



ALBERTA AVENUE

NEIGHBOURHOOD HOUSING PROFILE

December 2014

Exploring
housing
options
in the inner city



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INTRODUCTION

REPORT PURPOSE

The primary purpose of the Neighbourhood Housing Profile is to provide a descriptive inventory of housing and socio-economic conditions in Alberta Avenue. This inventory provides a neighbourhood context and a statistical “baseline” to help inform the work of Realizing Housing Potential and provides a resource for the Alberta Avenue community.

The profile will be used during community workshops to engage stakeholders in consultations around the neighbourhood’s key housing needs, issues and possible solutions. The results of these consultations will then influence the development of an Alberta Avenue Neighbourhood Housing Roadmap.

This Neighbourhood Housing Profile was commissioned by the City of Edmonton to fulfill the commitment made in 2012 to complete neighbourhood-based housing assessments in the five neighbourhoods under the three-year non-market housing investment pause (Alberta Avenue, Central McDougall, Eastwood, McCauley and Queen Mary Park). The profile was undertaken by SHS Consulting, ISL Engineering, Urban Strategies Inc. and Soles and Company. The profile was completed in December 2014.

HOW THIS REPORT IS ORGANIZED

Following this introduction, there are three sections to this neighbourhood housing profile:

- **Neighbourhood Context**, which provides an overview of neighbourhood history, culture and active community organizations with impacts on housing outcomes;
- **Socio-Economic Profile**, which examines demographic trends to better understand housing needs and opportunities; and
- **Housing Profile**, which examines housing supply trends and market conditions

REALIZING HOUSING POTENTIAL PROJECT APPROACH

Purpose/Objectives

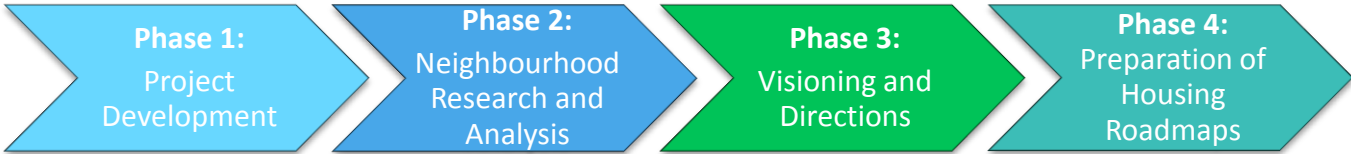
The overall objective of Realizing Housing Potential is to allow stakeholders and the City of Edmonton to identify specific housing policies, programs and pilot projects with strong potential for improving neighbourhood housing conditions in five inner city neighbourhoods: Alberta Avenue, Central McDougall, Eastwood, McCauley and Queen Mary Park. These will be contained in Housing Roadmaps for each neighbourhood that will consider issues and options related to all types of housing across the housing continuum, including both market and non-market housing.

Approach

The Roadmaps are the outcome of a process that incorporates:

- An analysis of housing market conditions, trends, opportunities and constraints, including a visual study of housing stock (published in the five Neighbourhood Housing Profiles);
- A review of current City programs, plans and policies relevant to these neighbourhoods;
- An inclusive public engagement process involving a range of activities; and
- The development of neighbourhood-specific program and policy recommendations outlining long-term and short-term housing actions for the neighbourhood as a whole, along with more detailed housing recommendations for specific opportunity sites and sub-areas.

The Roadmaps are being created in four phases:



Consultation

A vital component in developing a Neighbourhood Housing Roadmap for Alberta Avenue will be the active engagement of local residents throughout the various stages of the project. Several community engagement methods have been incorporated into the study process to date, including interviews with community leaders, stakeholder workshops and neighbourhood meetings.

NEIGHBOURHOOD CONTEXT

NEIGHBOURHOOD HISTORY

Located within Edmonton's inner city, Alberta Avenue is one of the city's older residential neighbourhoods. It dates back to 1894, a time when Edmonton had about 1,000 residents. In 1894, a two block area between what is now 90th and 92nd Streets was subdivided out of the dense bush. At the time, this area was a part of the "Village of North Edmonton," which lay outside Edmonton's town limits.

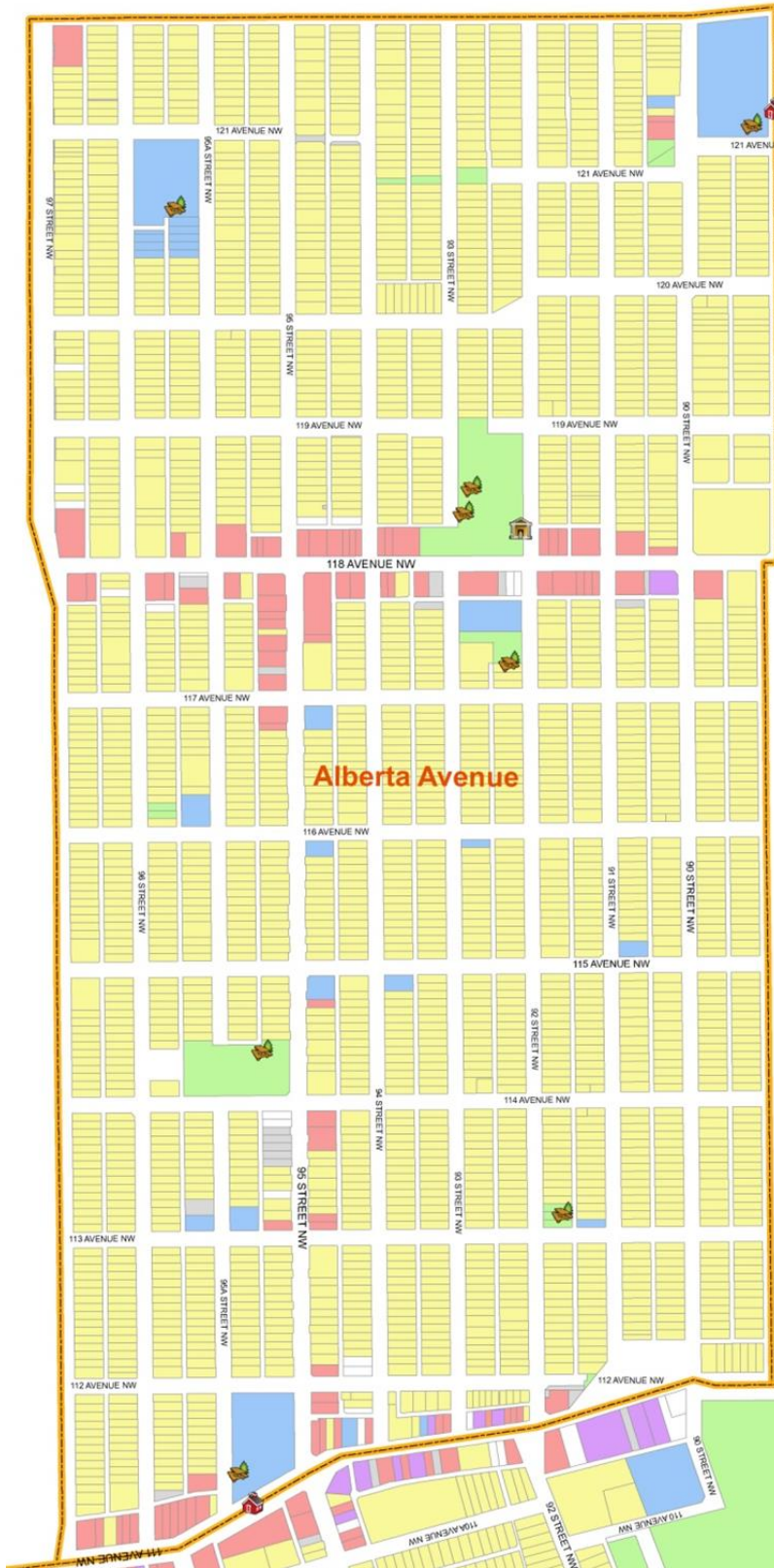
This first small pocket of housing remained quite isolated until 1906, when a major portion of what is now known as Eastwood was subdivided. The Alberta Avenue area developed in a more piecemeal fashion between 1906 and 1912 as Edmonton's real estate brokers and speculators capitalized on the "land boom" which was sweeping the prairies during this period. This rapid growth period of Edmonton and its surrounding areas peaked around the year 1912 by which time the basic physical layout of Alberta Avenue had been established. (City of Edmonton, Neighbourhood Profile, 2010).

