategy and revision of the estimation survey for *each* community could bolster response rates, leading to better data, and in turn, stronger conclusions.

Methodology and Data Collection

The RMWB administration connected with the local service agencies in these communities to coordinate the dates and roll-out of these counts. The summary of survey timing is below.

- Survey forms were left with Alberta Health Services and with the Service Delivery Coordinator from the RMWB in Janvier from December 3, 2018 – January 14, 2019
- Survey forms were left with Anzac FCSS and Willow Lake Métis in Anzac from December 5, 2018 – January 14, 2019. These organizations closed for at least two weeks over Christmas, and therefore, no surveys were completed during that time.
- Survey forms were left with Nunee Health in Fort Chipewyan from December 13, 2018 – January 31, 2019. The individual left with the surveys went on holidays for two weeks, so there were no surveys completed during that time.
- Survey forms were left in Fort McKay with the McKay Métis from October 24, 2018 – mid-February 2019. The office closed for two weeks at Christmas, and the RMWB's consultant with the McKay Métis took leave for an additional week, so no surveys were completed during those times.

The resulting responses captured residents living in the non-reserve designated places of Anzac, Fort Chipewyan, Fort McKay, and Janvier. Reserve dwelling Indigenous residents are not captured by this survey, and as a result, fewer First Nation residents are counted.

As the author of the Step-by-Step Guide to Estimating Homelessness, the ARDN recommends surveying a timespan of *at least* thirty days and either during October and November or over March and April to better time surveying for service usage and holidays.

It was not the goal for volunteers to identify respondents who felt their housing was only unstable; the goal of these surveys was to primarily characterize the vulnerable populations of the communities above. It is not the intention of this report to:

- Make any stake or claim about government policies, corporate actions, or externalities in the RMWB, nor;
- Create any inferences about the general population of the RMWB.

The data collected in these surveys and reported are *count* data. While there is likely a small error in responses due to incorrect data input or user error, there are no significance values, p-values, tests, or inferential statistics of any sort within this report.

Surveys and data collection did not occur in Conklin. Conklin completed their own estimation and estimation report in Fall 2018, prior to the estimations contained in this report.

Notes on survey counting methods

The survey counts residents by counting respondents and by asking for the number of children and adults living with the respondents. It cannot be confirmed that these co-habitants are housing unstable, and the survey does not discern whether or not the children are dependents of the respondent. For this reason, high and low estimates of unstable housing are provided wherever necessary throughout the report.

Statistics Canada I: Notes on Data

Wherever possible, the reports use data from Statistics Canada to compliment the primary data gathered across the four communities. In accordance with the *Statistics Act*, Statistics Canada employs random rounding and data suppression techniques to ensure the privacy of the National Census respondents.

Due to this random rounding, values in small communities with low populations could be rounded to zero. This is not an error in reporting, but a purposeful design feature of the tables Statistics Canada releases to the public.

Statistics Canada II: 2016 Wildfires

Statistics Canada altered their data collection methods in response to the RMWB wildfires in 2016. Data collection was suspended in May and then resumed in August of that year. The collected data was subject to rigorous validation assessments, the results of which determined that the data was satisfactory.

Statistics Canada III: Defined Boundaries

Statistics Canada refers to the RMWB as Wood Buffalo (specialized municipality), and is defined by Appendix A.6 Map: RMWB. Statistics Canada separately enumerates the reserves located within the boundary of Wood Buffalo, and does not include these population counts within the Wood Buffalo Census Profile. This report defers to using Wood Buffalo whenever the region is compared to the surveyed communities.

Notes on using multiple datasets

Data from the RMWB Census and Statistics Canada National Census will differ, even if data is available from the same year. Surveying methodology and dissemination policies can cause counts to be dramatically different. Moreover, as this report discusses, community members may have varying levels of comfort disclosing personal information to National or RMWB Census staff, which in turn negatively impacts response rates and the quality of responses.

Acknowledgements and Limitations

As noted, the timing of the surveys was not in accordance with the recommended survey process as outlined in the "Step-by-Step Guide to Estimating Homelessness." Given the data collected, the ARDN believes that the results provide evidence of further housing and homelessness issues within Anzac, Fort McKay, Fort Chipewyan, and Janvier, but believe additional surveys would be required to more accurately assess homelessness in these communities.

Another factor to consider is the surveyor's effect on respondent's willingness to answer survey questions. Depending on the agency or personnel who administered the survey, the community might have felt more or less comfortable disseminating their personal information to the surveyor. This issue is amplified by the type of data the survey is collecting. Families may feel insecure revealing there are children in an overcrowded home, or that multiple dependents are at risk of losing their home. As a result, some communities have more complete survey responses than others.

Acknowledgements and Limitations (con't)

Furthermore, anecdotal evidence points towards an underestimated housing-unstable population. For example, the Indigenous and Rural Relations Strategist for the RMWB noted that in some instances, homeowners reported couch surfers in their home, but surveyors were unable to find the person or persons that the homeowners referenced. It should also be noted that since the survey's goal was to capture the *hamlet* residents, First Nation people are under-represented as they reside predominantly on reserve.

Another issue which should not be overlooked is the survey and surveying strategies. Due to a limited number of resources, the RMWB was unable to create customized surveys and strategies for each community, which adversely affected the number and quality of responses. This issue is amplified by the unique characteristics of the communities surveyed in this report, where services are not necessarily easily accessible. Most of the communities border reserves, which creates artificial jurisdictional boundaries, which many residents will naturally cross to seek services and resources. Since available data for communities and reserves is gathered separately, this makes it difficult to say whether the results found indicate a need within a community, or within the surrounding area.

These counts still provide an important first-step in counting the vulnerable populations of these four communities in the RMWB, and the results, while limited, should be cause for additional research.

The ARDN thanks the Regional Municipality of Wood Buffalo for their help in completing this report. The ARDN also thanks all staff who helped in conducting the surveys, as well as the residents who were able and willing to complete the surveys.

The information presented in this report is not to be disseminated without the written consent of the RMWB or the ARDN.

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Anzac Estimation Report

Section 1: Anzac Profile

From the RMWB website:

The hamlet of Anzac is on the western shore of Willow Lake in the southern region of the Municipality and is near Gregoire Lake Provincial Park. Located approximately 45 kilometers southeast of Fort McMurray, Anzac can be accessed from Alberta Highways 63 and 881.

The community was originally named Willow Lake but was renamed to Anzac after it was colonized in 1917 as a stopping point on the Alberta Great Waterways Railway Line. The name Anzac is after the Australia and New Zealand Army Corps.¹

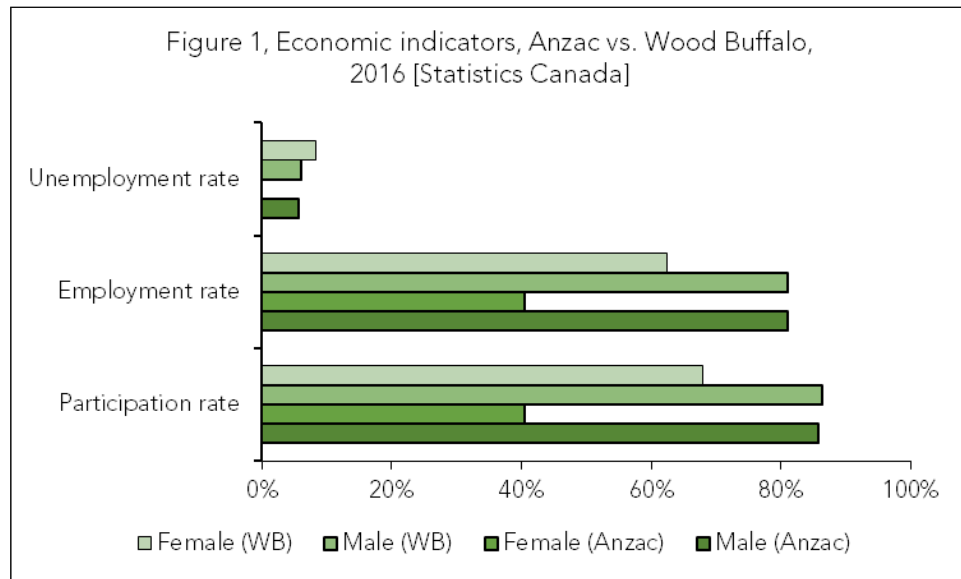
A description of the Anzac economy can be determined by assessing the occupational breakdown, taken from the 2016 Statistics Canada Census Profile.

Table 1: Occupation breakdown, 2016 [Statistics Canada]			
Occupations	Total	Male	Female
Management occupations	60	25	30
Business; finance and administration occupations	0	0	10
Natural and applied sciences and related occupations	10	0	10
Health occupations	0	0	0
Occupations in education; law and social; community and government services	15	0	10
Occupations in art; culture; recreation and sport	0	0	0
Sales and service occupations	40	30	15
Trades; transport and equipment operators and related occupations	90	90	0
Natural resources; agriculture and related production occupations	0	0	0
Occupations in manufacturing and utilities	25	20	10

As per **Table 1**, nearly half of Anzac's employment is in trades or manufacturing and utilities. The remainder is split between management (60), sales and services (40), education or government (15), and natural and applied sciences related occupations (10).

The performance of the local economy can be compared to Wood Buffalo via the (fraction of total population which is employed), and the participation rate (fraction of total population who are employed or actively seeking employment). **Figure 1** is a summary of these employment indicators by gender. While the female unemployment rate is 0%, they are disproportionately inactive in the labor force in Anzac. The occupation breakdown is divided evenly between males and females for nearly every occupation, however zero females listed trades as their occupation, versus 90 males who did. Comparing males in Anzac to the rest of the Wood Buffalo indicates they are doing as well or better than the municipality on average.

¹ <https://www.rmwb.ca/living/Communities/Anzac.htm>

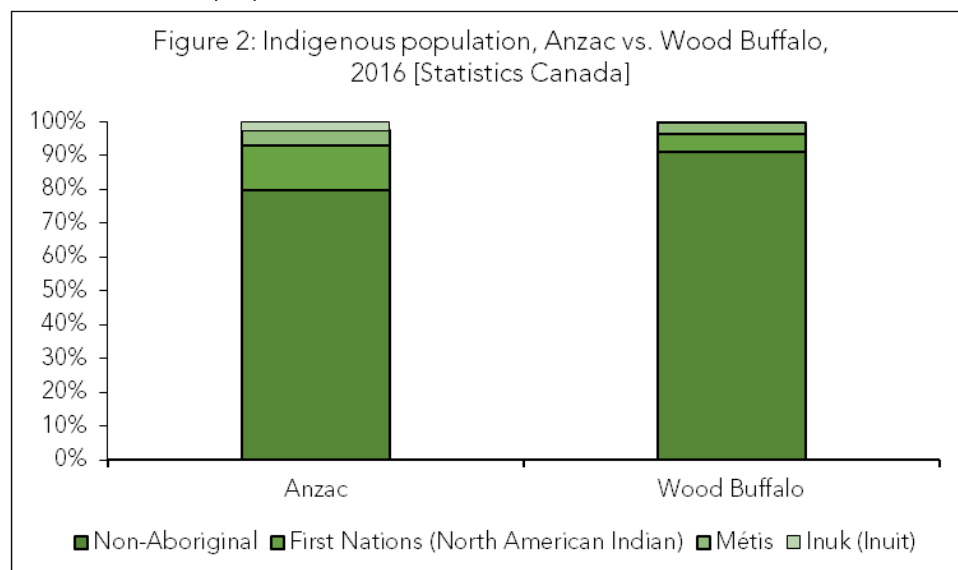


Section 2: Population Characteristics

This section details relevant population characteristics in Anzac. Anzac's *total* population (including both permanent and shadow residents) in 2015 was 763 as per the 2015 RMWB Census. In 2018, the census counted 659 total residents. Conversely, the 2016 National Census estimated a permanent population of 548 in 2016. The report, "Shadow Populations in Northern Alberta – Part 1-Quantification" (Aylward 2006) noted that transient worker populations are not reflected in National Census counts. Table 2 reflects the total of these estimates:

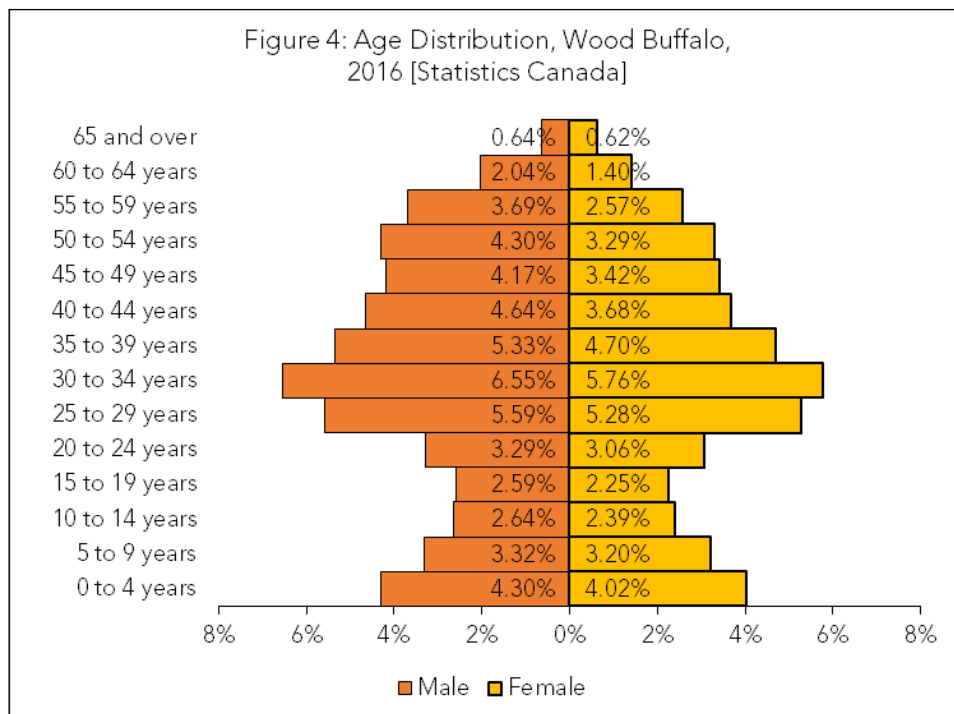
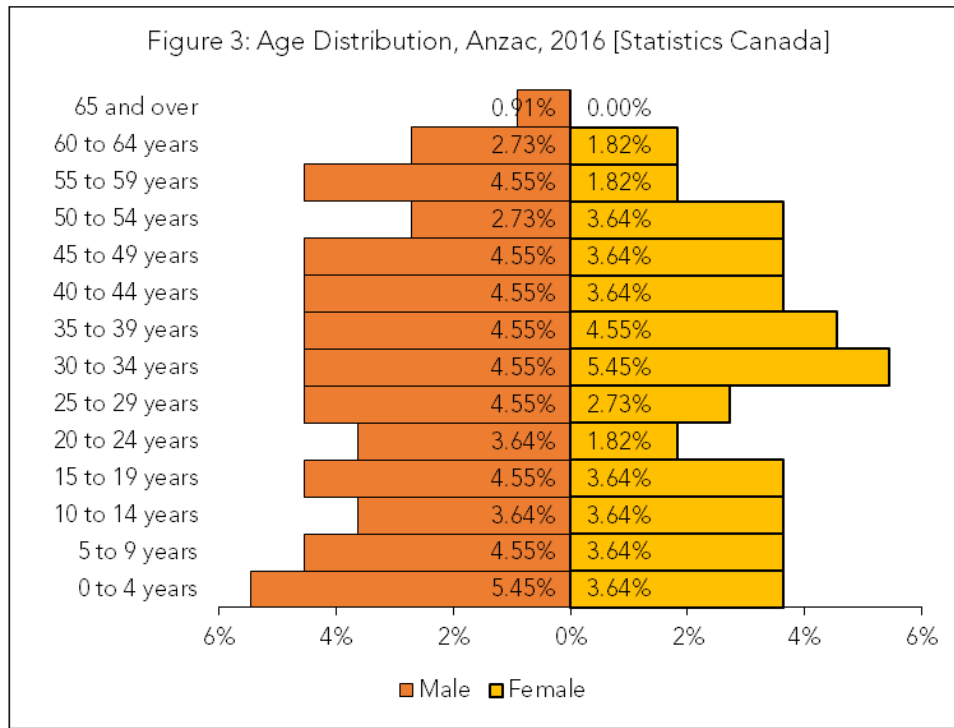
Table 2: Population Counts					
Census	2011	2012	2015	2016	2018
National Census	585	-	-	548	-
RMWB Census	-	714	606	-	659 ²
Shadow Population	-	-	157	-	

Figure 2 breaks down the Indigenous population of Anzac and compares it to Wood Buffalo. Roughly 20% of the permanent population in Anzac is Indigenous as per the 2016 National Census. The majority of the Indigenous population are First Nations, followed by Métis and Inuk (Inuit).

