

***2009
NWT Community Survey
Housing Component***

Overall Results

January 2010

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2009 NWT Community Survey Housing Needs Component -- Highlights

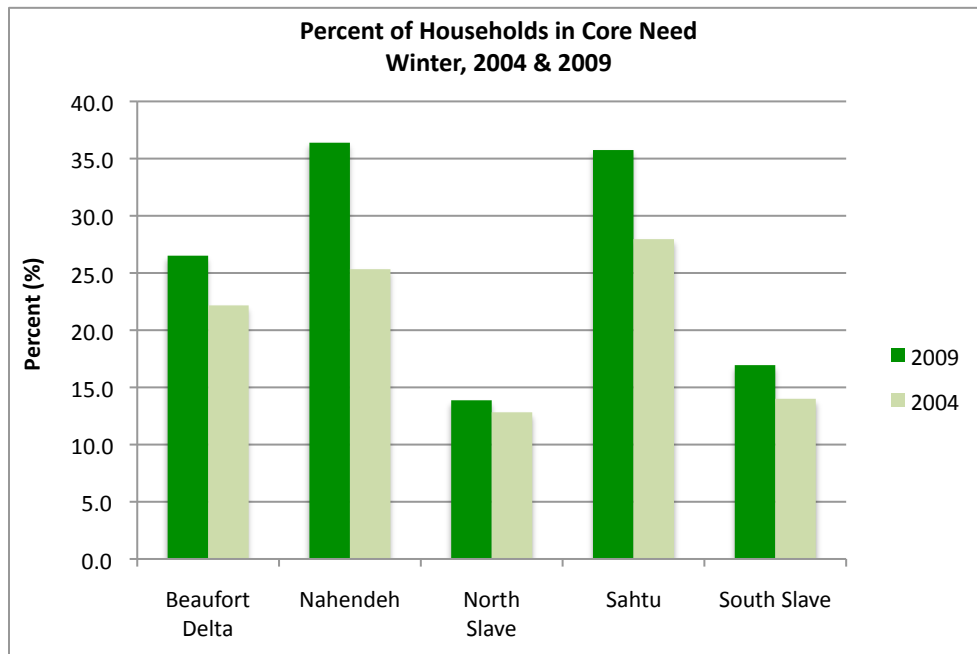
This report focuses on community housing needs from data collected by the 2009 NWT Community Survey. The survey was conducted by the NWT Bureau of Statistics in all communities in the Northwest Territories between January and March, 2009.

The 2009 NWT Community Survey continues the work of measuring and analyzing housing conditions in the Northwest Territories that has occurred for many years by examining nationally accepted indicators including suitability, adequacy and affordability. Suitability is defined as having the appropriate number of bedrooms for the characteristics and number of occupants as determined by the National Occupancy Standard requirements. Adequate housing must have running water, an indoor toilet, bathing and washing facilities and must not require major repairs. Affordable housing costs less than 30% of household income where shelter costs include utilities, water, heat, insurance, property taxes land lease costs and rent or mortgage payments.

If a dwelling does not meet one or more of these three conditions, suitability, adequacy or affordability, the dwelling is considered to have a housing problem. If a dwelling has a housing problem and a total household income below the Core Need Income Threshold (as determined by the NWT Housing Corporation), it is considered to be in core need.

In 2009, 19% of dwellings in the Northwest Territories were considered to be in core need. This compares with 16% in 2004 and 20% in 2000. The Nahendeh district had the highest proportion with just over 36% of dwellings in core need, followed closely by the Sahtu district with just under 36%. The North Slave district had the lowest proportion of dwellings in core need at 14%.

Figure 1

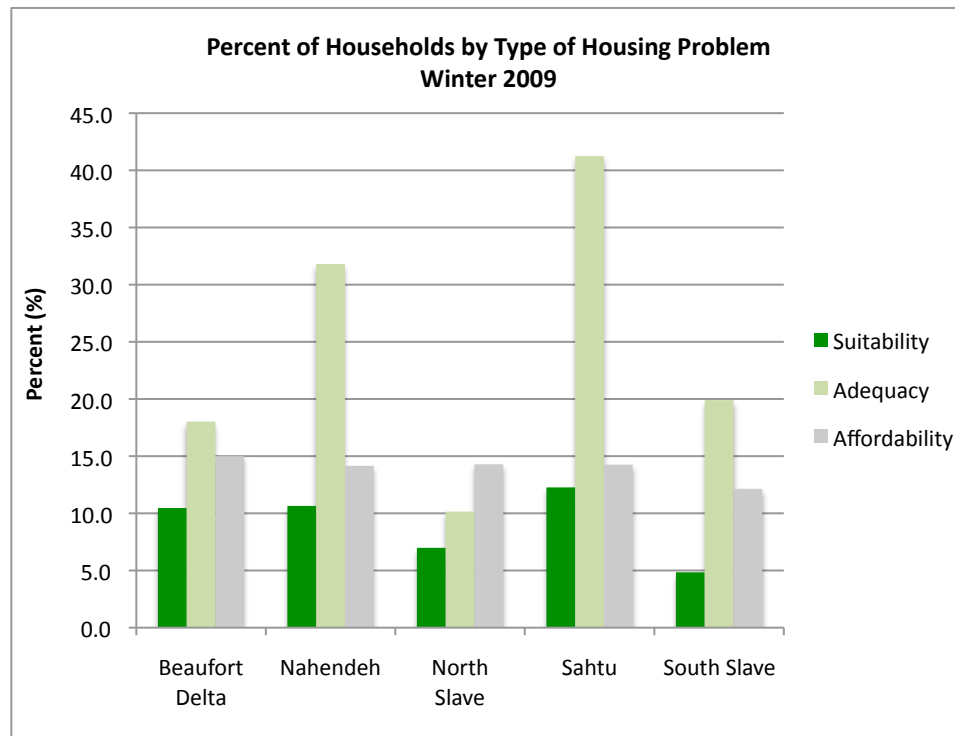


The percent of households in core need rose between 2004 and 2009 in all five districts. The greatest contributor to the increase was an increase in the percent of households with adequacy problems and

specifically those needing major repairs. Overall, some 16% of households in the Northwest Territories require major repairs. In some of the smaller communities, this ranges from 61% in Colville Lake to 29% in Sachs Harbour. For most of the regional centres between 10 – 15% require major repairs while in Yellowknife, only 4.3% of dwellings require major repairs. Overall, of the 33 communities in the Northwest Territories, 25 showed an increase in the percentage of households requiring major repairs.

Affordability issues are fairly consistent across all districts in the Northwest Territories. Overall, 14% of households have affordability issues with the South Slave having the lowest affordability problems at 12%. Historically, suitability has been the smallest housing problem in the NWT ranging from 10% of households in 2000 to nearly 8% in 2009.