Originally a working class community composed of families with children and many schools, the neighbourhood changed as families moved to the suburbs over the last half century. Now, the neighbourhood is transitioning from a typical "inner city" to again become a desirable place to live and raise children. Housing is more affordable here than in most of Edmonton and more families are moving here. Revitalization efforts, coming from the community, arts groups and the City, are making neighbourhoods such as Alberta Avenue more attractive to families. (Rat Creek Press, 2014)

Close to the city's downtown, the area today contains a large proportion of small residential lots with housing styles ranging from small bungalows to larger two-stories that face streets lined with large trees. A strong commercial element exists along three of its major traffic corridors – 118th Avenue, Norwood Boulevard (111th Avenue) and part of 95th Street. (City of Edmonton, Neighbourhood Profile, 2010).

CULTURE/KEY LANDMARKS/CHARACTERISTICS

Alberta Avenue has numerous parks and playgrounds, a few soccer fields and baseball diamonds, a fire station, a community league, a library and two schools. There are also numerous bus stops. (City of Edmonton, Neighbourhood Map, 2014). The neighbourhood is also within proximity (three to five blocks outside of neighbourhood boundary) to Capital Care Norwood, Norwood Extended Care Centre North, Glenrose Rehabilitation Hospital and Royal Alexandra Hospital.



- | | | | | | |
|------------------|-------------------|-------------|---------------|----------------------|-----------------------|
| Community League | Recreation Centre | Residential | Industrial | Parks and Recreation | Vacant or Undeveloped |
| Playground | School | Commercial | Institutional | Other | |

NEIGHBOURHOOD ORGANIZATIONS

The Alberta Avenue Community League is an active organization in the community. Its mission is to build a healthy, vibrant and connected community by facilitating inclusive programming and social opportunities through responsible caretaking of our facilities and our neighbourhood.¹

Events provided to the community include free skates, community exercise events, pool swims, social events such as games nights, community clubs/groups for various activities, recreational programs and classes, community gardens, farmers' markets, carnivals and festivals.

In addition to the activities of the Community League there are numerous community groups and non-profit organizations contributing to the vibrancy of the neighbourhood. Examples of such organizations include but are not limited to the North Central Interagency Network which includes organizations focused on newcomer support, community building and provision of social supports and the Neighbourhood Empowerment Team (NET), a partnership for crime prevention. The 118th Avenue Neighbourhood Empowerment Team plays an important role in community crime prevention in the neighbourhood. This team is a partnership between the City of Edmonton, the Edmonton Police Service, The Family Centre and the United Way of Alberta. Engaging with residents, businesses and local community groups, the NET team supports crime prevention activities and builds solutions to crime and disorder.

The Alberta Avenue Business Association is also active in promoting revitalization activities in the neighbourhood as well as encouraging residents to shop locally.

OTHER REVITALIZATION ACTIVITIES

Alberta Avenue has been the target of significant municipal investment for revitalization initiatives as well as community mobilization to improve the neighbourhood look and feel. The results of these efforts can be seen in the diverse up and coming commercial hubs along 118th Avenue and Norwood Boulevard and the community big-bin and clean up days that occur on a regular basis. This section provides a partial list of relevant, on-going initiatives in Alberta Avenue.

Avenue Initiative

Alberta Avenue is currently part of the Avenue Initiative, a community-led, City-supported neighbourhood revitalization program that is aimed at transforming this historic area by improving both its social and physical aspects. The City and the community have been working together to improve streets, businesses and green spaces to foster a vibrant community life along 118th Avenue.

¹ Alberta Avenue Community League website (<http://www.albertaave.org/>), 2015.

Neighbourhood Renewal

Revitalization of Alberta Avenue took off in 2008 when the city invested in Alberta Avenue through the Neighbourhood Renewal program to improve the walkability and atmosphere of the neighbourhood. Alberta Avenue was one of the first Business Revitalization Zones where the City repaved the roads, widened the sidewalks, put up new street light poles, planted new trees, etc.

The Neighbourhood Renewal Program is a cost-effective, long-term approach to address Edmonton's neighbourhood infrastructure needs. It involves the renewal and rebuilding of roads, sidewalks and streetlights in existing neighbourhoods and collector roadways. The program balances the need to rebuild in some neighbourhoods with a preventive maintenance approach in others.

The types of neighbourhood renewal work vary depending on the state of infrastructure and include:

1. Preventative maintenance – roads will be resealed to extend their lifespan.
2. Overlay – roads will be repaved and sidewalk panels treated to eliminate trip hazards.
3. Reconstruction – roads will be repaved and streetlights and sidewalks will be replaced.

By effectively combining reconstruction, overlay and preventative maintenance, all of Edmonton's neighbourhoods can undergo improvements within 30 years.