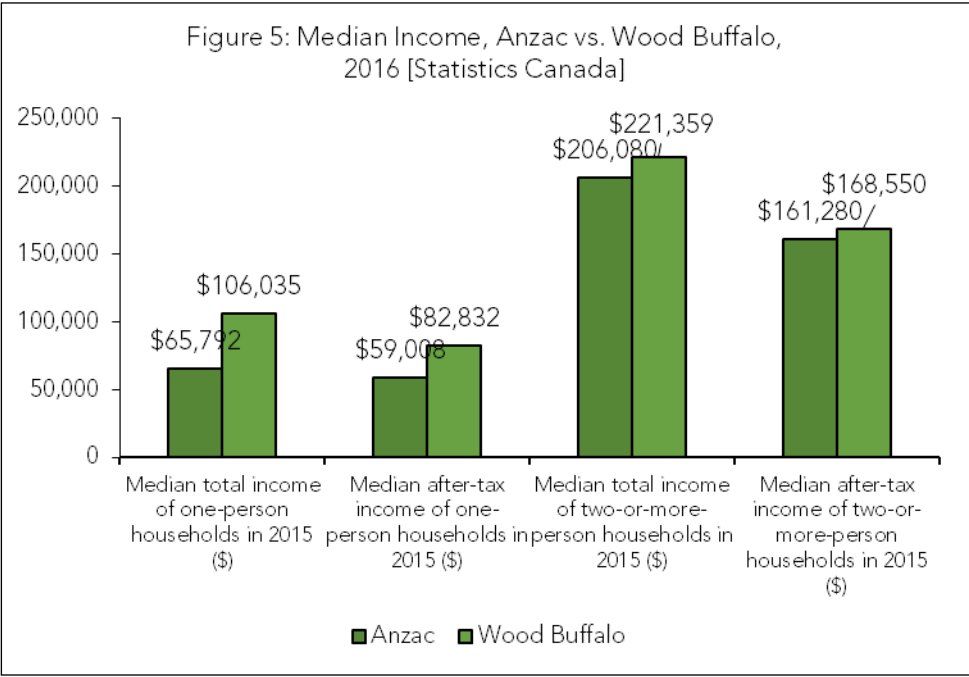


² The 2018 RMWB Census does not provide a breakdown of total population by permanent and shadow populations.

Lastly, the age distribution by gender in **Figure 3** and **4** compare the population of Anzac to Wood Buffalo. In the senior category (65 and over), Anzac has relatively fewer seniors, and no counted female seniors. For middle-aged residents, Anzac is evenly distributed across each age category. Relative to Wood Buffalo, Anzac contains a greater proportion of female and male youth and children.



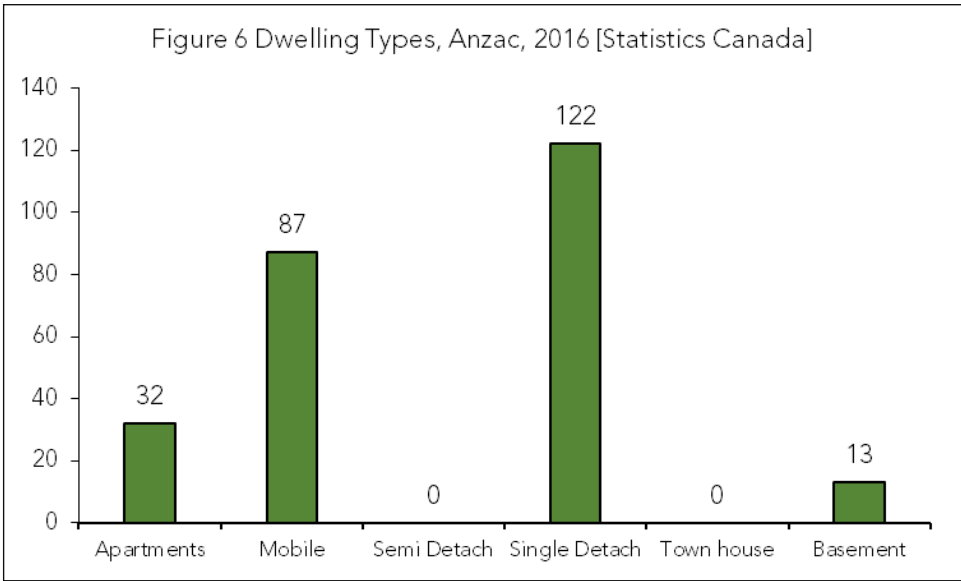
Rounding out the population profile of Anzac is a snapshot of reported income in 2015. **Figure 5** compares the median income of Anzac residents (one and two-or-more-person households) against the Wood Buffalo total.



Comparing the two-or-more-person households show that Anzac is close to the Wood Buffalo average. The median of reported after-tax income for Anzac is 4.3% less than Wood Buffalo. The disparity is much greater for one-person households, where the median of reported after-tax income in Anzac is 29% less than Wood Buffalo. This income disparity could be relevant when comparing housing characteristics between Anzac and Wood Buffalo in Section 3.

Section 3: Housing in Brief

This section offers an overview of housing in Anzac. A summary of National Census statistics is included. The 2015 RMWB Census summarizes the owner and rental universe in Anzac.



Over 200 dwellings in Anzac are either mobile or single-detached homes. Interestingly, there was no row housing or semi-detached homes accounted for in Anzac, with the remaining dwellings being split between apartments (32) and basement (13). In 2015, the RMWB Census counted 289 dwellings in Anzac. In 2018, this number dropped to 264, which reflects the drop in total population between 2015 and 2018

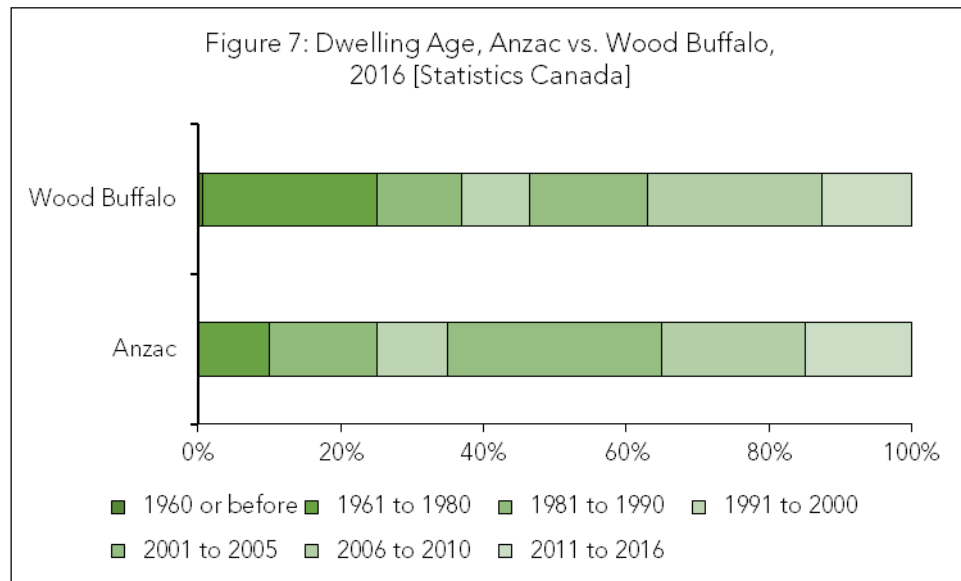


Figure 7 provides further detail on the housing stock of Anzac. The age dwellings data from the 2016 National Census indicate that inventory in Anzac is relatively newer than the average inventory of Wood Buffalo.

Table 3: Housing Characteristics			
Characteristics	Anzac	Wood Buffalo	Relative Diff. (%)
Owner	150	17,340	9.35
Renter	45	8,225	-8.98
No bedrooms	0	55	-0.21
1 bedroom	30	2,085	7.26
2 bedrooms	20	4,945	-9.01
3 bedrooms	75	8,585	5.00
4 or more bedrooms	70	9,995	-3.05
Suitable	190	24,120	3.44
Not suitable	0	1,540	-6.00
Only regular maintenance or minor repairs needed	165	24,455	-10.69
Major repairs needed	25	1,205	8.12
Spending less than 30% of income on shelter costs	175	22,335	2.70
Spending 30% or more of income on shelter costs	10	3,130	-7.07
% of owner households with a mortgage	70	85.5	-15.50
% of owner households spending 30% or more of its income on shelter costs	0	9.4	-9.40
Median monthly shelter costs for owned dwellings (\$)	2,220	2,794	--
Average monthly shelter costs for owned dwellings (\$)	2,174	2,696	--

"Relative Diff. (%)" is the difference between proportions in each community, e.g. The percentage who are owners in Anzac minus the percentage who are owners in Wood Buffalo.

Table 3: Housing Characteristics, con't

Characteristics	Anzac	Wood Buffalo	Relative Diff. (%)
Median value of dwellings (\$)	598,258	601,859	--
Average value of dwellings (\$)	576,285	619,344	--
% of tenant households in subsidized housing	0	9.8	-9.80
% of tenant households spending 30% or more of its income on shelter costs	0	18.5	-18.50
Median monthly shelter costs for rented dwellings (\$)	1,752	1,702	--
Average monthly shelter costs for rented dwellings (\$)	1,825	1,800	--

Based on the housing characteristics table:

- There are fewer renters in Anzac than Wood Buffalo on average.
- The lack of studio dwellings is not abnormal given Wood Buffalo's housing universe.
- More homes require major repairs in Anzac relative to the Wood Buffalo average.
- Fewer households are spending greater than 30% of their income on shelter.
- Homeownership costs on average are less in Anzac than Wood Buffalo.
- The national census did not identify any households in unaffordable rental units; where unaffordable is defined as rent exceeding 30% of a tenant's gross income.

Before reviewing the primary data of Section 4, the following table highlights potential issues revealed through the secondary data investigation.

Topic	Data	Issue
Female participation rate.	Labor status force from Statistics Canada; Table 1.	The participation rate among eligible females is below 50%, and well below the Wood Buffalo total female participation rate of 68%.
The decline in population.	Population data from Statistics Canada and 2015 RMWB Census; Table 2.	The year-over-year decrease in the population could affect provincial funding on a per capita basis. As well, it is not sure whether or not the population decrease is due to transient workers or the permanent population.
Age demographics.	Population data from Statistics Canada; Figures 3 and 4.	Anzac contains a higher proportion of children and youth than the Wood Buffalo average, yet Anzac does not possess relatively increased services for these demographics.
Income disparity	Income and housing data from Statistics Canada; Table 3.	The median rent in Anzac is not very different from Wood Buffalo, but Anzac's single person median income is well below the Wood Buffalo median. The median shelter costs are just below 30% of the median total income, indicating potential affordability issues.

Section 4: Primary Data Review

Four respondents answered the Anzac estimation survey. All four were women. Three were Métis. **Table 4** shows that low income and expensive rent and inadequate housing are primary causes of unstable housing. Out of the four respondents, all four are employed, and one is collecting benefits. **Table 5** summarizes the employment fields of the respondents. For housing, respondents were asked where they were staying last week, this week, and next week. **Table 6** shows that out of the four respondents, three have no changes in their housing situation over the course of three weeks (last week, this week, and next week). For family and household composition, respondents were asked for the number of adults and children as well as if anyone in the household is pregnant. The survey revealed an upper estimate³ of eleven individuals in unstable housing, comprised of five children and six adults. As a lower estimate⁴, there are six individuals in unstable housing, comprised of three children and six adults. The counts for adults and children, as well as cases of pregnancy, are recorded in **Table 7**.

Table 4: Main reasons for unstable housing (could cite more than one), n=4	
Low income	2
Unable to afford rent	1
Inadequate housing	3

Table 5: Employment, n=4	
Sector	Number
Hospitality	2
Education	1
Human Services	1

Table 6: Staying last week, this week, and next week, n=4	
Indicator	Number
Last Week = This Week	3
Last Week = Next Week	3
This Week = Next Week	3

Table 7: Household Composition, n=4	
Indicator	Number
Total children counted	5
Total adults counted	3
Pregnancies	1

Finally, respondents were asked about their needs and support areas. All the respondents required some support financially, while others also answered with basic needs (such as food, clothing, and others). Based on the findings of the survey and data presented here, the following table (next page) highlights potential issues revealed through the secondary data investigation.

3 Upper estimate is the count of every respondent, as well as every adult and child that the respondents listed as staying with who responded with "yes" or "not sure" to unstable housing.

4 The lower estimate is every respondent, plus any children in a household without other adults listed who responded with "yes" or "not sure" to unstable housing.

Topic	Data	Issue
Affordability	Tables 4, 7	Given the high rental rates in Anzac combined with lower than average local wages, it is not surprising to see that affordability is a central issue for respondents. This problem is reinforced by each respondents' need for financial support.
Public and hospitality sector drain	Table 5	All of the respondents work in either a vital public role or the hospitality sector. These jobs are essential for the livelihood of the community, but wages might be below labor and trade wages, or otherwise insufficient for local housing.
Household composition and housing insecurity	Tables 6, 7	The survey showed there could be children who are at risk of being housing insecure or having to move frequently. This could have negative effects on the schooling of children, which in the long-run impact health, earning potential, and economic status.

Section 5: Issues Review

Both Sections 3 and 4 highlighted potential community issues based on an assessment of the available primary and secondary data collected. Topics with medium-high or worse severity have an associated actionable item. The severity is a rough estimate of the likelihood of these issues growing more problematic as time goes on.

Topic	Severity*	Actionable Item
Affordability	Medium-High	Information on vacancy and inventory of Wood Buffalo affordable housing in Anzac needs to be more accessible for potential clients. A database or portal for <i>anyone</i> to access can be created for the less serviced regions of the RMWB, such as Anzac.
Female participation rate.	Medium-High	The participation rate could create issues in the case of family disputes and child-care. Service centers located near or in Anzac can distribute Government of Alberta resources aimed at transferring women into labor or trade roles – two massive job sectors in Anzac (of which no reported females work in).
Household composition and housing insecurity	Medium	
Income disparity	Medium	
Public and hospitality sector drain	Medium	
Age demographics.	Medium-Low	
The decline in population.	Medium-Low	

*Severity is the *relative* urgency of each topic or issue identified by the data. These rankings are at best suggestive, and do not reflect a definitive result or opinion of the ARDN.

Section 6: Conclusion

The findings of this report indicate that Anzac could have a mis- or under-identified unstable housing population based on a combination of factors between the primary and secondary data. Given the reported median incomes of single-income households are on average far lower than Wood Buffalo, and that dwelling costs are similar, the primary data sample could point towards a larger issue among employed females in Anzac being unable to afford most market housing. However, without a larger sample of service users in Anzac, it is difficult to draw any definitive conclusions regarding the housing situation of any identified vulnerable populations.

As outlined in Section 5, a greater effort can be made to create a more visible inventory of subsidized housing in Anzac. As well, organizations with resources dedicated to employing women in trades (for example, Women Building Futures) can be leveraged to address the low participation rate among women in Anzac.

