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**Patterns and Influences of  
Home Ownership and Renting in  
Pleasant Hill**

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# **Patterns and Influences of Home Ownership and Renting in Pleasant Hill**

## **- Final Report -**

July 30, 2004

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# **Patterns and Influences of Home Ownership and Renting in Pleasant Hill**

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We are indebted to the research participants in the Pleasant Hill neighbourhood of Saskatoon for their kind participation and their guidance in contributing to this research project.

We also thank the following organisations for their contributions: the Pleasant Hill Community Association, the Pleasant Hill Local Area Committee, the City of Saskatoon Planning Department, and Saskatoon Police Services and the Little Chief Police Station.

The Saskatchewan Indian Institute of Technologies research team was comprised of the following individuals: Darlene Lanceley, Tennielle Paul, Jessica Iron, Alanna Ross, Allison Lachance, Kathleen Morrisette, Carla Kennedy, and Kim Fraser-Saddleback.

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## **Saskatchewan Indian Institute of Technologies**

The Saskatchewan Indian Institute of Technologies (SIIT) is a First Nations-controlled post-secondary training and education institution.

SIIT serves First Nations adults by providing vocational and technical employment programming, as well as educational services for continued career growth.

With nine campuses located throughout Saskatchewan, SIIT is equipped to deliver training programs in a variety of service sectors directly linked to graduate employment.

Over the last several years, SIIT has steadily increased its capacity for conducting research, and developing and implementing certified and other types of educational programming and training. SIIT employs a staff of researchers, writers, and curriculum developers. First Nation ideals and perspectives are included in the development of curricula and programs.

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## 1.0 Executive Summary

*“Ask us, don’t tell us...” (Focus group participant)*

The above quote came from one of the participants in the resident focus group. Tired of researchers and research organisations coming into the community to tell them how to “fix their community,” residents told us that they have the answers and the solutions to the problems that exist in the Pleasant Hill neighbourhood of Saskatoon.

The Pleasant Hill neighbourhood consists of a community of people rich in diversity – in culture, in employment, in tenancy, and in commitment to the community. Some people have lived in the community all their lives; others have been short-term residents. Some residents have lived in their homes for over fifty years; some have lived in their homes for mere months. Some residents have modest academic achievements; others have obtained post-secondary education credentials. Some residents are employed; others receive government assistance.

Some highlights from this research project include:

- Most residents wanted to stay in their neighbourhood, but they wanted the criminal activity to leave. The research team also observed daily criminal activities.
- Residents were satisfied with their housing but not with the criminal activity in their neighbourhoods.
- Homeownership is seen as a way of stabilizing the neighbourhood. Homeownership is needed, supported and encouraged.
- Rental controls should be examined to allow for strategies in adequate and affordable housing.
- Renters were more likely to take training in home maintenance compared to homeowners who would not take training.
- The high cost of utilities has displaced people from their homes.
- People feared threats to their personal and property safety.
- There were large amounts of unsupervised children and children not in school.
- Most renters were comfortable with asking their landlords to fix their homes.
- The majority of renters wanted to own their own place and would buy in the Pleasant Hill neighbourhood.

The research revealed a community desire to rebuilt a stable community that provides adequate and affordable shelter for its residents, a safe, clean environment for residents; access to required services, and freedom from crime. Recommendations on housing programs and quality of life options are provided at the end of the report. Residents in the community offered insights and recommendations for their community. The experiences of the residents comprise the bulk of the content of this report.

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## **2.0 Introduction**

The Saskatchewan Indian Institute of Technologies (SIIT) submitted a successful proposal to the Bridges and Foundations Project on Aboriginal Housing to study the patterns and influences of home ownership in the Pleasant Hill neighbourhood of Saskatoon, SK. This research study contains a compilation of information resulting from the administration of a questionnaire to a random sample of neighbourhood residents. In addition, a small sample of the residents participated in a focus group to discuss issues that arose from the questionnaire findings. Community service provider organisations were also invited to provide feedback on issues that arose from the residents' questionnaires and the focus group.

### **Purpose**

The purpose of this research was to gather information on patterns of housing and renting in the Pleasant Hill neighbourhood of Saskatoon. This final report will present the findings of the research activities that were undertaken by SIIT in the Pleasant Hill neighbourhood.

This report presents the following:

- a summary of the research methodology
- a presentation of the research findings
- a discussion of the findings
- research recommendations derived from the research activities and findings.

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## **3.0 Project Background**

### **3.1 Profile of Pleasant Hill Neighbourhood**

Pleasant Hill is located in Saskatoon's west side. It covers a triangular area from Avenue G to Avenue W, bordered on the south side by 16<sup>th</sup> and 17<sup>th</sup> Street, to 22<sup>nd</sup> Street marking the north boundary. Pleasant Hill is a residential and commercial area.

Pleasant Hill is an ethnically diverse neighbourhood. Compared to other core neighbourhoods in Saskatoon, Pleasant Hill is the most ethnically diverse (City of Saskatoon, 2003). The ethnic communities include First Nations, Metis, Ukrainian, Russian, Chinese, Filipino, and Vietnamese (City of Saskatoon, 2002:23).

According to the 2003 Saskatchewan Health Population Estimates by Neighbourhood, Pleasant Hill's population totals 4,735, or 2.3 percent of Saskatoon's total population of 206,505 people (City of Saskatoon, 2003). General population trends for Pleasant Hill for 1991 to 2001 show an increase in population of 25 percent. The senior population decreased by 21 percent between 1991 and 2001, while in 2003 the population totalled 373. The number of school children in the neighbourhood increased by 41 percent from 480 to 820, which indicates a 26 percent increase. Adults made up the largest portion of the population in 2001, showing a significant increase from 817 to 1,320, or a 38 percent increase in population (City of Saskatoon 2003:22).

Between 1991 and 2001, the City of Saskatoon reported that the highest Aboriginal population resides in the Pleasant Hill neighbourhood. Of the Aboriginal population, 19 percent are over the age of 45 and approximately 40 percent are under 19 years of age, which corresponds with Saskatoon's population trends. According to the 2003 Saskatchewan Health Population Estimates by Neighbourhood, Pleasant Hill's Aboriginal population totals 1,724 in comparison with the Saskatoon's overall Aboriginal population of 12,892 people (City of Saskatoon, 2003).

In 1996, the average family income for Pleasant Hill was \$21,928, the lowest of Saskatoon neighbourhoods. More than 37 percent of family incomes in Pleasant Hill are between \$10,000 and \$19,999 per year; 21 percent are under \$10,000 per year (City of Saskatoon 2003:25). There has been a relative decrease in employment since 1981. In 1996, the total number of working age adults was 2520 indicating a 46 percent employment rate (City of Saskatoon, 2003:26). In 2003, the average family income was \$26,753 dollars per year (City of Saskatoon, 2003).

In 1998, 25 percent of the Pleasant Hill population collected Social Assistance (City of Saskatoon, 2003). Core neighbourhoods at this time averaged \$48,927 and \$40,615. In 2003, all core neighbourhoods received 17 million dollars per year in shelter allowance. Low income and high expenditures on the basic necessities of life are indicators of poverty according to Statistics Canada (City of Saskatoon, 2003). Many Pleasant Hill residents spend a large portion of their income on meeting the necessities of life.

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Mobility affects the residential patterns of Pleasant Hill. High mobility is demonstrated through the flux in numbers of enrolled students; more children are enrolled at the beginning of the year than at the end of the school year. Factors that affect mobility rates include access to stable housing, employment, and income opportunities for families (City of Saskatoon, 2003).

## **3.2 Terminology in Report**

The following terms are used within this report and are defined within this section: Aboriginal, First Nation(s), and select terminology are used in the survey tools.

### **Aboriginal**

The focus of the data collection efforts centres on the experiences of Pleasant Hill residents, though the term Aboriginal may be found throughout this report, and in the final report. Several terms may be used when citations are made from documents that specifically use distinct terms such as: Aboriginal, First Nation, Native, non-Native, Metis, non-status. Within the context of this document, the term Aboriginal refers to those individuals who are recognised as Aboriginal under the *Constitution Act 1982*, which includes First Nations, Metis and Inuit.

### **Resident(s)**

A resident is referred to as an individual(s) who occupies a house or housing unit. For the purpose of this report, a resident may be an individual(s) who rents the home from a landlord (whether present or not), or it may be an individual that owns and lives in the home.

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## **4.0 Methodology**

The focus of this research is to study the patterns and influences of home ownership in the Pleasant Hill neighbourhood of Saskatoon, SK. After the contract was awarded, the project coordinator contacted and met with several organisations within the affordable housing network to advise organisations of the forthcoming research and invite their participation in the research project.

### **4.1 Research Framework**

To design the research process, the research team obtained data on affordable housing and related information through document reviews and communication with service provider agencies and organisations. Informal dialogue with programs and agencies that provide housing services grounded the need to define the parameters of the research project. The research team accomplished this by creating a research strategy matrix (comprised of project research questions, indicators and sources of information).

A preliminary examination of published and unpublished literature on affordable housing strategies was carried out prior to further development of the research project in order to gain a broad perspective on adequate and affordable housing and patterns of homeownership and renting.

The research team focused on low density housing in the neighbourhood, specifically single and double unit houses. Discussions were held among team members about the following topics: research approaches and methods, concepts and definitions, potential limitations (such as time, resources and access to resources), the parameters of the project, agreement of a research approach and associated constructs and methods, requirements of the database, preparation of a draft questionnaire and consent criteria, and preparation of survey tools. The research team determined to use both a questionnaire and focus groups as the primary means of collecting data.

The sites selected for review were Pleasant Hill residents and organisations that provide housing-related support services to the residents of Pleasant Hill. In conducting the face-to-face interviews and the focus group, the researchers were the prime instruments of research; the other research instruments were the questionnaires and the focus group questions. A random sample of residents was drawn from a pool of neighbourhood residents that occupied low-density housing units.

The research team acquired a map of the Pleasant Hill neighbourhood from the City of Saskatoon Planning Department, which showed the building density and random sample addresses within the boundaries of the neighbourhood. A logistics map was created that depicted the daily movement of the research teams over the active field research period.

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## 4.2 Literature Review

During this task, researchers reviewed various sources of national and international information on affordable housing, and spoke with representatives of community agencies who worked in areas related to housing support programs.

Published and unpublished literature were gathered from provincial, municipal and Aboriginal government sources, as well as from various online sources, agencies and contact sources from community networks. An examination of literature on adequate and affordable housing was carried out in order to gain a broad perspective of the issues surrounding adequate and affordable housing. Information obtained from the document reviews was incorporated into the development of the data collection tools. Additionally, the information served as a useful preparatory guide for researchers when conducting the interviews.

Information from the literature review aided in the preparation of the research framework and the data collection tools, as well as in the preparation of this final report.

## 4.3 Theoretical Framework – Participatory Research Model

The focus of this research was study patterns and influences of homeownership and renting in a single neighbourhood in the City of Saskatoon. Research gathering techniques allowed researchers to engage in discussions with residents and service providers about homeownership and renting. Use of interviews, focus groups and thematic analysis enabled the research team to describe the patterns of homeownership and renting and on the provision of services (Merriam, 1999; Hopkins, 1994).

### Participatory Research

Participatory research combines investigation and is action oriented because it seeks recommendations to issues and problems as revealed by the community (PRIA, 1995). The participatory research method incorporates a ‘community-in-research’ process. The primary goal of the research in the Pleasant Hill neighbourhood was to capture the voice of the people to determine patterns and influences of home ownership and renting.

For this research project, the funding agency directed part of the research process with regard to what the theme of the research was to entail. The proposal guided the research design and development of instruments for gathering and measuring research data. Thus, a direct prescribed approach involving the residents of Pleasant Hill was utilized for inquiry for information on circumstances surrounding occupancy, housing conditions, length of occupancy, and mobility. The proposal further guided objectives, goals, and potential outcomes. Questionnaire development prescribed the kind of information to fulfill the scope of the research. Researcher field notes described various experiences, which offered a subjective view of the research environment. Research participants

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answered direct-closed questions as well as open-ended questions regarding any possible solutions to the issues as revealed through the interview process. The SIIT research team facilitated the research within a participatory model to involve the residents of the Pleasant Hill community.

The role of the field researcher is noteworthy, as traditional fieldwork stipulates there are two roles of the researcher: that of the participating observer and that of the observing participant (Bernard, 1995:138). The Pleasant Hill field research process involved researchers entering the Pleasant Hill community daily to conduct interviews. In addition to administering the questionnaire, the researchers took field notes. Field notes observations provided valuable information to provide a better understanding of the environment of the research participants. The field research acted as a doorway into the reality of Pleasant Hill residents and the neighbourhood. In its totality, the Pleasant Hill research was a culmination of participant observation and participant research within a participatory model.

## **Methodological Approach**

The focus of this research was to identify patterns of homeownership and renting in a single neighbourhood in the City of Saskatoon. Collecting information that is not directly observable can be captured via the interview or survey. The research team used interviews and focus groups as the primary means of collecting data.

Data collection procedures consisted of an investigative approach that involved structured interviews and focus groups. Survey questions and focus group questions for the individual respondent groups were designed to elicit information concerning patterns of homeownership and renting (Merriam, 1994).

The research team focused on low density housing in the neighbourhood, specifically single and double units. A random sample of 469 residents was drawn from a pool of 939 residents that occupied low-density housing units. The desired number of completed interviews was 180 interviews. This number represented approximately 19 percent of the population pool from which the random sample was derived. The proposed desired sample size of participants in the residents' focus group was 20.

The research team decided to conduct a focus group of service providers in order to provide an additional perspective to the research findings. The service provider focus group was not part of the original research plan. Community-based service providers were invited to participate in a focus after the resident focus group was held. The proposed desired sample size of participants in the organisations' focus group was also 20.

In conducting the interviews, the researchers who conducted the interviews were the prime instruments of research; the other instrument of research was the survey questions. Prior to conducting the research, the research team participated in one-day training

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session on conducting interviews. A research plan of activities was created and used as a guide in scheduling the dates of the field research and associated tasks.

#### **4.4 Methods of Obtaining Data**

The following methods were used to obtain data on patterns of homeownership and renting: formal and informal communication with agencies and organisations, interviews, and focus groups. These methods are discussed below.

