



MUNICIPAL CENSUS 2010

Acknowledgement

The statistical information summarized in this report by the Regional Municipality of Wood Buffalo has been collected through a partnership between the Regional Municipality of Wood Buffalo, the Population Research Lab at the University of Alberta, and the City of Airdrie.

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Note of Appreciation

The Regional Municipality of Wood Buffalo would like to extend its sincere thanks to the residents of the region for their cooperation during the 2010 Municipal Census. The reporting of this statistical information could not be accomplished without their continued willingness to participate in our annual enumeration. Thank you for counting yourself in.

TABLE OF CONTENTS

Introduction	1
Census 2010	1
Census Data Collection	1
Scope of the Report	1
Population	2
Summary	2
Regional Growth and Oil Sands Investments	3
Growth Patterns	3
Future Growth	3
1.1 Table: Population in the Regional Municipality of Wood Buffalo by Area from 2000 to 2010	4
1.2 Map: Regional Population Profile	5
1.3 Table: Population in Fort McMurray by Area from 2000 to 2010	6
1.4 Map: Fort McMurray Population Profile	7
1.5 Chart: Population in Fort McMurray by Neighbourhood	8
1.6 Table: Percent Population in the Regional Municipality of Wood Buffalo by Area and Gender	9
1.7 Table: Percent Population in Fort McMurray by Area and Gender	9
1.8 Table: Comparison of Percent Population in the Regional Municipality of Wood Buffalo by Age from 2000 to 2010	10
Housing	11
Summary	11
1.9 Table: Average Number of People per Dwelling Type in the Regional Municipality of Wood Buffalo	11
1.10 Table: Average Number of People per Household by Dwelling Type in the Regional Municipality of Wood Buffalo from 2000 to 2010	12
1.11 Table: Average Number of People per Dwelling Type in Fort McMurray	12
1.12 Table: Average Number of People per Household by Dwelling Type in Fort McMurray from 2000 to 2010 ..	13
1.13 Table: Percent Tenancy Distribution in the Regional Municipality of Wood Buffalo	13
1.14 Table: Percent Tenancy Distribution in Fort McMurray	14

INTRODUCTION

2010 Municipal Census

The Regional Municipality of Wood Buffalo (the Municipality) conducts a municipal census to provide timely statistical data about the region and its residents. The census data is used by the Municipality for decisions associated with land use and development as well as regional service delivery. The Municipality also relies on updated data to generate and validate demographic growth forecasts.

Census data collected during the 2010 Municipal Census is not only valuable to the Municipality, but also to other local public sectors. These partners include the Public and Catholic school districts, Keyano College, and the Fort McMurray Public Library. Private sector businesses, industry, and associations also have an interest in current census data for activities such as workforce planning.

The rapid population growth experienced in the municipality during the past decade requires that government grant funding, allocated mainly on a per capita basis, and capital expenditures reflect accurate population figures. Therefore, the Municipality considers the annual municipal census to be an important asset for the region, taxpayers and residents.

Census Data Collection

The 2010 Municipal Census enumerated the Urban Service Area (Fort McMurray) and eight rural communities – Anzac, Conklin, Fort Chipewyan, Fort Fitzgerald, Fort MacKay, Gregoire Lake Estates, Janvier, and Sapræe Creek. The population on the five First Nations reserves located in the municipality were not enumerated.

Data collection took place throughout the region between April 16, 2010 and June 30, 2010. Methods used for the

2010 Municipal Census data collection process included filling out an online census survey via the Municipality's website, in-person interviews at residents' homes by enumerators, and providing information by phone to the census office. Statistical data from secondary sources was provided for some population reporting categories: project accommodations (work camps), hotels/motels, and homeless people.

Prior to 2008, the Municipality only applied the door-to-door enumeration methodology for the municipal census. In order to improve the response rate, the Municipality introduced online enumeration in 2008 as an addition to the traditional door-to-door method. In 2010, the Municipality worked in conjunction with the City of Airdrie to improve the online enumeration method, and launched a more vigorous public advertising campaign to increase the awareness of online enumeration. The overall response rate in the 2010 Municipal Census was 80%. Out of this total response rate, 73% of dwellings were enumerated by the door-to-door method and 27% by online response. The above mentioned methodologies have been approved by Alberta Municipal Affairs.

Scope of the Report

The information in this report contains quantitative data taken from the 2010 enumeration outcomes and secondary data sources, as well as limited analysis. The intent of this report and the information within it is to provide a data source for further analysis.

POPULATION

Summary

Regional Municipality of Wood Buffalo:	
2010 total population	104,338
Growth between 2008 and 2010	1.0%
Average annual growth rate between 2000 and 2010	7.4%
Overall growth since 2000	101%
Fort McMurray:	
2010 total population	76,797
Growth between 2008 and 2010	6.1%
Average annual growth rate between 2000 and 2010	6.1%
Overall growth since 2000	80%
Project accommodations (work camps):	
2010 total population	23,325
Growth between 2008 and 2010	-11.3%
Average annual growth rate between 2000 and 2010	17.1%
Overall growth since 2000	295%
Rural and Hinterland:	
2010 total population	4,216
Growth between 2008 and 2010	9.1% ¹
Average annual growth rate between 2000 and 2010	3.7% ¹
Overall growth since 2000	42 % ¹

¹ The calculation excluded Fort MacKay – see comments on Fort MacKay in Table 1.1.