Figure 2



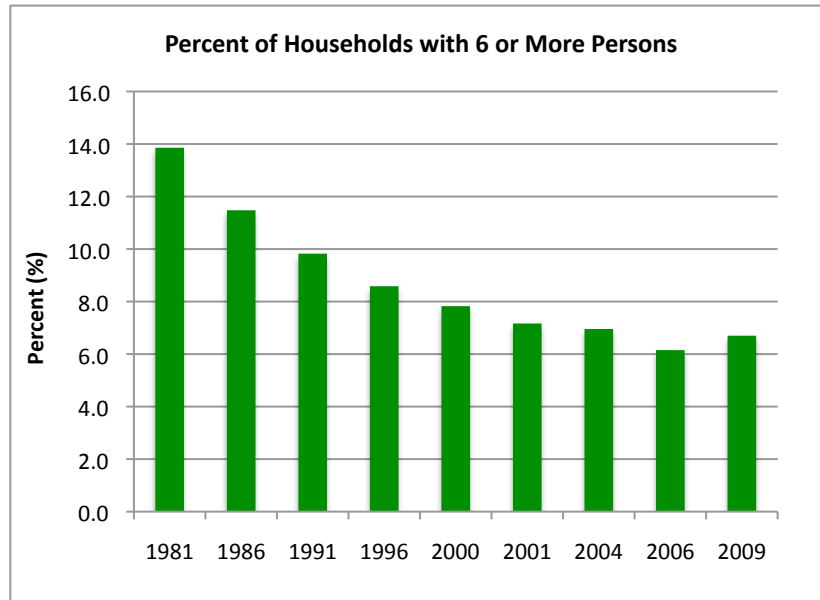
Just over half of all the dwellings in the NWT are owned by the resident. This varies from 22% in Ulukhaktok to 97% in Trout Lake. Some 34% of dwellings in Inuvik are owned compared with nearly 70% in Hay River, 62% in Fort Smith and 54% in Yellowknife. Home ownership in the NWT has increased from 30% in 1981 to 53% in 2009.

Nearly 48% of the dwellings in the NWT are rental properties, with 52% of these being private market rentals, 33% are public housing units and the remaining 15% are staff housing. The majority of communities have very small private rental markets with the exception of Inuvik, Hay River, Fort Smith and Yellowknife and to a lesser extent, Fort Simpson, Fort Liard and Norman Wells.

Private market rentals tend to require the least amount of maintenance while nearly 19% of owned homes and 24% of public housing units require major repairs. As a result, adequacy is the most prevalent problem for both owned homes and public housing units and although considerably lower, it also the most prevalent for staff housing. For private market rentals, nearly 22% had affordability problems, compared to 14% for owned homes, 8% for public housing units and 3% for staff housing.

There are a variety of other housing indicators used to assess the quality of housing including the percent of households with 6 persons or more and the average number of persons per dwelling. Since 1981, the percent of households with 6 persons or more has declined from nearly 14% to 7%, a drop of 50%. Similarly, the average number of persons per household has declined from 3.5 persons to 2.9 persons between 1981 and 2009.

Figure 3



The following statistical tables provide detailed housing results from the 2009 NWT Community Survey. Technical definitions, a description of the methodology and error measurements are in Appendix A while a copy of the questionnaire may be found in Appendix B.

Statistical Tables

Table 1
Households by Housing Problems and Core Need
Northwest Territories, Winter 2009

	Total Households		HOUSING PROBLEMS								Core Need	
	No.	%	Total*		Suitability		Adequacy		Affordability		No.	%
			No.	%	No.	%	No.	%	No.	%		
Northwest Territories	14,522	100	4,593	32	1,110	8	2,361	16	2,031	14	2,755	19
Beaufort Delta	2,380	100	876	37	249	10	429	18	357	15	631	27
Aklavik	228	100	99	43	26	11	80	35	10	4	82	36
Fort McPherson	268	100	88	33	44	16	41	15	21	8	75	28
Inuvik	1,280	100	432	34	85	7	134	10	271	21	250	20
Paulatuk	75	100	44	59	11	15	32	43	10	13	40	53
Sachs Harbour	47	100	17	36	-	0	14	30	6	13	12	26
Tsiigehtchic	59	100	24	41	12	20	16	27	3	5	11	19
Tuktoyaktuk	283	100	131	46	54	19	92	33	24	8	121	43
Ulukhaktok	140	100	41	29	18	13	20	14	11	8	40	29
Nahendeh	742	100	342	46	79	11	236	32	105	14	270	36
Fort Liard	170	100	103	61	35	21	76	45	26	15	80	47
Fort Simpson	442	100	147	33	32	7	89	20	53	12	112	25
Jean Marie River	20	100	13	65	4	20	6	30	8	40	13	65
Nahanni Butte	35	100	24	69	2	6	20	57	8	23	21	60
Trout Lake	33	100	22	67	4	12	17	52	5	15	18	55
Wrigley	42	100	33	79	2	5	28	67	5	12	27	64
North Slave	7,735	100	2,095	27	540	7	785	10	1,105	14	1,073	14
Behchokò	467	100	351	75	147	31	275	59	78	17	223	48
Detah	80	100	47	59	11	14	42	53	9	11	33	41
Gamètì	71	100	40	56	10	14	26	37	17	24	34	48
Łutsel'k'e	111	100	67	60	19	17	44	40	28	25	51	46
N'dilo	111	100	61	55	17	15	42	38	17	15	46	41
Wekweètì	35	100	21	60	5	14	20	57	2	6	17	49
Whatì	118	100	72	61	32	27	30	25	26	22	56	47
Yellowknife	6,742	100	1,435	21	300	4	305	5	928	14	614	9
Sahtu	856	100	435	51	105	12	353	41	122	14	306	36
Colville Lake	35	100	34	97	11	31	34	97	3	9	27	77
Déłjne	174	100	125	72	23	13	103	59	29	17	96	55
Fort Good Hope	182	100	124	68	32	18	103	57	52	29	100	55
Norman Wells	307	100	78	25	11	4	67	22	14	5	23	7
Tulita	158	100	75	47	28	18	45	28	24	15	59	37
South Slave	2,809	100	844	30	136	5	559	20	341	12	476	17
Enterprise	40	100	13	33	1	3	11	28	6	15	7	18
Fort Providence	242	100	101	42	22	9	76	31	23	10	66	27
Fort Resolution	183	100	110	60	23	13	91	50	37	20	92	50
Fort Smith	883	100	224	25	26	3	138	16	108	12	160	18
Hay River	1,349	100	350	26	46	3	210	16	157	12	122	9
Hay River Reserve	94	100	39	41	14	15	31	33	9	10	28	30
Kakisa	18	100	6	33	3	17	2	11	1	6	1	6

Source: 2009 NWT Community Survey

*Some households have more than one type of problem, therefore, the sum of the types of problems may exceed the total.