##### **Service Provider Communication**

Communication with an existing network of community-based organisations further assisted the research team to design the research process and the associated research tools. Organisations were invited to participate in a focus group to provide their perspective on affordable housing and respond to issues presented from the residents' interviews and focus group.

##### **Researchers**

The primary instrument of gathering data was the research team. Researchers participated in training on conducting face-to-face interviews and facilitating group discussion within a focus group activity. Researchers also participated in daily debriefing sessions.

The research team was comprised of Aboriginal researchers who possess experience conducting community-based research. A seven-person research team was created for this project. Two two-person teams were in the field along with two field coordinators. One of the field coordinators also worked with the organisations and assisted the active field coordinator when necessary. A staff researcher provided on-site logistical coordination.

##### **Data Collection Activities**

Data collection procedures included administering a structured questionnaire and conducting focus groups. The questionnaire was designed to elicit information on residents' experiences and perspectives. During the face-to-face interview, researchers took field notes. The focus groups were designed to provide detailed information on themes that emerged from the interviews.

A research project information letter was mailed to 469 residents in the Pleasant Hill neighbourhood. Researchers received verbal notices from residents to withdraw from the research; thus, addresses were removed from the research sample. In addition, unopened

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letters were returned from the postal service. These addresses were also removed from the research sample. A copy of the project information letter appears in Appendix A. A research project information letter was sent to organisations at the beginning of May 2004.

## **Data Collection Tools**

### **Resident Questionnaire**

The resident questionnaire was developed by the project team based upon information gathered from the literature review and discussions with service agencies. The questions were pre-tested and further refined in conjunction with the project team.

The questions were designed to obtain information about demographics, current housing situations, and perspectives on the neighbourhood. Researchers administered the questionnaires to Pleasant Hill residents who were part of the research sample. A database file was created to capture the information from the completed questionnaires. Information from this database was analysed and used in this final report.

The proposed desired sample size of resident interviews was 180 complete questionnaires; the actual number of completed interviews was 128. This number represents approximately fourteen percent of the population pool from which the random sample was derived. A copy of the resident questionnaire appears in Appendix B.

### **Focus Group Questions**

Resident focus group questions were developed based upon a preliminary analysis of the residents' questionnaires. Major themes were identified and questions were created based upon the themes for the focus group questions.

Individuals selected for the focus groups interviews self-identified during the questionnaire process. Eighteen residents confirmed their attendance at a focus group. Agencies were identified through existing networks and invited to participate in a focus group.

Two focus groups were conducted: one with residents and the other with service providers. The proposed desired sample size of participants in the residents' focus group was 20; the number of confirmed participants was 18; the actual number of participants was nine. The proposed desired sample size of participants in the organisations' focus group was 20; the desired number of participants was 10; the actual number of participants was three. A copy of the focus group questions can be found in Appendix C.

Focus group questions were used to guide the focus group sessions. Additional non-prescribed, impromptu questions or probes were used to facilitate the interviewees' discussions. During the contact sessions, researchers took notes of the discussions and used flip chart paper to document discussion highlights.

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### **Consent Forms**

Participant information and consent forms were prepared as a reflection of our ethical responsibility in conducting research of human subjects. A copy of the consent forms can be found in Appendix D.

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## **5.0 Presentation of Findings**

### **5.1 Research Activities**

The research was conducted over a 12-week period, from literature review, design of questionnaires, testing of questionnaires, collection of questionnaires to conducting the two focus groups for residents and service providers. The collection of data occurred over an intensive two and a half weeks in the field. Researchers visited 469 homes, and completed 128 interviews. 65 residents withdrew from the study; 276 homes were noted as unsuccessful call backs. Residents were contacted by letter, by visit, by call back notice with date of return, and a second visit if required. While in the field, researchers had kept field notes that have been used in this report.

### **Limitations**

Limitations that prevented researchers from collecting the data include: residential mobility, fear and apprehension, and potential dangerous situations. The Pleasant Hill neighbourhood has the lowest rates of home ownership in the City of Saskatoon. The neighbourhood has high rates of medium to high-density housing.

Letters to the residents were returned to the research office if the mail was undeliverable due to residents that moved or vacancies. The return of the letters prompted two mail outs in order to obtain a suitable research sample.

Residents and agencies expressed concerns about being ‘over-researched’ and of not seeing the results of expressing their concerns. Researchers were aware that some portions of a Local Area Plan that was created by Pleasant Hill residents and the City of Saskatoon were being implemented in the neighbourhood; some residents were also aware of the implementation plan and its activities.

The researchers were also aware of potential dangerous situations and averted plans to conduct research at residences that posed a dangerous situation, such as violent dogs and dangerous residents.

The Pleasant Hill neighbourhood is comprised of residents from various cultural backgrounds including: Ukrainian, Jewish, Chinese, Filipino, Vietnamese, Russian, various First Nations and Metis (Pleasant Hill Local Area Plan 2002:132). Researchers were aware of potential cultural and language barriers; though, the researchers did not report any cultural and language barriers.

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## 5.2 General Characteristics of Homeowners and Renters

The following graphs and text depict general characteristics of the resident participants in this research project, based upon participant interviews.

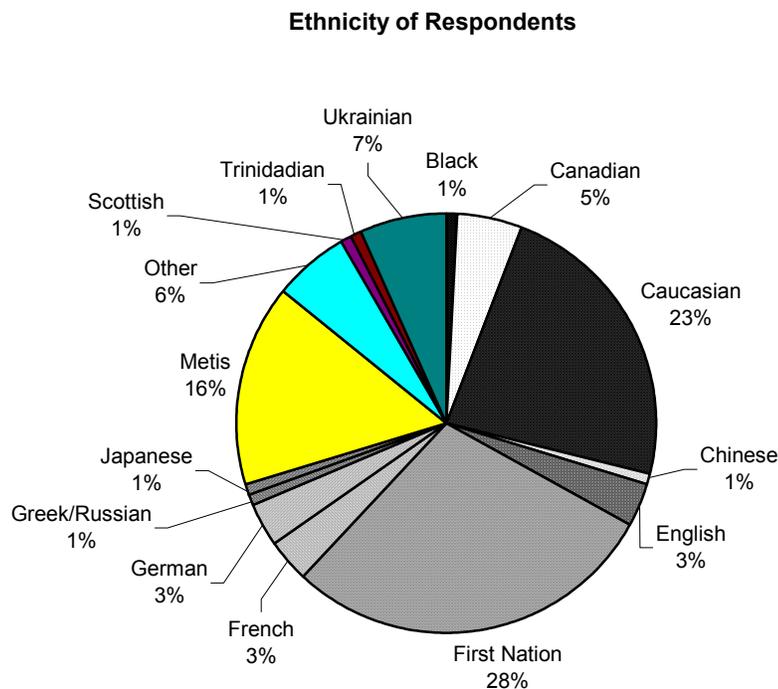
The total number of participants interviewed was 128. This number constitutes an even split between homeowners and renters - 64 renters and 64 homeowners.

Of the 128 research participants, the number of female participants was 87, while the number of male participants was 41. Of these participants, 71 females indicated they were the head of the household being interviewed, and 35 males indicated that they were the head of the household. The remaining number (21) indicated that they shared the title of head of household with another individual within the household.

Nine individuals (all female) participated in the focus group sessions. Four community-based organisations are also represented in the research project.

### Ethnicity

Participants were asked what ethnic group that they identified with. Of the 128 interviews, respondents shared the following:



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The ethnicity of homeowners is:

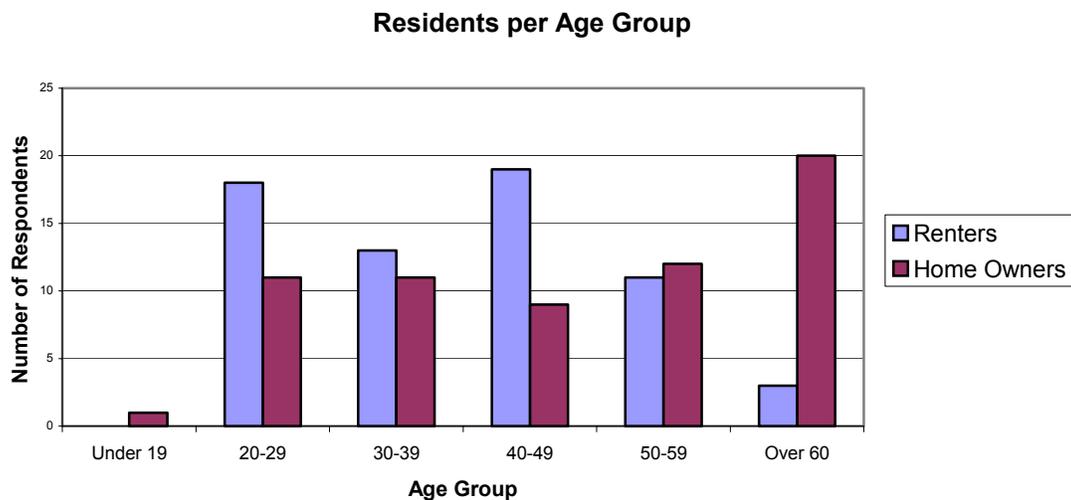
- 54 Non-Aboriginal residents, specifically: Canadian, Caucasian, Chinese, Ukrainian, English, French, German, European, Greek/Russian, Irish, Scottish, Trinidadian, and unstated ethnicity, and
- 10 Aboriginal residents, specifically: 2 First Nation; 7 Metis; and 1 unstated Aboriginal ethnicity.

The ethnicity of renters is:

- 16 Non-Aboriginal residents, specifically: Canadian, Caucasian, German Irish, Norwegian, Japanese, Black, and English, and
- 47 Aboriginal resident participants including 33 First Nation; and 12 Metis.

## Age Range

Respondents ranged in age from under 19 years of age to over 60 years of age. There was one respondent under the age of 19. The total number of respondents between the ages of 20 and 29 years of age was 29. The total number of respondents between the ages of 30 and 39 years of age was 24. The total number of respondents between the ages of 40 and 49 was 28. The total number of participants between the age of 50 and 59 was 23. There were 23 respondents over the age of 60. The breakdown of number by homeownership and renting is shown below.



The above chart represents the following numbers:

The age range of homeowners:

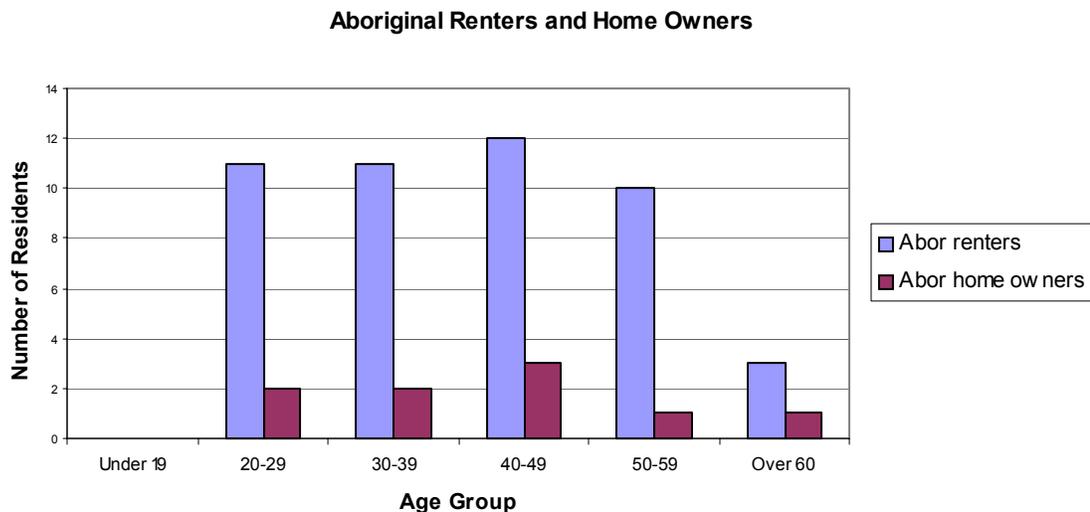
- 2% (1 response) of respondents are under 19 years of age
- 17% (11 responses) of respondents are between 20 and 29 years of age
- 17% (11 responses) of respondents are between 30 and 39 years of age
- 14% (9 responses) of respondents are between 40 and 49 years of age
- 19% (12 responses) of respondents are between 50 and 59 years of age

- 31% (20 responses) of respondents are over 60 years of age

The age range of renters:

- 0% of respondents are under 19 years of age
- 28% (18 responses) of respondents are between 20 and 29 years of age
- 20% (13 responses) of respondents are between 30 and 39 years of age
- 30% (19 responses) of respondents are between 40 and 49 years of age
- 17% (11 responses) of respondents are between 50 and 59 years of age
- 5% (3 responses) of respondents are over 60 years of age

The following chart represents a breakdown of the age groups of Pleasant Hill Aboriginal renters and homeowners that participated in the research.