Highlights of the primary and secondary data are:

- Zero females reported working in trades related occupations.
- Declining populations as per Statistics Canada and the RMWB Census.
- Lower than the average median income for single income households, when compared to Wood Buffalo.
- All respondents to the survey were women, and three out of four were Métis.
- All respondents to the survey were employed, and only one was working part-time
- The survey indicated there could be at least three to five children, and four to six adults living in unstable housing.
- Low-income was the driving reason for their unstable housing.

The data available in total helped to establish a preliminary assessment of housing and the issues faced by the vulnerable residents of Anzac, but more primary data would be valuable in determining a complete picture of the community of Anzac.

To gain a better understanding of the demographics of the population experiencing unstable housing in Anzac, the Alberta Rural Development Network suggests that additional surveys be conducted in this community. In order to collect the type of information that is needed, any additional surveys should use a methodology that reflects the specific needs of the community.

While the primary data reported here indicates under-lying housing shortages and a need for increased services in Anzac, additional data is necessary to more accurately profile the housing-unstable population of this community.

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Fort Chipewyan Estimation Report

Section 1: Fort Chipewyan Profile

From the RMWB website:

Nestled on the northwest shore of Lake Athabasca, Fort Chipewyan is one of the most northern communities in the Regional Municipality of Wood Buffalo. Isolated by nature, Fort Chipewyan can only be accessed by plane or boat in the summer and by a winter road in the winter.

Established as a trading post in 1788 by the Northwest Trading Company, Fort Chipewyan is the oldest settlement in all of Alberta. It was named after the Chipewyan people first living in the area. More than 230 years later, trapping and fishing are still activities enjoyed by residents of Fort Chipewyan.⁵

A description of the Fort Chipewyan economy can be determined by assessing the occupational breakdown, taken from the 2016 Statistics Canada Census Profile.

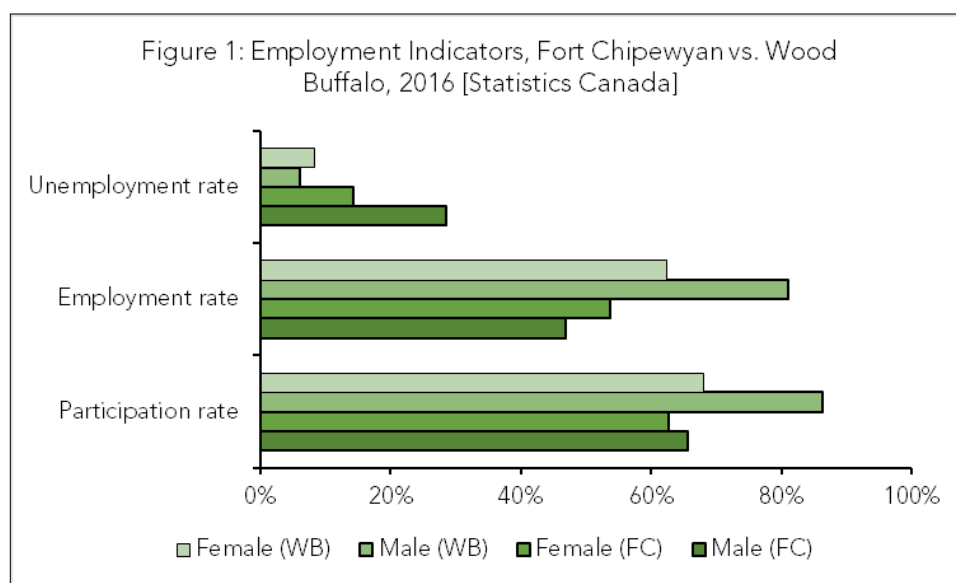
Table 1: Occupation breakdown, 2016 [Statistics Canada]			
Occupations	Total	Male	Female
Management occupations	45	25	20
Business; finance and administration occupations	50	0	45
Natural and applied sciences and related occupations	10	0	0
Health occupations	15	0	15
Occupations in education; law and social; community and government services	75	20	55
Occupations in art; culture; recreation and sport	10	0	10
Sales and service occupations	80	40	45
Trades; transport and equipment operators and related occupations	80	70	10
Natural resources; agriculture and related production occupations	15	10	0
Occupations in manufacturing and utilities	15	10	10

As per **Table 1**, over a quarter of Fort Chipewyan's employment is in trades, natural resources, or manufacturing. Business (45) and management occupations (50) represent another quarter of the total employment. The remainder is mainly sales (80) and public sector jobs (75), with health occupations (15), applied science (10), and art or recreation (10) rounding out the employment pool. The performance of the local economy can be compared to Wood Buffalo via the unemployment rate (fraction of active but unemployed workers), the employment rate (fraction of total population which is employed), and the participation rate (fraction of total population who are employed or actively seeking employment).

Figure 1 is a summary of these employment indicators by gender. Both female and males are facing higher unemployment rates than the average unemployment rate in Wood Buffalo. The participation rate for females in Fort Chipewyan is similar to that of Wood Buffalo, but the participation rate for males is much lower than the Wood Buffalo average. Only 66% of males reported working, or looking for work in Fort Chipewyan, versus 86% in the aggregated Wood Buffalo total. Consequently, the employment rates are much lower in Fort Chipewyan than they are in Wood Buffalo. These labor force statistics indicate that the local economy in Fort Chipewyan is

⁵ <https://www.rmwb.ca/living/Communities/Fort-Chipewyan.htm>

lagging behind compared to Wood Buffalo on average, as more residents are either out of work or not participating in the labor force (i.e. not searching for work or not working).



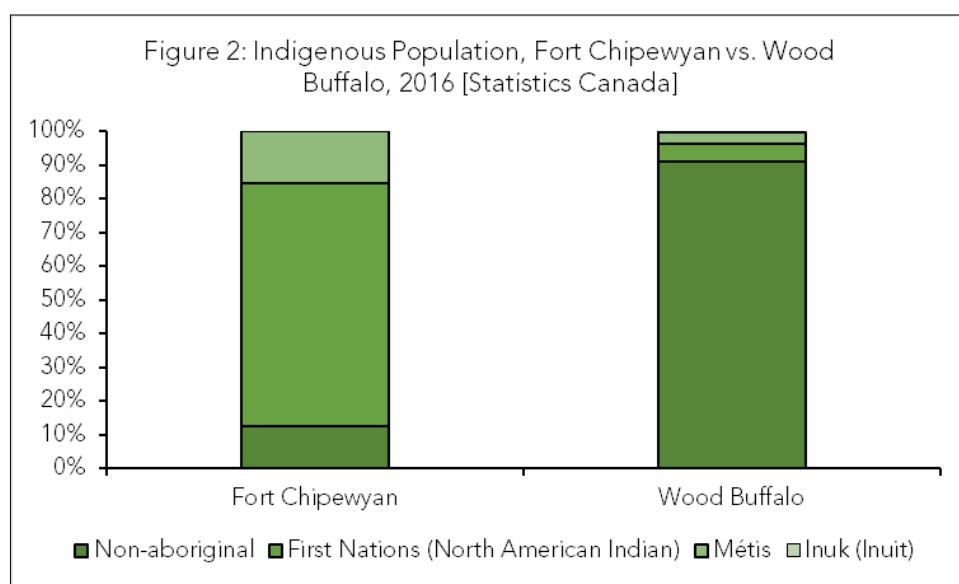
The Indigenous and Rural Relations Strategist for the RMWB noted that Fort Chipewyan can be characterized by undocumented seasonal unemployment. Many residents in Fort Chipewyan may prefer temporary or contractual work in order to maintain traditional activities such as hunting and fishing. This preference for temporary work could be part of the reason why unemployment is high in Fort Chipewyan relative to the average unemployment rates in Wood Buffalo.

Section 2: Population Characteristics

This section details relevant population characteristics in Fort Chipewyan. Fort Chipewyan's total population (including both permanent and shadow residents) in 2015 was 1,008 as per the 2015 RMWB Census. In 2018, the census counted 918 total residents. Conversely, the 2016 National Census estimated a permanent population of 852 in 2016. The report, "Shadow Populations in Northern Alberta – Part 1-Quantification" (Aylward 2006) noted that transient worker populations are not reflected in National Census counts. Table 2 reflects the total of these estimates:

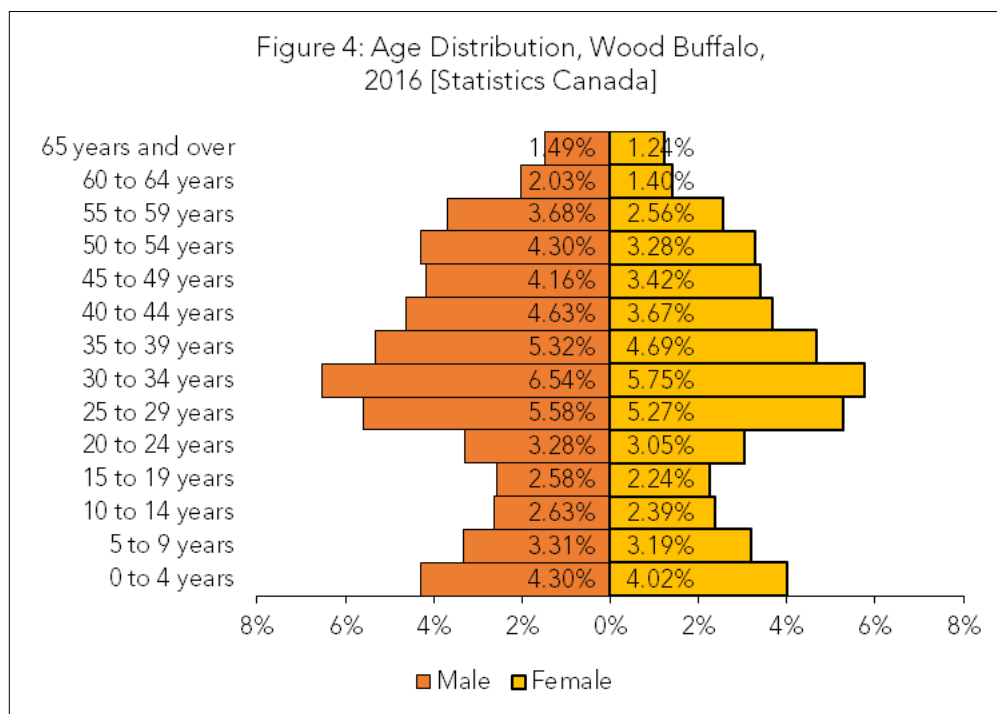
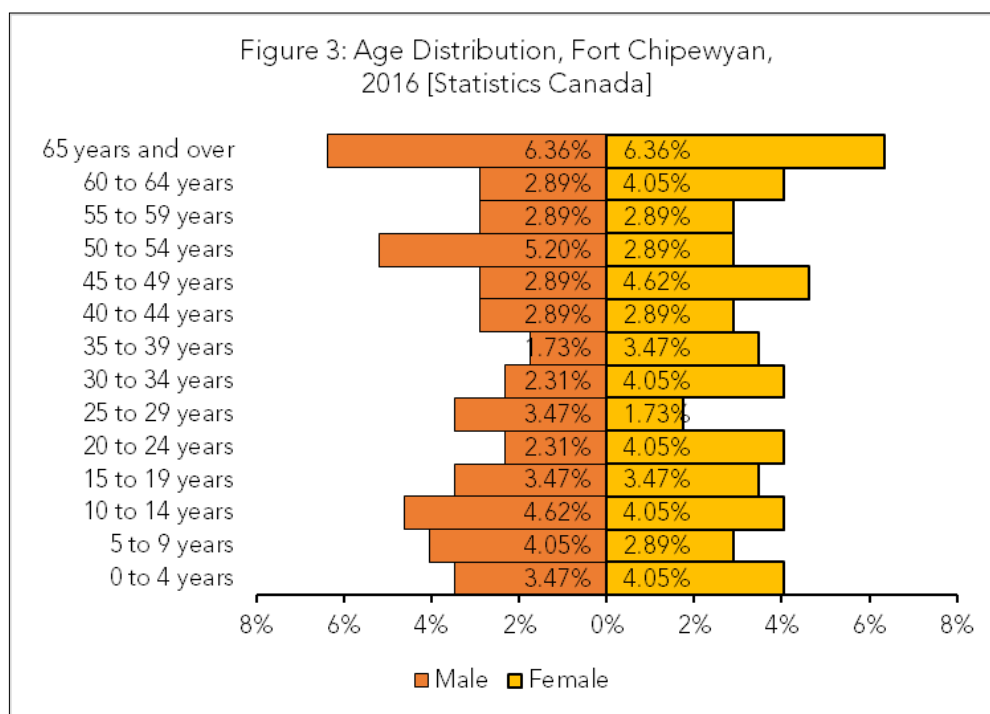
Table 2: Population Counts					
Census	2011	2012	2015	2016	2018
National Census	847	-	-	852	-
RMWB Census	-	1,008	1,014	-	918 ⁶
Shadow Population	-	-	0	-	

Figure 2 breaks down the Indigenous population of Fort Chipewyan and compares it to Wood Buffalo. The majority of the permanent population in Fort Chipewyan is Indigenous as per the 2016 National Census. The Indigenous population is predominantly First Nations, followed by Métis.

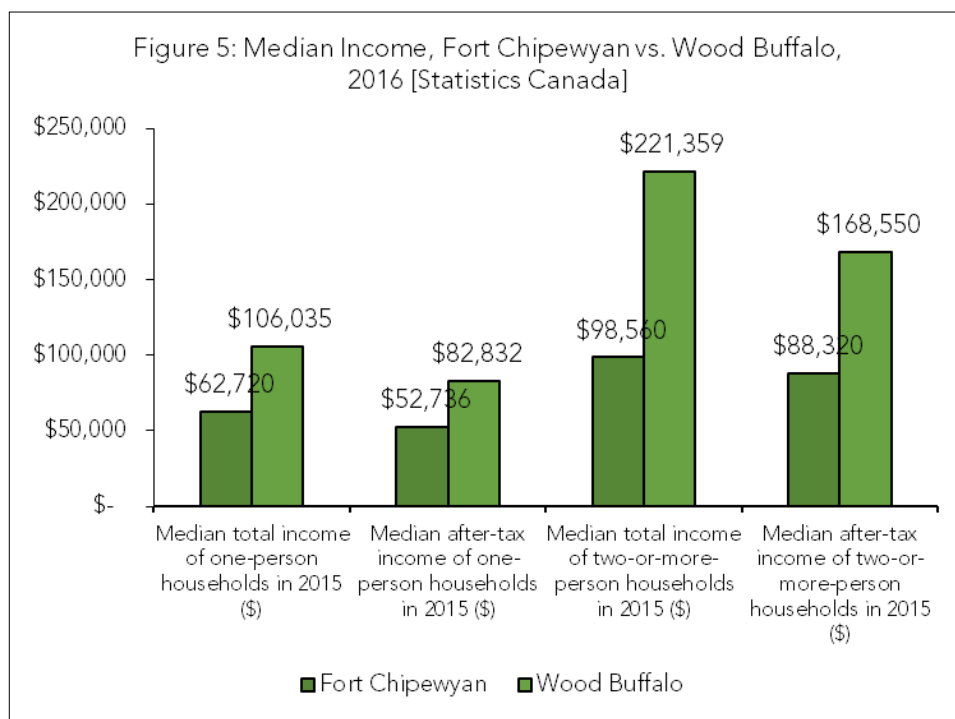


⁶ The 2018 RMWB Census does not provide a breakdown of total population by permanent and shadow populations.

Lastly, the age distribution by gender in **Figures 3 and 4** compare the population of Fort Chipewyan to Wood Buffalo. Most noticeably, Fort Chipewyan has a relatively high number of seniors (65+) living in the community. This could partially explain the low participation rate. Additionally, the middle-aged age groups (20 to 50 years of age) are under-represented relative to the Wood Buffalo average.