Table 2
Percent of Households with Housing Problems and in Core Need
Northwest Territories, 2000 - 2009

	% WITH HOUSING PROBLEMS			% IN CORE NEED		
	2009	2004	2000	2009	2004	2000
Northwest Territories	31.6	28.9	30.1	19.0	16.3	20.3
Beaufort-Delta	36.8	33.2	29.3	26.5	22.2	22.1
Aklavik	43.4	44.0	33.1	36.0	32.3	32.7
Fort McPherson	32.8	37.5	37.9	28.0	32.7	35.8
Inuvik	33.8	27.8	23.2	19.5	13.1	11.0
Paulatuk	58.7	49.4	43.9	53.3	34.6	43.9
Sachs Harbour	36.2	35.6	44.0	25.5	35.6	34.0
Tsiigehtchic	40.7	38.6	61.7	18.6	30.1	61.7
Tuktoyaktuk	46.3	37.6	35.3	42.8	31.9	32.2
Ulukhaktok	29.3	29.9	18.7	28.6	26.4	16.0
Nahendeh	46.1	42.3	36.2	36.4	25.3	30.6
Fort Liard	60.6	50.0	44.9	47.1	32.4	38.6
Fort Simpson	33.3	33.1	26.7	25.3	16.4	21.0
Jean Marie River	65.0	70.8	63.2	65.0	37.5	52.6
Nahanni Butte	68.6	58.3	48.5	60.0	47.2	45.5
Trout Lake	66.7	41.9	61.5	54.5	29.0	57.7
Wrigley	78.6	64.8	54.7	64.3	50.0	52.8
North Slave	27.1	24.5	26.8	13.9	12.8	14.9
Behchokq̄	75.2	54.6	57.5	47.8	37.4	51.4
Detah	58.8	34.4	31.7	41.3	23.4	20.6
Gamètì	56.3	43.4	72.9	47.9	25.0	62.9
Łutselk'e	60.4	58.4	55.7	45.9	46.4	48.5
N'dilo	55.0	54.3	51.9	41.4	40.2	43.0
Wekweètì	60.0	55.6	69.4	48.6	25.0	69.4
Whatì	61.0	50.8	70.4	47.5	36.3	64.3
Yellowknife	21.3	20.1	24.6	9.1	9.1	11.1
Sahtu	50.8	38.5	39.3	35.7	28.0	35.0
Colville Lake	97.1	100.0	100.0	77.1	75.8	87.1
Déłjne	71.8	45.6	46.0	55.2	41.7	43.0
Fort Good Hope	68.1	54.8	61.1	54.9	36.9	60.0
Norman Wells	25.4	18.8	13.7	7.5	8.5	8.0
Tulita	47.5	43.6	48.2	37.3	35.7	43.2
South Slave	30.0	30.1	30.1	16.9	14.0	22.5
Enterprise	32.5	18.5	64.6	17.5	14.8	54.2
Fort Providence	41.7	37.0	44.4	27.3	20.4	40.1
Fort Resolution	60.1	46.2	47.1	50.3	33.7	43.9
Fort Smith	25.4	26.8	23.4	18.1	11.7	18.6
Hay River	25.9	26.2	24.9	9.0	9.3	14.4
Hay River Reserve	41.5	56.3	62.1	29.8	35.0	60.9
Kakisa	33.3	78.6	46.7	5.6	35.7	13.3

Sources: NWT Community Surveys and NWT Housing Needs Survey

Table 3
Households by Number of Residents
Northwest Territories, Winter 2009

	Total Households		1 Person		2 - 3 Persons		4 - 5 Persons		6 Persons or more	
	No.	%	No.	%	No.	%	No.	%	No.	%
Northwest Territories	14,522	100	2,890	20	6,871	47	3,788	26	973	7
Beaufort-Delta	2,380	100	621	26	1,001	42	576	24	181	8
Aklavik	228	100	77	34	83	36	52	23	16	7
Fort McPherson	268	100	73	27	102	38	63	24	30	11
Inuvik	1,280	100	328	26	590	46	303	24	58	5
Paulatuk	75	100	11	15	24	32	26	35	14	19
Sachs Harbour	47	100	12	26	21	45	14	30	-	-
Tsiigehtchic	59	100	16	27	22	37	10	17	11	19
Tuktoyaktuk	283	100	72	25	98	35	77	27	37	13
Ulukhaktok	140	100	31	22	62	44	31	22	16	11
Nahendeh	742	100	176	24	321	43	186	25	60	8
Fort Liard	170	100	30	18	64	38	52	31	24	14
Fort Simpson	442	100	113	26	205	46	103	23	21	5
Jean Marie River	20	100	3	15	6	30	6	30	5	25
Nahanni Butte	35	100	7	20	12	34	11	31	5	14
Trout Lake	33	100	7	21	14	42	12	36	-	-
Wrigley	42	100	15	36	20	48	2	5	5	12
North Slave	7,735	100	1,240	16	3,841	50	2,143	28	510	7
Behchokò	467	100	67	14	134	29	135	29	131	28
Detah	80	100	15	19	36	45	18	23	11	14
Gamètì	71	100	9	13	24	34	19	27	19	27
Łutselk'e	111	100	23	21	46	41	34	31	9	8
N'dilo	111	100	20	18	52	47	25	23	15	14
Wekweètì	35	100	6	17	8	23	14	40	8	23
Whatì	118	100	22	19	35	30	29	25	31	26
Yellowknife	6,742	100	1,079	16	3,507	52	1,869	28	287	4
Sahtu	856	100	211	25	363	42	203	24	78	9
Colville Lake	35	100	9	26	12	34	5	14	9	26
Déłjne	174	100	43	25	67	39	48	28	16	9
Fort Good Hope	182	100	47	26	70	38	43	24	23	13
Norman Wells	307	100	79	26	159	52	56	18	13	4
Tulita	158	100	33	21	56	35	51	32	18	11
South Slave	2,809	100	641	23	1,345	48	678	24	144	5
Enterprise	40	100	9	23	20	50	8	20	2	5
Fort Providence	242	100	46	19	98	40	82	34	16	7
Fort Resolution	183	100	52	28	73	40	47	26	12	7
Fort Smith	883	100	213	24	453	51	186	21	31	4
Hay River	1,349	100	304	23	657	49	317	23	70	5
Hay River Reserve	94	100	14	15	34	36	35	37	11	12
Kakisa	18	100	3	17	9	50	3	17	2	11

Source: 2009 NWT Community Survey

Table 4
Percent of Households with 6 Persons or More
Northwest Territories, 1981 - 2009