The age range of Aboriginal homeowners:

- There are no respondents are under 19 years of age
- 2 respondents are between 20 and 29 years of age
- 2 respondents are between 30 and 39 years of age
- 3 respondents are between 40 and 49 years of age
- 1 respondent is between 50 and 59 years of age
- 1 respondents is over 60 years of age

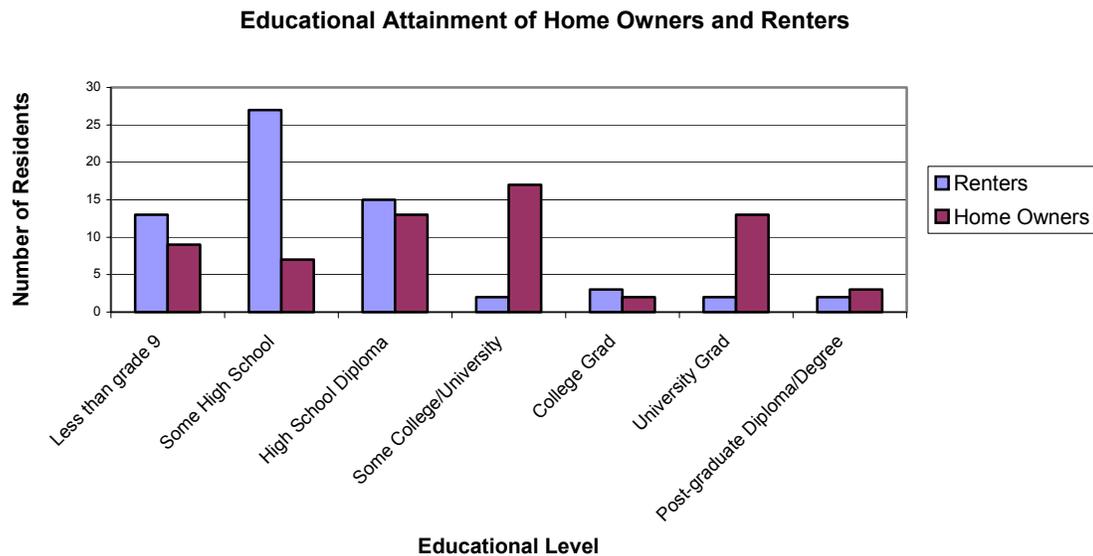
The age range of Aboriginal renters:

- There are no respondents are under 19 years of age
- 11 respondents are between 20 and 29 years of age
- 11 respondents are between 30 and 39 years of age
- 12 respondents are between 40 and 49 years of age
- 10 respondents are between 50 and 59 years of age
- 3 respondents are over 60 years of age

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## Educational Attainment

Research participants provided the following information on their highest level of educational achievement completed to date. Of the total respondent pool, 22 individuals have less than a grade nine academic achievement. Respondents with some high school education comprised 34 of the respondent total. The number of respondents with a high school diploma was 28. The number of respondents with some college or university was 19. The number of respondents who were college graduates was 5, while the number of respondents who were graduates of a university program was 15. Five respondents possessed post-graduate achievements.



The above chart represents the following numbers:

Educational attainment of homeowners:

- 14% (9 responses) of respondents have less than grade nine
- 11% (7 responses) of respondents have some high school
- 20% (13 responses) of respondents have a high school diploma
- 27% (17 responses) of respondents have some college or university
- 3% (2 responses) of respondents are college graduates (one to two year program/certificate or diploma)
- 20% (13 responses) of respondents are university graduates (three to four year program/degree)
- 5% (3 responses) of respondents have a post-graduate diploma/certificate/degree

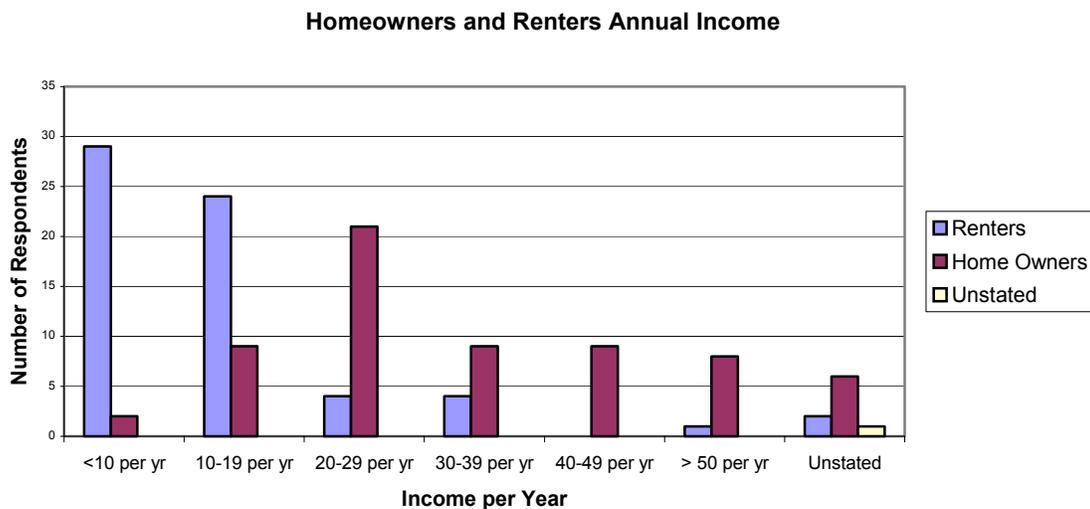
Educational attainment of renters:

- 20% (13 responses) of respondents have less than grade nine
- 42% (27 responses) of respondents have some high school
- 23% (15 responses) of respondents have a high school diploma
- 3% (2 responses) of respondents have some college or university

- 5% (3 responses) of respondents are college graduates (one to two year program/certificate or diploma)
- 3% (2 responses) of respondents are university graduates (three to four year program/degree)
- 3% (2 responses) of respondents have a post-graduate diploma/certificate/degree

## Annual Household Income

Respondents were asked what their total annual household income from all sources (before deductions) was. Of the total respondent pool, 31 participants had incomes under \$10,000 per year. The number of respondents with incomes between \$10,000 and 19,000 per year was 23. The number of respondents with incomes between \$20,000 and 29,000 per year was 25. The number of respondents with incomes between \$30,000 and 39,000 per year was 13. The number of respondents with incomes between \$40,000 and 49,000 per year was 9. Nine respondents had total household incomes over \$50,000 per year. Eight individuals did not provide household incomes.



The above chart represents a compilation of the following numbers:

Annual household income of homeowners:

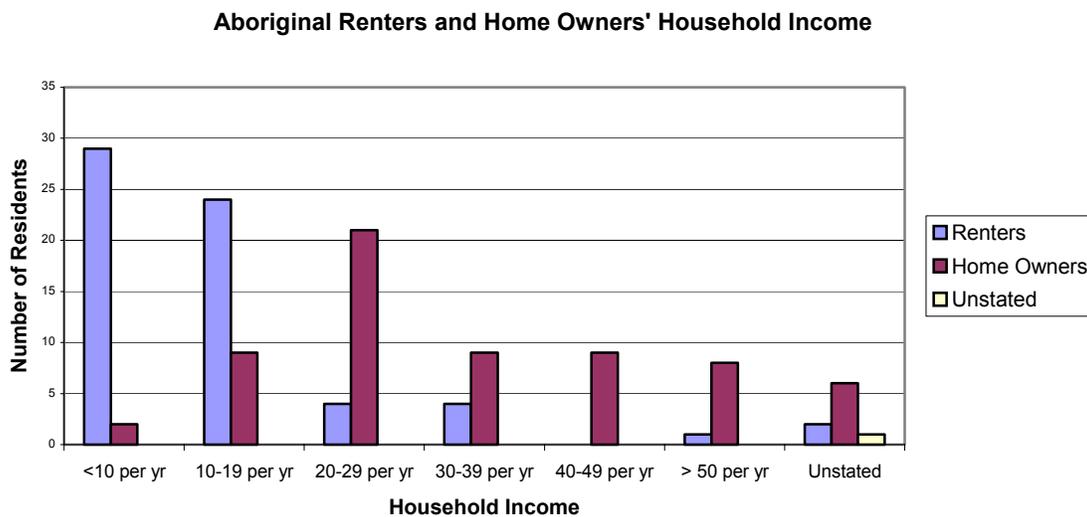
- 3% (2 responses) of respondents have a household income of under \$10,000 per year
- 14% (9 responses) of respondents have an annual household income between \$10,000 and 19,000
- 33% (21 responses) of respondents have a household income between \$20,000 and 29,000 per year
- 14% (9 responses) of respondents have a household income between \$30,000 and 39,000 per year

- 14% (9 responses) of respondents have an annual household income between \$40,000 and 49,000
- 13% (8 responses) of respondents have an annual household income over \$50,000
- 9% (6 responses) of respondents did not state their income

Annual household income of renters:

- 45% (29 responses) of respondents have a household income of under \$10,000 per year
- 38% (24 responses) of respondents have a household income between \$10,000 and 19,000 per year
- 6% (4 responses) of respondents have a household income between \$20,000 and 29,000 per year
- 6% (4 responses) of respondents have an annual household income between \$30,000 and 39,000
- 0% of respondents have an annual household income between \$40,000 and 49,000
- 2% (1 responses) of respondents have an annual household income over \$50,000
- 3% (2 responses) of respondents did not state their income

The following chart represents a breakdown of Pleasant Hill Aboriginal renters and homeowners that participated in the research.



Of the Aboriginal home owners:

- 1 respondent had an annual household income under \$10,000 per year
- 2 respondents had an annual household income between \$10,000 and 19,000
- 4 respondents had an annual household income between \$20,000 and 29,000
- 1 respondent had an annual household income between \$30,000 and 39,000
- 1 respondent had an annual household income between \$40,000 and 49,000
- 1 respondent had an annual household income over \$50,000 per year.

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Aboriginal renters:

- 24 respondents had an annual household income under \$10,000 per year
- 18 respondents had an annual household income between \$10,000 and 19,000
- 2 respondents had an annual household income between \$20,000 and 29,000
- 2 respondents had an annual household income between \$30,000 and 39,000
- 1 participant did not state an annual household income.

## Sources of Household Income

Participants were asked about their source of income. Of the 128 respondents, 44 were employed in some form of employment such as fulltime, part-time, casual labour or self-employment. 35 respondents received social assistance. Three respondents received pension benefits as their primary source of income. Four respondents received some form of student assistance such as living allowance or training allowance as their primary source of income. The remaining respondents had a combination of sources of income. 53 respondents received child tax benefits (CTB) for children that reside in their household. A detailed breakdown by household situation is shown below.

Sources of household income of homeowners:

- 33 respondents are employed, including fulltime employment, part-time employment, casual labour, and self-employment.
- 16 respondents receive pension benefits
- 6 respondents receive pension benefits and are employed
- 3 respondents receive Employment Insurance benefits and are employed
- 2 respondents receive student assistance and are employed
- 2 respondents receive social assistance
- 1 respondent receives GST (goods and services tax) only
- 1 respondent did not state their source of household income
- 16 respondents received CTB for children

Sources of household income of renters:

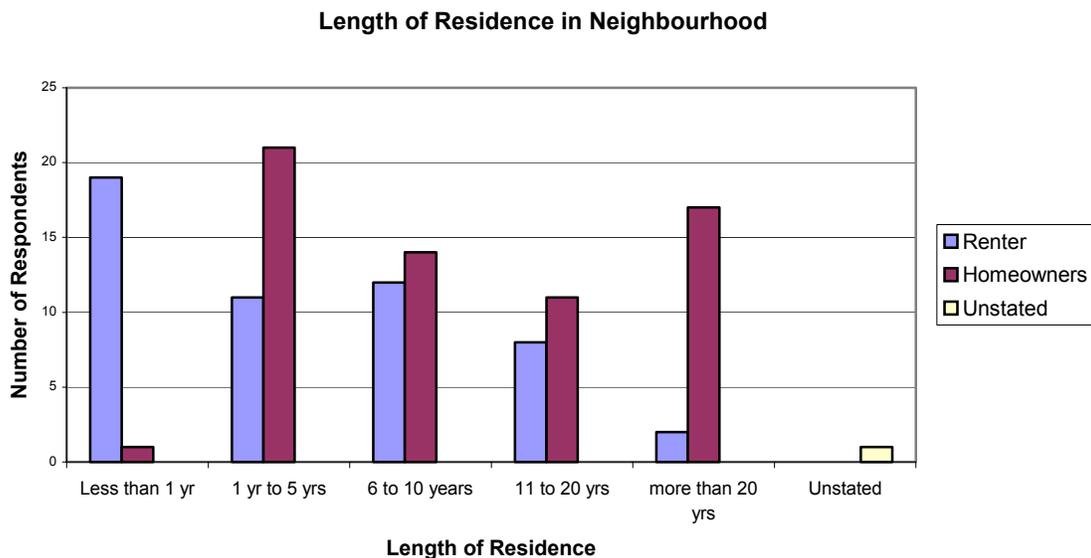
- 33 respondents receive social assistance
- 11 are employed, including fulltime employment, part-time employment, casual labour, and self-employment.
- 7 respondents receive social assistance and are employed
- 4 respondents receive student assistance
- 3 respondents receive student assistance and are employed
- 2 respondents receive pension benefits
- 1 respondent receives pension benefits and student assistance
- 1 respondent receives GST and child support
- 1 respondent receives pension benefits, social assistance and is employed
- There are no respondents receiving Employment Insurance
- 37 respondents received CTB for children

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## 5.3 Residence in the Neighbourhood

### Current Residence in Neighbourhood

Residents were asked how long they lived in the neighbourhood. Of the total respondent pool, 20 lived in the neighbourhood less than one year. 22 respondents lived in the neighbourhood from one year to two years. 21 respondents lived in the neighbourhood from two to five years, 26 respondents lived in the neighbourhood from six to ten years, 19 respondents lived in the neighbourhood from ten to twenty years, and 19 respondents lived in the neighbourhood for more than twenty years.



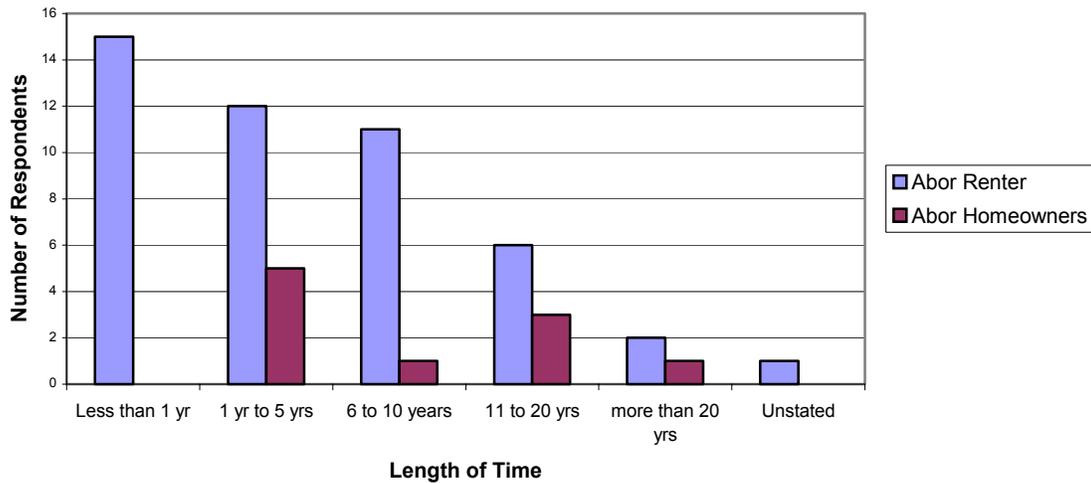
The above chart represents a compilation of the following numbers for both homeowners and renters. The length of residence of homeowners is represented in the following range:

- Less than one year (1 response)
- One year to five years (21 responses)
- Six to ten years (14 responses)
- Ten to twenty years (11 responses)
- More than twenty years (17 responses)

The length of residence of respondents who were renters is shown below.