Regional Growth and Oil Sands Investments

The Regional Municipality of Wood Buffalo has experienced sustained economic growth as a result of the abundant oil sands deposits in the region. The unabated economic growth took place from 2000 until the fall of 2008, when the global financial crisis started. The financial crisis has since slowed population growth in the region. Between 2008 and 2010, the Municipality has seen a 1.0% increase in population over two years, which is lower than the 7.4% average annual growth rate between 2000 and 2010. The annual average growth rate of Canada and Alberta for the same time interval was 1.2% and 2.8%¹, respectively. The

rapid pace of population growth is expected to resume as new oil sands projects come on stream in the next decade.

The connection between population growth and oil sands activity was evident when regional growth stagnated between 1989 and 1999, before the next major investments in the oil sands. The total population growth in Fort McMurray between 1989 (33,698) and 1999 (36,876) was 9.4%. During that same period of time, the oil sands capital expenditures and operating costs increased by 114.5%². During the most recent increase in oil sands

activity, oil sands capital expenditures and operating costs increased by 453.6% (2000-2009)³. Amplified interest in oil sands investment has resulted in a population increase in Fort McMurray of 80% from 42,600 in 2000 to 76,797 in 2010. The fact that oil sands investment has accelerated at a higher speed than the Fort McMurray population could be explained by inflated costs, a higher number of people living in project accommodations, better economy of scale, and out-of-region investment⁴.

Growth Patterns

While the high rate of population growth has been occurring since the late 1990s, what has changed in the last 5 years is the increased numbers of temporary workers that reside in project accommodations. The emergence of work camps as the dominant form of housing for construction workers began in about 2000. Since 2000, the project accommodation population has increased by 295% or an average of 17.1% annually. However, since the global financial crisis, growth in oil sands development has slowed down, which in turn is reflected in a 11.3% decrease of the population living in project accommodation (down from 2008 [26,284] to 2010 [23,325]).

Within the Urban Service Area of Fort McMurray, the neighbourhood of Timberlea has experienced the most growth, from 24,383 in 2008 to 30,594 in 2010 (25.4%). This can be attributed to the construction of new homes in the Eagle Ridge and Stone Creek subdivisions. Most other neighbourhoods have experienced small decreases in population, which in part may be due to migration to Timberlea, a smaller average occupancy per household

due to more available housing, as well as slow-down in oil sands development and employment in the region⁵.

Future Growth

Although the economic downturn temporarily impacted the growth rate of the region, forecasts from the Municipality's Planning and Development Department indicate that the municipality might reach a population of 205,000 by 2028⁶. The population in Fort McMurray is forecasted to increase to 133,000 by 2028⁷. The forecast is based on data from June 2009. The Planning and Development Department is also working on a Project Accommodations study, in conjunction with oil sands industry and the Province of Alberta, will count the number of people living in Project Accommodations within the municipality. This study will be updated regularly and used as a secondary source for future municipal censuses.

¹ Statistics Canada, 2010.

² Canadian Association of Petroleum Producers, 2009.

³ Ibid.

⁴ Further research is required to confirm these statements.

⁵ Further research is required to confirm these statements.

⁶ Regional Municipality of Wood Buffalo Population Forecast, 2009.

⁷ Ibid.

1.1 — Table: Population in the Regional Municipality of Wood Buffalo by Area from 2000 to 2010

Area	2000	2002	2004	2005	2006	2007	2008	2010
Fort McMurray ¹	42,600	47,757	56,111	60,983	61,366	65,400	72,363	76,797
Anzac	446	548	647	685	711	714	837	785
Conklin	219	213	210	242	338	299	372	337
Draper	60	84	141	148	118	185	267	254
Fort Chipewyan	1,036	1,012	1,146	744	915	1,007	1,016	1,261 ²
Fort Fitzgerald	-	30	4	12	4	2	10	8
Fort MacKay ³	399	186	218	104	536	737	862	44 ³
Gregoire Lake Estates	206	184	206	180	285	248	253	248
Janvier	185	143	112	141	218	178	194	195
Mariana Lake	15	11	8	5	9	9	4	0
Saprae Creek	659	603	624	754	728	737	864	926
Hinterland ⁴	122	-	-	-	47	43	8	158
Shadow Population: ⁵	-	-	-	-	-	-	-	-
-Project Accommodation ⁶	5,903	8,063	7,678	9,178	10,442	18,572	26,284	23,325
Total	51,850	58,834	67,105	73,176	75,717	88,131	103,334	104,338

Note: The population does not include on-reserve population.

¹ The work camp, hotel/motel and campground population residing in Fort McMurray are included in the total. See Table 1.3 for a breakdown of population within the Urban Service Area of Fort McMurray.

² The increase in population in Fort Chipewyan is likely due to growth, but also because the enumerators were trained in person in 2010, which may have resulted in more accurate data.

