

### 7.3.4 Rehabilitation and conservation

**Residential rehabilitation.** The federal government encourages the preservation of the existing housing stock and extension of its useful life. A residential rehabilitation assistance program (RRAP) is part of a strategy to balance the preservation of housing with new construction to meet housing needs. In the three-year period 1980-82 CMHC loans and grants helped in the repair and improvement of more than 117,000 dwellings and hostel bed units. More than half the 1982 commitments of \$149.9 million went to recipients of the rural and native housing program. To meet objectives of the International Year of Disabled Persons in 1981, disabled persons could apply for help to modify their houses to make them barrier free.

**Home renovation.** A Canadian home renovation plan (CHRP) was introduced in April 1982 primarily as a job creation program, to provide help to homeowners for a wide range of improvements and repairs. Eligible homeowners could receive forgivable loans of up to 30%, to a maximum of \$3,000, toward the cost of repairing or improving their homes. The loan forgiveness had to be earned in one year and this benefit was tax free. A minimum of one-third of the cost had to be spent on contracted labour. By the end of 1982, nearly 38,600 applications had been approved for \$64.6 million in forgivable loans.

**Energy conservation.** CMHC is an agent for the energy, mines and resources department (EMR) in delivering grants in a Canadian home insulation program (CHIP) to help homeowners improve the insulation in their dwellings. CMHC also administered, until September 1982, part of a Canada oil substitution program (COSP) for EMR, providing grants to homeowners and businesses to help meet the cost of converting their heating systems from oil to other energy sources.

### 7.3.5 Community services

CMHC continued to supply funds for a number of community services programs that were being phased out. Payments under a municipal incentive grants program ended in March 1982. During its lifespan this program had provided grants of \$139.6 million to municipalities to encourage construction of modestly-priced medium density housing and 139,600 units were built. Under an urban renewal program, 28 projects were still to be completed, of a total of 108. Federal funds provided for community sewer and water projects, reimbursing municipalities for capital expenditures in projects undertaken between January 1979 and the end of February 1984. Other funds went to neighbourhood improvement projects started by municipalities between January 1974 and March 1978 to improve the physical environment of older residential neighbourhoods and develop social and recreational amenities.

## 7.4 Census and survey data on housing

The 1981 Census, like previous decennial censuses since 1941, provided a comprehensive inventory of the nation's dwelling stock in a complete housing census taken in conjunction with the censuses of population and agriculture. Summary data from the 1981, 1976 and 1971 censuses included here relate to a selection of the housing characteristics for which data were collected. More detailed information, including cross-classifications of the data, may be obtained from the advisory services division, regional operations branch, Statistics Canada. Much of the recent data was derived from the annual survey of household facilities and equipment carried out by Statistics Canada.

### 7.4.1 Dwellings and housing growth rates

The 1981 Census recorded a total of 8.28 million private occupied dwellings in Canada, up from 7.17 million in 1976. There were 6.03 million in 1971. (A dwelling, for census purposes, is a set of living quarters in which a person or group of persons resides or could reside.) The rate of increase in the number of households was almost three times as great as population growth because of the growing number of elderly people, the increased incidence of divorce and the larger numbers of young people living alone after leaving their parental home. This increase in the number of households indicated that the demand in future would be for smaller homes.

A decrease in the number of children and the increase in the number of elderly people were factors helping to reduce the average number of persons in each household to 2.9 in 1981 from 3.5 in 1971.

### 7.4.2 Dwelling types, tenure and size

**Dwelling types.** The largest proportion (57.2%) of private dwellings in 1981 was single detached, which increased in number to about 4.7 million from about 4 million in 1976. Multiple dwellings increased to 3.3 million from 3.0 million in 1976. Multiple dwellings include apartments (in categories of less than five storeys and five or more storeys), double or semi-detached row houses, dwellings attached to non-residential structures and duplexes. The number and percentage of movable dwellings rose to 215,435 (2.6%) from 174,710 (2.4%).

**Tenure.** Census figures for 1981 show that home ownership continued to increase steadily from 3.6 million in 1971 to 5.1 million in 1981. The proportion of dwellings owner-occupied was 62.1% in 1981, up from 61.8% in 1976 and 60.3% in 1971. In spite of this, most provinces showed a decrease in the percentage of owned dwellings. The biggest declines were in Saskatchewan (to 72.9% in 1981 from 75.5% in 1976) and Northwest Territories (to 22.6% from 25.0%). New Brunswick increased to 73.4% from 71.8% and Quebec to 53.3% from 50.4%, while Ontario decreased slightly from 63.6% to 63.3%. Newfoundland remained unchanged at 80.6%.