- Less than one year (19 responses)
- One year to five years (22 responses)
- Two to five years (7 responses)
- Six to ten years (12 responses)
- Ten to twenty years (8 responses)
- More than twenty years (2 responses)
- 1 respondent did not state their length of residence.

### Length of Residence for Aboriginal Residents



The above chart represents a compilation of the following numbers for Aboriginal homeowners and renters. Aboriginal homeowners in the Pleasant Hill neighbourhood represent a small group of respondents in the research. The majority of Aboriginal homeowners are represented in the one to five year residence group with the majority of Aboriginal homeownership occurring in the two to five year range (4 responses). The next larger group appears in the eleven to twenty year range (3 responses).

Aboriginal homeowners:

- Less than one year (no responses)
- One year to five years (4 responses)
- Six to ten years (1 response)
- Ten to twenty years (3 responses)
- More than twenty years (1 response)

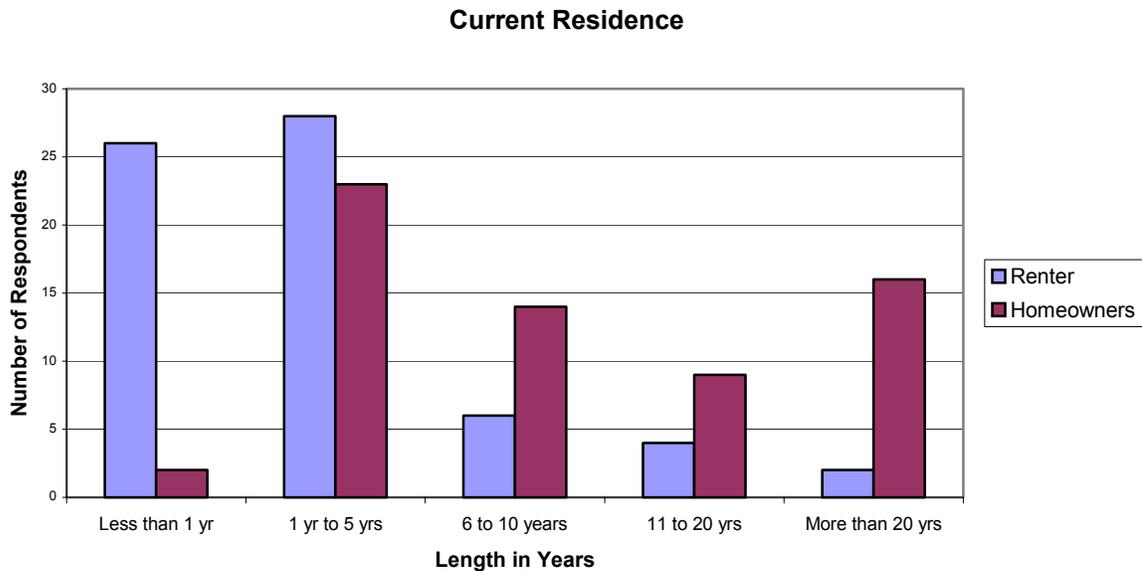
Aboriginal renters comprised a large portion of the total renter respondent group. Two thirds of this group have resided as renters in the neighbourhood for ten years or less.

- Less than one year (15 responses)
- One year to five years (12 responses)
- Six to ten years (11 responses)
- Ten to twenty years (6 responses)
- More than twenty years (2 responses)
- 1 respondent did not state their length of neighbourhood residency.

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## Current Residence

When asked how long residents have lived in their current place, responses ranged from less than two years (28 responses) to over twenty years (16 responses). Respondents who lived in the community from one to five years numbered 51 responses. 20 respondents lived in the neighbourhood for six to ten years, while 13 respondents lived in the neighbourhood for eleven to twenty years.



A detailed breakdown by household situation is shown below for homeowners and renters.

### Homeowners:

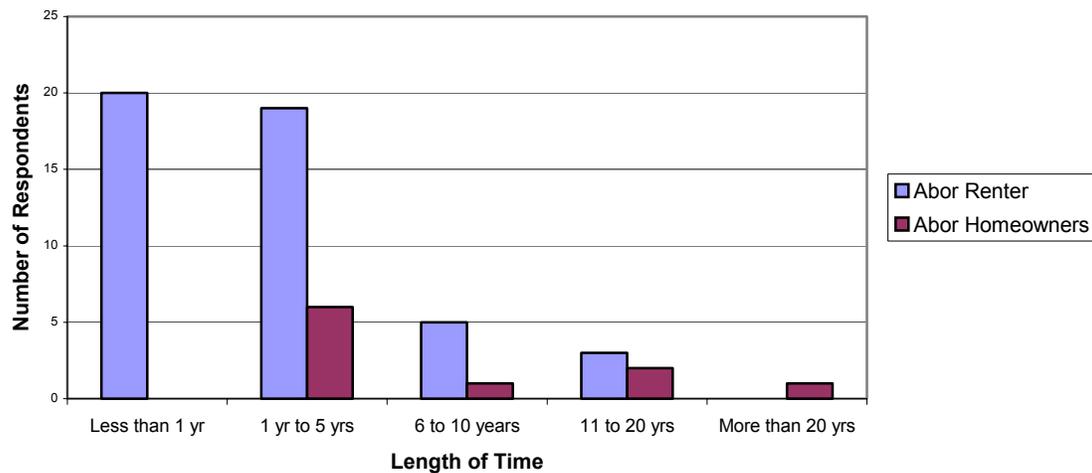
- Less than one year (2 responses)
- One year to five years (23 responses)
- Six to ten years (14 responses)
- Eleven to twenty years (9 responses)
- More than twenty years (16 responses)

### Renters:

- Less than one year (26 responses)
- One year to five years (28 responses)
- Two to five years (5 responses)
- Six to ten years (6 responses)
- Eleven to twenty years (4 responses)

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### Aboriginal Residence in Neighbourhood



A detailed breakdown is shown below for Aboriginal homeowners and renters' length of residence in their current residence.

Aboriginal homeowners:

- Less than one year (no responses)
- One year to five years (6 responses)
- Six to ten years (1 response)
- Ten to twenty years (2 responses)
- More than twenty years (1 response)

Aboriginal renters have resided in their current residence for a much shorter time period than non-Aboriginal respondent residents.

- Less than one year (20 responses)
- One year to five years (19 responses)
- Six to ten years (5 responses)
- Ten to twenty years (3 responses)

### Size of Residence

Interview participants were asked what type of household (home) they lived in.

Homeowners primarily resided in houses, specifically, 63 respondents live in houses and one respondent lived in a duplex.

Of the renters, 50 indicated they lived in a house, one respondent lived in a townhouse, two respondents lived in duplexes, nine respondents live in suites, and two respondents live in 'other' types of residences (a four plex).

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Residents were further asked how many rooms were in their residence (this number does not include closets, hallways, or outside buildings). Of the homeowners, the number of rooms ranged from two rooms to twelve rooms. While most homes (90%) ranged from four to nine rooms, the majority (28%) had five rooms.

Specifically, 3 residences contained two to three rooms, 9 residences contained four rooms, 18 residences contained five rooms, 9 residences contained six rooms, 7 residences contained seven rooms, 7 residences contained eight rooms, 8 residences contained nine rooms, and 3 residences contained ten to twelve rooms.

Of the renters, the number of rooms ranged from three rooms to eight rooms. Most residences (77%) ranged from four to six rooms. Specifically, 4 residences contained three rooms, 14 residences contained four rooms, 17 residences contained five rooms, 18 residences contained six rooms, 6 residences contained seven rooms, and 5 residences contained eight room.

Residents were also asked how many bedrooms were in their residence. Of the homeowners, the number of bedrooms ranged from one bedroom to five bedrooms, with the majority of residences having three bedrooms (47%). In detail, 5 residences contained one bedroom, 16 residences contained two bedrooms, 30 residences contained three bedrooms, 9 residences contained four bedrooms, and 4 residences contained five bedrooms.

Of the renter respondents, the number of bedrooms ranged from one bedroom to four bedrooms, with most residences having either two bedrooms (44%) or three bedrooms (39%). Four residences contained one bedroom, 28 residences contained two bedrooms, 25 residences contained three bedrooms, and 7 residences contained four bedrooms.

## **Number of Residents in the Residence**

Residents were asked how many adults and children usually lived in their place. Of the homeowners, 17 residences contained one adult, 38 residences contained two adults, 8 residences contained three adults, and one residence contained four adults.

Of the homeowners, 44 had no children, 4 had one child, 10 respondents has two children, 4 respondents had three children, and 2 respondents had four children. The adult residents consisted of homeowners, spouses, parents, roommates and borders. The children under 18 years of age were either children of the homeowners or foster children that lived with the homeowners.

Of the renters, 19 residences contained one adult, 35 residences contained two adults, 8 residences contained three adults, 1 residence contained four adults, and 1 residence contained six adults.

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Of the renter respondents, 24 had no children, 17 had one child, 4 had two children, 8 had three children, 5 had four children, 4 had five children, 1 had six children, and 1 had nine children. The children under 18 years of age were either children of the renter respondent or grandchildren that lived with the respondent. Seven households indicated that they had grandchildren living in their household. The adult residents consisted of renters, spouses, siblings, friends, parents, and roommates.

## **Homeowners**

### **Home Ownership**

Homeowners constitute fifty percent of this research project. This section will devote some attention to the specifics of homeownership.

Fifty-eight percent (37 respondents) of respondents owed on a mortgage for their home, while the remaining forty-two percent (27 respondents) did not owe on a mortgage. Those respondents who owed on a mortgage were asked when their mortgage would be paid in full. Responses were evenly spread across the range of less than five years to twenty-five years. Six individuals indicated that their mortgage would be paid in less than five years. Six respondents said their mortgage would be paid within five to nine years. Seven respondents said their mortgage would be paid within ten to fourteen years. Four residents indicated their mortgage would be paid within fifteen to nineteen years. Nine individuals said their mortgage would be paid within twenty to twenty-five years. Five individuals did not indicate the remaining time owing on their mortgage.

Ten respondents indicated that they obtained assistance from a program to obtain their home. Forty-one respondents said they did not obtain program assistance in their home purchase. Of those individuals who obtained program assistance, the following programs were identified as providing homeownership assistance:

- Canada Mortgage and Housing Corporation - 5% down (1 response)
- Quint Development (8 responses)
- Patrick Wolfe Associates – (Rent-to-own) (1 response)

### **Shelter Costs**

When asked what percentage of the household gross (before deductions) monthly income is used for household-related payments (mortgage, insurance and taxes), homeowners responses ranged from less than ten percent to ninety percent. 21 respondents said they paid less than ten percent of their income towards household payments. 23 respondents paid ten to twenty-five percent towards their household payment. 15 respondents paid thirty to forty percent towards their household payment. 1 respondent paid fifty percent toward their household payment, and 1 used ninety percent of their income toward their household payment.

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With regard to monthly utilities (electricity, heat, water), homeowners payments ranged from less than \$200 to \$500 per month. Eight homeowners paid less than \$200 per month for utilities payments. 22 homeowners paid \$200 to \$275 per month for utilities payments. 24 homeowners paid \$300 to \$380 per month for utilities payments. 5 homeowners paid \$400 per month and 5 homeowners paid \$500 per month for utilities payments.

When asked if homeowners shared the costs of household payment with anyone else in the household, 75% of homeowners (48 responses) said they did not share household costs, while 25% of homeowners (16 responses) said they shared household costs.

### **General Condition of House**

Homeowners considered the condition of their house to be in either Fair condition (31 respondents) suggesting that their home could use some minor repairs, or Good condition (30 respondents) suggesting that their home does not need repairs. A small number (3 respondents) indicated that their homes could use major repairs.

Homeowners described the following repairs that they considered are needed to their homes. Responses were tallied and placed in order of frequency. Repairs include:

- Painting (9 responses)
- Basement including: water heater (1 response), furnace (2 responses), foundation (2 responses)
- Plumbing (4 responses)
- Flooring (4 responses)
- Fence needs fixing (4 responses)
- General maintenance (3 responses)
- Finish renovations (2 responses)
- Insulation (2 responses)
- Walls/dry walling (2 responses)
- Windows (1 response)
- Electrical (1 response)
- Exterior including: eaves trough (2 responses), roof (3 responses), shingles (2 responses), siding (4 responses), general yard work, driveway, and landscaping

When asked if the homeowners would make the required repairs, 35 respondents said they would make the repairs and 3 said they would not make repairs. Of those individuals who said they would not make the repairs, they offer the following explanations:

- Because they did not plan to stay in the residence for a long time.
- Because they could not afford to make the repairs.
- They would eventually make the repairs but not at the present time.
- They would get someone else to make the repairs.

Homeowners were asked if a professional contractor was needed to make any required repairs. Three-quarters of homeowners felt that a professional contractor was not required

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to make the repairs while one-quarter felt that a contractor was required to perform the repair work.

Residents were asked if they were satisfied with the condition of their place. Homeowners had high levels of satisfaction with their homes. Of homeowner respondents, ninety percent indicated they were satisfied with the condition of their homes, while ten percent of homeowners indicated they were unsatisfied with the condition of their homes.

## **Renters**

### **Shelter Costs**

When asked what percentage of the household gross (before taxes and other deductions) monthly income is used for household-related payments (rent, insurance, etc.), renters responses ranged from less than ten percent to one hundred percent. Three respondents said they paid less than ten percent of their income towards household payments. Eleven respondents paid ten to twenty-five percent towards their household payment. Seven respondents paid thirty to forty percent towards their household payment. Eighteen respondents paid forty-five to fifty percent toward their household payment. Nineteen renters paid sixty to seventy-five percent of their income toward their household payments. Five renters used eighty to ninety percent of their income toward their household payments.