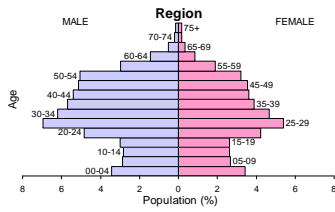
³ The 2010 Municipal Census enumeration for Fort MacKay was only conducted on the off-reserve population. The population that resides on-reserve, including the recent reserve expansion, was not enumerated in 2010 and is thus not reflected in the 2010 census figures. Population figures prior to 2010 reflect both on-and off-reserve population.

⁴ "Hinterland" means sparsely populated region outside of Urban and Rural Service Areas, and does not include Work Camps and Campgrounds. A higher number in 2010 is in part due to better coverage of hinterland areas by enumerators.

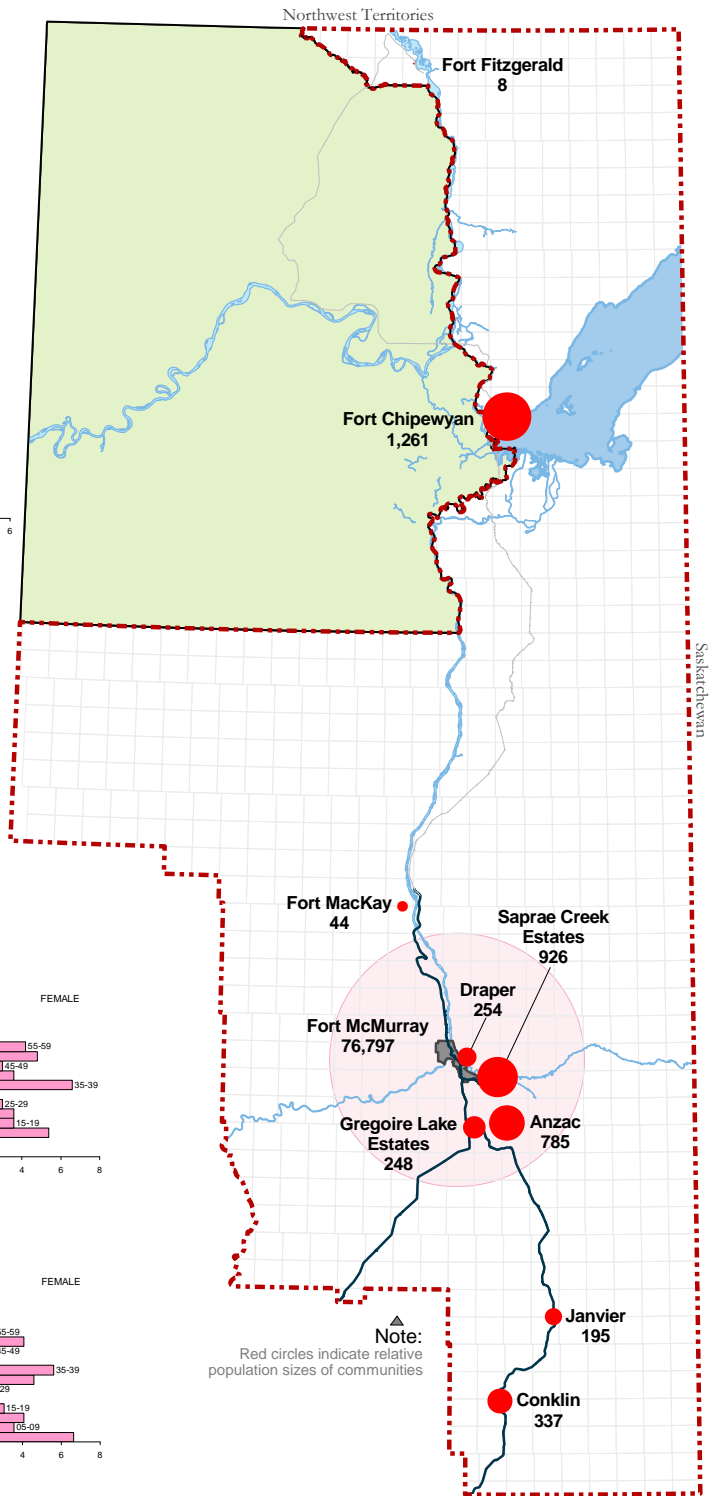
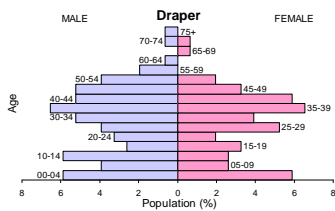
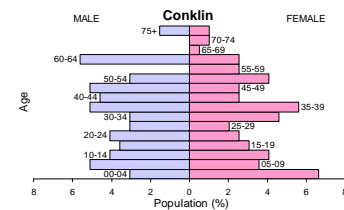
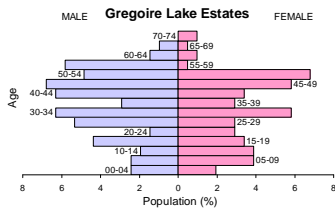
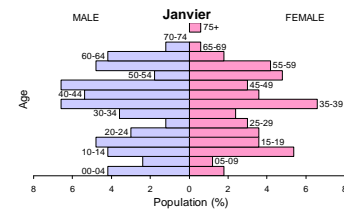
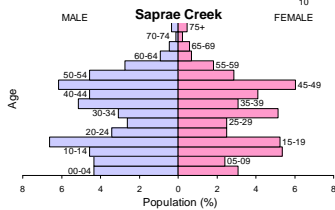
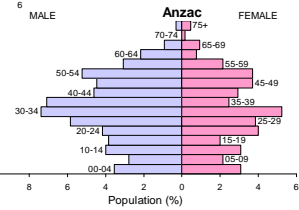
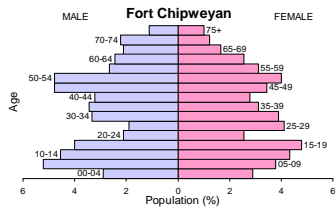
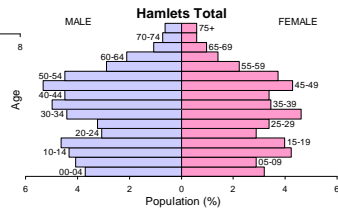
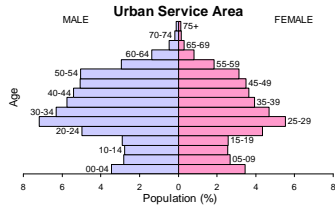
⁵ "Shadow Population" means temporary residents of a municipality who are employed or will be employed by an industrial or commercial establishment in the municipality for a minimum of 30 days.