Business Revitalization Zone (BRZ)

Business Revitalization Zones are created at the request of a business community. The Alberta Avenue Business Association and BRZ was formed in 2005 and since then the association has been working to raise the profile of the area's diverse commercial offerings. The Business Association has also strongly encouraged local businesses to utilize the City's Façade Improvement program, which provides grants to business owners to help them cover the costs of improvements to business fronts. The aim of the program is to act as an incentive to conduct building improvements that make streets a more interesting and appealing environment and attract people and businesses to the area.

The city has also invested in the area through the Development Incentive Program, which provides financial incentive to building owners to invest in new development, redevelopment and/or conversion of their properties for mixed-use, multi-unit Residential and/or eligible retail and commercial use storefront occupancy. (Rat Creek Press, 2014)

HOUSING SAFETY AND STANDARDS INITIATIVES

Crime Free Multi-Housing

To help combat crime in multi-housing rental developments, the City and the Landlord and Tenant Advisory Board (LTAB) are working with the Edmonton Police Service on a Crime Free Multi-Housing Program to educate landlords around the principles of Crime Prevention Through Environmental Design.

The goal of the Crime Free Multi-Housing program is to introduce crime prevention techniques to rental property to reduce the likelihood of criminal activity occurring on the premises.

Safe Housing

The City of Edmonton Safe Housing Program ensures healthy and safe housing through a multi-disciplinary committee that conducts coordinated inspection; adjudication and enforcement of minimum standards of health and safety for existing rental residential buildings of 3 or more units that were legally built before April 1, 1974 and are six storeys or less. Inspections proactively target buildings which meet these criteria and are also conducted on a complaint basis.

NEIGHBOURHOOD SCHOOLS

Alberta Avenue has two schools – Delton Elementary School (on the border of Alberta Avenue and Eastwood – Kindergarten to Grade 6) and Norwood Elementary School (on the border of Alberta Avenue and McCauley – Kindergarten to Grade 6).

This section provides an overview of historic enrolment trends for both schools. These trends are important as they are potential indicators of the services and housing mix required by a neighbourhood.

Enrolment²

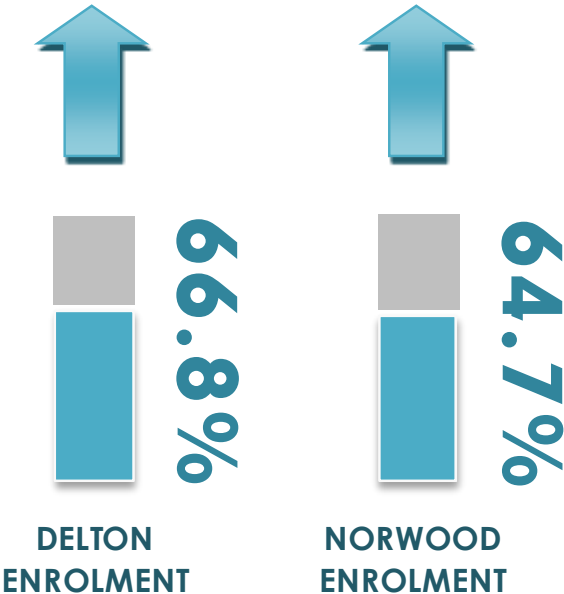
397 students enrolled in Delton Elementary School in 2014-2015.

66.8% increase in students enrolled in Delton Elementary School since 2009.

229 students enrolled in Norwood Elementary School in 2014-2015.

64.7% increase in students enrolled in Norwood Elementary School since 2009.

41% utilization rate (2012-2013).



² Data from the Edmonton Public School Board, utilization rate unavailable for Delton Elementary.

SOCIO-ECONOMIC PROFILE

BACKGROUND

A look at socio-economic trends across the neighbourhood is necessary to better understand housing needs and opportunities. This section provides a demographic profile of Alberta Avenue, including trends in population characteristics, household composition, the employment landscape and income characteristics.

Unless otherwise specified, all data is from Statistics Canada Census Community Profiles (2001, 2006 and 2011) and the Statistics Canada National Household Survey (2011).

POPULATION CHARACTERISTICS

The population characteristics highlighted below indicate that Alberta Avenue’s population has decreased over the past decade, compared to a large increase in population for the City of Edmonton as a whole. However, Alberta Avenue still has similar proportions of youth and seniors to the City. East Asians and Southeast Asians are the largest minority groups³ and immigrants comprise over a quarter of the population. Over half of the neighbourhood’s population does not have a college or university degree, compared to less than half of the City as a whole. Attainment of higher education in Alberta Avenue has grown over the past decade though. In terms of neighbourhood stability data (length of residency), there is a similar proportion of residents who have lived in their current residence for less than a year when compared to the City overall.

Population Highlights by Age

Total neighbourhood population of **6,370** in 2011.

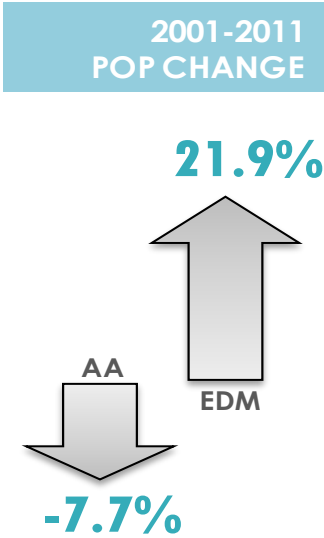
7.7% decrease in population from 2001 to 2011.

0.8% of the City of Edmonton’s population resides in Alberta Avenue, as of 2011.

20.2% of neighbourhood population under the age of 20 in 2011⁴, down from **24.7%** in 2001.