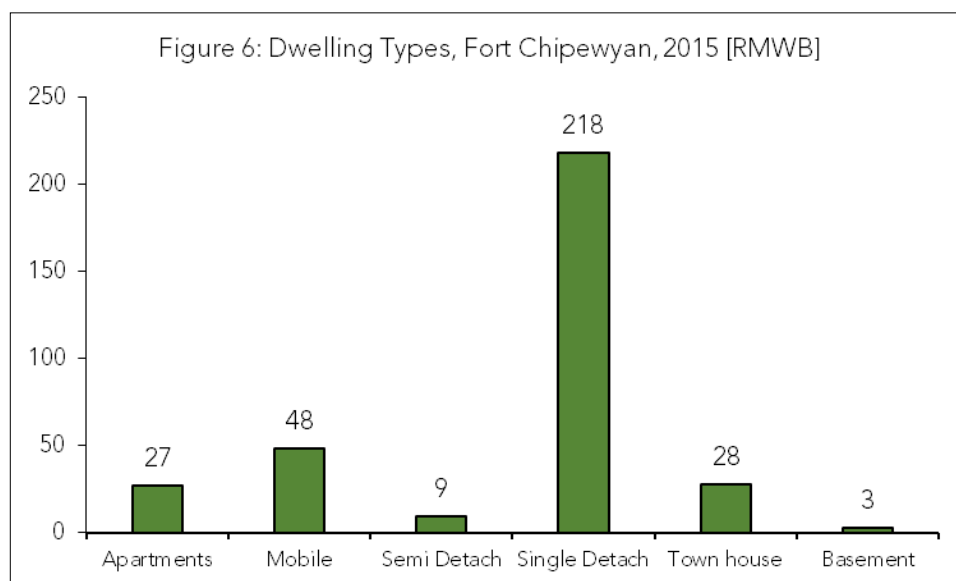
Rounding out the population profile of Fort Chipewyan is a snapshot of reported income in 2015. Figure 5 compares the median income of Fort Chipewyan residents (one and two-or-more-person households) against the Wood Buffalo total.



Comparing the two-or-more-person households shows that Fort Chipewyan is far below the Wood Buffalo average in each income indicator. The median of reported after-tax income for Fort Chipewyan one-person households is 36.3% less than Wood Buffalo. The disparity is much greater for two-person households, where the median of reported after-tax income in Fort Chipewyan is 47.6% less than the Wood Buffalo, or almost half. This income disparity could be relevant when comparing housing characteristics between Fort Chipewyan and Wood Buffalo in Section 3.

Section 3: Housing in Brief

This section offers an overview of housing in between Fort Chipewyan. A summary of National Census statistics is included. The 2015 RMWB Census summarizes the owner and rental universe in between Fort Chipewyan.



The majority of homes in Fort Chipewyan are single-detach or mobile homes. 55 of the 333 counted dwellings are apartments or town houses. Semi-detach and basements make up only 12 dwellings. In total, the RMWB Census counted 392 dwellings in 2015, not all of which are included in the dwelling type breakdown. In 2018, the RMWB counted 356, which reflects the drop in population between 2015 and 2018.

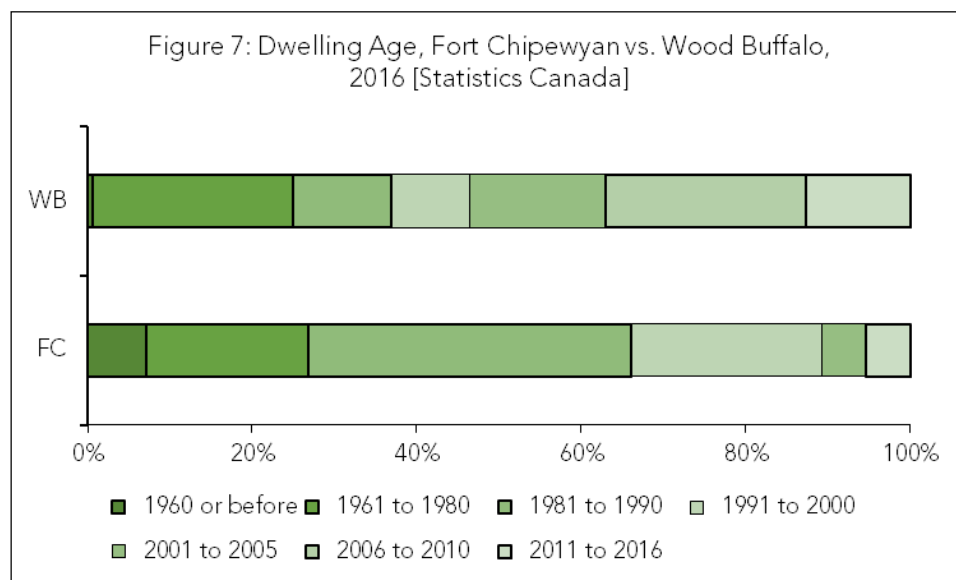


Figure 7 provides a comparison of the age of dwellings in Fort Chipewyan and Wood Buffalo. The data indicates that the inventory in Fort Chipewyan is newer than the average inventory in Wood Buffalo.

Table 3: Housing Characteristics			
Characteristics	FC	Wood Buffalo	Relative Diff. (%)
Owner	135	17,340	-22.81
Renter	105	8,225	3.54
Band housing	55	90	18.29
No bedrooms	0	55	-0.21
1 bedroom	10	2,085	-4.74
2 bedrooms	95	4,945	12.93
3 bedrooms	125	8,585	8.92
4 or more bedrooms	65	9,995	-16.92
Suitable	260	24,120	-5.86
Not suitable	35	1,540	5.86
Only regular maintenance or minor repairs needed	220	24,455	-20.73
Major repairs needed	70	1,205	19.03
Spending less than 30% of income on shelter costs	205	22,335	-17.55
Spending 30% or more of income on shelter costs	30	3,130	-2.03
% of owner households with a mortgage	11.1	85.5	-74.4
% of owner households spending 30% or more of its income on shelter costs	14.8	9.4	5.4
Median monthly shelter costs for owned dwellings (\$)	674	2,794	-
Average monthly shelter costs for owned dwellings (\$)	748	2,696	-

"Relative Diff. (%)" is the difference between proportions in each community, e.g. The percentage who are owners in Fort Chipewyan minus the percentage who are owners in Wood Buffalo.

Table 3: Housing Characteristics, con't

Characteristics	FC	Wood Buffalo	Relative Diff. (%)
Median value of dwellings (\$)	200,346	601,859	-
Average value of dwellings (\$)	339,800	619,344	-
% of tenant households in subsidized housing	42.9	9.8	33.1
% of tenant households spending 30% or more of its income on shelter costs	14.3	18.5	-4.2
Median monthly shelter costs for rented dwellings (\$)	803	1,702	-
Average monthly shelter costs for rented dwellings (\$)	870	1,800	-

Based on the housing characteristics table, in Fort Chipewyan (compared to the Wood Buffalo average):

- There are more renters.
- There is less overcrowding.
- Fewer mortgages.
- More homes require major repairs.
- Home ownership costs are low, as are property values.
- Median monthly rental shelter costs are lower.
- More subsidized housing.

Before reviewing the primary data of Section 4, the following table highlights potential issues revealed through the secondary data investigation.

Topic	Data	Issue
The decline in population.	Labor status force from Statistics Canada; Table 1.	The year-over-year decrease in the population could affect provincial funding on a per capita basis.
Senior demographic.	Population data from Statistics Canada; Figure 3.	The senior (65+) demographic represents over 10% of the local population. A senior population this large requires significant resources such as housing and medical services to maintain.
Unemployment.	Population data from Statistics Canada; Figures 3 and 4.	The unemployment rate is far higher than the Wood Buffalo average, and the participation rate among eligible residents is very low as well.

Section 4: Primary Data Review

Fifteen respondents answered the Fort Chipewyan estimation survey. Thirteen self-identified as Indigenous. **Table 4** breaks down Indigenous identity by gender. Despite a predominantly First Nation population, most of the respondents are Métis. When determining the main reason for their unstable housing, many respondents reported conflict or low-income. The remaining responses cited addiction issues, a condemned home (black mold), and other reasons for their unstable housing. Six respondents did not provide a reason. Moving forward with employment, **Table 6** summarizes employment by gender. Out of the five males counted, four are unemployed. The female portion fair better, with six out of nine employed. A summary of sources of income for unemployed respondents is in the table below. No respondents reported no source of income, though some skipped the question.

Table 4: Indigenous identity, n=12		
Identify as:	Male	Female
Métis	3	5
First Nation	2	2

Table 5: Main reasons for unstable housing (could cite more than one), n=9	
Conflict	3
Low income	3
Addiction	1
Condemned home	1
Other	1

Table 6: Employment, n=14		
Status	Male	Female
Employed	1	6
Unemployed	4	3

Table 7: Sources of income (unemployed), n=5		
Benefit	Male	Female
Child tax	-	2
EI	2	-
Non-senior benefit	1	-
Senior related	-	-

For housing situation, eight of fifteen respondents said their housing did not change between last week and this week (at the time of the survey). Six respondents said their housing would not change next week, but there were ten matches for housing last week and housing next week. However, many answers for current housing include "someone else's place", and the 'else' could change week to week.

For family and household composition, respondents were asked for the number of adults and children in the same household as well as if anyone in the household is pregnant. The survey revealed an upper estimate⁷ of 79 individuals in unstable housing, comprised of 32 children and 47 adults. As a lower estimate⁸, there are 11 individuals in unstable housing, comprised of 11 adults. The counts for adults and children, as well as cases of pregnancy, are in **Table 9** (below). Finally, respondents provided their needs and support areas. All the respondents require some support financially, while others also answered with basic needs (such as food, clothing, and others). Based on the findings of the survey and data presented here, the following table highlights potential issues revealed through the secondary data investigation.

Table 8: Staying last week, this week, and next week, n=15

Indicator	Number
Last Week = This Week	8
Last Week = Next Week	10
This Week = Next Week	6

Table 9: Household Composition, n=10

Indicator	Number
Total children counted	37
Total adults counted	36
Pregnancies	0

Topic	Data	Issue
Métis over-representation	Table 4	Based on the population data, there is an over-representation of Métis estimation respondents.
Condemned homes	Table 5	Only one respondent cited condemned housing for unstable housing—this is the only response within this round of estimation surveys to cite the physical condition of the home.
Unstable housing population	Table 9	A large proportion of Fort Chipewyan are housing-unstable. At minimum, 11 residents of Fort Chipewyan are in unstable housing. This does not include potential dependents of respondents, and the true number is likely higher.
Housing uncertainty	Table 8	Only six respondents indicated that housing <i>this week</i> would not change <i>next week</i> , indicating a high number of residents who are housing unstable are also transient or borderline homeless. There are potential spillover implications if many of these residents have dependents.

⁷ Upper estimate is the count of every respondent, as well as every adult and child that the respondents listed as staying with who responded with “yes” or “not sure” to unstable housing.

⁸ The lower estimate is every respondent, plus any children in a household without other adults listed who responded with “yes” or “not sure” to unstable housing.

Section 5: Issues Review

Both Sections 3 and 4 highlighted potential community issues based on an assessment of the available primary and secondary data collected. Topics with medium-high or worse severity have an associated actionable item. The severity is a rough estimate of the likelihood of these issues growing more problematic as time goes on.

Topic	Severity*	Actionable Item
Unstable housing population	Medium-high	The number of children and adults counted indicate that between 11 to 79 people are housing unstable in Fort Chipewyan. Immediate remediation would require housing intervention by multiple levels of government. Actions could include increased subsidies or purpose built affordable housing.
Senior demographic	Medium-high	The senior population in Fort Chipewyan could result in an increased need for the delivery of social services, potentially requiring more resources.
Unemployment	Medium-high	Almost a third of male labor force in Fort Chipewyan are unemployed, and the female labor force unemployment sits at 15%. If employment does not return to the community, either residents will leave or the unstable housing issue will continue to grow. More services centered on transitioning careers or employing females in trades can encourage employment in Fort Chipewyan.
Métis over-representation	Medium	
Condemned homes	Medium	
The decline in population	Medium	
Housing uncertainty	Medium	

*Severity is the *relative* urgency of each topic or issue identified by the data. These rankings are at best suggestive, and do not reflect a definitive result or opinion of the ARDN.

Section 6: Conclusion

The findings of this report indicate that Fort Chipewyan could have a mis- or under-identified unstable housing population based on a combination of factors between the primary and secondary data. While a significant number of residents were counted in the survey, without further data, it is difficult to determine the true number of housing-unstable residents.

Highlights of the primary and secondary data are:

- A high unemployment rate.
- Declining populations as per Statistics Canada and the RMWB Census.
- Lower than average median *household* income (both total and after-tax).
- Lower than average living costs.
- Large senior population.
- There is between 11 to 79 individuals at risk of unstable housing.

The data available helped to establish a preliminary assessment of housing and the issues faced by the vulnerable residents of Fort Chipewyan, but more primary data would be valuable in determining a complete picture of the community.

To gain a better understanding of the demographics of the population experiencing unstable housing in Fort Chipewyan, the Alberta Rural Development Network suggests that additional surveys be conducted in this community. In order to collect the type of information that is needed, any additional surveys should use a methodology that reflects the specific needs of the community.

While the primary data reported here indicates under-lying housing shortages and a need for increased services in Fort Chipewyan, additional data is necessary to more accurately profile the housing-unstable population of this community.

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Fort McKay Estimation Report

Section 1: Fort McKay Profile & Secondary Data Review

From the RMWB website:

The hamlet of Fort McKay is located 58 kilometres north of Fort McMurray on the west bank of the Athabasca River and is situated amongst many oil sands operational sites. Fort McKay can be accessed from Highway 63 or an airstrip located in Mildred Lake, three kilometres south.

Fort McKay was established in 1820 by the Hudson Bay Company as a trading post but was not known as Fort McKay until it was named after Dr. Williams Morrison McKay in 1917. While the oil sands industry is the primary employer in Fort McKay, forestry, hunting and trapping remain to be a part of the local economy.⁹

Fort McKay does not have a 2016 National Census Profile (and does not have one for 2011 or 2006 either). Statistics Canada will often not publish Census Profiles for communities with very low populations due to data privacy and quality requirements. The RMWB 2012, 2015, and 2018 Census provide a broad overview of the population trends, age demographics, and housing universe.

Table 1: Population Counts					
Census	2011	2012	2015	2016	2018
National Census	-	-	-	-	-
RMWB Census	-	59	51	-	59
Shadow Population	-	-	0	-	

Table 2 breaks down the available dwelling information for Fort McKay. Many residents in Fort McKay did not respond to housing related questions in 2015, so **Table 2** only lists six out of the estimated 21 dwellings by type. Despite no changes between 2012 and 2018 population counts, the number of dwellings in Fort McKay has increased by five.