⁶ Source: The Oil Sands Developers Group, June 2010.

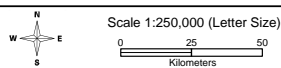
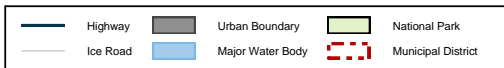
1.2—Map: Regional Population Profile



Population Distribution	
Area	Population
Project Accomodation	23,325
Hinterland	158
Urban	76,797
Rural	4,058
RMWB	104,338



Note:
Red circles indicate relative population sizes of communities



Source: Municipal 2010 Census

Map created by the Geographic Information Systems Branch on November 5, 2010

1.3—Table: Population in Fort McMurray by Area from 2000 to 2010

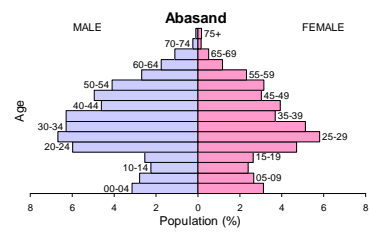
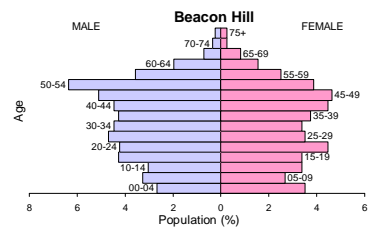
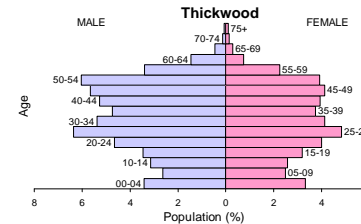
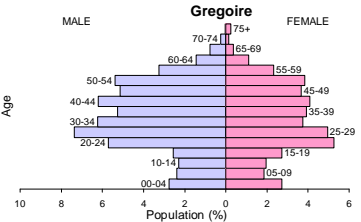
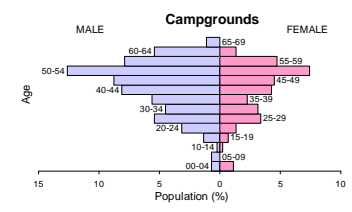
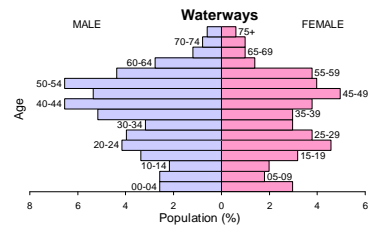
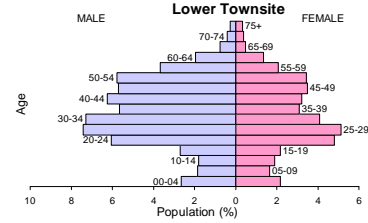
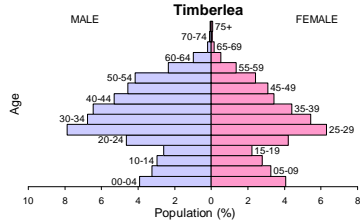
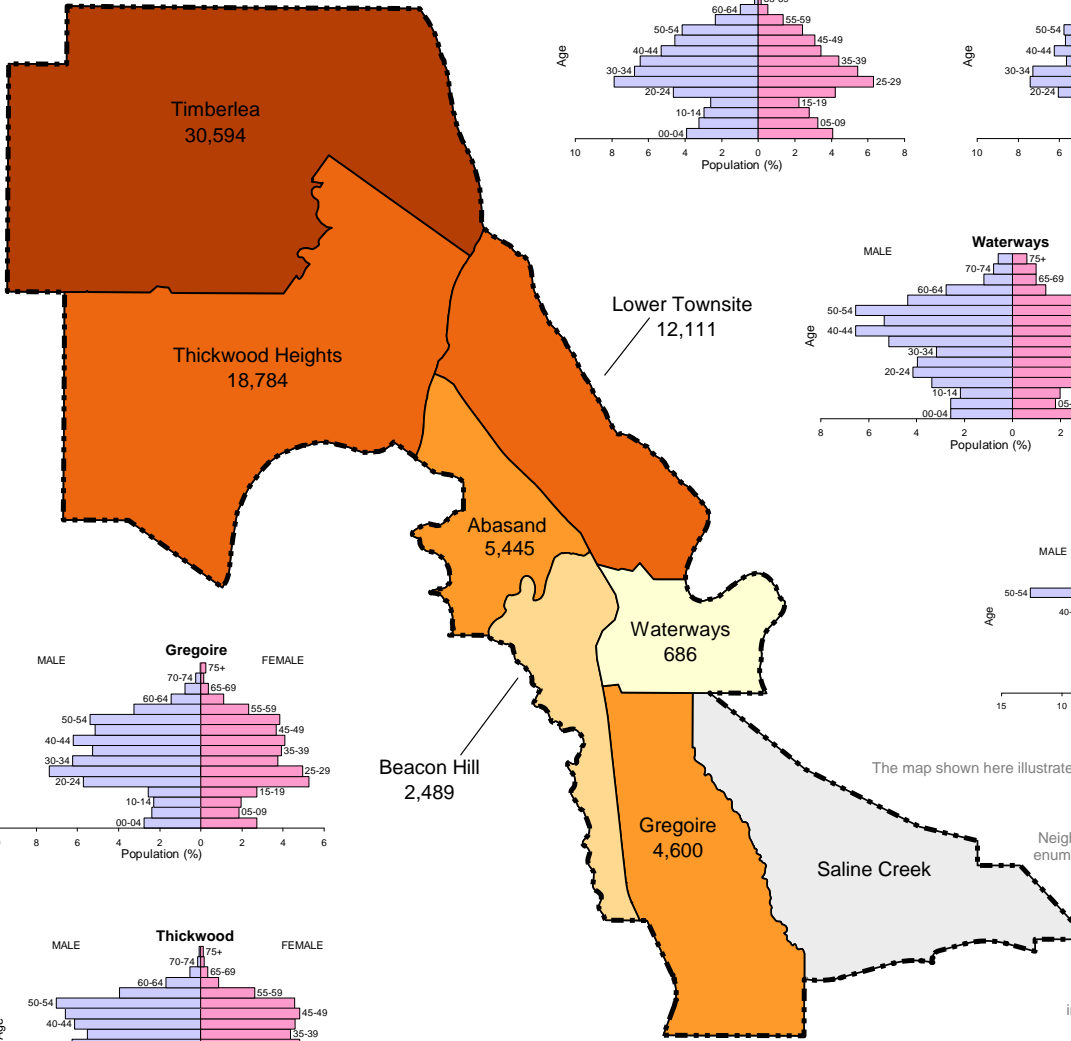
Area	2000	2002	2004	2005	2006	2007	2008	2010
Abasand Heights	4,649	4,061	4,442	5,860	5,608	5,309	5,775	5,445