	% OF HOUSEHOLDS WITH 6 PERSONS OR MORE								
	2009	2006	2004	2001	2000	1996	1991	1986	1981
Northwest Territories	6.7	6.2	7.0	7.2	7.8	8.6	9.8	11.5	13.9
Beaufort-Delta									
Aklavik	7.0	6.8	10.5	9.1	13.8	14.0	16.3	21.1	27.3
Fort McPherson	11.2	11.3	14.5	14.6	13.7	15.4	23.7	26.5	36.0
Inuvik	4.5	6.0	6.0	6.4	8.8	7.6	7.3	9.5	10.3
Paulatuk	18.7	20.0	22.2	21.4	25.8	45.5	40.0	25.0	60.0
Sachs Harbour	-	..	4.4	..	2.0	..	..	..	..
Tsiigehtchic	18.6	16.7	13.3	16.7	21.7	..	12.5	16.7	40.0
Tuktoyaktuk	13.0	12.7	16.1	16.4	17.0	19.6	16.3	29.3	42.9
Ulukhaktok	11.4	7.4	4.2	7.7	6.0	12.0	14.3	26.7	38.5
Nahendeh									
Fort Liard	14.1	14.3	9.3	12.5	13.9	13.8	18.5	26.3	40.0
Fort Simpson	4.8	4.6	5.9	4.9	6.0	6.0	8.0	13.8	15.7
Jean Marie River	25.0	..	12.5	..	10.5	..	..	..	..
Nahanni Butte	14.3	..	2.8	..	9.1	..	..	..	..
Trout Lake	-	..	-	..	3.8	..	..	..	..
Wrigley	11.9	..	11.1	..	11.3	..	10.0	..	..
North Slave									
Behchokò	28.1	27.0	23.8	24.4	29.7	31.1	34.9	46.0	48.9
Detah	13.8	13.3	15.6	20.0	19.0	..	28.6	33.3	33.3
Gamètì	26.8	26.7	21.1	28.6	34.3	36.4	50.0	42.9	57.1
Łutselk'e	8.0	9.1	10.4	21.4	21.6	17.6	28.6	30.0	44.4
N'dilo	13.4	..	21.7	..	17.7	..	..	..	..
Wekweètì	22.2	..	27.8	..	16.7	..	..	..	..
Whatì	26.5	22.7	24.2	35.0	36.7	29.4	61.5	50.0	57.1
Yellowknife	4.3	3.3	4.0	4.2	3.8	5.1	5.4	4.9	5.7
Sahtu									
Colville Lake	25.7	..	21.2	..	29.0	..	..	..	..
Déjìne	9.2	8.6	12.8	16.1	14.5	17.1	30.8	42.9	33.3
Fort Good Hope	12.6	11.4	18.5	19.4	20.5	20.0	32.1	34.8	31.6
Norman Wells	4.2	3.3	2.3	3.7	3.0	5.4	2.2	4.4	7.4
Tulita	11.4	13.8	13.6	19.2	20.9	19.2	18.2	37.5	23.1
South Slave									
Enterprise	5.1	..	7.4	..	4.2	..	..	..	..
Fort Providence	6.6	6.4	9.4	8.7	12.7	11.4	21.2	36.0	38.5
Fort Resolution	6.5	5.7	2.9	5.1	6.4	8.3	6.3	20.8	20.8
Fort Smith	3.5	4.0	5.4	4.9	3.7	8.3	9.1	8.8	13.5
Hay River	5.2	4.9	4.2	4.4	4.8	5.7	4.6	6.2	7.8
Hay River Reserve	11.7	16.7	16.3	13.3	17.2	14.3	27.3	25.0	..
Kakisa	11.8	..	7.1	..	..	..	..	..	..

Sources: Statistics Canada Census, NWT Community Surveys, NWT Housing Needs Survey

For census years (1981, 1986, 1991, 1996, 2001 & 2006), percentages are not provided for communities with 50 or fewer dwellings due to the distortions caused by random rounding procedures.

Table 5
Average Number of Persons per Household
Northwest Territories, 1981 - 2009

	AVERAGE NUMBER OF PERSONS PER HOUSEHOLD								
	2009	2006	2004	2001	2000	1996	1991	1986	1981
	No. of Persons								
Northwest Territories	2.9	2.9	3.0	2.9	3.1	3.1	3.2	3.4	3.5
Beaufort-Delta									
Aklavik	2.7	2.7	2.6	2.8	3.2	3.3	3.7	3.9	4.2
Fort McPherson	2.9	2.9	3.0	3.2	3.4	3.4	3.9	4.3	4.7
Inuvik	2.7	2.7	2.8	2.8	2.9	2.9	2.9	3.1	3.1
Paulatuk	3.8	3.9	3.8	4.1	4.2	5.0	4.9	4.9	6.0
Sachs Harbour	2.6	2.7	2.8	3.1	2.9	3.3	3.1	3.6	4.6
Tsiigehtchic	3.0	2.9	2.7	3.3	3.5	3.3	3.9	3.7	4.6
Tuktoyaktuk	3.2	3.1	3.6	3.4	3.6	3.7	3.6	4.4	5.3
Ulukhaktok	3.0	2.9	2.9	3.0	3.2	3.4	3.4	4.0	4.6
Nahendeh									
Fort Liard	3.5	3.3	3.3	3.3	3.5	3.5	3.6	4.0	5.0
Fort Simpson	2.7	2.7	2.9	2.8	3.0	2.9	3.0	3.3	3.6
Jean Marie River	3.6	3.4	3.1	2.5	3.4	2.9	3.3	5.3	5.5
Nahanni Butte	3.3	3.3	2.9	..	3.5	3.1	3.7	4.4	5.6
Trout Lake	2.9	3.0	2.6	2.8	3.1	2.8	3.1	3.4	3.8
Wrigley	2.6	2.7	3.0	3.0	3.2	3.4	3.5	4.4	4.7
North Slave									
Behchokò	4.4	4.2	4.0	3.9	4.5	4.4	4.8	5.4	5.7
Detah	3.3	3.3	3.5	3.6	3.8	3.4	4.2	4.3	5.3
Gamètì	4.0	3.7	3.9	3.9	4.6	4.4	4.9	5.3	5.7
Łutselk'e	3.1	2.9	3.3	3.6	3.7	3.6	4.0	5.0	5.3
N'dilo	3.3	..	3.6	..	3.9	..	..	..	..
Wekweètì	4.0	3.9	4.2	3.6	4.1	3.9	6.0	6.5	5.2
Whatì	3.9	4.1	4.1	4.5	4.7	4.8	5.8	6.6	7.7
Yellowknife	2.9	2.8	2.9	2.8	2.9	3.0	3.0	3.0	2.8
Sahtu									
Colville Lake	3.9	3.4	3.5	4.0	4.0	4.5	4.3	4.6	3.9
Déłjne	3.0	3.0	3.1	3.4	3.7	3.6	4.2	5.0	4.8
Fort Good Hope	3.1	3.1	3.3	3.5	3.6	3.7	4.3	4.8	4.5
Norman Wells	2.6	2.5	2.3	2.4	2.8	2.8	2.6	2.7	3.0
Tulita	3.3	3.5	3.3	3.6	3.5	3.5	3.4	4.2	4.0
South Slave									
Enterprise	2.8	2.4	2.9	2.4	2.9	2.8	2.9	3.0	3.0
Fort Providence	3.0	3.0	3.2	3.3	3.5	3.4	3.9	4.5	4.6
Fort Resolution	2.8	2.7	2.6	2.7	2.8	3.0	3.3	3.6	3.8
Fort Smith	2.6	2.7	3.0	2.6	2.9	3.0	3.1	3.2	3.4
Hay River	2.7	2.7	2.9	2.8	2.9	2.9	2.9	3.0	3.0
Hay River Reserve	3.5	3.4	3.7	3.5	3.6	3.7	3.9	4.3	..
Kakisa	3.1	5.0	2.9	2.7	2.9	..	..	..	5.8