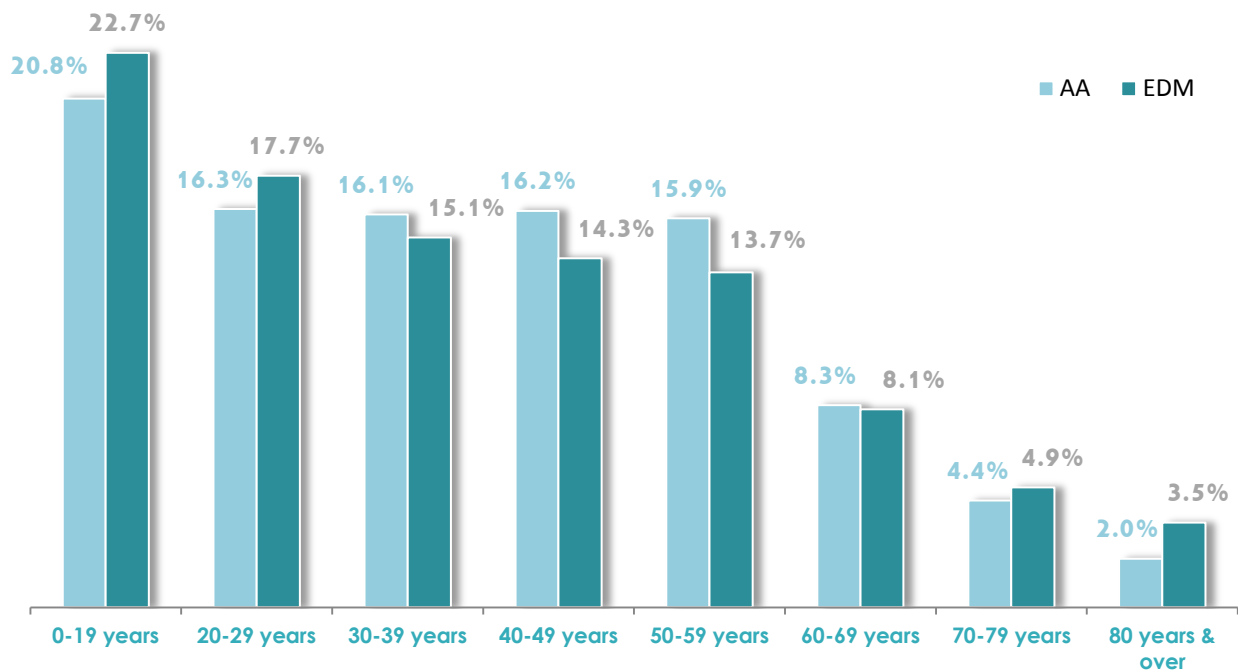
10.2% of neighbourhood population 65 years and over in 2011, up from **9.4%** in 2001.

Comparatively, for the city as a whole, **22.7%** of the population was under the age of 20 in 2011. **11.7%** of the city-wide population was over the age of 65.



³ Statistics Canada minority group terminology used for this study.

⁴ 2011 Census data not available by age, therefore 2011 data is from City of Edmonton 2012 Municipal Census.



Ethnicity and Immigration

485 identified as Aboriginal in 2011 (**7.6%** of the total neighbourhood population), down **26%** since 2001.

The largest minority groups were East Asians at **11.6%** and Southeast Asians at **10.3%** of the total population.

0.8% decrease in immigrants from 2001 to 2011, to reach **28.2%** of neighbourhood population.

52.8% of immigrants in 2011 were from Asia.

29.4% of immigrants in 2011 were from Europe.

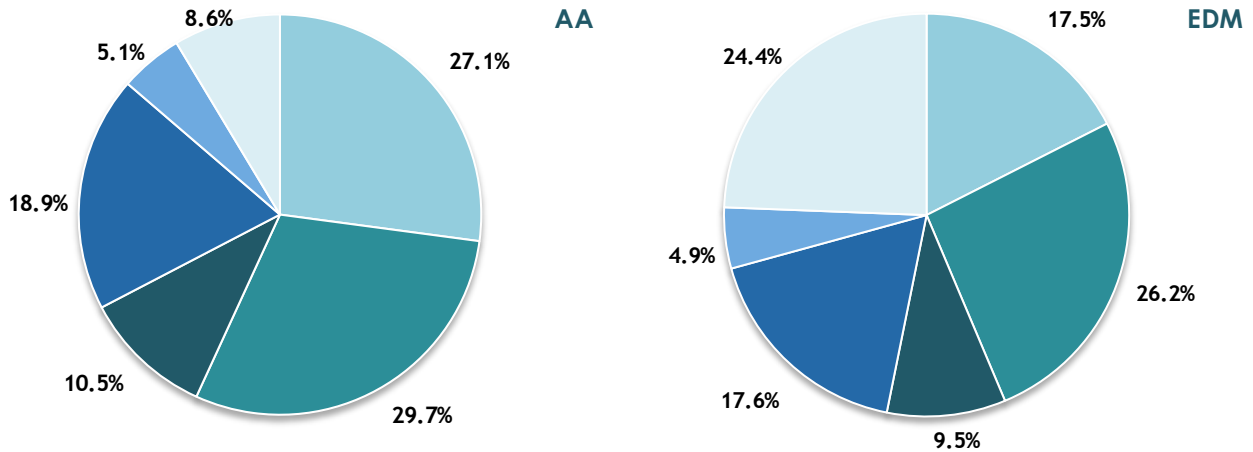
11.4% of immigrants in 2011 were from the Americas.

Language

The most commonly spoken non-official languages were Cantonese, at **5.9%**, and Vietnamese, at **5.3%** of the total population.

Education

29.7% of the population's highest level of education in 2011 was a high school diploma or equivalent (with the number of residents in this category up **45.4%** since 2001).



- No certificate, diploma or degree
- High school diploma or equivalent
- Apprenticeship or trades certificate or diploma
- College, CEGEP or other non-university certificate or diploma
- University certificate or diploma below bachelor level
- University certificate, diploma or degree at bachelor level or above

27.1% have no certificate, diploma or degree (with the number of residents in this category down **41.6%** since 2001).

18.9% of the population have a college, CEGEP or other non-university certificate or diploma (with the number of residents in this category up **66.9%** since 2001).

Term of Residence⁵

42.4% of the neighbourhood's population have lived at their current address for five years or more and just **14.7%** have lived at their current address for less than one year, as of 2014.

Comparatively, for the city as a whole, **40.7%** of the population have lived at their current address for five years or more and just **12.7%** have lived at their current address for less than one year, as of 2014.

⁵ Data from City of Edmonton 2014 Municipal Census.

HOUSEHOLD CHARACTERISTICS

An examination of household characteristics indicates that Alberta Avenue has a similar average household size as the City of Edmonton, as well as very similar proportions of one-person households. One-tenth of the neighbourhood's population are lone parents and another fifth are couples without children. Furthermore, more than half of household maintainers were over the age of 45 years and in particular between the ages of 45 to 64 years. Just over a third of residents are renters, which is the same proportion as the city.

% OF ONE-PERSON HOUSEHOLDS



Household Size and Type

2,750 total households in 2011.

2.4 average household size, compared to **2.5** for the City of Edmonton.

33.2% of total households were one-person households.

20.3% of total households were couples with children.

20.1% of total households were couples without children.

13.8% of total households were lone parents.

2.5% of total households were multi-family households.

10.0% of total households were non-family, two-or-more person households.

Age of Household Maintainer⁶

41.7% of household maintainers in 2011 were under the age 45 years.

26.4% of household maintainers were aged 45 to 54 years.