Beacon Hill	2,336	2,480	2,604	2,461	2,518	2,481	2,545	2,489
Gregoire	3,188	3,856	4,117	4,358	4,658	4,488	4,771	4,600
Lower Townsite	9,561	11,831	13,652	12,260	11,300	11,721	12,474	12,111
Thickwood Heights	15,995	17,015	18,229	18,087	18,247	18,527	19,160	18,784
Timberlea	5,748	7,336	11,605	14,406	15,579	18,900	24,383	30,594
Waterways	679	661	472	718	750	722	755	686
Shadow Population ¹ :	-	-	-	-	-	-	-	-
- Project Accommodation ²	-	-	-	-	-	54	52	-
- Hotels/Motels ²	444	517	990	2,024	1,778	1,423	1,421	850
- Campgrounds	-	-	-	577	523	1,334	586	689
Homeless	-	-	-	232	405	441	441	549 ³
Total	42,600	47,757	56,111	60,983	61,366	65,400	72,363	76,797

¹ “Shadow Population” means temporary residents of a municipality who are employed or will be employed by an industrial or commercial establishment in the municipality for a minimum of 30 days.

² Source: The Oil Sands Developers Group, June 2010.

³ Source: Fort McMurray Housing Needs Count. St. Aidan’s Society for the Regional Municipality of Wood Buffalo, November 2008.