⁹ <https://www.rmwb.ca/living/Communities/Fort-McKay.htm>

Figure 1: Age Distribution, Fort McKay, 2015 [RMWB Census]

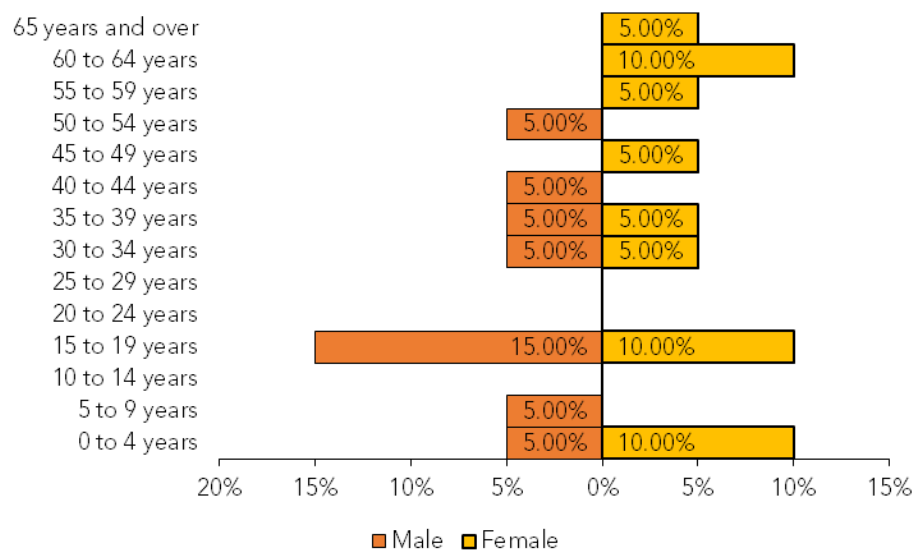


Figure 2: Age Distribution, Wood Buffalo, 2016 [Statistics Canada]

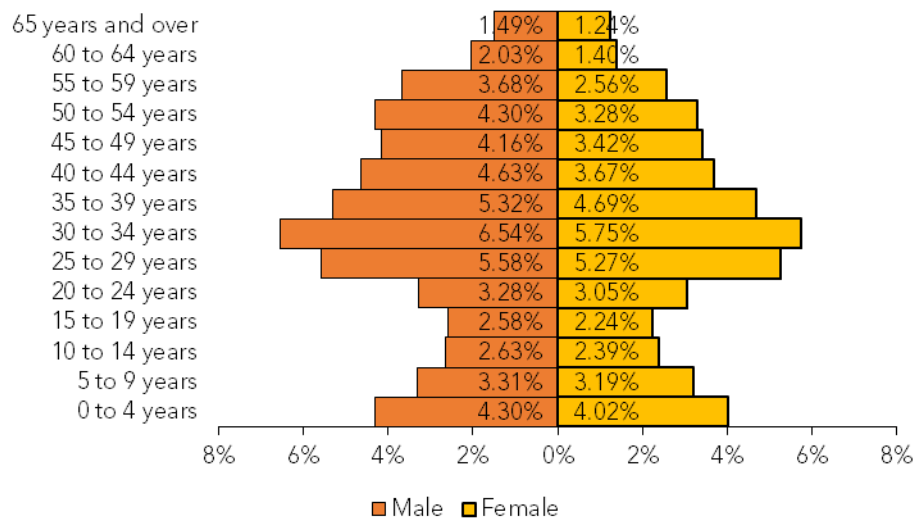


Table 2: Dwelling Characteristics

Dwelling Type	2012	2015	2018
Total	22	21	27
Vacant	-	4	-
Single detach	-	6	-
Owners	-	6	-
Renters	-	0	-

Section 2: Primary Data Review

25 respondents answered the Fort McKay estimation survey. There were 14 men and 11 women, and all respondents self-reported as Indigenous. As per **Table 3**, 23 out of 25 respondents identify as Métis. Respondents' response rate for unstable housing were low (**Table 4**), with over 50% preferring to not answer the main reason for their unstable housing. Out of the reasons cited, addiction (6) and substance use (5) were the most referenced reason for their unstable housing. Low income (2) and other (1) make up the remaining responses.

Table 3: Indigenous identity, n=25		
Identify as:	Male	Female
Métis	12	11
First Nation	1	0
Skipped	1	0

Table 4: Main reasons for unstable housing (could cite more than one), n=25			
Reasons	Male	Female	Total
Addiction	4	2	6
Substance Use	3	2	5
Low Income	1	1	2
Other	1	0	1
Skipped or preferred not to answer	8	8	16

Table 5: Employment, n=24		
Status	Male	Female
Employed	6	5
Unemployed	8	5

Less than half of the respondents earn employment income, while 13 respondents are unemployed. Out of the unemployed respondents, five have no source of income. **Table 6** summarizes the non-employment income sources for respondents. Respondents could be earning more than one benefit at a time.

Table 6: Sources of income (unemployed), n=11		
Benefit	Male	Female
Child tax	1	-
Senior related	-	1
Non-senior benefit	4	1
No benefits/income	4	1

For housing status, 18 respondents said that their housing did not change between last week and this week (at the time of the survey), but for 22 respondents, their housing answer for last week *matched* their housing answer for next week. However, answers for housing include “someone else’s place”, so respondents could be staying at a different relative/friend’s home. Excluding those answers, there would be 18 respondents whose next week housing matches their last week housing. Many respondents did not answer whether or not their housing for this week would change to next week, and furthermore did not disclose their housing situation for this week.

Table 7: Staying last week, this week, and next week, n=25

Indicator	Number
Last Week = This Week	18
Last Week = Next Week	18-22
This Week = Next Week	*

Table 8: Household Composition, n=25

Indicator	Number
Total children counted	24
Total adults counted	41
Pregnancies	2

Moving to total adults and children counted, the survey accounted for 90 people. This survey reveals an upper estimate of 40 individuals in unstable housing, comprised of 12 children and 28 adults. As a lower estimate, there are 10 individuals in unstable housing, comprised of 10 adults. The counts for adults and children, as well as cases of pregnancy, are above in **Table 8**.

Finally, respondents provided their needs and support areas. All the respondents require some support financially, while others also answered with basic needs (such as food, clothing, and others). Based on the findings of the survey and data presented here, the following table highlights potential issues revealed through the primary data investigation.

Topic	Data	Issue
Addiction and substance use	Table 4	11 out of 25 respondents said addiction or substance use was the primary reason for their unstable housing.
Population counts	Tables 1,8	<p>The survey accounted for 90 people, while the RMWB 2018 census counted 59 people. This could present an issue for resource planning and service provisioning.</p> <p>A possible explanation for the discrepancy is due to the community having a strong relationship with the representative administering the survey. Due to the sensitivity regarding homelessness and overcrowded homes, residents may have not been as comfortable sharing household information with census staff.</p>
Unstable housing population	Table 7	At minimum, 10 residents of Fort McKay are in unstable housing. This does not include potential dependents of respondents, and the true number is likely higher.

Section 3: Issues Review

Section 2 highlighted potential community issues based on an assessment of the primary data collected. Topics with medium-high or worse severity have an associated actionable item. The severity is a rough estimate of the likelihood of these issues growing more problematic as time goes on.

Topic	Severity*	Actionable Item
Addiction and substance use	High	If not already available, resources for addiction and substance users can be made available to the residents of Fort McKay. Based on the data collected, 11 out of 25 respondents cited addiction and substance use** as a reason for their unstable housing.
Population count verification	Medium-High	If not already done, census officials can seek out community leaders in Fort McKay and develop a separate committee or staff for identifying census counts in these communities. The census counts suggest residents are not comfortable disclosing information to the RMWB.
Unstable housing population	Medium-High	The number of children and adults counted indicate that 10 to 40 people are housing-unstable in Fort McKay. Immediate remediation would require housing intervention by multiple levels of government. Actions could include increased subsidies or purpose built affordable housing.

*Severity is the *relative* urgency of each topic or issue identified by the data. These rankings are at best suggestive, and do not reflect a definitive result or opinion of the ARDN.

**The survey question regarding respondent's unstable housing uses the term "substance abuse". This terminology is outdated, and to keep with best practices, the report replaces the usage of "substance abuse" with "substance use".

Section 4: Conclusion

The findings of this report indicate that Fort McKay is facing high rates of unstable housing as demonstrated by the count data in Section 2. Given that *at least* 10 residents are housing-unstable and that there are an additional 30 people living with housing-unstable residents, it is highly likely that:

- There is more than 10 residents in unstable housing situations.
- There is a mix of both children and adults who are housing-unstable.

Since the estimation report actually counted more people than the RMWB 2018 Census, this report has sufficient data in relation to the population of Fort McKay. However, one limitation of the estimation is that the data does not indicate the number of dependents for each respondent. Thus, determining the demographics, as well as a more accurate estimate of the total number of at-risk residents is not possible.

Highlights of the primary data is:

- Between 10 to 40 residents could be housing-unstable.
- All the respondents in the survey are Indigenous.
- Eleven out of twenty-five respondents cited addiction and substance use as a reason for their unstable housing.
- The RMWB Census counts and the number of residents accounted for by the estimation survey differ, suggesting a potential count discrepancy. As previously explained, a possible explanation for the discrepancy is due to the community having a strong relationship with the representative administering the survey. Due to the sensitivity regarding homelessness and overcrowded homes, residents may have not been as comfortable sharing household information with census staff.

The data available helped to establish a preliminary assessment of housing and the issues faced by the vulnerable residents of Fort McKay. The findings suggest more accurate data is required to determine the demographics and need of the at-risk population in Fort McKay.

To gain a better understanding of the demographics of the population experiencing unstable housing in Fort McKay, the Alberta Rural Development Network suggests that additional surveys be conducted in this community. In order to collect the type of information that is needed, any additional surveys should use a methodology that reflects the specific needs of the community.

While the primary data reported here indicates underlying housing shortages and a need for increased services in Fort McKay, additional data is necessary to more accurately profile the housing-unstable population within this community.

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Janvier Estimation Report

Section 1: Janvier Profile

From the RMWB website:

Situated on the shores of Bohn Lake, the hamlet of Janvier is located in the southern region of the Regional Municipality of Wood Buffalo. It is approximately 120 kilometres south of Fort McMurray and can be accessed from Alberta Highway 881 as well as a small airstrip located in the community.

There is a large Métis population in Janvier and it is home to the Chipewyan Prairie Dene First Nation. The local Janvier Dene Wood Buffalo Community Association works to enhance the livelihood and well-being of Janvier residents.¹⁰

A description of the Janvier economy can be determined by assessing the occupational breakdown, taken from the 2016 Statistics Canada Census Profile.

Table 1: Occupation breakdown, 2016 [Statistics Canada]			
Occupations	Total	Male	Female
Management occupations	0	10	0
Business; finance and administration occupations	10	0	10
Natural and applied sciences and related occupations	0	0	0
Health occupations	0	0	10
Occupations in education; law and social; community and government services	0	0	0
Occupations in art; culture; recreation and sport	0	0	0
Sales and service occupations	15	10	10
Trades; transport and equipment operators and related occupations	0	0	0
Natural resources; agriculture and related production occupations	0	0	0
Occupations in manufacturing and utilities	0	0	0

As per **Table 1**, business occupations (10), management occupations (10), health occupations, and sales and service occupations (20) comprise most (if not all) the employment in Janvier¹¹.

The performance of the local economy can be compared to Wood Buffalo via the unemployment rate (fraction of active but unemployed workers), the employment rate (fraction of total population which is employed), and the participation rate (fraction of total population who are employed or actively seeking employment). **Figure 1** is a summary of these employment indicators by gender. Due to rounding, the indicators for males are all zero. The labor force status shows that 40% of females seeking work are unemployed in Janvier. Furthermore, a greater proportion of females in Janvier are either seeking work or are employed compared to Wood Buffalo. Using the total labor force data, information about men can also be determined. Since the total unemployment is lower than the female unemployment, male unemployment must be lower. Similarly, since total employment and the total participation rate is higher than the female indicators, male employment and participation are also higher. Given the size of the hamlet, they are likely close to or above the Wood Buffalo average.

¹⁰ <https://www.rmwb.ca/living/Communities/Janvier.htm>

¹¹ In this case, the greater of the sum of male and female or the Statistics Canada total is used.

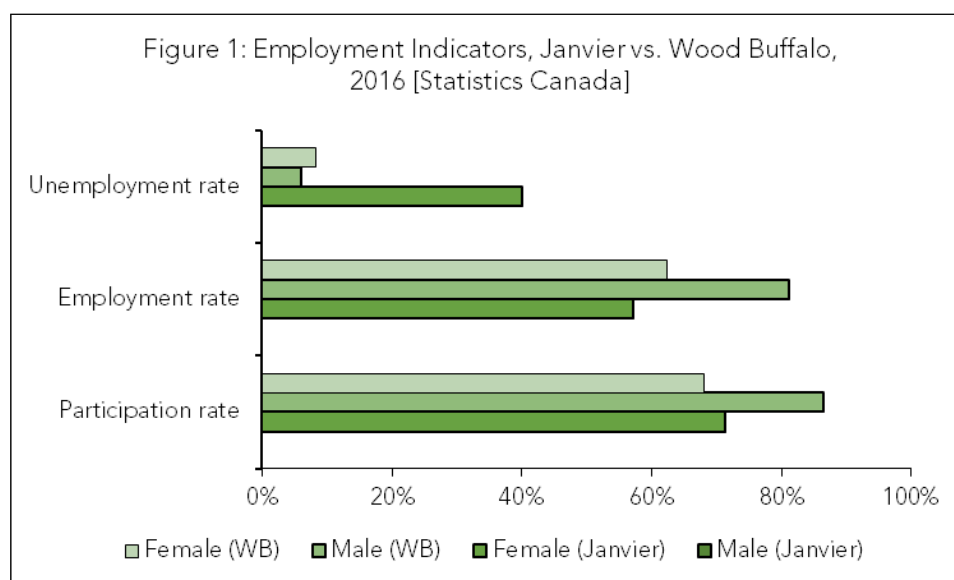


Table 2: Labor force status, 2016 [Statistics Canada]	
Participation rate	80.0%
Employment rate	60.0%
Unemployment rate	25.0%

Section 2: Population Characteristics

This section details relevant population characteristics in Janvier. Janvier's *total* population (including both permanent and shadow residents) in 2015 was 155 as per the 2015 RMWB Census. In 2018, the census counted 141 total residents. Conversely, the 2016 National Census estimated a permanent population of 100 in 2016. The report, "Shadow Populations in Northern Alberta – Part 1-Quantification" (Aylward 2006) noted that transient worker populations are not reflected in National Census counts. Table 3 reflects the total of these estimates:

Table 3: Population Counts					
Census	2011	2012	2015	2016	2018
National Census	104	-	-	100	-
RMWB Census	-	171	155	-	141 ¹²
Shadow Population	-	-	0	-	

Figure 2 breaks down the Indigenous population of Janvier and compares it to Wood Buffalo. The majority of the permanent population in Janvier is Indigenous as per the 2016 National Census. The majority of the Indigenous population are First Nations, followed by Métis.

Lastly, the age distribution by gender in Figures 3 and 4 compare the population of Janvier to Wood Buffalo. In Janvier, there are relatively few male seniors (65+). Relative to the Wood Buffalo age distribution, each age category is more-or-less evenly represented in Janvier.

¹² The 2018 RMWB Census does not provide a breakdown of total population by permanent and shadow populations.