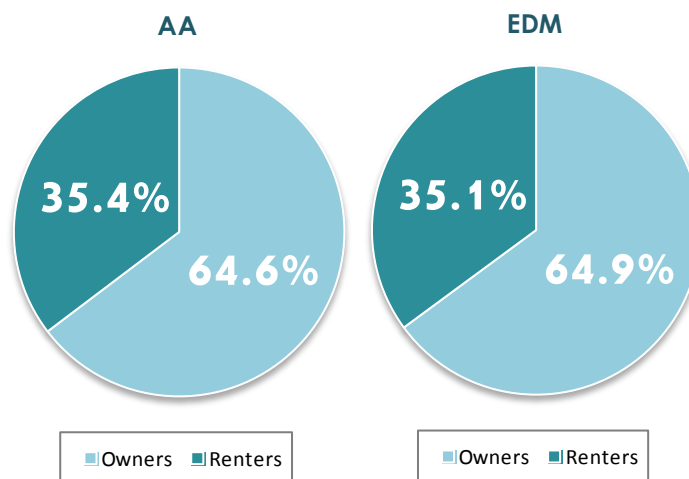
16.8% of household maintainers were aged 55 to 64 years.

15.1% of household maintainers were seniors aged 65 years and older.

Tenure

35.4% of households in 2011 were renters, with the number of residents in this category down **14.1%** from 2001.

The number of owners rose **8.2%** for the same time period.



⁶ This census data is only available for 2011.

EMPLOYMENT

Employment data illustrates that Alberta Avenue has a similar labour participation rate to the City of Edmonton as a whole, but a notably higher unemployment rate. The neighbourhood's unemployment rate has not changed much over the past decade and the City's overall unemployment rate has been relatively stagnant as well. The top occupations are sales and service; trades, transport and equipment operator; and business, finance and administration occupations, which is similar to the City overall – although Alberta Avenue has a notably higher percentage of residents in sales and service and trades, transport and equipment operator occupations and a lower percentage in business, finance and administration occupations.

City of Edmonton Economic Overview

The overall economic outlook for Edmonton in 2013 was very good, as Edmonton and the Capital Region's recovery in employment and incomes since 2009 contributed to strong job growth in construction, manufacturing, logistics and professional services. Much of this job expansion over the last few years can be largely associated with energy investments in the northern half of the province. Therefore, even as conditions in the international environment slowed in early 2013, the City and region's annual growth projected for 2013 when adjusted for inflation was in the range of 3.5% to 4.5%. For 2014, housing, retail sales and personal services are expected to play leading roles in job creation.

There are still several risks present however. The growth of the local economy is increasingly dependent on consumer spending and housing, therefore a down-turn in consumer confidence could have a major impact on economic activity. A sharp correction in housing markets elsewhere in Canada could also spook local potential home buyers and discourage house sales and residential construction. (City of Edmonton, Economic Outlook, 2013)

In terms of housing construction in particular, there were very strong levels of permits issued in 2013 and with the recent increase in the long-term growth trend, 2014 is expected to be another solid year for Edmonton's construction sector. Furthermore, the City of Edmonton has been working with the development industry to enhance its planning and approval processes in order to address the rising demand for new construction activity in a timely and cost-effective way. (City of Edmonton, Indicators – Building Permits, 2014).

Alberta Avenue Economic Overview

In view of the City's positive economy, the environment appears to be favourable to bringing new development to Alberta Avenue. This positive economic growth also has the potential to lead to more gainful employment and provide opportunities to address economic challenges.

There are concerns, however, that the growing economy is benefiting only some of the population and is resulting in rising rental rates, low vacancies and a lack of new rental housing development. These issues are causing challenges for individuals and families of low and moderate income who are struggling to find appropriate housing. Local developers have also commented about the high costs involved in trying to produce good quality infill housing in

mature inner city neighbourhoods, which adds to the challenge of providing a full range of housing for all household types and income levels.

Labour Force Participation

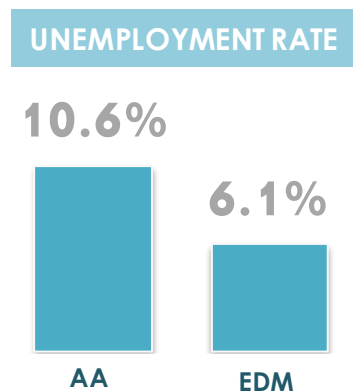
69.8% of the population aged 15 years and older in 2011 participated in the labour force, with the number of residents in this category up **5.0%** from 2001.

Comparatively, **72.7%** of the City's population as a whole participated in the labour force in 2011.

Unemployment

10.6% of the population aged 15 years and older in the labour force in 2011 was unemployed, compared to **10.8%** in 2001.

6.1% of the population aged 15 years and older in the labour force was unemployed in 2011 in the City overall.



Top Occupations

The most common occupations of residents in 2011 were sales and service occupations at **29.9%**, trades, transport and equipment operator occupations at **24.7%** and business, finance and administration occupations at **11.3%** of the total population.

The most common occupations for the City as a whole in 2011 were sales and service occupations at **23.0%** and business, finance and administration occupations at **17.1%** and trades, transport and equipment operator occupations at **16.9%**, of the total population.

INCOME

An analysis of income data shows that Alberta Avenue has notably lower average and median individual and household incomes than the City as a whole, although the neighbourhood's average and median income levels have grown much faster over the past decade than the City's. The proportion of neighbourhood households earning less than \$30,000 has decreased over the last decade, but still comprises nearly a third of households. The incidence of low-income after tax is also higher than the City overall.

Average and Median Individual Income

\$32,564 was the average individual income for residents in 2011, up **74.8%** from 2001 compared to a **59.8%** growth for the City as a whole.

\$46,571 AVERAGE EDMONTON IND INCOME
\$35,363 MEDIAN EDMONTON IND INCOME

\$26,385 was the median individual income for residents in 2011, up **68.4%** from 2001 compared to a **60.9%** growth for the City as a whole.

Average and Median Household Income

\$60,825 was the average household income in 2011, up **64.4%** from 2001 compared to a **57.5%** growth for the City as a whole.

\$90,340 AVERAGE EDMONTON HH INCOME
\$72,248 MEDIAN EDMONTON HH INCOME

\$52,911 was the median household income in 2011, up **78.8%** from 2001 compared to a **54.7%** growth for the City as a whole.

Household Income Ranges

29.6% of households earned less than \$30,000 in 2011, down from **50.5%** in 2001.

27.3% of households earned between \$30,000 and \$60,000 in 2011, down from **30.1%** in 2001.