1.4 — Map: Fort McMurray Population Profile



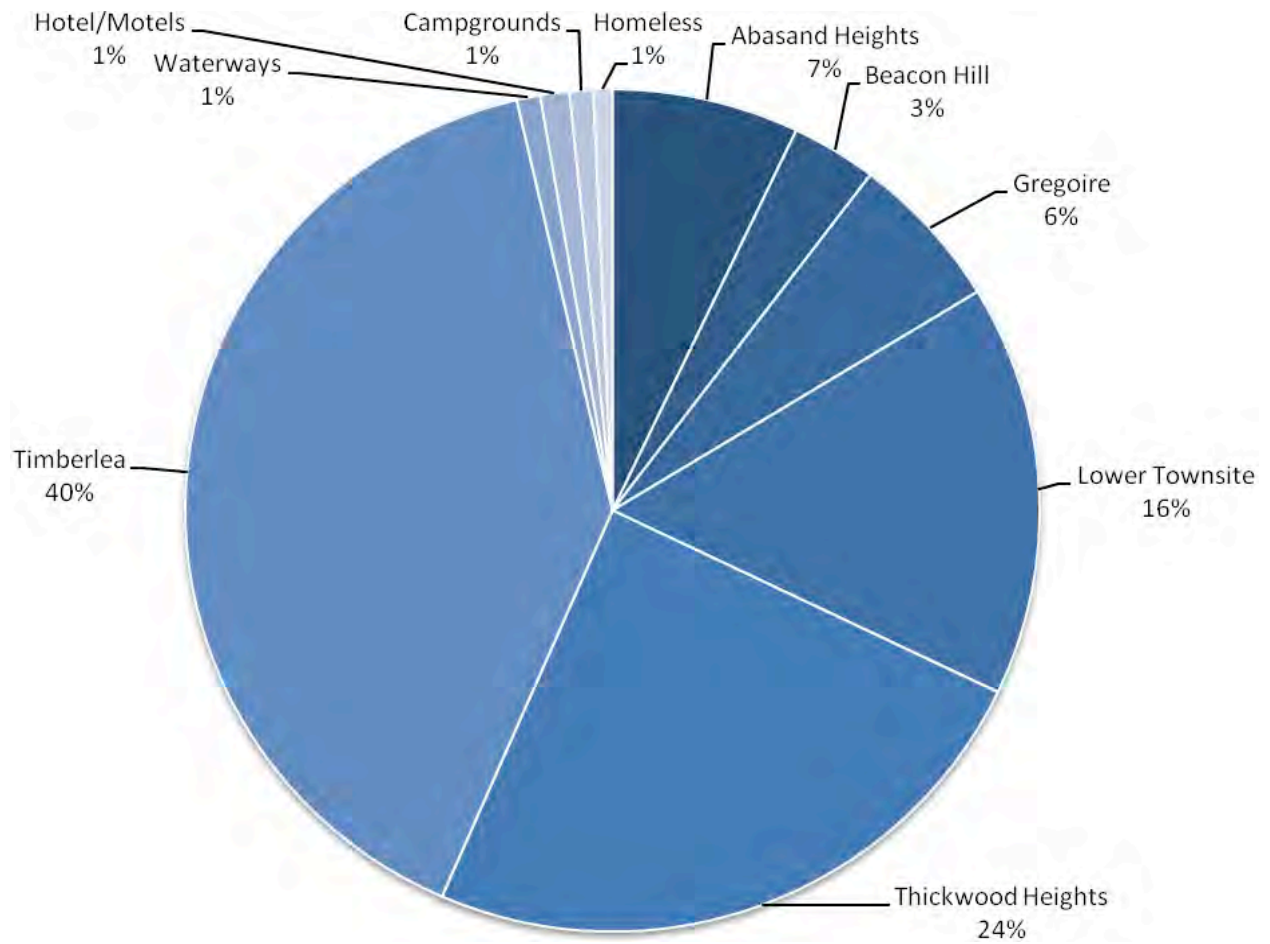
The map shown here illustrates the distribution of population throughout the urban service area.

About the Data
Neighbourhood population pyramids are based on enumerated population only. The overall population number is higher, due to extrapolation methodology (refer to the Introduction chapter in this report).

Population Pyramids
Population pyramids profile the make-up of people in terms of age and gender. These charts provide information that is valuable for understanding the current profile and possible growth path.

Population 				Source: Municipal Census 2010	Map created by the Geographic Information Systems Branch on November 5, 2010 PL0592
Scale 1:100,000 (Letter Size)					

1.5—Chart: Population in Fort McMurray by Neighbourhood



1.6—Table: Percent Population in the Regional Municipality of Wood Buffalo by Area and Gender