With regard to monthly utilities (electricity, heat, water), renters' payments ranged from less than \$200 to \$1200 per month. Twenty renters paid less than \$200 per month for utilities payments. Thirteen renters paid \$200 to \$275 per month for utilities payments. Nine renters paid \$300 to \$350 per month for utilities payments. Seven renters paid \$400 to \$485 per month toward utilities. Two renters paid \$500 to \$600 per month, and two renters paid \$1000 to \$1200 per month for utilities payments.

Eight renters had subsidised rent, while fifty-six renters did not have their rent subsidised. When asked which agency subsidised rent, eight respondents offered the following responses.

- Cress Housing (1 response)
- Human Resource Centre (1 response)
- Privately owned (1 response)
- Saskatoon Housing Authority (2 responses); Saskatoon Housing Authority in conjunction with a First Nation
- Social Services (3 responses)

When asked if renters shared the costs of household payments with anyone else in the household, 73% of renters (46 responses) said they did not share household costs, while 27% of renters (17 responses) indicated that they shared household costs.

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### **General Condition of House**

When asked about the condition of their home, renters considered the condition of their house to be in either fair condition (35 respondents) indicating that their home could use some minor repairs, or good condition (27 respondents) suggesting that their home does not need repairs. A small number (2 responses) indicated that their homes could use major repairs.

When asked if their place was in need of repairs, renters describe the following repairs that are needed. Responses were tallied and placed in order of frequency. Identified repairs include:

- Flooring including carpets (18 responses)
- Doors (14 responses)
- Windows (11 responses)
- Plumbing (9 responses)
- Painting (9 responses)
- Walls/dry walling (general repair of holes and cracks) (10 responses) and ceiling (2 responses)
- Washroom repairs (not specified) (4 responses)
- Cupboards (3 responses)
- Fence needs fixing (3 responses)
- Basement including: furnace repairs (motor, gas leak) (2 responses), and general work in basement (foundation) (2 responses)
- Appliances (2 responses)
- Electrical (1 response)
- Insulation (1 response)
- Exterior including: eaves trough (1 response), roof (1 response), siding (2 responses), general yard work, driveway, deck and steps.

When asked if the renters would make the required repairs, 18 respondents said they would make the repairs and 28 said they would not make repairs. Eighteen respondents offered no response.

Renters were also asked if they thought their landlord would make the required repairs, 43 renters said their landlord would make the repairs, while 11 said their landlord would not make the repairs. Of those individuals who said their landlords would not make the required repairs, they offer the following explanations:

- The landlord checks the required repairs but never makes the repairs (3 responses).
- The landlord reimburses the resident for repairs and supplies (3 responses).
- The renter is afraid of the landlord and the landlord's threats (2 responses).
- The landlord supplies materials for the resident to make required repairs (2 responses).
- The landlord is a company (which owns a lot of property).
- The landlord lives out of city and does not know what's wrong with the property.

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- The landlord does not care (1 response).
  - The landlord repairs what he can repair (1 response).

Renters were asked if a professional contractor was needed to make any required repairs. Two-thirds of renters felt that a professional contractor was not required to make the repairs while one-third felt that a contractor was required to make the repairs.

Renters were also asked if they felt comfortable asking their landlord to make the repairs in their homes. Eighty-one percent (51 respondents) of renters said they felt comfortable asking their landlord, while twenty percent (13 respondents) of renters did not feel comfortable asking their landlord to make household repairs. Renters offered the following explanations regarding their landlords and their willingness to make repairs:

- The resident does not have a good relationship with the landlord (3 responses).
- The landlord reimburses resident for repairs and supplies (3 responses).
- The landlord does not like to spend money on repairs (3 responses).
- The landlord supplies materials for the resident to make repairs (2 responses).
- The landlord is too busy (2 responses).
- The renter is afraid to say anything; afraid of getting evicted for requesting repair work (2 responses).
- The landlord does not care (2 responses).
- The renter does not have a landlord (1 response).
- The renter does own repairs (1 response).
- The landlord is not reliable (1 response).
- The renter has to keep house clean at all times for repair people to come in (1 response).
- The landlord repairs what he can repair (1 response).

When asked if they were satisfied with the condition of their place, renters had high levels of satisfaction with their homes. Eighty-six percent of renters said they were satisfied, and fourteen percent of renters said they were unsatisfied with the condition of their homes.

## **Previous Residence**

Residents were asked where they lived before moving to their current residence. The majority of homeowners and renters were Saskatoon residents. Of the homeowners, 48 respondents already lived in Saskatoon, 5 lived in the province of Saskatchewan, and 11 respondents previously lived out of the province. Of the renters, 52 respondents were already Saskatoon citizens, 8 respondents previously lived in the province of Saskatchewan, and 4 moved to Saskatoon from out of the province.

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Homeowners were asked what type of household they lived in before moving to the current residence.

- 44 respondents lived in a house
- 10 respondents lived in an apartment
- 2 respondents lived in a townhouse
- 2 respondents lived in a duplex
- 3 respondents lived in a suite
- 3 respondents live in other (suite, room in a house, acreage)

Fifty percent of current homeowners rented their previous homes and almost fifty percent were previous homeowners.

Renters were asked what type of household they lived in before moving to the current residence.

- 35 respondents lived in a house
- 15 respondents lived in an apartment
- 2 respondents lived in a duplex
- 7 respondents lived in a suite
- 4 respondents live in other (suite, room in a house)

Eighty-eight percent of current renters rented their previous homes and five percent were previous renters. Nine percent of renters did not provide information on whether they rented or owned their previous place.

## **Household Needs Met**

The residents were asked if their current home met their household's overall needs. Eighty-eight percent of homeowners indicated that their place met their needs, and twenty-four percent said that place did not meet their needs. Of those individuals who answered no, their household needs are captured below:

- Need a bigger room/place (5 responses)
- Require another bedroom(s) (2 responses)
- Need a small place
- Need more security
- Need repairs, for example, roof, furnace, flooring.

Seventy-eight percent of renters said that their current home met their household needs, and twenty-one percent said their house did not meet their needs. Of those individuals who answered no, their household needs are captured below:

- 
- Require more room/space (8 responses)
  - Need more comfort and security (6 responses)
  - Need bigger appliances
  - Need repairs (2 responses), such as carpet, general repairs, windows.

## **Length of Stay**

Residents were asked how long they intended to stay at their current place. Four homeowners indicated they would stay from six months to a year. Four homeowners said they would stay from one to two years. Five homeowners said they would stay from three to five years. Four respondents were uncertain how long they would stay, while eight indicated they would stay in their current home for as long as possible. A small number of homeowners also indicated that they would move at the end of the school year, or as soon as the house is sold, others were less committed and suggested they would move when something else came along.

Of the renters, 14 indicated that they would stay for six months to a year. Five said they would stay for one to two years. One indicated they would stay for two to five years. Five renters were unsure how long they would stay in the current place. Five residents said they would stay as long as possible. Other plans included: moving at the end of the school year (10 responses), or moving at the end of summer (3 responses), or moving when the resident could find an affordable place.

Renters were asked if they were interested in owning their own place. Fifty-one renters said they would like to own their own place, and ten renters said were not interested in owning a house.

Renters were also asked if they would you buy a place in the Pleasant Hill neighbourhood. Responses were split. Twenty-nine renters said they would buy a house in the neighbourhood, while twenty-seven said they would not buy a house in the neighbourhood.

Residents were asked if they would move in the near future and offer explanations why they would move. Thirty-seven percent of homeowners said they would move and sixty-three percent of homeowners indicated they would not move. Homeowners offered the following reasons for moving. Responses included:

- Moving away from the neighbourhood,
- Moving away from crime,
- Concern about physical safety and property safety,
- Need a different place (such as smaller place),
- Moving closer to family,
- Moving to a retirement home,
- Moving to obtain employment, and
- Moving to the country.

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Fifty-five percent of renters said they would move in the near future, while forty-four percent said they would not move. Renters that would move provided the following, reasons for moving:

- Moving away from the neighbourhood and neighbours,
- Moving away from criminal activity,
- Concern about physical safety and property safety,
- Need a different place or space,
- Moving closer to family,
- Moving closer to better schools,
- Costs too much for utilities, and
- Moving to a place where landlord will make repairs.

## Training

Residents were asked if they took any training to learn how to maintain their place. Eighteen percent of homeowners have taken training to learn how to maintain their place, while eighty-three percent said they did not take training. Twenty-seven percent of renters said they took training to maintain their homes, and seventy-four percent have not taken any home maintenance training.

Homeowners identified the different types of formal, informal and non-formal training they have taken to learn how to maintain a household.

- Respondents learned by specific training (7 responses), i.e. training as a carpenter or gas fitter.
- Respondents learned by how-to books, workshops, and classes (5 responses).
- Respondents were self-taught throughout the years (2 responses).
- Respondents learned from attending a program (3 responses).

Renters also identified the following types of home maintenance training activities.

- Respondents learned by specific training (9 responses), i.e. training as a carpenter or gas fitter.
- Respondents were self-taught throughout the years (5 responses).
- Respondents learned by how-to books, workshops, and classes (4 responses).

When asked about their willingness to take training on home maintenance, homeowners were less willing to take training as compared to renters who were more willing to take training. Of the homeowners, 41 respondents said they would not take training and 22 respondents said they would be willing to take home maintenance training. Of the renters, 48 indicated their willingness to take training, while 15 renters said they would not take any home maintenance training.

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## 5.4 Services in the Neighbourhood

Participants were asked what services were available in the area of the Pleasant Hill neighbourhood that they currently resided in. Of the 128 respondents, the following services were identified:

- Public transportation (bus, taxi, etc.) (123 responses)
- Health or medical services (114 responses)
- Education, schools (112 responses)
- Recreation activities/services or parks (111 responses)
- Cultural, spiritual or religious activities (96 responses)
- Grocery, food bank, food programs (83 responses)
- Laundry services (79 responses)
- Aboriginal services (65 responses)
- Childcare services (60 responses)
- Social services (46 responses)
- Employment (37 responses)
- Other services (14 responses) including access to: protective services such as police and fire services (4), bank (3), drug stores (2), other support services (10), community services (2).

### Ease to Access Services

Participants were asked whether the services in their neighbourhood were easy to access. 107 respondents said that the services were easy to access, while 19 respondents indicated that services were not easy to access. Of the respondents that indicated the services were difficult to access, they indicated the services they required but could not access:

- Transportation (6 responses)
- Grocery store (6 responses)
- Bank services (2 responses)
- Access to all services previously mentioned
- Clothing
- Laundry services
- Services for seniors
- Church services
- Sports and leisure services
- Wheelchair accessible facilities
- Services for children, such as Block Parents
- Information such as community newsletter

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## 5.5 Activity in the Neighbourhood

Residents were asked if they saw evidence of the following types of activity in the Pleasant Hill neighbourhood. The residents saw evidence of the following activities:

- Prostitution (111 responses)
- Drug use (111 responses)
- Vandalism (108 responses)
- Alcohol use (108 responses)
- Gang activity (100 responses)
- Neglect (86 responses)
- Sale of alcohol or drugs (83 responses)
- Other (18 responses), including evidence of needles, parties, kids running around unattended (running across the street), stabbings, murders, bullying, animal abuse, verbal abuse, car theft, slum housing, Elder abuse, kids in gangs, neglect of children, neglect of property, a lot of violence

## Feeling Safe in the Neighbourhood

Residents were asked if they felt safe in their neighbourhood. Two-thirds of residents (84) indicated that they felt safe in their neighbourhood, while one-third (44) said they did not feel safe in the neighbourhood. Residents were asked why they did not feel safe in their neighbourhood, and they offered the following explanations:

- Criminal activity (22 responses)
- Personal, physical safety (21 responses)
- Do not go out at night (18 responses)
- Gang-related activity (14 responses)
- Break and enters (13 responses)
- Property damage (8 responses)
- Feel safe during the day, or when not alone, or in the home (7 responses)
- General perception of living in the neighbourhood
- Too much negative activity
- Do not have a sense of safety

## Like the Neighbourhood

Residents were asked if they liked living in their neighbourhood. Seventy-eight percent of residents (99 responses) indicated that they liked living in their neighbourhood, while twenty-two percent (28 responses) said they did not like living in the neighbourhood. Residents were asked why they did not like living in their neighbourhood. The residents offered the following explanations:

- 
- Crime and criminal activity such as prostitution, vandalism, drug use/abuse (11 responses)
  - Some offered that they liked the neighbourhood (6 responses), or used to like the neighbourhood (3 responses)
  - Social problems (2 responses)
  - Issues of general safety
  - Likes neighbourhood, doesn't like what's happening in neighbourhood
  - Noise such as arguments, yelling, sirens
  - The activity in the neighbourhood has gotten progressively worse in the past few years.
  - Used to be safe.

Sixty-three percent (79 responses) of residents had family or close friends in the neighbourhood. Thirty-seven percent (47 responses) of residents did not have family or close friends in the neighbourhood.

### **Long-term Residence in the Neighbourhood**

Residents were asked what they would need in order to stay in their home for the next five to seven years. Residents offered the following explanations:

- Nothing (16 responses)
- Better, cleaner neighbourhood (15 responses)
- Need increased or improved security; need to feel secure and safe (10 responses)
- Increased police presence (8 responses)
- Don't know (8 responses)
- Need employment (6 responses)
- Need good health (5 responses)
- Not planning on moving (5 responses)
- Landlord needs to fix property (4 responses)
- Lower taxes
- Need to make more money to make improvements or to buy house
- Less crime, prostitution, etc.
- Get rid of gangs
- Upkeep of property,
- More affordable homes.
- Need to make personal changes.

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## 5.6 Reflections on Affordable Housing

Residents were asked to offer insights or recommendations to meet the needs of, and provide services to, families and/or individuals that require affordable housing. The following responses were provided and arranged into categories.