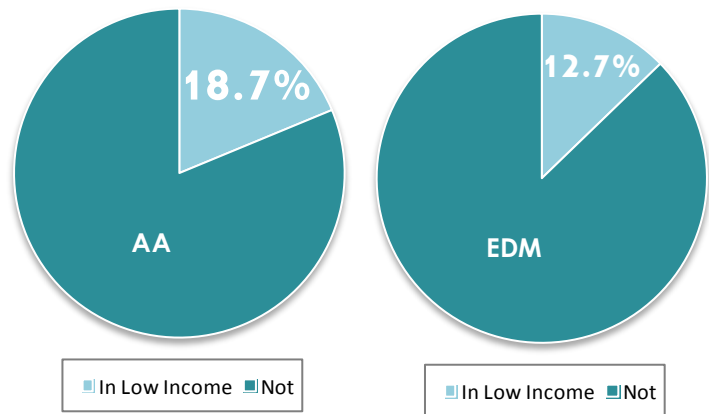
43.1% of households earned more than \$60,000 in 2011, up from just **19.4%** in 2001.

\$33,517 maximum annual household income cut-off in 2014 for a 1-person household living in housing funded by Cornerstones, the City's Affordable Housing Program⁷

⁷ Cornerstones grant recipients must adhere to a maximum income threshold based on household size when renting their unit (secondary, or garage suite or Cornerstones new construction affordable housing unit). For more information, refer to *Cornerstones: Edmonton's plan for affordable housing* on www.edmonton.ca.

Incidence of Low Income⁸

18.7% of the population was in low-income in 2011, according to Statistics Canada's after-tax low-income measure (LIM-AT).



⁸ For the 2011 National Household Survey (NHS), low-income statistics are presented based on the after-tax low-income measure (LIM-AT). This measure is not related to the low-income cut-offs (LICO) presented in the 2006 Census and prevalence rates are conceptually not comparable. Because of the sensitivity of certain income indicators to differences in methodology and response patterns, direct comparisons to establish trends with low-income estimates from other household surveys, administrative programs or the 2006 Census are discouraged. The prevalence rates observed in the NHS at the national level are generally 1 to 2 percentage points higher than seen for similar concepts in other programs. However, analysis of the NHS data suggests that it is valid to compare low-income data for different sub-populations within the NHS (i.e., for different geographic areas or demographic groups). For more information, refer to the Income Reference Guide, National Household Survey, Catalogue no. 99-014-X2011006.

HOUSING PROFILE

BACKGROUND

An examination of housing supply trends in the neighbourhood is critical to understanding the ability of the local market to meet needs over time and achieve a healthy and well integrated balance. This section provides an overview of recent housing activity, including a profile of the neighbourhood's dwelling types, rental and ownership housing stock, non-market housing stock and housing affordability.

HOUSING SUPPLY TRENDS

As can be seen below, Alberta Avenue's dwellings are mainly single-detached dwellings, with approximately a tenth apartments in low-rise buildings and another tenth in detached duplexes. These trends are not that dissimilar to those seen in the City overall. The majority of the dwellings were constructed prior to 1960 and nearly a quarter are in need of major repair, which is much higher than the City overall.

Total Dwelling Units

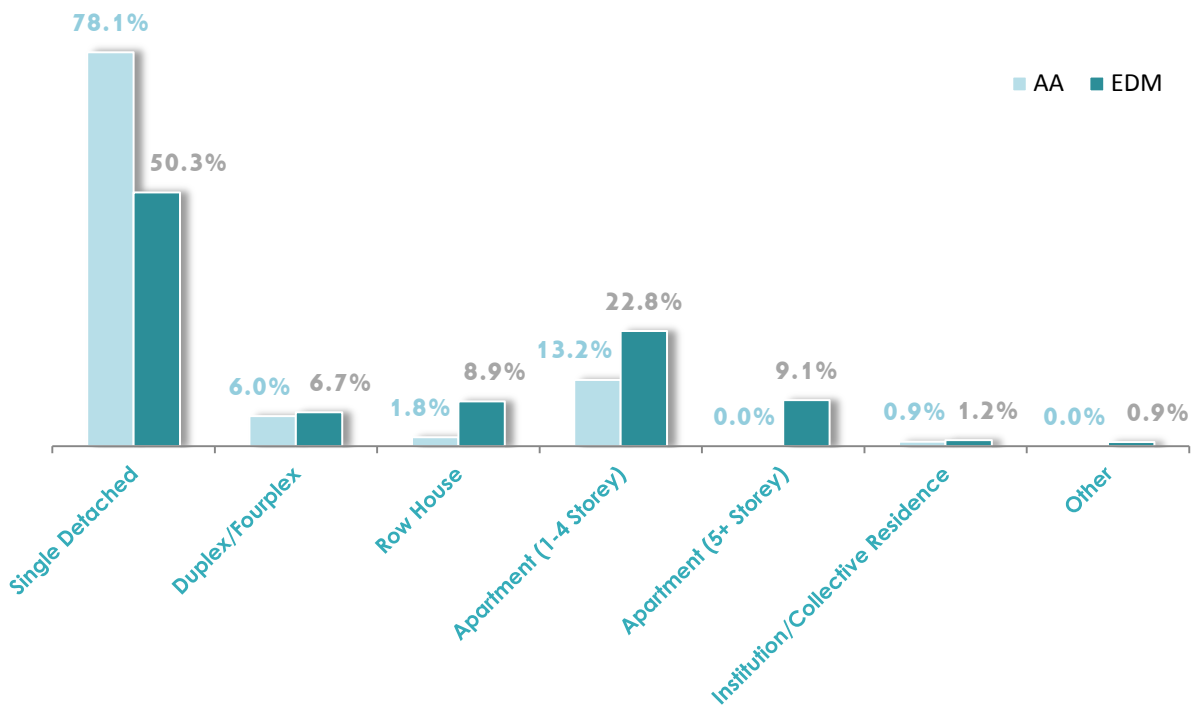
3,769 total occupied dwellings in the neighbourhood in 2014.⁹

Dwelling Type Breakdown

As of 2014 the neighbourhood is made up primarily of single-detached homes (**78.1%**).

There are a number of apartments (both rental and ownership units) in buildings less than five-storeys (**13.2%**), some duplexes (**6.0%**) and minimal row houses (**1.8%**) and institution/collective residences (**0.9%**).

⁹ Data from the City of Edmonton 2014 Municipal Census.



Condition and Age of Housing

72.8% of the neighbourhood's dwellings were constructed in 1960 or earlier.

11.8% of the neighbourhood's dwellings were constructed between 1961 and 1980.

6.5% of the neighbourhood's dwellings were constructed between 1981 and 1990.

24.7% of the neighbourhood's dwellings require major repairs¹⁰, compared to **7.1%** for the City of Edmonton's total dwellings and **10%** for mature neighbourhoods.