Area	2000		2002		2004		2005		2006		2008		2010	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Fort McMurray	53.6	46.4	54.5	45.5	56.8	43.2	55.8	44.2	55.2	44.8	56.9	43.1	57.1	42.9
Anzac	53.7	46.3	54.3	45.7	54.3	45.7	52.2	47.8	52.9	47.1	59.3	40.7	59.1	40.9
Conklin	49.5	50.5	-	-	51.9	48.1	55.7	44.3	56.9	43.1	55.1	44.9	51.0	49.0
Draper	53.3	46.7	-	-	48.6	51.4	53.3	46.7	51.9	48.1	59.3	40.7	55.8	44.2
Fort Chipewyan	51.3	48.7	49.5	50.5	50.9	49.1	51.6	48.4	50.6	49.4	51.0	49.0	50.7	49.3
Fort MacKay	50.9	41.9	50.7	49.3	54.3	45.7	53.3	46.7	58.2	41.8	50	50	66.7	33.3
Gregoire Lake Estates	54.3	45.7	53.8	46.2	56.8	43.2	54.2	45.8	51.7	48.3	53.0	47.0	53.4	46.6
Janvier	53.1	46.9	55.1	44.9	59.8	40.2	53.4	46.6	55.8	44.2	52.4	47.6	53.6	46.6
Saprae Creek	51.9	48.1	51.7	48.3	54.2	45.8	54.9	45.1	53.4	46.6	53.4	46.6	54.0	46.0
Average	53.6	46.4	53.7	46.3	54.9	45.1	53.8	46.2	55.0	45.0	56.7	43.3	57.0	43.0

Note: Age and gender details on project accommodation and hotel/motel population are not included in the above table, as only a population count was conducted for project accommodation and hotel/motel.

1.7—Table: Percent Population in Fort McMurray by Area and Gender

Area	2000		2002		2004		2005		2006		2008		2010		
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	
Abasand Heights	53.9	46.1	55.5	44.5	59.5	40.5	57.1	42.9	55.7	44.3	58.3	41.7	57.9	42.1	
Beacon Hill	51.7	48.3	53.4	46.6	60.4	39.6	54.2	45.8	52.2	47.8	57.0	43.0	54.7	45.3	
Gregoire	53.5	46.5	57.6	42.4	57.2	42.8	55.2	44.8	55.0	45.0	55.7	44.3	52.7	42.8	
Lower Townsite	57.9	42.1	59.1	40.9	53.3	46.7	59.2	40.8	57.9	42.1	58.6	41.4	60.2	39.8	
Thickwood	51.8	48.2	52.3	47.7	54.7	45.3	55.4	44.6	55.2	44.8	57.5	42.5	56.5	43.5	
Timberlea	51.8	48.2	52.1	47.9	53.8	46.2	53.9	46.1	53.7	46.3	55.5	44.5	56.4	43.6	
Waterways	56.7	43.3	59.0	41.0	59.1	40.9	60.9	39.1	60.5	39.5	57.3	42.7	55.4	44.6	
Campgrounds	-	-	-	-	-	-	-	-	-	-	-	-	-	67.1	32.9
Average	53.6	46.4	54.5	45.5	56.8	43.2	55.8	44.2	55.2	44.8	56.8	43.2	57.1	42.9	

Note: Age and gender details on project accommodation and hotel/motel population are not included in the above table, as only a population count was conducted for project accommodation and hotel/motel.

1.8—Table: Comparison of Percent Population in the Regional Municipality of Wood Buffalo by Age from 2000 to 2010¹

Age	2000	2002	2004	2005	2006	2008	2010
0-4	7.3	7.1	7.4	7.1	6.8	6.5	6.9
5-9	8.8	7.8	7.5	7.3	6.8	6.1	5.6
10-14	9.3	8.6	8.6	7.2	7.0	6.2	5.5
15-19	9.2	8.3	8.2	7.6	7.4	6.7	5.6
20-24	7.3	8.5	7.9	8.3	9.0	9.5	9.1
25-29	7.8	8.7	8.3	9.0	9.5	10.9	12.3
30-34	8.4	8.8	8.3	9.1	9.1	9.6	10.9
35-39	9.8	9.0	8.9	8.6	9.0	8.8	9.6
40-44	10.4	10.2	10.1	9.6	9.3	9.2	9.0
45-49	8.6	9.1	9.5	9.9	9.8	9.4	8.7
50-54	6.6	6.9	7.5	8.0	8.0	8.7	8.3
55-59	3.3	3.8	4.3	4.7	4.6	4.6	4.9
60-64	1.5	1.6	1.7	1.9	2.0	2.2	2.3
65-69	0.8	0.8	0.8	0.9	0.9	0.8	0.8
70-74	0.5	0.4	0.5	0.4	0.5	0.5	0.4
75+	0.1	0.2	0.1	0.1	0.1	0.3	0.3

Note: Age and gender details on project accommodation and hotel/motel population are not included in the above table, as only a population count was conducted for project accommodation and hotel/motel.

¹ In some years the total does not equal 100%. This is due to the difference in the exact mathematical value of the numbers and its approximation (due to rounding) used in the above table.

HOUSING

Summary

The housing market in the municipality has a high number of people per dwelling unit. For example, the average household size for a single detached dwelling in the municipality is 3.57 persons, compared to 2.98 in Calgary⁸ and 2.94 in St. Albert⁹. The average number of people per household over time (2000-2010) reveals that the number of people living in the same unit has, overall, not changed noticeably. This suggests that people have not disbursed into new units, even though there were approximately 13,440 housing starts since 2000. More likely, the new units are occupied by citizens moving to the municipality¹⁰. Given the relatively low proportion of the population below the age of 15, this situation can likely be explained by the shortage and high cost of housing in the municipality.