### **Policy-related**

- Supervision/application of rental regulations
- Get rid of slum landlords; make landlords accountable
- Regulate landlords
- Lower rent, to make housing affordable
- More income
- More affordable housing
- Reduce property taxes
- Screening process for landlords and renters

### **Environment**

- Clean streets
- Demolish old abandoned properties

### **Programs**

- Education to fix homes
- Housing programs that teach people how to maintain homes
- Sweat equity type of programs
- Rent-to-own programs
- Coop housing programs
- More options to buy homes, such as no money down for mortgage.
- Build more houses that are affordable

### **Support**

- More support for existing programs; outreach services
- Support agencies
- Increased police presence
- Services for home owners, such as renting lawnmowers and tools

### **Social**

- Education for motivation
- Get people out of crime and off welfare to find employment
- Parents look after kids
- Services for youth

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## 6.0 Discussion

This section discusses the findings presented in the previous section. The emphasis of this section is on the themes that were captured from the research and highlighted during the focus group discussions.

### 6.1 Pleasant Hill Residents

The Pleasant Hill residents have created a community that watches over each other, their homes, and their property. For a brief slice in time, we observed the daily activities of the neighbourhood and were humbled by the impact of these daily activities on the personal safety of the residents of Pleasant Hill. We noted the following negative activities that daily impacted the lived realities of Pleasant Hill residents:

- criminal and gang activity,
- the prostitution activity,
- the sale of drugs,
- drug and alcohol use and abuse,
- children not in school,
- children being left without adult supervision,
- to needles and condoms in school yards and public spaces, and
- the selling of goods such as puppies.

We also noted the positive activities, such as:

- individuals and families gathering in school yards and public spaces with their children,
- families playing, and
- residents providing ad hoc advocacy and support for each other.

We heard from the residents that they wanted the criminal activity to leave their neighbourhood so the residents could resume normal day-to-day activities. Activities that most citizens take for granted – going to the park, walking in the neighbourhood, visiting with neighbours, taking the bus or walking from the bus stop without fear, feeling safe in your own home without fear of a home invasion or break and entering – are activities that Pleasant Hill residents desire as normal activities.

The residents also desire to have their voices heard as they know what the solutions are for their community.

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## 6.2 Themes from Research

Themes were selected based on word frequency and an analysis of the context of the word(s). The key themes that emerged from the resident interviews are:

- Adequate and affordable housing
- Assisting individuals and families
- Quality of life
- Gaps in programming

Each thematic area is discussed below.

### **Adequate and Affordable Housing in Pleasant Hill**

In 2000, at a public meeting, the City Planning Branch involved Pleasant Hill residents to discuss the local area planning process. Topics discussed included: space, building deterioration, population increases, subpopulation increases and decreases, employment, poverty, social issues, safety, transportation and circulation, services, recreation heritage and intercultural relations (City of Saskatoon, 2003). Adequate and affordable housing is one of the many issues and goals of the Pleasant Hill neighbourhood. Adequate and affordable housing issues were highlighted due to factors of rising population, employment rates, high numbers of renters, and the smaller numbers of homeowners.

Home ownership decreased slightly between 1991 and 1996. In 1996, 24 percent of homes in Pleasant Hill were owner occupied in comparison to 34 percent in 1991. Residents felt the current rate of 24 percent owner occupancy was too low to provide sufficient opportunity for long-term neighbourhood stability (City of Saskatoon, 2003).

The Pleasant Hill planning group suggested that renters become homeowners because families would have more stability, leading to more stability in the neighbourhood. The planning group indicated that homeowners have a stake in their property and with proper support and aid would maintain their homes. Recommendations to encourage adequate and affordable housing included:

- Incentive programs for the Residential Rehabilitation Assistance Program for assisting homeowner in housing improvements.
- Combining programs such as the RRAP with Social Assistance to ensure maintenance of housing (City of Saskatoon, 2003).

The numbers of renters in Pleasant Hill are high in comparison to the owner occupied houses. Living conditions are over crowded. Rental units must be maintained and rent sustained at affordable levels for low and moderate income families (City of Saskatoon, 2003: 4). The senior population requires affordable housing as well. There are a number of organizations within the city providing services to seniors, yet there remains a need for housing choices (City of Saskatoon, 2003).

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### **Strategies for Adequate and Affordable Housing**

Some strategies identified by the residents from the interviews and focus groups for assisting people to obtain “adequate” and “affordable” housing include:

- Creation of a Tenant-Landlord Cooperation - a group consisting of tenants, landlords and community residents that would develop minimum criteria for rental accommodations within the community not just around maintenance.
- Creation of a list of affordable housing units.
- Investment in land and real estate with a partnership with organisations to build houses.
- Offer an alternative form or better blend of culturally relevant housing units.
- Involve the public - people need a active voice as opposed to tell people what to do. People know what they need to be a true community and meet the cultural needs of their community.
- More homeownership. The concept behind this idea is to own property and emphasise the need to maintain one’s property.
- Utilities are expensive, especially in older houses. The rent may be low, but people get displaced because the utilities are high. There are a lot of older furnaces; the SaskEnergy program is ineffective due to the reliance on credit ratings. People with poor a credit rating cannot access the program. Seniors are victims of crime (break and enters) are affected because of the high utility bills and sometimes the subsequent loss of utilities if they cannot pay their bills.
- There should be some strategies such as bylaws, tax incentives, rental controls, standards for rent, and grants for energy.
- There needs to be a cap on rent.
- The implementation of incentive programs would enhance existing housing. The Updated Community Plan for Saskatoon specifies that an established quality for construction and maintenance be followed (City of Saskatoon, 2003).

The goals of accomplishing adequate and affordable housing for residents involve a complex lengthy process. The new homeowner needs awareness at all levels of the ownership process.

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## Strategies for Assisting Families

Participants also identified the need for strategies to assist families to stay in their home and their neighbourhood. Strategies include:

### Access to Amenities

- Closer amenities such as a grocery store, schools, parks, library, and recreation opportunities.

### Advocacy and Support

- Advocacy for various support issues, such as student loans, and Canada Pension Plan for seniors.

The Update for the Saskatoon Community Plan recommends a community support centre to provide emergency service and support. Such a community centre must provide services to accommodate the many ethnic groups and needs. Services such as grocery stores would make the neighbourhood more attractive for residence (City of Saskatoon, 2003).

### Community Building

- Residents would like a central gathering place, a true community centre, a multi-sector facility. If services are centralized services, then people can get to the services they need. There are enough services in the city, but a central place is needed to facilitate movement.
- The Saskatchewan Regional Health Authority, Outreach program, needs to be shut down for safety reasons with regards to needles and condoms. The program was brought into the community without community involvement. There has since been an increase in the number of needles and condoms found in parks and other public areas, which pose health dangers.
- Community schools and facilities are inaccessible because they are at their maximum capacity.
- Social, cultural, recreation should be incorporated into the school so kids are not easily hooked into dangerous alternatives.

A culturally supportive Aboriginal housing centre is necessary to accommodate the rising Aboriginal population (City of Saskatoon, 2003). Capacity strengthening for Aboriginal organisations developed in previous years added to the effective delivery of adequate and affordable housing. Cultural awareness, sensitivity, and practice of universal values are requisite to provisioning of services to the Aboriginal community.

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### **Education and Training**

- There is no library in the area and there is a high illiteracy rate. There are free resources, which can be used, but there needs to be a place where people can go to access the resources.
- Education and other school alternatives are all located downtown.
- Employment and education opportunities are lacking (GED has been removed from our communities).

“We want people to re-educate. People drop out of school because of inadequate housing and childcare” (Focus group participant).

### **Programs**

- The “Wrap Around Program worked well but it was cut. The program was about building community and community based programs. It was about values, voice choice, and integration of services. It fit with the Aboriginal paradigm and worldview. It ran for three years working on the front line with families that were marginalized. It looked at barriers like access to laundry and hygiene. They were involved in the world’s largest round dance. They held a gathering at Wanuskewin. A family was dumpster diving and we spent a week living in a tipi with them here. There were 200 families involved in this program” (Focus group participant).
- The Bent Nail Tool Co-operative. This program provided access to maintenance workshops and tools at low or no cost.

### **Support for Youth**

- Children between the ages of 8 to 10 years are often left alone.
- The inner city has the highest rates of poverty and no day care.
- Poverty is a big industry in this neighbourhood.
- Another issue is sexually exploited girls. The girls go back to school after they work the corner in the morning.

### **Strategies for Improved Quality of Life**

Participants also identified the need for strategies to assist families to have a better quality of life, for example, a safer neighbourhood, access to varied services, include:

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### **Access to Education**

- Cultural education should be available for everyone. The community consists of residents of various cultural backgrounds.

### **Access to Services**

- Transportation services are restrictive due to location and the cost of riding the bus. A bus pass coalition (group) has advocated for reduced costs for bus passes. As well, residents indicate that some taxi drivers will not go into the Pleasant Hill neighbourhood.
- People have to leave neighbourhood to access services needed services such as grocery and laundry services. There is no grocery store in the neighbourhood. There are no laundry facilities in the neighbourhood. The nearest grocery stores and laundry facilities require access to transportation.
- Drug coverage. Some drugs are covered and others are not which impact low-income households.
- It is difficult and often times dangerous to walk with children to get to distant services.
- Better coordination between services providers is required.
- There is an issue of children who come from impoverished, drug addicted families. “We see three generations of ‘weakened families’, for example, grandmothers working to support and raise their grandchildren” (Focus group participant).

Pleasant Hill has varied services, which include education, religion, childcare, city transportation, laundry, and recreation. Education services consist of the elementary schools of St. Mary’s and Pleasant Hill. There are no high schools in the neighbourhood but there are high schools in bordering neighbourhoods. Medical facilities/ services include: St. Paul’s hospital, a local private practice, a walk-in clinic, as well as a chiropractic office. Religious services consist of St. George Ukrainian Catholic Cathedral, St. Mary’s Roman Catholic Church, and the Avalokitevara Buddhist Temple. Spadina Childcare service is available at St. Paul’s hospital. The city transit services Pleasant Hill with City Bus #2 and City Bus #11. Laundry services include the Home Style Laundromat. There are four parks: Fred Mendel, Pleasant Hill Recreation Unit, D. L. Hamilton, and Steve Patola (City of Saskatoon, 2003). The issue of access to services in the area are strongly tied to issues of transportation and access to childcare.

### **Access to Services for Individuals with Mental Illnesses**

- Services for those affected with mental illness are limited. There are no service providers that will transport mentally ill people to their required services.

- 
- Disability and money issues. Landlords will not rent to mentally ill people, so they must live in the inner city in order to access centrally located services. They struggle to pay utility bills. They may get stabilized, but then will receive no support for continuing medication. They need someone to talk with them.

### **Increase Police Presence**

- Police are biased. There is a sentiment that the police do not respond fast enough in the area, or treat the residents with respect. to the area. “ The inner city needs more Indian officers involved and they should be on foot, which would allow them to walk and they would seeing more. Maybe without a gun but with a distinctive badge” (Focus group participant).
- There should be an enhanced community priority for policing.
- Community policing should include a safe walk program as well as specific measures to deal with the sex trade.

### **Remove Criminal Activity**

- Prostitution. We need to see prostitution moved out of the residential areas into the business area. The activity needs to get away from homes.
- There is a correlation with certain houses and gangs. There are 31 active gangs. The gang activity needs to be removed.

### **Safe Neighbourhood**

- “We need to enhance the community, in activities such as ‘meet your neighbour’ events. Need to maintain contact with each other” (Focus group participant).
- “We need a safer neighbourhood. Part of the issue is weakened families strategies. We need to build families and build the sense of community” (Focus group participant).

Residents of Pleasant Hill are concerned with the crime of their neighbourhood. Criminal activity includes assaults, sexual assaults, prostitution, vandalism, drug trafficking, and theft. The most common issue by the Pleasant Hill residents is that their neighbourhood is unsafe. Criminal activity reduces the quality of life; affecting the social well-being of the Pleasant Hill neighbourhood (City of Saskatoon, 2003). In comparison with other Saskatoon city neighbourhoods, Pleasant Hill has a high number of reported criminal incidents (703 incidents) (City of Saskatoon, 2003:81).

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The following list shows the safety goals and strategies for the Pleasant Hill neighbourhood:

- Ensure Pleasant Hill is a safe place to live and work.
- Reduce the perception of Pleasant Hill as an unsafe neighbourhood.
- Eliminate the occurrence of prostitution in the neighbourhood.
- Foster a long term community-based, cooperative approach to neighbourhood safety and crime prevention through environmental design.
- Foster an improved relationship between Pleasant Hill community and Saskatoon Police Services.
- Recognize and coordinate the supports within the community that exist to improve overall neighbourhood well being.
- Enhance and monitor the effectiveness of new initiatives to improve safety over time in Pleasant Hill.
- Limit the number of pawnshop businesses.
- Ensure that all residents in Pleasant Hill are informed about what to do in the event of an emergency (emergency operation plan) (City of Saskatoon 2003:78)

## **Gaps in Affordable Housing Programming**

Residents identified gaps in the various affordable housing programming and identified solutions on how could these gaps be filled.

- Examine slum landlords, social services organizations that portray community development but have other agendas.
- Provide rent controls to cap rent.
- Provide ongoing support while families are developing confidence and capacity to build independence.
- Provide accurate information to counteract negative perceptions or misinformation on issues such as housing subsidies, housing programs, and so on.
- Financial and political circles need to embrace a new language of investment in people and community.

- 
- Remove education gaps; everyone benefits from a higher educational rate.
  - Need more rental units. It can be difficult for renters to obtain mortgages to purchase a house considering the high utility bills and structural problems. For example, housed with poor impact those with no income; they cannot afford to fix the problem.
  - Create a programs that has a maintenance fund (becomes a loan) for new homeowners or homeowners on limited budgets.
  - Educate the residents to obtain and use tools to properly maintain their properties.
  - Inform and educate to remove negative perceptions about residence in the neighbourhood. “Potential employers don’t like address; the address is problem. Living in the neighbourhood can be a hindrance despite work experience, education, and ability to work” (Focus group participant).

The subpopulations of the youth, the physically disabled, those with special needs, those with unidentified needs, and seniors require certain housing specifics.

The housing needs of the special needs and physically disabled is an area that requires attention. Those with special needs and the physically disabled encounter challenges within their daily lives. Long-term shelter and programming that encourage healing, encouragement, and supportive is required by special need populations. There is no adequate affordable supportive housing for the physically disabled and special needs populations (City of Saskatoon 2003:4).