Figure 2: Indigenous Population, Janvier vs. Wood Buffalo, 2016 [Statistics Canada]

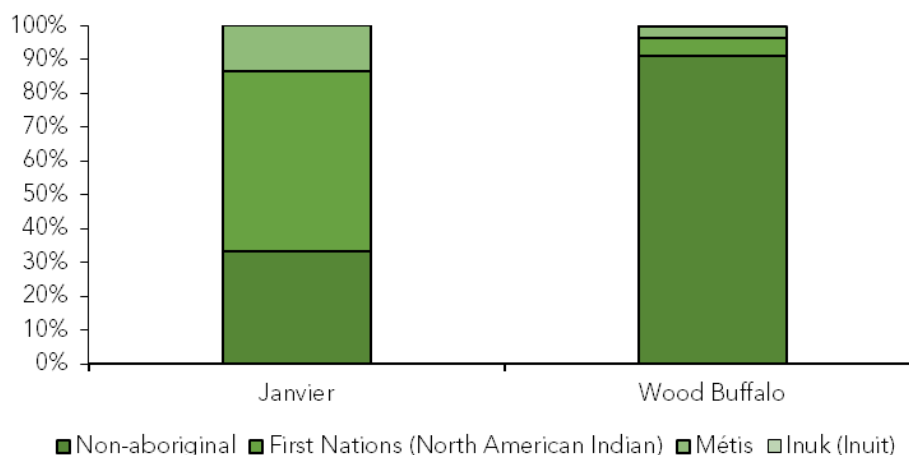


Figure 3: Age Distribution, Janvier, 2016 [Statistics Canada]

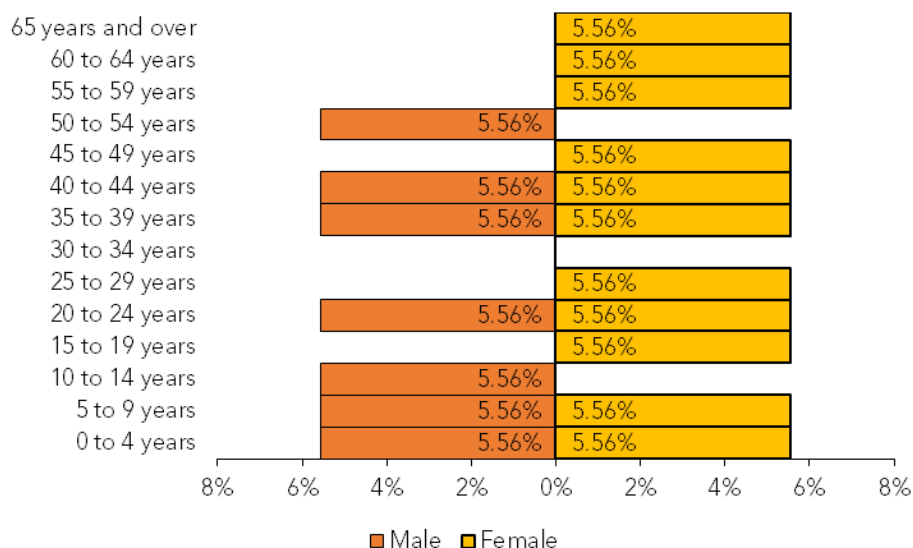
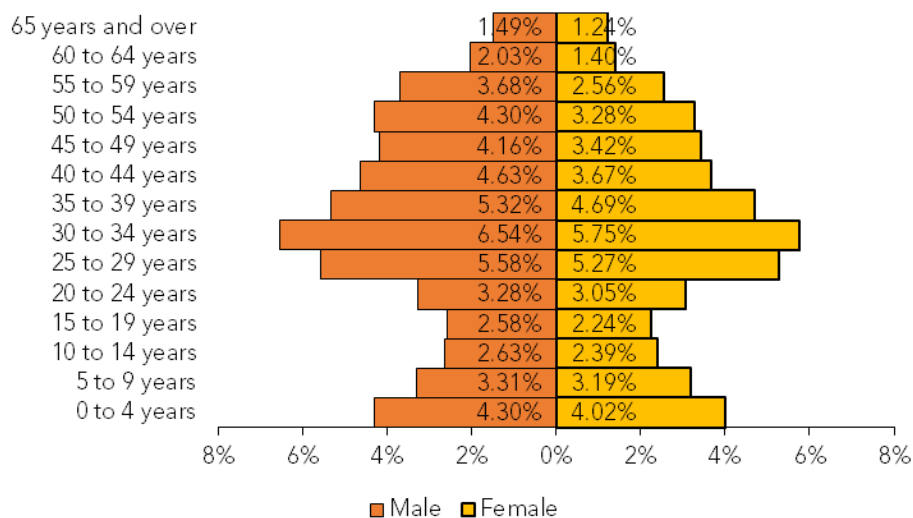
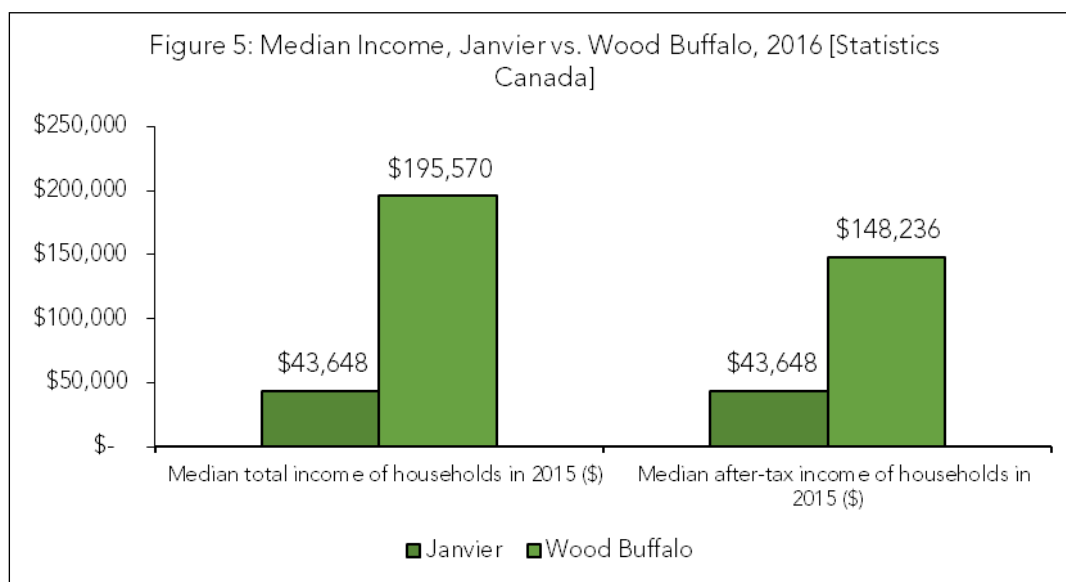


Figure 4: Age Distribution, Wood Buffalo, 2016 [Statistics Canada]

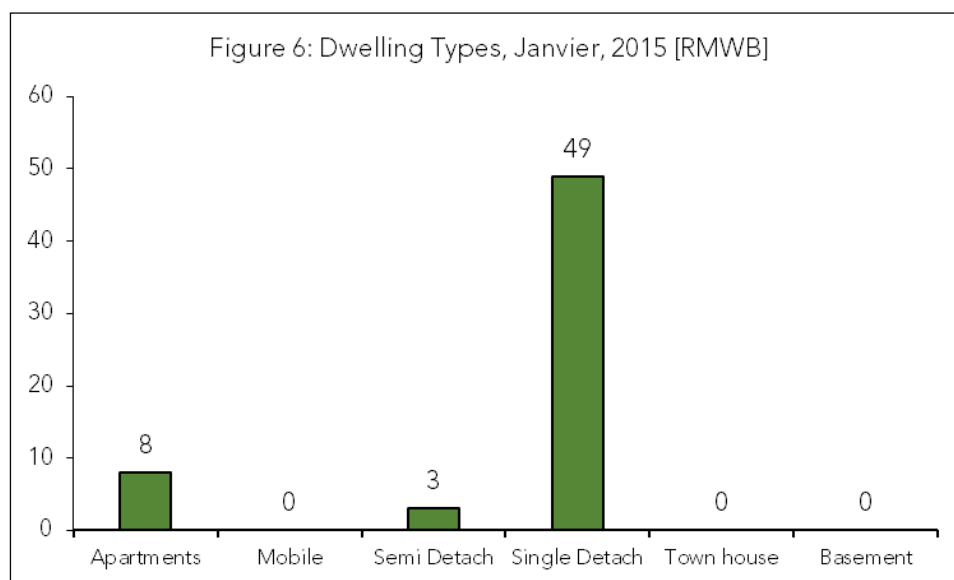


Rounding out the population profile of Janvier is a snapshot of reported income in 2015. **Figure 5** compares the median income of Janvier households against the Wood Buffalo total. For Janvier, rounding or data suppression caused the after-tax income to be same as the total income. In any case, the figure clearly shows that residents living in Janvier are earning far less than the average Wood Buffalo resident is.



Section 3: Housing in Brief

This section offers an overview of housing in Janvier. A summary of National Census statistics is included. The 2015 RMWB Census summarizes the owner and rental universe in Janvier.



The majority of dwellings (49) are single detach homes. Apartments (8) represent roughly 13.0% of reported dwellings. Semi-detach homes (3) are 5.0% of reported dwellings. In 2015, the RMWB census counted 68 dwellings, and in 2018, the number of dwellings counted was again 68. Unlike Fort Chipewyan and Anzac, Janvier have no reported mobile dwellings, and the housing infrastructure is mainly single-detached homes. The RMWB reported 44 owners and 16 renters as of 2015.

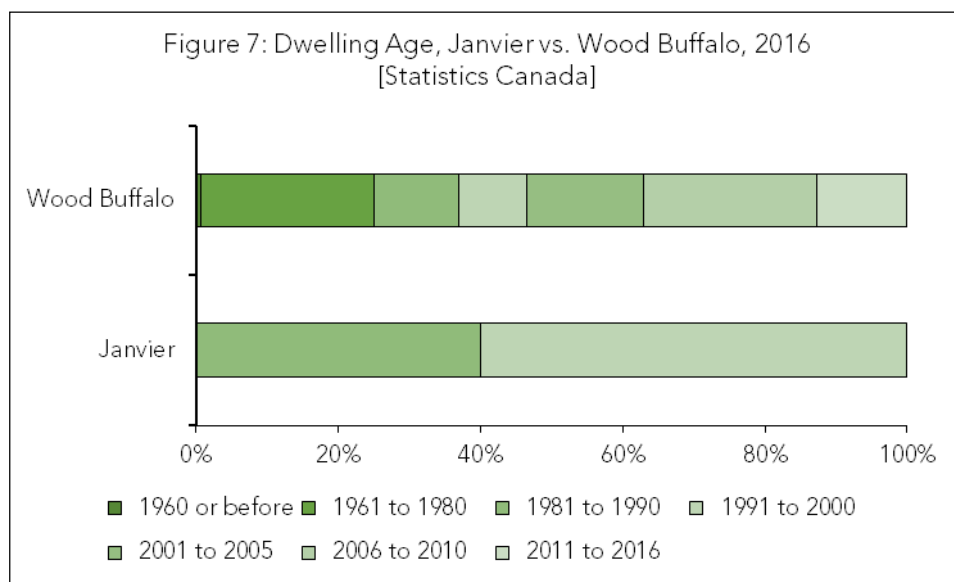


Figure 7 provides further detail on the housing stock of Janvier. The age dwellings data from the 2016 National Census indicate that inventory in Janvier is relatively newer than the average inventory of Wood Buffalo.

Table 4: Housing Characteristics

Characteristics	Janvier	Wood Buffalo	Relative Diff. (%)
Owner	15	17,340	-24.72
Renter	20	8,225	25.09
No bedrooms	0	55	-0.21
1 bedroom	0	2,085	-8.13
2 bedrooms	15	4,945	23.59
3 bedrooms	0	8,585	-33.46
4 or more bedrooms	10	9,995	-10.38
Suitable	25	24,120	-22.57
Not suitable	0	1,540	-6.00%
Only regular maintenance or minor repairs needed	20	24,455	-38.16
Major repairs needed	10	1,205	23.88

"Relative Diff. (%)" is the difference between proportions in each community, e.g. The percentage who are owners in Janvier minus the percentage who are owners in Wood Buffalo.

The Statistics Canada random rounding creates some discrepancies in the housing characteristics table, but **Table 4** suggests:

- There are proportionately more renters in Janvier than Wood Buffalo.
- The bedroom mix is mainly three-bedrooms.
- More homes in Janvier relative to Wood Buffalo are in need of major repair or are not suitable (over-crowded).

Before reviewing the primary data of Section 4, the following table highlights potential issues revealed through the secondary data investigation.

Topic	Data	Issue
Income disparity	Income data from Statistics Canada; Figure 5	Janvier's median household income is less than half the Wood Buffalo total median income.
Female unemployment	Labor force status from Statistics Canada; Figure 1 and Table 2.	Forty percent of females reported actively seeking but unable to find work in Janvier, which is relatively high.

Section 4: Primary Data Review

Twelve respondents answered the Janvier estimation survey. There were seven men and five women. **Table 5** breaks down Indigenous identity by gender identity. Out of the 12 respondents, eight identified as Indigenous. Respondents' response rate for unstable housing were low: only one individual revealed the main reason for the unstable housing (as shown in **Table 6**). Moving forward with employment, **Table 7** summarize employed and unemployed by gender. Half of the respondents earn income through employment. The remaining six respondents either receive benefits or earn no income, as shown in **Table 8**. All but one of the unemployed respondents earn income through benefits. Three of respondents are seniors earning some form of senior related benefit (such as CPP).

For housing, most respondents skipped questions regarding housing status for next week. For last week and this week, eleven respondents said their housing did not change.

For family and household composition, respondents were asked for the number of adults and children as well as if anyone in the household is pregnant. The survey revealed an upper estimate¹³ of 12 individuals in unstable housing, comprised of three children and nine adults. As a lower estimate¹⁴, there are three individuals in unstable housing, comprised of three adults. The counts for adults and children, as well as cases of pregnancy, are in **Table 10**.

¹³ Upper estimate is the count of every respondent, as well as every adult and child that the respondents listed as staying with who responded with "yes" or "not sure" to unstable housing.

¹⁴ The lower estimate is every respondent, plus any children in a household without other adults listed who responded with "yes" or "not sure" to unstable housing.

Table 5: Indigenous identity, n=12		
Identify as:	Male	Female
Métis	3	3
First Nation	1	1
Skipped	3	1

Table 6: Main reasons for unstable housing (could cite more than one), n=12	
Conflict	1
Skipped or preferred not to answer	11

Table 7: Employment, n=12		
Status	Male	Female
Employed	3	3
Unemployed	4	2

Table 8: Sources of income (unemployed), n=6		
Benefit	Male	Female
Child tax	-	1
Senior related	1	2
Non-senior benefit	1	-
No benefits/income	1	-

Table 9: Staying last week, this week, and next week, n=12	
Indicator	Number
Last Week = This Week	11
Last Week = Next Week	*
This Week = Next Week	*

Table 10: Household Composition, n=10	
Indicator	Number
Total children counted	36
Total adults counted	16
Pregnancies	0

Finally, respondents were asked about their needs and support areas. All the respondents required some support financially, while others also answered with basic needs (such as food, clothing, and others). Based on the findings of the survey and data presented here, the following table (next page) highlights potential issues revealed through the secondary data investigation.

Topic	Data	Issue
Senior unstable housing	Tables 7,8	Half of the unemployed respondents are unemployed seniors receiving Canadian senior benefits. This could indicate many seniors are at risk of being unable to afford housing in Janvier.
Indigenous over-representation	Table 5	The proportion of Indigenous respondents relative to their representation in Janvier's total population is higher, indicating that Indigenous residents are the primary demographic at risk of unstable housing.

Section 5: Issues Review

Both Sections 3 and 4 highlighted potential community issues based on an assessment of the available primary and secondary data collected. Topics with medium-high or worse severity have an associated actionable item. The severity is a rough estimate of the likelihood of these issues growing more problematic as time goes on.

Topic	Severity*	Actionable Item
Indigenous over-representation	Medium-High	Indigenous persons are over-represented in the survey data. The Indigenous community can be engaged to determine potential employability or housing issues facing their community.
Senior unstable housing	Medium	
Income disparity	Medium	
Female unemployment	Medium	

*Severity is the *relative* urgency of each topic or issue identified by the data. These rankings are at best suggestive, and do not reflect a definitive result or opinion of the ARDN.

Section 6: Conclusion

The findings of this report indicate that Janvier could have a mis- or under-identified unstable housing population based on a combination of factors between the primary and secondary data. Given the reported incomes and the count of people facing unstable housing, the primary data points towards a larger issue among the Indigenous population in Janvier facing housing affordability issues. However, given the low sample and large rate of non-response from participants, it is difficult to draw any definitive conclusions regarding the housing situation of any identified vulnerable populations.

Highlights of the primary and secondary data are:

- A high female unemployment rate.
- Declining populations as per Statistics Canada and the RMWB Census.
- Lower than average median *household* income (both total and after-tax).
- Eight respondents self-identified as Indigenous.
- There is between 3 and 12 individuals at risk of unstable housing.

The data available in total helped to establish a preliminary assessment of housing and the issues faced by the vulnerable residents of Janvier, but more primary data would be valuable in determining a complete picture of the community of Janvier.