In 2010, the rate of homeownership in the Municipality is 66.7%. While this is lower than some years, it is still relatively high given the high cost of housing. Possible explanations could be that many homeowners rent part of the home¹¹, as some need the additional income to afford the high cost of housing. This would also help explain the higher than average household size mentioned above.

⁸ 2010 Calgary Civic Census.

⁹ 2010 St. Albert Municipal Census.

¹⁰ Further research is required to confirm these statements.

¹¹ During enumeration, if both owner and renters live in a unit, the unit was recorded as owned. This is an issue that requires further research, which the Municipality is currently addressing.

1.9—Table: Average Number of People per Dwelling Type in the Regional Municipality of Wood Buffalo

Area	Single Detached	Townhome	Apartment/Condo	Manufactured Home	Semi-detached
Fort McMurray	3.57	3.20	2.32	2.97	3.34
Anzac	3.68	-	1.25	3.17	-
Conklin	3.81	-	-	3.22	-
Draper	4.12	-	-	3.43	-
Fort Chipewyan	3.15	2.81	1.36	2.98	3.82
Fort McKay	2.82	-	-	3.33	-
Gregoire Lake Estates	3.15	-	-	3.00	-
Janvier	3.43	-	-	2.83	-
Saprae Creek	3.81	-	-	2.55	-
Average	3.57	3.20	2.33	2.98	3.35

Note: In the above table, the averages were calculated in the statistical software SPSS using un-weighted census data. Since the numbers of dwelling units

used in the calculations may vary substantially between neighbourhoods, it is not recommended the neighbourhood averages be added up.

1.10—Table: Average Number of People per Household by Dwelling Type in the Regional Municipality of Wood Buffalo from 2000 to 2010

Dwelling Type	2000	2002	2004	2005	2006	2008	2010
Single Detached	3.13	3.30	3.20	3.30	3.30	3.58	3.57
Townhome	3.31	3.20	3.40	3.10	1.90	3.10	3.20
Apartment/Condo	4.48	2.60	2.50	2.50	2.30	2.27	2.33
Manufactured Home	2.70	3.00	3.10	2.90	2.90	3.05	2.98
Semi-detached	2.76	3.20	3.10	3.30	2.50	3.28	3.35

1.11—Table: Average Number of People per Dwelling Type in Fort McMurray

Area	Single Detached	Townhome	Apartment/Condo	Manufactured	Semi-detached	RV
Abasand Heights	3.57	3.01	2.81	3.00	3.26	-
Beacon Hill	3.52	3.57	-	2.98	4.13	-
Gregoire	3.33	2.43	2.08	3.11	2.67	-
Lower Townsite	3.42	3.60	2.37	2.33	3.61	-
Thickwood Heights	3.50	3.09	2.66	2.60	3.33	-
Timberlea	3.67	3.31	2.12	2.91	3.23	-
Waterways	3.19	1.50	1.00	2.27	1.50	-
Campgrounds	-	-	-	-	-	1.63
Average	3.57	3.20	2.32	2.97	3.34	1.63

Note: In the above Table, the averages were calculated in the statistical software SPSS using un-weighted census data. Since the numbers of dwelling units

used in the calculations may vary substantially between neighbourhoods, it is not recommended the neighbourhood averages be added up.

1.12—Table: Average Number of People per Household by Dwelling Type in Fort McMurray from 2000 to 2010

Dwelling Type	2000	2002	2004	2005	2006	2008	2010
Single Detached	3.57	3.40	3.50	3.30	3.30	3.58	3.57
Townhome	3.25	3.20	3.40	3.10	2.80	3.09	3.20
Apartment/Condo	2.76	2.60	2.70	2.50	2.30	2.26	2.33
Manufactured Home	2.91	3.00	3.10	3.00	2.90	3.03	2.97
Semi-detached	3.19	3.20	3.30	3.40	2.70	3.29	3.34

1.13—Table: Percent Tenancy Distribution in the Regional Municipality of Wood Buffalo

Area	Own	Rent/Lease
Fort McMurray	66.2	33.8
Anzac	81.5	18.5
Conklin	80.8	19.2
Draper	92.3	7.7
Fort Chipewyan	48.0	52.0
Fort MacKay	64.3	35.7
Gregoire Lake Estates	92.5	7.5
Janvier	72.0	28.0
Saprae Creek	97.9	2.1
Average	66.7	33.3

Note: The percent distribution illustrated in the above table is based on the response of people whether

they own or rent the unit they occupy; thus the above information does not reflect type of housing.

1.14—Table: Percent Tenancy Distribution in Fort McMurray

Area	Own	Rent/Lease
Abasand Heights	70.7	29.3
Beacon Hill	77.5	22.5
Gregoire	81.3	18.7
Lower Townsite	32.8	67.2
Thickwood Heights	72.2	27.8
Timberlea	70.7	29.3
Waterways	78.4	21.6
Average	66.2	33.8

Note: The percent distribution illustrated in the above table is based on the response of people whether

they own or rent the unit they occupy; thus the above information does not reflect type of housing.