Sources: Statistics Canada Census, NWT Community Surveys, NWT Housing Needs Survey

Table 6
Percent of Households Needing Major Repairs
Northwest Territories, 1981 - 2009

	% OF HOUSEHOLDS NEEDING MAJOR REPAIRS								
	2009	2006	2004	2001	2000	1996	1991	1986	1981
Northwest Territories	15.7	17.6	12.4	16.0	14.3	14.2	17.4	..	13.2
Beaufort-Delta									
Aklavik	35.1	38.6	35.1	27.3	18.1	23.3	27.9	..	27.3
Fort McPherson	14.9	30.2	17.1	20.8	23.2	21.2	21.1	..	40.0
Inuvik	10.1	18.1	8.4	18.2	8.2	15.1	13.6	..	7.6
Paulatuk	42.7	33.3	14.8	28.6	24.2	27.3	20.0	..	20.0
Sachs Harbour	29.2	..	28.9	..	26.0	..	..	..	..
Tsiigehtchic	27.1	33.3	27.7	25.0	23.3	22.2	25.0	..	-
Tuktoyaktuk	32.4	21.8	23.7	20.0	15.2	23.5	28.6	..	39.3
Ulukhaktok	13.6	19.2	24.3	7.7	6.0	12.0	9.5	..	46.2
Nahendeh									
Fort Liard	43.5	42.9	33.0	15.6	34.2	24.1	25.9	..	60.0
Fort Simpson	17.9	27.9	18.8	19.8	16.2	19.0	21.3	..	23.5
Jean Marie River	28.6	..	62.5	..	57.9	..	..	..	..
Nahanni Butte	54.3	..	50.0	..	39.4	..	..	..	..
Trout Lake	48.5	..	16.1	..	50.0	..	..	..	..
Wrigley	59.5	..	53.7	..	47.2	..	20.0	..	..
North Slave									
Behchokq	58.0	28.9	21.0	21.8	31.5	17.6	36.5	..	19.1
Detah	53.2	18.8	10.9	20.0	17.5	18.2	42.9	..	33.3
Gamèti	36.6	33.3	25.0	28.6	58.6	45.5	50.0	..	14.3
Łutsel'k'e	40.0	30.4	46.4	28.6	30.9	17.6	50.0	..	22.2
N'dilo	38.2	..	25.0	..	30.4	..	..	..	..
Wekweèti	57.1	..	33.3	..	47.2	..	..	..	..
Whati	24.6	31.8	24.2	25.0	48.0	17.6	53.8	..	85.7
Yellowknife	4.3	8.8	4.3	9.9	7.3	8.2	10.0	..	7.1
Sahtu									
Colville Lake	61.1	..	84.8	..	100.0	..	..	..	..
Déłjne	59.5	20.0	26.7	22.6	18.5	25.7	19.2	..	19.0
Fort Good Hope	56.6	48.6	39.3	35.5	47.9	42.9	46.4	..	26.3
Norman Wells	21.8	21.7	7.0	11.1	5.7	19.6	13.0	..	3.7
Tulita	28.5	13.8	21.4	23.1	35.3	26.9	22.7	..	30.8
South Slave									
Enterprise	19.5	..	-	..	41.7	..	..	..	..
Fort Providence	31.4	25.5	21.5	19.6	25.0	20.5	39.4	..	15.4
Fort Resolution	48.1	40.0	35.6	43.6	36.4	22.2	37.5	..	45.8
Fort Smith	14.9	23.7	15.9	19.0	12.3	13.4	20.1	..	11.1
Hay River	15.3	20.2	10.4	20.9	13.4	17.2	19.2	..	11.7
Hay River Reserve	31.9	41.2	30.0	40.0	50.6	42.9	36.4	..	..
Kakisa	11.1	..	42.9	..	40.0	..	..	..	..

Sources: Statistics Canada Census, NWT Community Surveys, NWT Housing Needs Survey

For census years (1981, 1986, 1991, 1996, 2001 & 2006), percentages are not provided for communities with 50 or fewer dwellings due to the distortions caused by random rounding procedures.