Property Status¹¹

75.8% of the neighbourhood's dwellings are occupied compared to **92%** city-wide.

8.2% of the neighbourhood's dwellings are unoccupied **5%** city-wide.

16.0% of the neighbourhood's dwellings are no longer in use **3%** city-wide.

¹⁰ The need for and degree of repair required is self-reported by Statistics Canada Census respondents.

¹¹ Data from City of Edmonton 2014 Municipal Census.

PRIVATE RENTAL HOUSING

As can be seen, the average monthly shelter cost for rented dwellings in Alberta Avenue is notably lower than for the City as a whole. Average monthly shelter cost for rented dwellings have risen significantly in the past decade.

Average Market Rent

\$887 was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011, compared to **\$534** in 2001.



Rental Vacancy Rate

The Canadian Mortgage and Housing Corporation publishes rental vacancy rates for various zones in Edmonton. Alberta Avenue is included in CMHC Zone 10.¹²

In 2013, the rental vacancy rate for a two bedroom apartment in CMHC Zone 10 was **3.2%**. In comparison, the rental vacancy rate for a two bedroom apartment in Edmonton as a whole was **1.2%**.

OWNERSHIP HOUSING

Average house prices in Alberta Avenue have risen significantly since 2005 and at higher rates than the city as a whole. The number of sales of single-detached homes have dropped however, whereas sales of duplexes and townhouses have risen.

Average Resale House Price

\$225,188 was the average resale price for a single-detached home in the neighbourhood in 2013, an increase of **86.4%** from 2005 (\$120,778).¹³



\$292,614 was the average resale price for duplex or townhouse in the neighbourhood in 2013, an increase of **86.2%** from 2005 (\$157,167).¹⁴

¹² Zone 10 includes Alberta Avenue, Eastwood and twenty other surrounding neighbourhoods in the north east.

¹³ Data from the City database of MLS sales in Central Edmonton (2014).

¹⁴ Data from the City database of MLS sales in Central Edmonton (2014).

In comparison, from 2005 to 2013, the average residential house price¹⁵ in Edmonton increased **77.9%** (from \$193,934 to \$344,977).

\$217,139 was the average dwelling assessment¹⁶ in the neighbourhood in 2013, compared to **\$365,138** for the City as a whole for single-family homes.

Number of Sales¹⁷

104 single-detached home sales in 2013, which is down **41.6%** from 2005 sales.

7 duplex/townhouse sales in 2013, which is up **133.3%** from 2005 sales.

NON-MARKET HOUSING

Non-market housing is most commonly associated with the provision of rental housing through government subsidies for households with low incomes who would otherwise not be able to afford housing in the private rental market. The presence of an adequate amount of non-market housing in a community helps to ensure that all households, including those with lower incomes, will have affordable, appropriate, stable and secure housing.

This section provides an overview of the supply of non-market housing in the neighbourhood. It also looks at emerging trends in the non-market housing wait list as this provides insights on the housing needs in the community and in particular, the need for affordable and supportive housing.

Definition of Non-Market housing

The Capital Region Board defines non-market housing as housing that is operated, funded or created by government funding and requires direct capital and/or operating subsidies in order to offer rental rates or ownership costs that are affordable to low-income or special needs households. There are different categories under the broad term “non-market housing” that are based on the associated services included and the level of funding required.

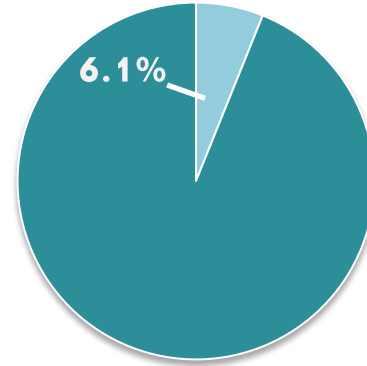
¹⁵ MLS Average Residential Sale Price, according to CMHC *Housing Now* Data.

¹⁶ Data from City assessment value database. Assessments for a tax year are based on the value the property would likely have sold for on the open real estate market as of mid the year before. It is adjusted for any changes in physical condition recorded by the end of the previous year. City assessors use similar criteria that property appraisers and real estate agents use when determining property values, including lot and building size, age and location.

¹⁷ Data from the City database of MLS sales in Central Edmonton (2014).

AFFORDABLE HOUSING

Affordable housing can be rental or ownership housing that does not require ongoing government subsidies in order to operate though does require initial public capital funding. Affordable housing may also include rent supplements for low-income households.



% OF DWELLING UNITS THAT ARE AFFORDABLE HOUSING

Number of Affordable Units¹⁸

274 non-market affordable housing units in the neighbourhood in 2010, representing **1.5%** of the City's total supply of non-market units.

6.1% of the neighbourhood's dwelling units were affordable housing units in 2010, compared to **5.6%** of the City's total dwelling units.

Number of Households on Capital Region Housing Corporation Affordable Housing Wait List¹⁹

578 applicants on the Capital Region Housing Corporation (CRHC) waiting list were in the Central Edmonton Area in December of 2013, waiting for one of Central Edmonton Area's²⁰

255 non-market affordable housing units.

Nearly half of Central Edmonton applicants (**44.8%**) are waiting for a one-bedroom unit, as of December 2013.

¹⁸ Includes Capital Region Housing Corporation (CRHC) owned units, CRHC-managed and provincially owned units, seniors' housing, rent-geared-to-income federal and co-op housing, HomeEd Non-Profit housing and other non-profit housing units. Data from the City of Edmonton Real Estate, Housing and Economic Sustainability Branch.

¹⁹ Data from the Capital Region Housing Corporation (CRHC).

²⁰ According to the CRHC, the Central Edmonton Area refers to housing projects in seven of Edmonton's central neighbourhoods, including the five neighbourhoods involved in this study.

EMERGENCY, TRANSITIONAL, SUPPORTED AND PERMANENT SUPPORTIVE HOUSING²¹

Where traditional housing forms do not meet an individual's needs – economic or social – more temporary forms of housing may be required to adequately address these needs on an urgent or transitional basis. Economic capacity is a primary requirement for households and not having an adequate supply of permanent affordable housing can leave individuals and families at serious risk of homelessness in times of crisis.

Emergency, transitional, supported and supportive housing receive direct subsidies to offer rent geared to income to low income and special needs households so that households do not pay more than 30% of their income on housing. Emergency shelters and transitional housing are temporary shelter options whereas supported and supportive housing can be either temporary or permanent depending on the needs of the particular household.

Alberta Avenue has no shelter spaces but has a number of transitional housing units. The neighbourhood also has a few permanent supportive housing units and a notable number of supported housing units.

Number of Emergency Units

There are no shelter spaces in this neighbourhood.