To gain a better understanding of the demographics of the population experiencing unstable housing in Janvier, the Alberta Rural Development Network suggests that additional surveys be conducted in this community. In order to collect the type of information that is needed, any additional surveys should use a methodology that reflects the specific needs of the community.

While the primary data reported here indicates under-lying housing shortages and a need for increased services in Janvier, additional data is necessary to more accurately profile the housing-unstable population of this community.

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Aggregated Estimation Report

Section 1: Introduction

This report compiles the information gathered from four surveys conducted in Anzac, Fort Chipewyan, Fort McKay, and Janvier. In total, there were 56 respondents, and 256 residents were counted. The goal of the estimation surveys was to capture the services used by residents, as well as count the number of unstable-housing people living in the community. The individual community reports are a summary of the data collected in each community, with added information from secondary data sources to help contextualize the primary data.

This report combines the data from each community and provides the reader with the following information:

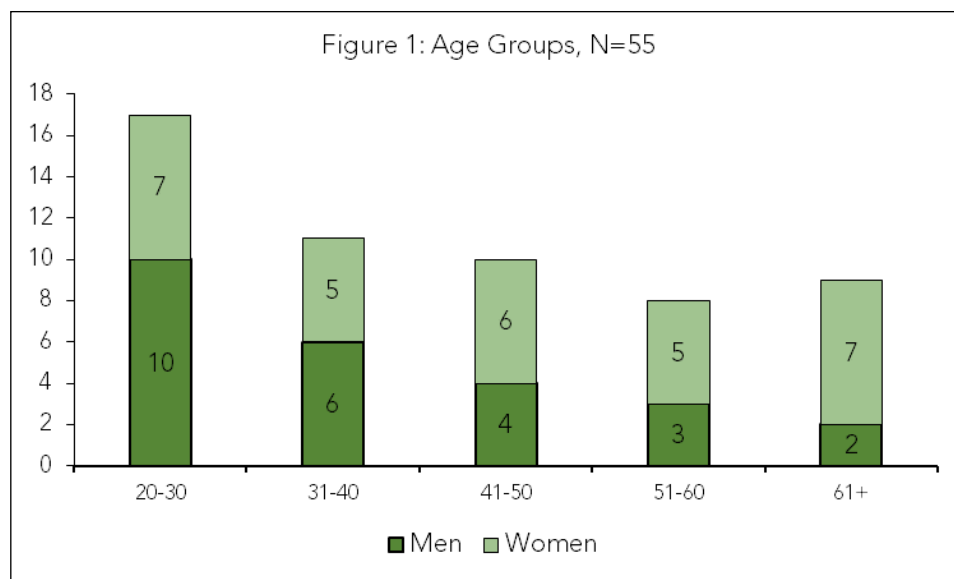
- A sense of the services that are in high demand;
- A profile of the residents using community services;
- The total housing-unstable population as captured by the estimation survey.

First, Section 2 is a summary of respondent demographics. Then, Section 3 will explain any housing, employment, and other data captured by the estimation survey. In Section 4, the unstable housing respondents are broken down into better detail. Finally, Section 5 discusses potential community issues based on the primary data and addresses potential avenues for future community assessment in the RMWB.

Section 2: Population Characteristics

Out of the 56 respondents to the survey, 26 were male, and 30 were female. The median age was 40. **Table 1** summarizes basic demographic information about respondents. N refers to the number of respondents. The youngest respondent is 20 (for both male and female), and the oldest respondents are 82 and 71, male and female, respectively. **Figure 1** shows a count of respondents by age group. Men make up the majority of respondents below the median (40) and women make up the majority of respondents above 40.

Table 1: Respondent Summary		
Measure	Value	N
N	56	56
Males	26	56
Females	30	56
Median age	40	55
Max. age (male)	82	55
Max. age (female)	71	55
Min. age (male)	20	55
Min. age (female)	20	55



Looking at self-reported racial identity, **Tables 2 and 3** break down gender by Indigenous status and identity. Forty out of forty-four respondents are Métis, and seven are First Nation. **Table 4** (next page) breaks down responses for services required in the communities. Respondents could select more than one answer in their response.

Table 2: Born identity, N=49

Self-reported	Male	Female
Indigenous	23	26
Non-Indigenous	0	0

Table 3: Indigenous identity, N=47

Self-reported	Male	Female
Métis	18	22
First Nation	4	3

Table 4: Services required, N=54

Service	W/o all of the above	Including all of the above
Financial	19	31
Basic needs	14	26
Health	12	24
Transport	17	29
Family support	3	15
Legal	3	15
All of the above	12	-

Section 3: Review of housing, employment and other primary data

This section summarizes responses to key questions asked in the four communities. Response rates by question change, and the N values always represent the number of respondents who *did not skip or refuse to answer* the question. Table 5 shows that many respondents are frequently moving. Fifteen respondents or 26.7% of all respondents have moved at least once in the last year. Seventeen (30.3%) said that they have not moved, and the remaining 24 did not respond to the question. Table 6 shows where respondents said they were last week (at the time of the survey).

Table 5: Times Moved, N=32

1 to 2	4
3 to 5	5
6 to 10	1
More than 10	5
Have not moved in the last year	17

Table 6: Staying Last Week, N=46

Apartment or house	31
Someone else's place	12
Motel or hotel	1
Shelter services	1
Transitional housing	1

Most respondents live in an apartment or house, but 12 are sleeping at a friend or relative's home. Few respondents are using a shelter or transitional housing. Only four respondents responded yes to ever-using shelter services.

Moving to employment related questions, **Figures 2 and 3**, and **Table 7** summarizes income and employment among respondents. **Figure 2's** summary of employment by gender shows that roughly half the respondents are unemployed, but there are more unemployed men than unemployed women. **Figure 3** reflects a better outlook for women. More women are employed full-time than men (11 women versus 7 men). Finally, **Table 7** summarizes employment sectors.

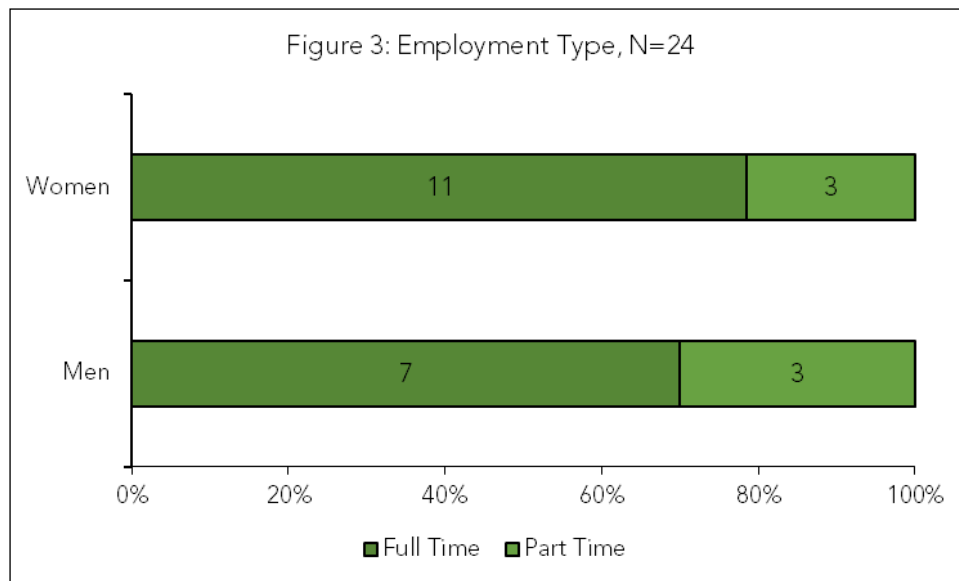
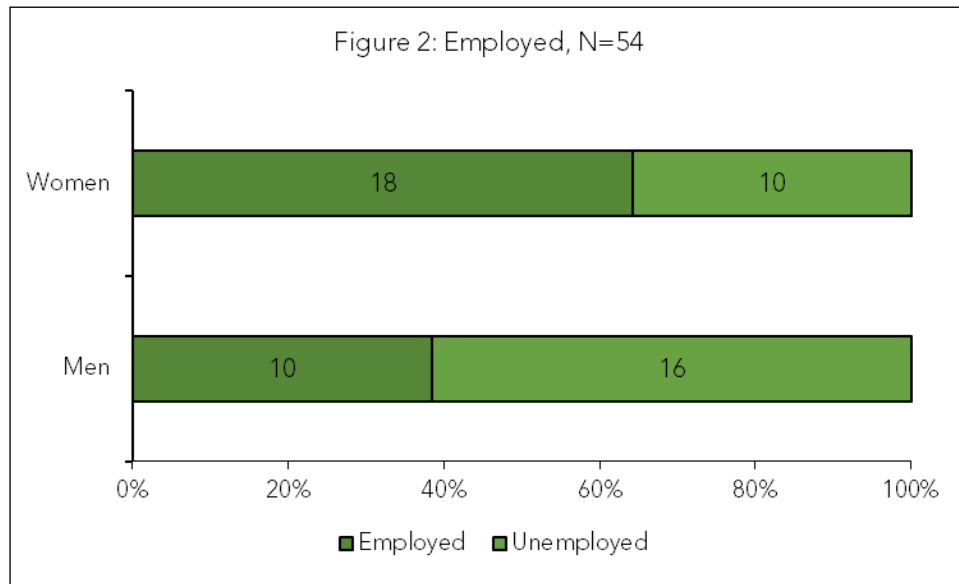


Table 7: Employment Sector, N=19

Oil & gas	5
Human services	4
Hospitality	3
Education	3
Forestry	1
Health	1
Retail	1
Transport	1

Section 4: Unstable Housing

Respondents self-report incidents of unstable housing. However, the respondent's understanding of unstable housing, despite a provided definition, may lead to respondent's underestimating or overestimating their housing situation.

There could be some respondents who respond with "yes," but are unsure. Conversely, there could also be respondents who respond with unsure but would be classified as housing-unstable. To capture the total potential respondents who might be housing-unstable, any "yes" or "not sure" response are considered at-risk of homelessness or housing-unstable. The tables and graph that follow are for survey respondents who either responded "yes" or "not sure" only.

Figure 4 breaks down potential incidents of unstable housing by gender. Thirty-three respondents could be living in unstable housing, with just over half being women.

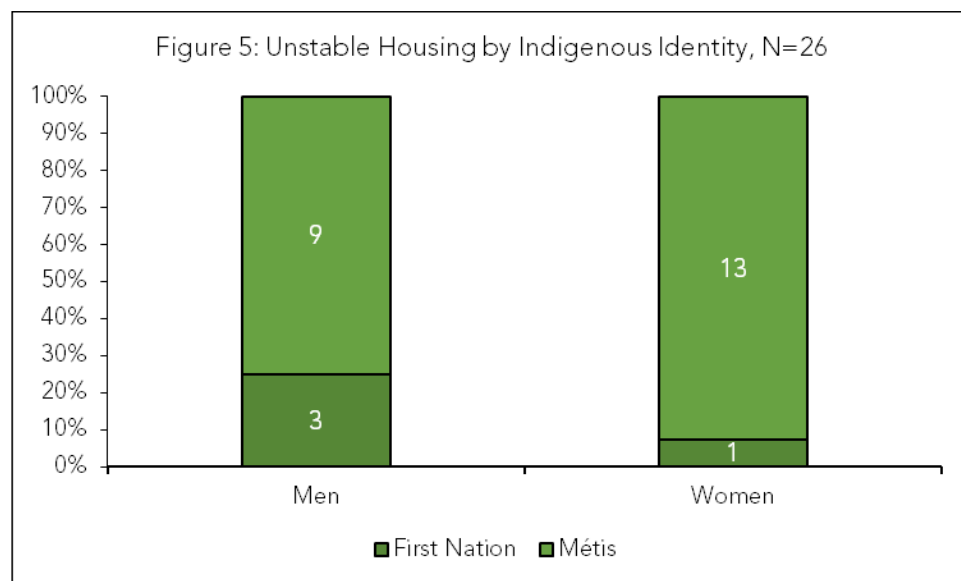
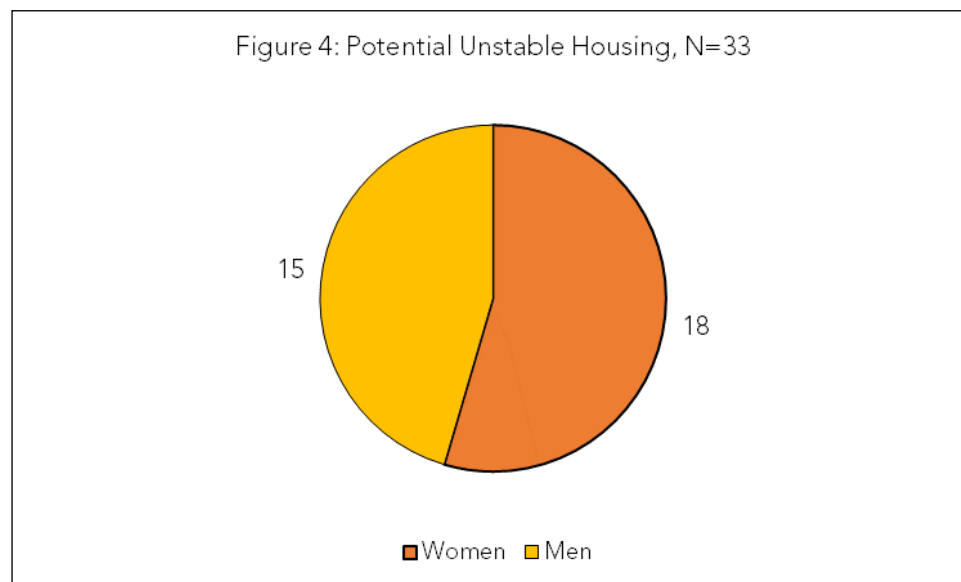
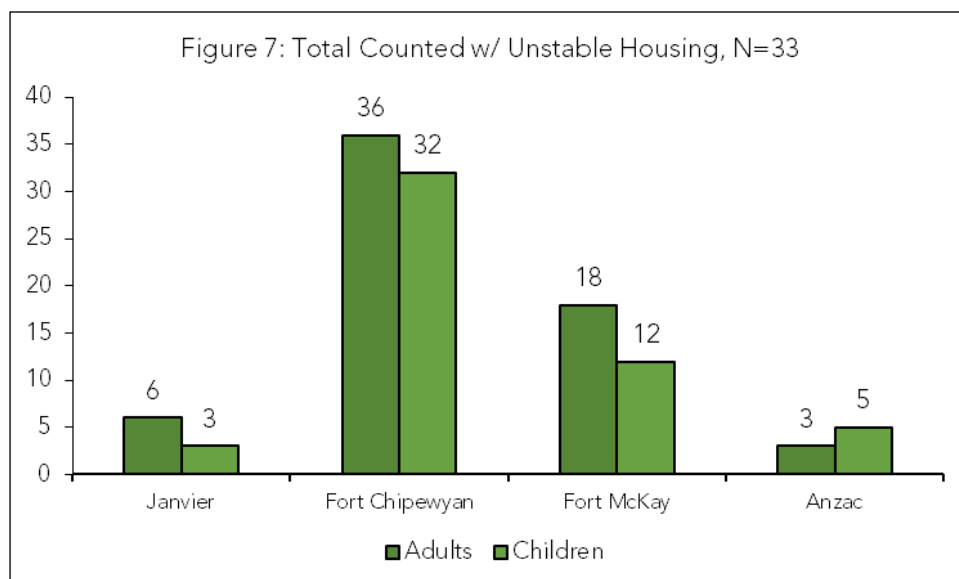


Figure 5 further breaks down unstable housing by Indigenous identity. Twenty-six housing-unstable respondents disclosed their Indigenous identity, and of these 26, four are First Nation. The remaining 22 are Métis. Moving to employment among housing-unstable respondents - 20 out of 33 respondents are unemployed. Breaking down employment further shows that Métis men are disproportionately unemployed. The summary of employment counts is below in **Figure 6**.