The housing needs for youth is another area identified by the Updated Saskatoon Community Plan (2003). The needs of youth can be better met within a group setting as opposed to independent living. Programs and projects offering peer support are underway within the community and replication of such endeavours will occur in housing projects (City of Saskatoon 2003:3).

Single room occupancy is another area for development as there are individuals who require referrals and those who may not find housing because of an identified special need (City of Saskatoon 2003). A single room occupancy residence that provides flexibility in terms of length of stay, amenities provided, and rent charged is required for this subpopulation (City of Saskatoon 2003:4).

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## Assistance from Organisations

Organisations that participated in the focus groups offered the following comments on the level of involvement that their representative organisation could have in improving access to adequate and affordable housing and improving quality of life for Pleasant Hill residents.

- Providing high level or high need programming such as co-operative homeownership and affordable rental program (currently 1 apartment exists in the neighbourhood for high needs), transitional housing (five young moms in one residence), Youth Lodge (for ten young men), and the Bent Nail Tool Co-operative.
- The community has been researched, and there are different initiatives such as housing and rentals program, but residents want to pursue home ownership.
- It is important for the community to have a voice and have representation. The ‘voice’ of the community must come from within the community; the people should come from the community, live and work in the community. The concern is that outsiders tend to speak for the community and say what is best for the community, when the residents already know what they need.
- Programs have been set up without the community involvement, for example the needle exchange. The community should be consulted before the vans come in; this is not occurring. As such there is an increased presence of discarded needles and people seeking or using needles.
- There are slum landlords (that don’t live in the community) and social services organizations that portray a community development agenda, but have other hidden agendas that serve as a detriment to the community and the programming in the community.
- There should be rent controls and a control or cap on utilities.

## Policy Implications

Residents and organisations identified that changes to the existing programming and structure would require changes in policies at many levels (in programs and services offered by community boards to all levels of government). These policy implications are briefly addressed below.

- Residents on government assistance, such as social assistance, pension benefits or training allows, or residents with low income require higher incomes. Specifically the Shelter Allowance for social assistance recipients should be adjusted.

- 
- Incentives for maintaining good rental should be offered for both tenants and landlords.
  - Remove the notion that the 18 year old is able to leave home; young adults remain in the parental home longer. This impacts household income (child tax benefits, goods and services tax benefits, etc.).
  - Influence policy and decision makers who design programs and rules to remove the outdated perspectives and require them to meet families in the area and to see the different needs. Perhaps this would change the way programming and housing projects are currently conceived and implemented.
  - The community-based boards and associations know the people and what they need and the issues of the community. Listen to what they are saying and provide them with assistance and tools to help the community. They are made up of community members.
  - Increase or improve access to schools, conversely, the schools should be involved in the community.
  - Bring a direct interaction from the top to the bottom of the various levels governments. Ensure that all levels of government are accountable, but that the community-based organisations and non-government organisations are accountable as well.

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## **7.0 Recommendations**

Throughout the course of this research project, residents' experiences were similar when attempting to address the issues of quality of life and housing. The following discussion presents recommendations based on research and findings from this project.

### **7.1 Quality of Life**

The research team asked several quality of life questions to determine if residents felt that they had access to services, and while some residents feel they have access they identified the following recommendations:

#### **Transportation**

- Improve access to transportation, through a varied bus route or increased bus route, lower bus fares for residents.
- Improved the relationship with the taxi cab companies who refuse to send cabs to certain addresses in the neighbourhood.

#### **Grocery store**

- Build a grocery store in the neighbourhood. Residents currently have to travel out of the community or purchase goods in convenience stores.
- Improve access to grocery facilities.

#### **Laundry services**

- Build another laundry facility in the community.
- Improve access to laundry facilities.

#### **Improve services for seniors**

- Provide a centre for seniors to access services and not have to travel out of the community.
- Provide access for seniors that do have to travel out of the community.

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### **Remove criminal activity**

- Remove the prostitution, drug trade, criminal activity, and gang presence. All these activities are related and contribute to fear, negative perceptions of the community, and impact on the community residents' sense of safety.
- Remove the presence of needles. Residents (including children) deal with dirty and used needles daily.

### **Improve services for children**

- Provide more and varied options for subsidized day care.
- Provide safe accessible places for children.

### **Increase police presence**

- Increase police presence through actions such as more patrols in the community.
- Improve response time.
- Improve race relations.

### **Provide education opportunities**

- Encourage a higher educational rate for residents, thus improving literacy and enhancing opportunities for employment.
- Provide access to educational facilities.
- Provide support and advocacy for residents who are pursuing educational opportunities.

## **7.2 Home Ownership**

The residents provided the following recommendations regarding home ownership:

### **Offer a variety of programs**

- Offer low-income homeownership programs geared towards singles, seniors and families.

- 
- Offer co-operative housing options.
  - Offer a rent-to-own program option.
  - Offer a sweat equity program option.

### **Controls or caps**

- Provide rental controls or caps on rent and increases to rent.
- Provide controls or a cap on utilities. A house may be affordable, but residents have to pay high utility costs which impacts on their overall household costs.

### **Centralized Advocacy Centre**

- Provide a central service-multi-sector centre to house a library, housing information, advocacy and support, and resource centre.
- Provide supportive housing opportunities in conjunction with coordinated services and program delivery.

### **New, Affordable Housing**

- Create new, affordable housing units to meet the needs for adequate and affordable housing.

Most of the recommendations focus on improving access to services and increasing options for programs. The neighbourhood has a challenge in providing programs and services to a diverse community whose needs encompass a wide range of programs and services in order to provide a suitable quality of life, and secure adequate and affordable housing.

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## 8.0 Conclusion

The Pleasant Hill neighbourhood consists of a community of close-knit residents.

The safety issue was evident as the research team observed daily criminal activities, unsupervised children, children not in school, people afraid to walk in their community without threat to their personal safety. The conditions of fear and distrust paint a picture of residents as suspects or potential victims. Children, youth and women cannot walk around the neighbourhood because johns approach them. Seniors are afraid of walking to the bus for fear of being attacked or robbed. Children and youth are victims or perpetrators of criminal activity. Needles and condoms are regularly found in school grounds and public parks.

We found that most residents wanted to stay in their neighbourhood, but they wanted the criminal activity to leave. We found residents who in spite of these daily activities brought forth solutions for their community. We heard how homeownership is needed, supported and encouraged. We heard how rental controls should be examined to allow for strategies in adequate and affordable housing.

This project sought to understand the patterns of homeownership and renting, location and type of housing, and home maintenance and repair of housing. The research was focused on residents in low-density housing. The houses were modest in size – approximately 800 to 900 square feet on average. There were incidences of overcrowding.

There was a difference between homeowners and renters in the area of home maintenance and repair. Renters were more likely to take training in home maintenance compared to homeowners who would not take training. We found homeowners with access to individuals with skills and knowledge around home maintenance and repair or they had prior experiences with home maintenance and repair and would do the work themselves.

We heard from the residents about their solutions for adequate and affordable housing in their neighbourhood. The residents saw homeownership as a way of stabilizing their neighbourhood by assisting those with low incomes (including singles not just families) to obtain a stable environment. We heard how utility bills have displaced people from their homes as the rent/mortgage is affordable but the utility bills were not. The taxes were also seen as not reasonable considering the costs and the value of the property compared to other neighbourhoods.

We found that both groups were satisfied with their housing but not with the criminal activity in their neighbourhoods. Most renters were comfortable with asking their landlords to fix their homes. We found that renters and homeowners that have been living in the neighbourhood for quite some time, wanted to remain in their neighbourhood and

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their current home. The majority of renters wanted to own their own place and would buy in the Pleasant Hill neighbourhood.

Residents in the community offered insights and recommendations for their community. As experts of their community, their voices and their experiences comprise the bulk of the content of this report. Their commitment to their community, their resilience in the face of fear and crime, and their strength was humbling for the research team.

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## **Appendices**

The following documents are referred to in this report and are appended in this section:

Appendix A. Project Information

Appendix B. Resident Questionnaire

Appendix C. Focus Group Questions

Appendix D. Consent Forms

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## Appendix A. Project Information

## **Research Project Information**

April 20, 2004

Dear Pleasant Hill Resident:

The Saskatchewan Indian Institute of Technologies (SIIT) Research Team is conducting research in the Pleasant Hill neighbourhood of Saskatoon, SK. The purpose of this project is to study the patterns and influences of homeownership and renting in the Pleasant Hill neighbourhood of Saskatoon. Your address was selected from a random sample of all addresses in the Pleasant Hill neighbourhood. You are invited to participate in this research project by completing a questionnaire. The collected information will be analysed and the results will be summarised in a formal report.

The questionnaire should take about 30 minutes to complete. An SIIT Researcher will come to your residence to oversee completion of the questionnaire. If you are not at home when the researchers visit, a callback notice will be left in your mailbox. Researchers will follow-up with one return visit. Researchers will be in your neighbourhood in mid-May 2004.

A resident's focus group will be held after all the questionnaires are completed. You may be invited to participate in the focus group. The focus group provides an opportunity for residents to discuss in-depth issues relating to housing and renting in the neighbourhood.

We are required to obtain your consent to conduct the interview. **Personal information is not required** on the questionnaire (or in the focus group). All information that you provide is **disclosed for this research project only**; personal information will not be shared outside the SIIT research department. Consent forms will be stored separately from the completed questionnaires and focus groups. All questionnaires and consent forms will be stored in sealed envelopes until June 30, 2005. At this time, all sealed information will be shredded. You have the right to withdraw from this research at any point.

Your contribution is valued and will be respected by the researchers. Upon completion of the questionnaire, you will be offered an honorarium of \$10 (ten dollars) as a token of our appreciation for participating in the research project.

If you do not want any researchers to visit your home and conduct the research, please advise our office as soon as possible. The telephone number is provided below. If you have any questions or concerns about this research project, contact:

Darlene Lanceley, Coordinator, Planning and Development  
Planning, Research and Development Department  
Saskatchewan Indian Institute of Technologies  
100-103A Packham Avenue  
Saskatoon, Saskatchewan S7N 4K4  
244-4460 (local)  
1-877-282-5622 (toll-free in Saskatchewan)

Thank you for contributing to this research project.

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## Appendix B. Resident Questionnaire

**SIIT, Planning, Research and Development Department**  
**Patterns and Influences of Home Ownership and Renting in Pleasant Hill**

**- Participant Questionnaire -**

Interviewee Identification Number: \_\_\_\_\_ Date of Interview: \_\_\_\_\_

Interviewer Initials: \_\_\_\_\_

**Purpose:**

The purpose of this survey is to determine the patterns and influences of home ownership and renting in the Pleasant Hill neighbourhood in Saskatoon, SK. This survey consists of three parts. Part A asks questions about you. Part B asks questions about your current housing situation. Part C asks questions about your neighbourhood.

**Time:**

This survey should take about **25** minutes to complete.

**Part A: General Background**

You do not have to provide any names or identify any people in this questionnaire. This section of this survey asks general questions about you.

1. Gender (by observation):
  - Female
  - Male
  
2. Are you considered the head of the household?
  - Yes
  - No ----- If no, who is the head of the household? \_\_\_\_\_
  
3. What ethnic group do you identify with?
  - \_\_\_\_\_
  - Aboriginal >  Status FN;  Treaty FN;  Non-status FN;  Metis;  Inuit
  
4. From the list, select your age range:
  - under 19 years of age
  - between 20 and 29 years of age
  - between 30 and 39 years of age
  - between 40 and 49 years of age
  - between 50 and 59 years of age
  - over 60 years of age
  
5. What is the highest level of schooling you completed?
  - Less than grade nine
  - Some high school
  - High school diploma
  - Some college or university
  - College graduate (one to two year program/certificate or diploma)
  - University graduate (three to four year program/degree)
  - Post-graduate diploma/certificate/degree

**SIIT, Planning, Research and Development Department**  
**Patterns and Influences of Home Ownership and Renting in Pleasant Hill**

**- Participant Questionnaire -**

6. From the list, select your total annual household income (from all sources before deductions) range:
- under \$10,000 per year
  - between \$10,000 and 19,000 per year
  - between \$20,000 and 29,000 per year
  - between \$30,000 and 39,000 per year
  - between \$40,000 and 49,000 per year
  - over \$50,000 per year
7. What are your sources of monthly income? (Check all that apply.)
- |   |   |
|---|---|
| <input type="checkbox"/> Full time employment   | <input type="checkbox"/> Child tax benefits (family allowance)    |
| <input type="checkbox"/> Part time employment   | <input type="checkbox"/> GST                                      |
| <input type="checkbox"/> Casual labourer  | <input type="checkbox"/> Child support                            |
| <input type="checkbox"/> Self-employment  | <input type="checkbox"/> Relatives/partner/friends                |
| <input type="checkbox"/> Social Assistance  | <input type="checkbox"/> Food vouchers/stamps                     |
| <input type="checkbox"/> Student Assistance (training/living allowance or student loan) | <input type="checkbox"/> Panhandling                              |
| <input type="checkbox"/> Employment Insurance   | <input type="checkbox"/> Other sources of income. Identify: _____ |
| <input type="checkbox"/> Pension benefits (retirement, disability, veterans, etc.)      |   |

**Part B: Current Housing Situation**

This section of this survey asks questions about your household.

8. How long have you lived in this neighbourhood? \_\_\_\_\_ months; \_\_\_\_\_ years
9. How long have you lived in your current place? \_\_\_\_\_ months; \_\_\_\_\_ years
10. What type of household/home do you live in?
- |  |  |
|--|--|
| <input type="checkbox"/> House (single detached, all levels) | <input type="checkbox"/> Suite in a house (any level)    |
| <input type="checkbox"/> Apartment                           | <input type="checkbox"/> Rooming house (room in a house) |
| <input type="checkbox"/> Townhouse                           | <input type="checkbox"/> Shelter                         |
| <input type="checkbox"/> Duplex                              | <input type="checkbox"/> Other (identify): _____         |
11. How many rooms are in your place? \_\_\_\_\_ (do not include closets, hallways, or outside buildings)
12. How many bedrooms are in your place? \_\_\_\_\_
13. How many adults usually live in your place? \_\_\_\_\_
14. How many children under age 18 live in your place? \_\_\_\_\_
15. What is the relationship of the adults and children to you? (e.g. spouse, your children, nieces/nephews, brother/sister, parents, etc.)
16. Do you rent or own your home?
- rent ----- Go to question **17**.
  - own ----- Go to question **28**.