Table 7
Households by Monthly Housing Costs
Northwest Territories, Winter 2009

	All Households		MONTHLY HOUSING COSTS							
			Less than \$500		\$500 - \$999		\$1,000 - \$1,499		\$1,500 or more	
	No.	%	No.	%	No.	%	No.	%	No.	%
Northwest Territories	14,522	100	2,926	20	2,236	15	3,203	22	6,156	42
Beaufort-Delta	2,380	100	870	37	391	16	370	16	749	31
Aklavik	228	100	140	61	52	23	20	9	17	7
Fort McPherson	268	100	126	47	61	23	48	18	33	12
Inuvik	1,280	100	279	22	159	12	215	17	627	49
Paulatuk	75	100	29	39	19	25	15	20	11	15
Sachs Harbour	47	100	16	34	13	28	12	26	6	13
Tsiigehtchic	59	100	27	46	13	22	10	17	9	15
Tuktoyaktuk	283	100	160	57	51	18	39	14	33	12
Ulukhaktok	140	100	92	66	23	16	11	8	14	10
Nahendeh	742	100	240	32	178	24	168	23	157	21
Fort Liard	170	100	59	35	55	32	38	22	18	11
Fort Simpson	442	100	110	25	86	19	116	26	130	29
Jean Marie River	20	100	11	55	9	45	1	5	-	-
Nahanni Butte	35	100	18	51	8	23	7	20	2	6
Trout Lake	33	100	16	48	15	45	-	-	2	6
Wrigley	42	100	26	62	6	14	6	14	4	10
North Slave	7,735	100	816	11	856	11	1,868	24	4,195	54
Behchokq	467	100	140	30	131	28	107	23	89	19
Detah	80	100	39	49	26	33	7	9	9	11
Gamètì	71	100	25	35	16	23	14	20	16	23
Łutselk'e	111	100	50	45	23	21	20	18	18	16
N'dilo	111	100	34	31	30	27	19	17	28	25
Wekweètì	35	100	6	17	14	40	6	17	9	26
Whatì	118	100	33	28	43	36	22	19	20	17
Yellowknife	6,742	100	489	7	574	9	1,673	25	4,006	59
Sahtu	856	100	329	38	189	22	158	18	180	21
Colville Lake	35	100	21	60	5	14	3	9	5	14
Déjìne	174	100	82	47	36	21	29	17	27	16
Fort Good Hope	182	100	76	42	40	22	36	20	31	17
Norman Wells	307	100	92	30	65	21	58	19	92	30
Tulita	158	100	58	37	42	27	33	21	25	16
South Slave	2,809	100	673	24	622	22	639	23	876	31
Enterprise	40	100	7	18	17	43	2	5	14	35
Fort Providence	242	100	96	40	83	34	42	17	20	8
Fort Resolution	183	100	83	45	53	29	27	15	20	11
Fort Smith	883	100	238	27	207	23	255	29	183	21
Hay River	1,349	100	183	14	229	17	301	22	635	47
Hay River Reserve	94	100	55	59	27	29	9	10	2	2
Kakisa	18	100	10	56	6	33	1	6	1	6

Source: 2009 NWT Community Survey

Table 8
Households by Tenure
Northwest Territories, Winter 2009

	Total Households		OWNED		RENTED		Type of Rental					
	No.	%	No.	%	No.	%	Private Market		Public Housing		Staff House	
							No.	%	No.	%	No.	%
Northwest Territories	14,522	100	7,623	52	6,899	48	3,600	25	2,249	15	1,050	7
Beaufort-Delta	2,380	100	802	34	1,578	66	520	22	835	35	222	9
Aklavik	228	100	77	34	151	66	11	5	134	59	6	3
Fort McPherson	268	100	120	45	148	55	16	6	120	45	13	5
Inuvik	1,280	100	432	34	848	66	458	36	240	19	149	12
Paulatuk	75	100	19	25	56	75	8	11	42	56	5	7
Sachs Harbour	47	100	14	30	33	70	3	6	23	49	7	15
Tsiigehtchic	59	100	28	47	31	53	8	14	23	39	1	2
Tuktoyaktuk	283	100	81	29	202	71	9	3	167	59	27	10
Ulukhaktok	140	100	31	22	109	78	7	5	87	62	15	11
Nahendeh	742	100	454	61	288	39	145	20	105	14	38	5
Fort Liard	170	100	102	60	68	40	57	34	-	-	11	6
Fort Simpson	442	100	243	55	199	45	79	18	96	22	23	5
Jean Marie River	20	100	13	65	7	35	7	35	-	-	-	-
Nahanni Butte	35	100	33	94	2	6	1	3	-	-	1	3
Trout Lake	33	100	32	97	1	3	-	-	-	-	1	3
Wrigley	42	100	31	74	11	26	1	2	9	21	1	2
North Slave	7,735	100	4,169	54	3,566	46	2,367	31	589	8	610	8
Behchokq	467	100	251	54	216	46	13	3	168	36	35	7
Detah	80	100	41	51	39	49	3	4	36	45	-	-
Gamètì	71	100	47	66	23	32	8	11	8	11	7	10
Łutselk'e	111	100	60	54	51	46	7	6	37	33	7	6
N'dilo	111	100	53	48	58	52	22	20	36	32	-	-
Wekweètì	35	100	23	66	12	34	12	34	-	-	-	-
Whatì	118	100	73	62	45	38	10	8	16	14	20	17
Yellowknife	6,742	100	3,621	54	3,121	46	2,292	34	289	4	541	8
Sahtu	856	100	380	44	476	56	113	13	246	29	117	14
Colville Lake	35	100	30	86	5	14	1	3	-	-	4	11
Déłjne	174	100	64	37	110	63	11	6	88	51	10	6
Fort Good Hope	182	100	104	57	78	43	17	9	53	29	9	5
Norman Wells	307	100	117	38	190	62	72	23	36	12	81	26
Tulita	158	100	65	41	93	59	12	8	69	44	11	7
South Slave	2,809	100	1,817	65	992	35	455	16	473	17	63	2
Enterprise	40	100	28	70	11	28	11	28	-	-	-	-
Fort Providence	242	100	118	49	124	51	22	9	94	39	8	3
Fort Resolution	183	100	105	57	79	43	7	4	63	34	9	5
Fort Smith	883	100	546	62	336	38	182	21	138	16	17	2
Hay River	1,349	100	941	70	408	30	218	16	169	13	21	2
Hay River Reserve	94	100	64	68	30	32	13	14	10	11	6	6
Kakisa	18	100	15	83	3	17	2	11	-	-	1	6

Source: 2009 NWT Community Survey

Table 9
Percent of Households Owned by Occupant
Northwest Territories, 1981 - 2009