Lastly, **Figure 7** is the total counts of adults and children sharing a living situation with housing-unstable respondents. Sixty-three adults and 52 children live with housing-unstable respondents, for 115 associated residents.



Section 5: Conclusion

This report reviewed the collected primary data for Anzac, Fort Chipewyan, Fort McKay, and Janvier by combining the results into an aggregated sample of respondents. This report, in turn, provides a more detailed profile of the housing-unstable population of these communities and the RMWB, in addition to insight on service usage and other key community indicators. In total, the key findings of this report are:

- Financial services are the highest in demand;
- There is a disproportionate number of Métis using social services;
- More women than men are employed;
- The unstable housing population is predominantly Métis;
- The unemployed unstable housing population is predominantly Métis men;
- Between the shared-living residents and respondents, there are 148 residents either living in unstable housing or living alongside an individual in unstable housing. Fifty-two are children, and the remaining 96 are adults.

These key findings highlight an over-representation of Métis people counted by the estimation surveys, indicating that the Métis residents of RMWB communities could be under-serviced with regards to housing and other support services. While the report identified over 100 residents who associated with housing-unstable individuals, the lack of a clear link between respondents and household residents means that the total number of at-risk individuals is difficult to estimate. The total number could be anywhere between 33 to 148 unstable housing residents between the four communities surveyed.

To gain a better understanding of the demographics of the population experiencing unstable housing in the RMWB, the Alberta Rural Development Network suggests that additional surveys be conducted in these communities. In order to collect the type of information that is needed, any additional surveys should use a methodology that reflects the specific needs of the community. The methodology should take into account:

- The low number of service agencies in smaller rural communities, limiting the distribution of surveys via these agencies. Door-to-door surveying or other more labor intensive surveying methods may be required; and
- The respondents' comfort with disclosing potentially sensitive housing information to surveyors.

While the primary data reported here indicates under-lying housing shortages and a need for increased services in the RMWB, additional data is necessary to more accurately profile the housing-unstable population of these four communities.

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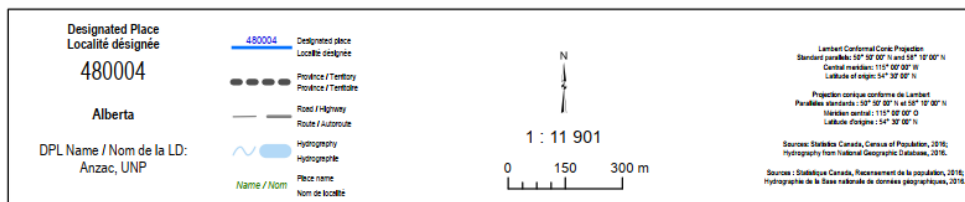
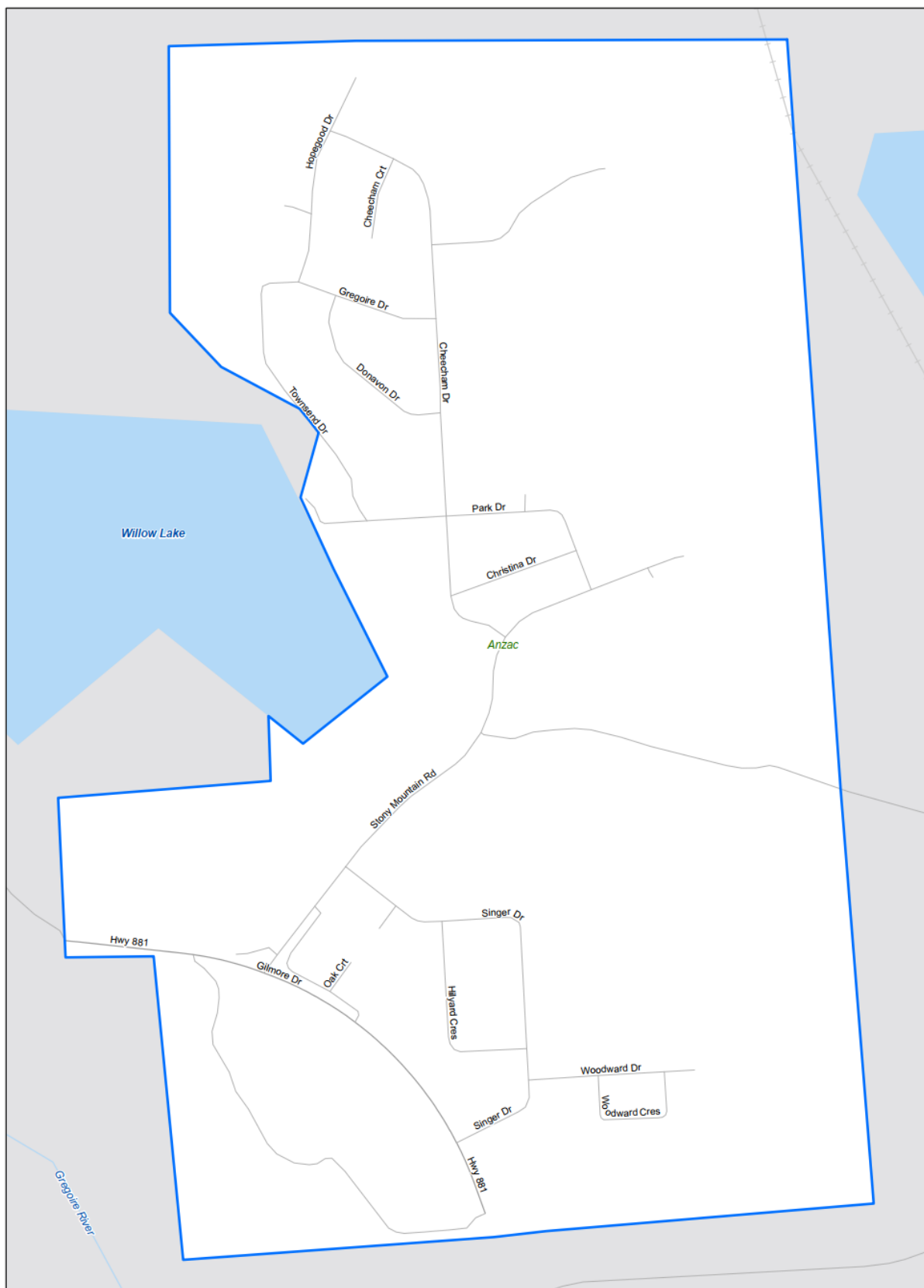
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Statistics Canada. 2016. *Census Profile: Fort Chipewyan*

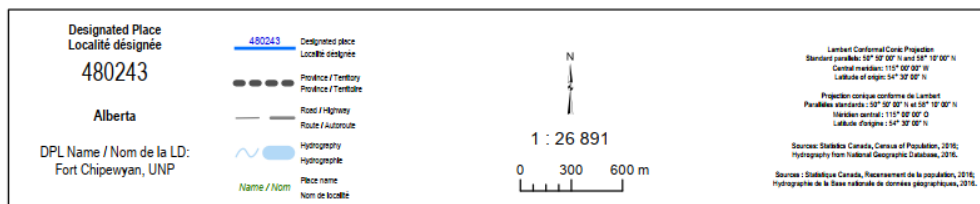
Statistics Canada. 2016. *Census Profile: Janvier*

Appendix

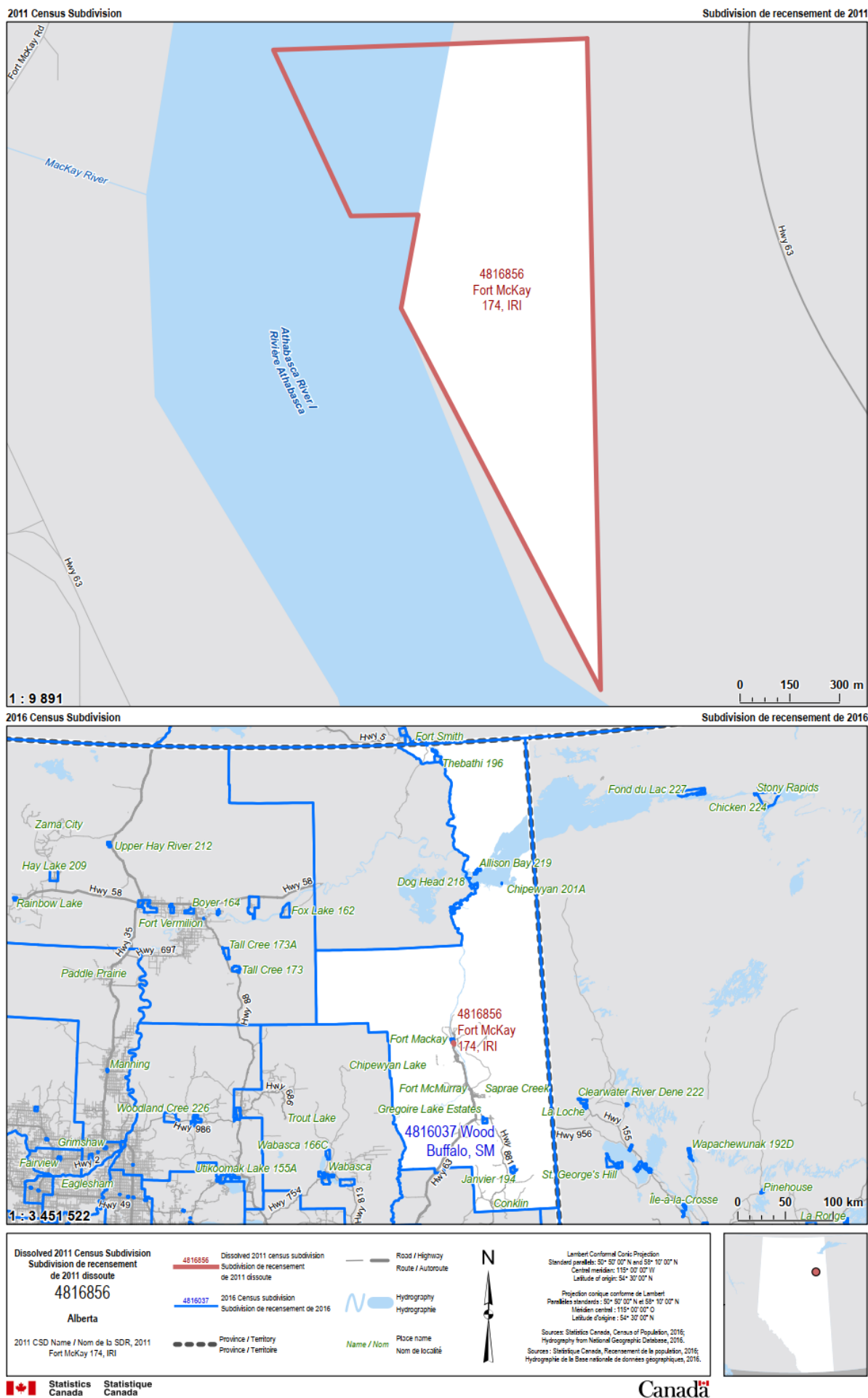
Appendix A1: Map-Anzac



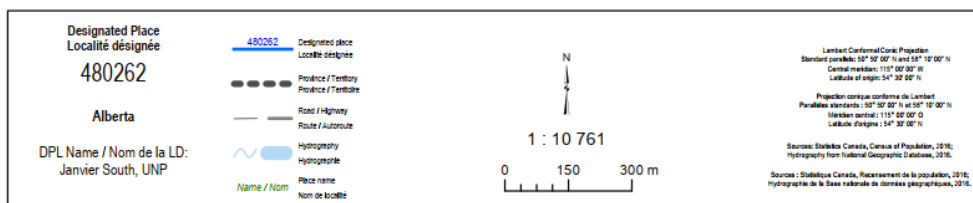
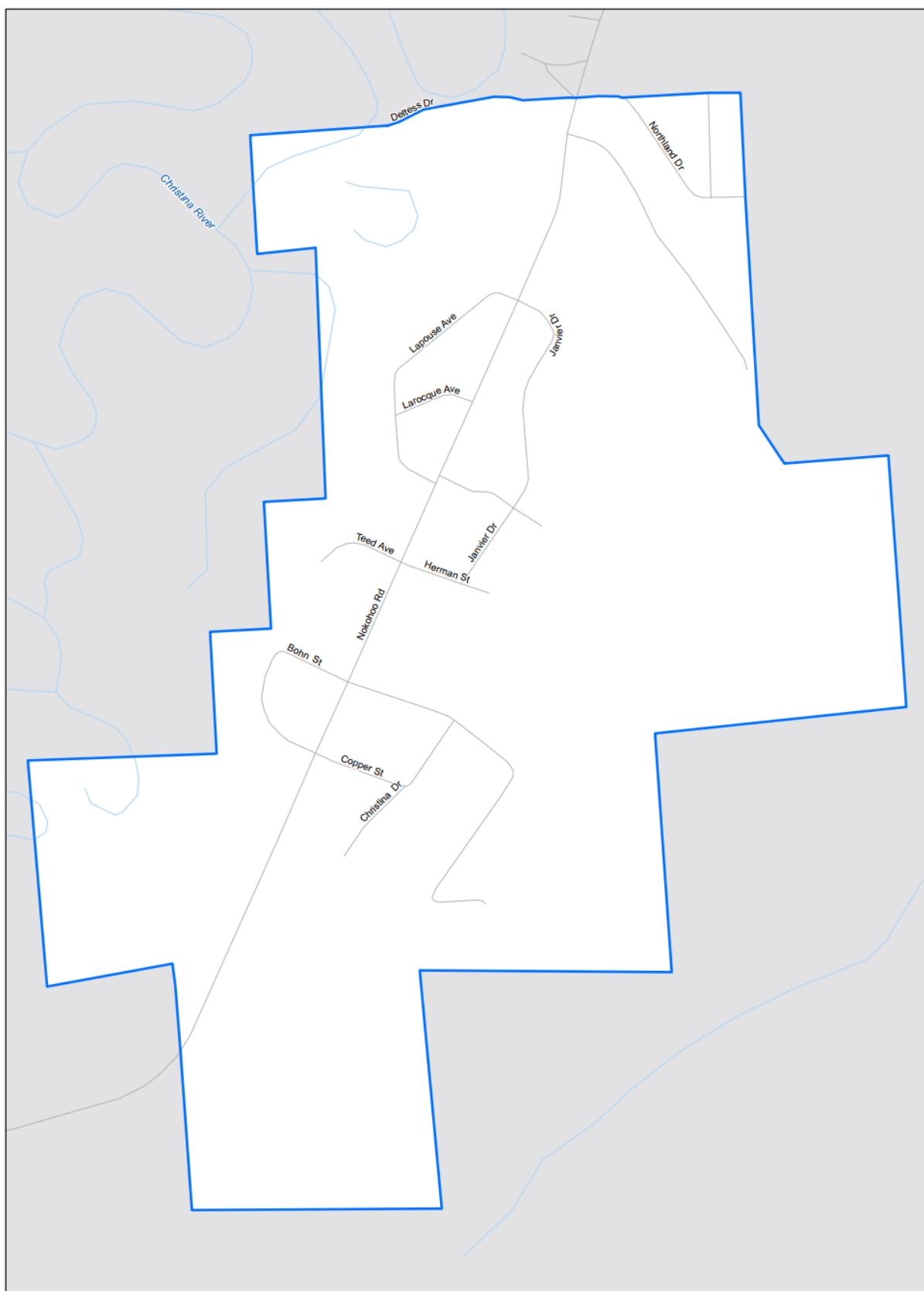
Appendix A2: Map-Fort Chipewyan



Appendix A3: Map-note that a Fort McKay map does not exist—the Fort McKay IRI map is used in its place.



Appendix A4: Map – Janvier



Appendix A5: Map-Estimation communities are areas outlined in blue within the RMWB.