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**- Participant Questionnaire -**

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**RENTERS**



17. What percentage of your gross (before taxes) monthly income goes toward your household payment (rent, insurance, etc.)?

\_\_\_\_\_

18. Is your rent subsidized?  
 Yes ----- Go to question 18a.  
 No

18a. What agency subsidises your rent? \_\_\_\_\_

19. Do you share the costs of rent with anyone else in the household?  
 Yes  
 No

20. What are the monthly payments for utilities (i.e. electricity, heat, water) for your place?

\_\_\_\_\_

21. What is the general condition of your place?  
 Good (does not need repairs)  
 Fair (could use some minor repairs)  
 Bad (requires major repairs)

21a. If your place is in need of repairs, describe the repairs that are needed.

21b. Will you make the repairs yourself?  
 Yes  
 No ----- Go to question 21c.

21c. Will your landlord make the required repairs?  
 Yes  
 No ----- Go to question 21d.

21d. Explain why you think your landlord will not make required repairs?

21e. In your opinion, is a professional contractor required to make the repairs?  
 Yes  
 No

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22. Overall, are you satisfied with the condition of your place?

- Yes
- No

23. Do you feel comfortable asking your landlord to make any repairs in your place?

- Yes
- No ----- Go to question 23a.

23a. Explain why you don't feel comfortable asking your landlord to make repairs.

24. Have you taken any training to learn how to maintain your place?

- Yes ----- Go to question 24a.
- No

24a. What training have you taken?

25. Would you take training to learn how to maintain your place?

- Yes
- No

26. Does your place meet your household's overall needs?

- Yes
- No ----- Go to question 26a.

26a. Describe your household needs.

27. Do you want to own your own place?

- Yes ----- Go to question 27a
- No ----- Go to question 38.

27a. Would you buy a place in this neighbourhood?

- Yes
- No

>>>>> Go to question 38.

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**- Participant Questionnaire -**

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**HOME OWNERS**



28. Do you owe on a mortgage for your home?

Yes ----- Go to question 28a.

No ----- Go to question 30.

28a. When will your mortgage be paid in full? \_\_\_\_\_ months; \_\_\_\_\_ years

29. Did you obtain your home with assistance from a program?

Yes ----- Go to question 29a.

No

29a. What program(s) assisted you with purchasing your home?

30. What percentage of your gross (before deductions) monthly income goes toward your household payment (mortgage, insurance and taxes)?

\_\_\_\_\_

31. Do you share the costs of the household payment with anyone else in the household?

Yes

No

32. What are the monthly payments for utilities (i.e. electricity, heat, water) for your place?

\_\_\_\_\_

33. What is the general condition of your place?

Good (does not need repairs) ----- Go to 34.

Fair (could use some minor repairs) ----- Go to 33a.

Bad (requires major repairs) ----- Go to 33a.

33a. If your place is in need of repairs, describe the repairs that are needed.

33b. Will you make the required repairs?

Yes ----- Go to question 34.

No ----- Go to question 33c.

33c. Explain why not?

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33d. In your opinion, is a professional contractor required to make the repairs?  
 Yes  
 No

34. Overall, are you satisfied with the condition of your place?  
 Yes  
 No

35. Have you taken any training to learn how to maintain your place?  
 Yes ----- Go to question 35a.  
 No

35a. What training have you taken to learn how to maintain your place?

36. Would you take training to learn how to maintain your place?  
 Yes  
 No

37. Does your place meet your household's overall needs?  
 Yes ----- Go to question 38.  
 No ----- Go to question 37a.

37a. Describe your household needs.

**Part C: Your Neighbourhood**

This section of this survey asks questions about your neighbourhood.

38. How long do you intend to stay at your current place?  
 \_\_\_\_\_ months;  \_\_\_\_\_ years;  do not know;  refuse to respond

39. Do you plan to move in the near future?  
 Yes ----- Go to question 39a.  
 No ----- Go to question 40.

39a. When do you plan to move? \_\_\_\_\_

39b. Why do you plan to move?

40. Where did you live before moving to your current place? \_\_\_\_\_

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**- Participant Questionnaire -**

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41. What type of household/place was it?

- |  |  |
|--|--|
| <input type="checkbox"/> House (single detached, all levels) | <input type="checkbox"/> Suite in a house (any level)    |
| <input type="checkbox"/> Apartment                           | <input type="checkbox"/> Rooming house (room in a house) |
| <input type="checkbox"/> Townhouse                           | <input type="checkbox"/> Shelter                         |
| <input type="checkbox"/> Duplex                              | <input type="checkbox"/> Other (identify): _____         |

41a. Did you rent your previous place?

- Yes ----- Go to question 42.  
 No ----- Go to question 41b.

41b. Did you own your previous place?

- Yes  
 No

42. What services are available in your current neighbourhood? Check all that apply.

- |   |  |
|---|--|
| <input type="checkbox"/> Employment                 | <input type="checkbox"/> Public transportation (bus, taxi, etc.)     |
| <input type="checkbox"/> Education, schools         | <input type="checkbox"/> Laundry services                            |
| <input type="checkbox"/> Health or medical services | <input type="checkbox"/> Grocery, food bank, food programs           |
| <input type="checkbox"/> Social services            | <input type="checkbox"/> Recreation activities/services or parks     |
| <input type="checkbox"/> Aboriginal services        | <input type="checkbox"/> Cultural, spiritual or religious activities |
| <input type="checkbox"/> Childcare services         | <input type="checkbox"/> Other (describe) _____                      |

43. Are the services you need easy to access in your neighbourhood?

- Yes  
 No ----- Go to question 43a.

43a. If no, explain what services you require but cannot access.

44. Is there evidence of the following activity in your neighbourhood?

- |  |   |
|--|---|
| <input type="checkbox"/> Gang activity | <input type="checkbox"/> Sale of alcohol or drugs |
| <input type="checkbox"/> Vandalism     | <input type="checkbox"/> Prostitution             |
| <input type="checkbox"/> Drug use      | <input type="checkbox"/> Neglect                  |
| <input type="checkbox"/> Alcohol use   | <input type="checkbox"/> Other (describe) _____   |

45. Do you feel safe in your current neighbourhood?

- Yes  
 No ----- Go to question 45a.

45a. Explain why you do not feel safe in your neighbourhood.

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**- Participant Questionnaire -**

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46. Overall, do you like living in your neighbourhood?

Yes

No ----- Go to question 46a.

46a. If no, explain why you do not like your neighbourhood.

47. Do you have family or close friends in this neighbourhood?

Yes

No

48. What would you need to stay in your home for the next five to seven years?

49. What do you recommend to agencies/organisations in order to meet the needs of, and provide services to, families and/or individuals that require affordable housing?

50. Would you be interested in participating in a focus group to discuss some issues relating to affordable housing?

Yes ----- Provide participant with a focus group invitation.

No

*Thank you for participating in this survey.*

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Patterns and Influences of Home Ownership and Renting in Pleasant Hill**

**- Participant Questionnaire -**

**Participant Honorarium Distribution Form**

**Title of Project:** Patterns and Influences of Home Ownership and Renting in Pleasant Hill

I will accept the \$10 (Ten Dollars) honorarium once this interview is completed.

I will not accept the \$10 (Ten Dollars) honorarium.

\_\_\_\_\_  
Signature/Initials of Participant

\_\_\_\_\_  
SIIT Researcher

For Office use:

Is Interview Complete  $\Rightarrow$  Yes / No

Honorarium distributed: Yes / No

If Interview is Incomplete  $\Rightarrow$  Explain why the interview is incomplete:

Initial of Staff Researcher \_\_\_\_\_  
-----

Percentage of shelter costs per household income: \_\_\_\_\_  
-----

Date of Data input: \_\_\_\_\_ Staff Initial \_\_\_\_\_

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## **Appendix C. Focus Group Questions**

**Patterns and Influences of Home Ownership and Renting in Pleasant Hill**  
**Focus Group Questions - Organisations**  
**- Moderator -**

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Briefly, explain the purpose of the focus group and how the focus group session will operate. Some highlights of the research:

The Pleasant Hill neighbourhood is a working class neighbourhood. Two-thirds of respondents have a total annual income of less than \$29,000. One third of respondents had full-time employment; one third of respondents were on social assistance; one fifth of respondents received child tax benefits. Two thirds of respondents have at least a grade 12 diploma. The majority of renters and homeowners were satisfied with their residences. Household repairs were generally minor; some required extensive work (i.e. black mould). 80% of residents liked living in their neighbourhood; they had family or close friends in the neighbourhood, but residents were also concerned with their neighbourhood, i.e. presence of gangs and criminal activity. Renters are interested in participating in training to repair or maintain their residences.

Briefly address any questions, concerns, or requests for clarification of terms/questions.

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1. What are some strategies for assisting people to obtain “adequate” and “affordable” housing?
2. What are some strategies for assisting families to stay in their home and their neighbourhood? For example, advocacy and support.
3. What are some strategies for assisting families to have a better quality of life? For example, a safer neighbourhood, access to varied services.
4. What are the gaps in the various affordable housing programming and how could these gaps be filled?
5. What level of involvement would your organisation have in improving access to adequate and affordable housing and improving quality of life for Pleasant Hill residents?
6. What are the policy implications, and at what level of government would these policies be addressed.

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## Appendix D. Consent Forms



Saskatchewan Indian Institute of Technologies  
Planning, Research and Development Department

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**Questionnaire Information and Consent Form**

**Title of Project:**

Patterns and Influences of Home Ownership and Renting in Pleasant Hill

**Project Description:**

The purpose of this research is to study patterns and influences of homeownership and renting in the Pleasant Hill neighbourhood of Saskatoon, SK. SIIT Research staff are carrying out this research project.

**Process:**

You are invited to participate in this research project by completing the questionnaire that is provided by a Saskatchewan Indian Institute of Technologies Researcher. The research staff will be wearing SIIT Identification Tags and will bring one copy of the questionnaire to your home to complete. Your participation in this research is voluntary. You can withdraw from the research at any time.

**Risks and Benefits:**

There are no known risks to participating in the research. We request 30 minutes of your time, either in your home or outside your home. Upon completion of the questionnaire, you will be offered an honorarium of \$10 (ten dollars) as a token of our appreciation for participating in the research project. Your contribution is valued and will be respected by the researchers.

**Privacy:**

Your signature/initials on this consent form is required for administration of the honorarium. This consent form will be stored separately from your questionnaire. Any personal information that you provide will be kept confidential; it will not be shared outside of the SIIT research department.

**Use of Information:**

Researchers will review the questionnaire information; findings will be presented in a final report.

Your signature on this consent form means that you agree to the contents of this form.

If you have any questions or concerns about this research project, or about your rights as a participant, contact: Darlene Lanceley, Coordinator, Planning and Development, Planning, Research and Development Department, Saskatchewan Indian Institute of Technologies, 244-4460 (local), or 1-877-282-5622 (toll-free).

Keep the top portion of this form for your records.



**Questionnaire Information and Consent Form**

**Title of Project:** Patterns and Influences of Home Ownership and Renting in Pleasant Hill

I have read the information on the research project. I understand that the purpose of this research is to study the patterns and influences of homeownership and renting in the Pleasant Hill neighbourhood, in the City of Saskatoon, SK. I understand my role as a participant. I understand that my participation in this research is voluntary, and that I can withdraw from this research at any point. I understand that my identity will remain anonymous. I understand that the information gathered from the questionnaire will be used in a final report.

Date of Interview: \_\_\_\_\_, 2004

\_\_\_\_\_  
Signature/Initials of Participant

\_\_\_\_\_  
SIIT Researcher



Saskatchewan Indian Institute of Technologies  
Planning, Research and Development Department

**Focus Group Information and Consent Form**

**Title of Project:**

Patterns and Influences of Home Ownership and Renting in Pleasant Hill

**Project Description:**

The purpose of this research is to study patterns and influences of homeownership and renting in the Pleasant Hill neighbourhood of Saskatoon, SK. SIIT Research staff are carrying out this research project.

**Process:**

You are invited to participate in a focus group to discuss issues of homeownership and renting. SIIT Research staff will be responsible for facilitating the focus group session. The research staff will be wearing SIIT Identification Tags. Your participation in this research is voluntary. You can withdraw from the research at any time.

**Risks and Benefits:**

There are no known risks to participating in the research. We request up to three hours of your time. Upon completion of the questionnaire, you will be offered an honorarium of \$20 (twenty dollars) as a token of our appreciation for participating in the research project. Your contribution is valued and will be respected by the researchers.

**Privacy:**

Your signature/initials on this consent form is required for administration of the honorarium. This consent form will be stored separately from the focus group responses. Any personal information that you provide will be kept confidential; it will not be shared outside of the SIIT research department.

**Use of Information:**

Researchers will review the focus group information; findings will be presented in a final report.

Your signature on this consent form means that you agree to the contents of this form.

If you have any questions or concerns about this research project, or about your rights as a participant, contact: Darlene Lanceley, Coordinator, Planning and Development, Planning, Research and Development Department, Saskatchewan Indian Institute of Technologies, 244-4460 (local), or 1-877-282-5622 (toll-free).

Keep the top portion of this form for your records.



**Focus Group Information and Consent Form**

**Title of Project:** Patterns and Influences of Home Ownership and Renting in Pleasant Hill

I have read the information on the research project. I understand that the purpose of this research is to study the patterns and influences of homeownership and renting in the Pleasant Hill neighbourhood, in the City of Saskatoon, SK. I understand my role as a participant. I understand that my participation in this research is voluntary, and that I can withdraw from this research at any point. I understand that my identity will remain anonymous. I understand that the information gathered during the focus group will be used in a final report.

- I will accept the \$20 (Twenty Dollars) honorarium once this focus group is completed.  
 I will not accept the \$20 (Twenty Dollars) honorarium.

Date of Interview: \_\_\_\_\_, 2004

\_\_\_\_\_  
Signature/Initials of Participant

\_\_\_\_\_  
SIIT Researcher