	% OF HOUSEHOLDS OWNED BY OCCUPANT								
	2009	2006	2004	2001	2000	1996	1991	1986	1981
Northwest Territories	52.5	52.8	52.7	53.2	49.3	48.8	41.5	36.5	30.2
Beaufort-Delta									
Aklavik	33.8	34.1	31.0	34.1	27.6	30.2	32.6	15.8	12.1
Fort McPherson	44.8	41.5	40.9	43.8	42.5	44.2	42.1	41.2	40.0
Inuvik	33.8	33.7	35.0	34.0	29.5	29.8	18.6	16.2	9.7
Paulatuk	25.3	26.7	28.4	35.7	37.9	36.4	30.0	25.0	-
Sachs Harbour	29.8	..	17.8	..	38.0	..	..	..	..
Tsiigehtchic	47.5	41.7	45.8	50.0	46.7	77.8	37.5	33.3	20.0
Tuktoyaktuk	28.6	35.2	23.3	30.9	23.5	25.5	18.4	14.6	7.1
Ulukhaktok	22.1	26.9	20.8	23.1	26.7	20.0	14.3	6.7	-
Nahendeh									
Fort Liard	60.0	60.0	64.8	62.5	66.5	69.0	70.4	78.9	86.7
Fort Simpson	55.0	56.3	52.6	51.9	49.9	50.0	40.0	32.8	35.3
Jean Marie River	65.0	..	87.5	..	78.9	..	..	..	..
Nahanni Butte	94.3	..	97.2	..	90.9	..	..	..	..
Trout Lake	97.0	..	87.1	..	80.8	..	..	..	..
Wrigley	73.8	..	81.5	80.0	79.2	..	70.0	..	..
North Slave									
Behchokò	53.7	52.2	46.9	55.1	44.4	47.3	39.7	38.0	34.0
Detah	51.3	56.3	48.4	60.0	55.6	45.5	57.1	50.0	66.7
Gamètì	66.2	71.4	61.8	78.6	87.1	81.8	80.0	85.7	85.7
Łutsel'k'e	54.1	54.5	56.0	50.0	61.9	58.8	42.9	70.0	55.6
N'dilo	47.7	..	59.8	..	60.8	..	..	..	..
Wekweètì	65.7	..	69.4	..	75.0	..	..	..	..
Whatì	61.9	60.9	69.4	60.0	74.5	64.7	84.6	90.0	85.7
Yellowknife	53.7	53.7	56.1	53.9	50.0	50.3	41.7	37.5	29.4
Sahtu									
Colville Lake	85.7	..	75.8	..	87.1	..	..	..	..
Déłjne	36.8	37.1	28.9	41.9	26.5	28.6	30.8	19.0	23.8
Fort Good Hope	57.1	57.1	51.8	61.3	62.1	62.9	60.7	60.9	47.4
Norman Wells	38.1	38.3	44.6	42.6	40.2	32.1	19.6	24.4	11.1
Tulita	41.1	37.9	33.6	46.2	39.6	23.1	36.4	25.0	15.4
South Slave									
Enterprise	70.0	..	70.4	..	72.9	..	..	..	..
Fort Providence	48.8	50.0	47.9	45.7	43.3	43.2	36.4	36.0	23.1
Fort Resolution	57.4	60.0	50.5	56.4	49.7	50.0	46.9	50.0	45.8
Fort Smith	61.8	61.3	60.5	64.4	58.4	58.6	47.4	50.7	39.7
Hay River	69.8	66.7	67.0	65.1	64.0	64.3	54.8	49.2	39.4
Hay River Reserve	68.1	70.6	83.8	80.0	93.1	14.3	-	-	..
Kakisa	83.3	..	85.7	..	86.7	..	..	..	..

Sources: Statistics Canada Census, NWT Community Surveys, NWT Housing Needs Survey

For census years (1981, 1986, 1991, 1996, 2001 & 2006), percentages are not provided for communities with 50 or fewer dwellings due to the distortions caused by random rounding procedures.

Table 10
Selected Characteristics by Tenure
Northwest Territories, Winter 2009

	All Households		Owned		Rented		Type of rental					
	No.	%	No.	%	No.	%	Private Market		Public Housing		Staff house	
							No.	%	No.	%	No.	%
All Households	14,522	100	7,623	100	6,899	100	3,600	100	2,249	100	1,050	100
Type of Problem												
Any Housing Problems	4,593	32	2,486	33	2,107	31	1,082	30	863	38	162	15
Suitability Problems	1,110	8	551	7	559	8	207	6	310	14	42	4
Adequacy Problems	2,361	16	1,486	19	875	13	237	7	538	24	100	10
Affordability Problems	2,030	14	1,029	13	1,002	15	785	22	180	8	36	3
Core Need	2,755	19	1,234	16	1,521	22	712	20	743	33	66	6
Type of Maintenance Required												
Regular maintenance	7,548	52	3,650	48	3,898	57	2,261	63	1,060	47	577	55
Minor repairs	4,688	32	2,545	33	2,143	31	1,108	31	654	29	381	36
Major repairs	2,287	16	1,428	19	859	12	232	6	535	24	92	9
Number of Persons in Dwelling												
1 Person	2,890	20	1,017	13	1,873	27	1,014	28	624	28	234	22
2 - 3 Persons	6,871	47	3,523	46	3,349	49	1,832	51	930	41	587	56
4 - 5 Persons	3,788	26	2,403	32	1,385	20	652	18	512	23	221	21
6 Persons or more	973	7	680	9	293	4	103	3	182	8	7	1
Housing Costs												
Less than \$500	2,926	20	745	10	2,182	32	175	5	1,705	76	302	29
\$500 - \$999	2,236	15	1,478	19	758	11	260	7	268	12	231	22
\$1,000 - \$1,499	3,203	22	1,517	20	1,686	24	1,146	32	161	7	380	36
\$1,500 or more	6,156	42	3,884	51	2,273	33	2,020	56	115	5	138	13

Source: 2009 NWT Community Survey

Appendix A

TECHNICAL DEFINITIONS

The key measure in describing the number of households that are facing housing pressures in the Northwest Territories is core need. The definition of core need and the related housing problems are nationally set and must be used for targeting of federal funding. Although defined below, core need can generally be described as a household that has a housing problem and has a total household income below the community core need income threshold (CNIT).

The following are technical definitions of terms that are used to describe housing conditions in the Northwest Territories in this report.

Housing Problem

Housing problems included in this survey are divided into three categories: suitability, adequacy, and affordability. A household is considered to have a housing problem if it has a suitability, adequacy or affordability problem.

Suitability

Suitability refers to the problem of overcrowding or whether a household has enough bedrooms appropriate for the number of people. The number of bedrooms required for a household is determined by the *National Occupancy Standards*, which specify:

- a minimum of one and a maximum of two persons per bedroom;
- each cohabiting couple must have their own bedroom;
- household members aged 18 or more need a separate bedroom, unless married or cohabiting spouses; and
- dependants aged five or older of the opposite sex do not share a bedroom.

Adequacy

Adequacy refers to the physical condition of a dwelling or whether a household has basic facilities to provide a safe and healthy environment.

A household has an adequacy problem if the dwelling is:

- without hot and cold running water; or
- without an indoor toilet; or
- without installed bath or shower; or
- without kitchen or bathroom sink; or
- requiring major repairs as evaluated by the household. Major repairs include more serious defects in the structural condition of the dwelling, as well as in the plumbing, electrical and heating systems.

Affordability

Affordability problems exist when a household pays an excessive amount for shelter. A household has an affordability problem if more than 30% of a household's income is paid to shelter costs (see detailed costs under the CNIT description).

Core Need Income Threshold (CNIT)

The CNIT is the income limit for each community that represents the amount of income a household must have to afford the cost of owning and operating a home or, in market communities, renting a home without government assistance. The cost of owning and operating a home takes into consideration:

- The amount of the mortgage payment based on mortgage value (principle including land costs and interest) and amortized over 25 years.
- Shelter costs which include monthly taxes, monthly power, monthly heating, monthly domestic water and sewer, insurance premiums and anticipated maintenance costs.

Monthly payments based on the above criteria are calculated and the income threshold represents an income that will support these payments without a household spending more than 30% of their gross income to own and operate the home.

Core Need

If a household has any one housing problem (suitability, adequacy, or affordability) or a combination of problems, and a total household income below the CNIT, the household is considered to be in core need.

METHODOLOGY

Overview of Survey Operations

The 2009 NWT Community Survey was conducted between January and March 2009 in all communities in the Northwest Territories. The questionnaire was developed by the NWT Bureau of Statistics in conjunction with numerous departments within the GNWT as well as the NWT Housing Corporation; a copy of the questionnaire is provided in Appendix B.

The NWT Bureau of Statistics recruited and trained senior interviewers who in turn, recruited and trained community interviewers to assist them in completing the survey. Training materials and an interviewer manual with operational procedures were provided to both the senior and community interviewers.

Phone interviews were conducted in Fort Smith, Hay River, Inuvik and Yellowknife while personal interviews were conducted in all other communities. Random digit dialing (RDD) techniques were used for the phone communities and area frame sampling using the NWT Bureau of Statistics dwelling frame was employed for face-to-face communities. Random sampling was used in the following communities:

Behchokò	Inuvik
Fort Simpson	Norman Wells
Fort Smith	Tuktoyaktuk
Hay River	Yellowknife

In the remaining NWT communities, an attempt was made to survey all dwellings to ensure sample sizes large enough for the release of community level statistics. Population residing in unorganized areas were excluded from the survey.

A survey questionnaire was completed for each sampled dwelling by the head of the household, where possible. The survey included information for all persons who normally resided in the dwelling; where an individual was not present, responses were accepted from other household members.

Data Entry and Processing

As senior interviewers returned completed questionnaires to the NWT Bureau of Statistics, each questionnaire was reviewed and obvious corrections and edits were made. In some cases, respondents were re-contacted for clarification of survey responses. Data entry was completed directly from questionnaires on a database developed by the Bureau of Statistics, while statistical tables were prepared using the Statistical Package for the Social Sciences (SPSS). Following data entry, computer-assisted edits were performed to check for data entry errors and logical inconsistencies among responses.

Where critical information for defining specific concepts such as core need were missing, an attempt was made to assign values based on other answers for the questionnaire. Where this was not possible, imputation procedures were used. The statistical file was weighted so that housing statistics were based on estimated counts of households at the community level. As a result of weighting procedures, totals for tables in this report are not necessarily the exact sum of their components.

Sampling and Non-Sampling Errors

Every survey has errors that can be split into two categories: sampling errors and non-sampling errors. Sampling errors refer to the variations caused by surveying a portion of the population rather than the entire population. Information on the sample sizes and sampling errors is summarized in Table A1. Community, district and territorial level standard errors and coefficients of variation are provided for the estimates of core housing need. This information should be considered when statistics from this report are being used.

The standard error statistic is used to determine confidence intervals for estimates of population values based on a sample. Most often, the 95 percent confidence interval, which should contain the true population value 19 times out of 20, is used. To determine the 95 percent confidence interval for an estimate, the standard error is multiplied by 1.96. For example, the estimate of core housing need in Déljne is 96 households. From Table A1, the standard error for the estimate of core need is 3 households. This means that the user can be 95% confident that the number of households in core need in Déljne is in the interval 96 ± 6 households, that is between 90 and 102 households. Such interval estimates are highly conservative and most often population values are quite close to their corresponding sample estimates.

The other measure of sampling error, also provided in Table B1, is the coefficient of variation (CV). This statistic is the ratio of the standard error to the sample estimate, indicating the percentage error implicit in the estimate. In the case of core need in Déljne, the coefficient of variation is 3.3%. CV estimates below 16.6% are acceptable while CVs above 33.3% should not be used; CVs between 16.6% and 33.3% should be used with caution.

Another source of error in surveys is referred to as non-sampling errors. These errors result from incorrect answers being given to questions, data entry errors, etc. Interviewers are trained and survey questionnaires are designed to help minimize such errors. Generally, the effect of such errors is not known.

Table A1
Sample Size, Standard Errors & Coefficients of Variation
Northwest Territories, 2009 NWT Community Survey

	Households	Sample	Core Need	Standard Error		Coefficient of Variation (%)
				Estimate	Proportion (%)	
Northwest Territories	14,522	4,321	2,755	106	0.7	3.9
Beaufort-Delta	2,380	1,148	631	27	1.1	4.3
Aklavik	228	187	82	3	1.5	4.1
Fort McPherson	268	224	75	3	1.2	4.4
Inuvik	1,280	301	250	26	2.0	10.2
Paulatuk	75	74	40	1	0.7	1.3
Sachs Harbour	47	34	12	2	4.0	15.6
Tsiigehtchic	59	41	11	2	3.4	18.2
Tuktoyaktuk	283	153	121	8	2.7	6.4
Ulukhaktok	140	134	40	1	0.8	2.8
Nahendeh	742	479	270	10	1.3	3.6
Fort Liard	170	144	80	3	1.6	3.5
Fort Simpson	442	220	112	9	2.1	8.2
Jean Marie River	20	16	13	1	5.5	8.5
Nahanni Butte	35	34	21	1	1.4	2.4
Trout Lake	33	31	18	1	2.2	4.1
Wrigley	42	34	27	2	3.6	5.7
North Slave	7,735	1,010	1,073	99	1.3	9.2
Behchokq	467	234	223	11	2.3	4.8
Detah	80	56	33	3	3.6	8.8
Gamètì	71	63	34	2	2.1	4.4
Łutselk'e	111	82	51	3	2.8	6.2
N'dilo	111	81	46	3	2.9	6.9
Wekweètì	35	23	17	2	6.2	12.8
Whatì	118	99	56	2	2.0	4.3
Yellowknife	6,742	372	614	98	1.5	15.9
Sahtu	856	625	306	7	0.8	2.2
Colville Lake	35	32	27	1	2.2	2.9
Déłjne	174	141	96	3	1.8	3.3
Fort Good Hope	182	157	100	3	1.5	2.7
Norman Wells	307	170	23	4	1.4	18.1
Tulita	158	125	59	3	2.0	5.3
South Slave	2,809	1,059	476	26	0.9	5.5
Enterprise	40	25	7	2	4.7	27.1
Fort Providence	242	193	66	4	1.4	5.3
Fort Resolution	183	146	92	3	1.9	3.7
Fort Smith	883	284	160	17	1.9	10.4
Hay River	1,349	304	122	20	1.5	16.0
Hay River Reserve	94	91	28	1	0.9	2.9
Kakisa	18	16	1	-	-	-

Appendix B
Questionnaire