Number of Transitional Units

24 transitional housing units in the neighbourhood in 2010.

2.4% of the city's total transitional housing units were located in the neighbourhood in 2010.

Number of Permanent Supportive Housing Units²²

5 permanent supportive housing units in the neighbourhood in 2010.

0.2% of the city's total permanent supportive housing units were located in the neighbourhood in 2010.

Number of Supported Housing Units²³

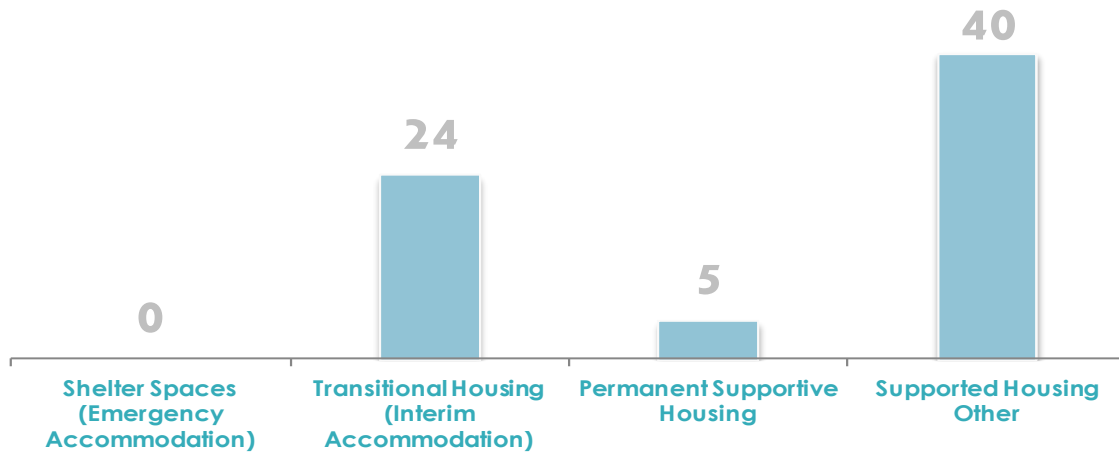
40 supported housing units in the neighbourhood in 2010.

2.5% of the city's total supported housing units were located in the neighbourhood in 2010.

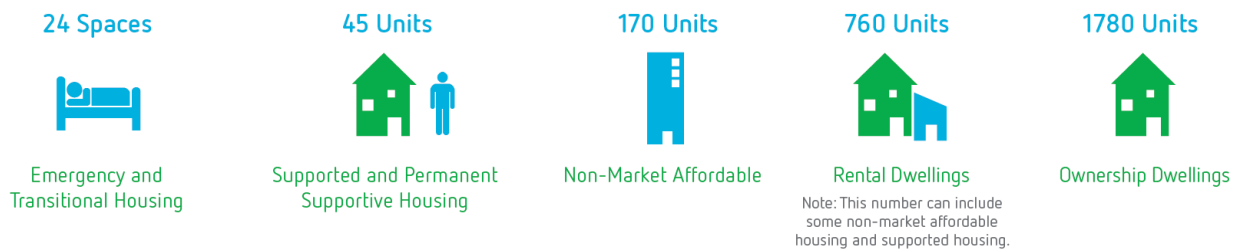
²¹ Data in this section from the City of Edmonton Real Estate, Housing and Economic Sustainability Branch.

²² Permanent supportive housing involves on-site and staffed supports for residents. Includes non-profit housing units such as E4C and Operation Friendship non-profit housing.

²³ Supported housing is independent living with external or mobile supports that are linked to resident needs. Includes Edmonton Inner City Housing Society housing units.



Alberta Avenue Housing Inventory (2011)



HOUSING AFFORDABILITY

Housing is the cornerstone of any community, providing shelter for households, establishing a foundation for realizing their potential and enabling their participation. Having a diverse mix of housing greatly contributes to a thriving housing market which in turn supports a more healthy, diverse and prosperous community. Ideally, a community’s housing supply is responsive in meeting the needs of its residents as their needs change over time and provides housing options to residents of all income levels.

The housing choices a household can make are directly influenced by income and housing affordability and where either is lacking, housing options are diminished. Research has shown that housing affordability is a problem disproportionately faced by lower income households who tend to have very limited choices in the market. It is also a concern for some moderate income households who choose to spend a large proportion of their income on housing to be able to move from the rental market to the home ownership market. Spending higher amounts on housing means less income for other necessities and again, this is most problematic for lower income households.

According to the housing affordability analysis²⁴, a large percentage of Alberta Avenue renters are spending 30% or more of their gross income on rent. This proportion is similar to total renters in the City of Edmonton. Just over half of households in the neighbourhood can afford the 2013 average resale price of a single-detached home and over two thirds can afford the 2011 average monthly shelter cost for rented dwellings.

Household Spending on Housing

48.2% of renter households were spending 30% or more of their gross income on rent in 2011, which is nearly the same rate as in 2001 (**48.0%**).

17.5% of owner households were spending 30% or more of their gross income on housing costs in 2011, which is down from **23.4%** in 2001.

Comparatively, for the City as a whole in 2011, **41.5%** of renter households and **18.9%** of owner households were spending 30% or more of their gross income on rent/housing costs (down from **37.9%** of renter households and **15.4%** of owner households in 2001).

Affordability of Market Housing

Type of Market Housing	Average Resale Price/Monthly Shelter Cost	% of Households that Can Afford Average Price/Cost ²⁵	Affordable Price/Rent based on Median Household Income ²⁶
Ownership – Single – Detached Home	\$225,188 (2013) ²⁷	54.9%	\$206,748
Rented Dwellings	\$887/month (2011)	70.4%	\$1,323/month

Households earning minimum wage (\$9.95/hr or \$20,696/year), or collecting social assistance such as Alberta Works (\$323/month core shelter payment for private housing) **would not be able to afford the average rent or resale house price for this neighbourhood.**

²⁴ *SHS Calculations for affordable mortgage carrying costs is based on 30% of gross household income spent on housing, and a 25-year amortization period, 10% down payment and 4.83% interest rate mortgage. Calculations for affordable rent are based on spending 30% of household gross income on rent.

²⁵ Based on 2010 household income census data broken down by income ranges. Affordability is based on a household spending 30% of their income or less on housing costs.

²⁶ The house price/rent a household earning the neighbourhood's 2010 median income can safely afford (based on the affordability threshold of spending no more than 30% of household income on housing costs/rent).

²⁷ Data from the City database of MLS sales in Central Edmonton (2014).

Affordable Housing²⁸

70.4% of households could afford the 2014 Maximum Allowable Rental Rates (MARR)²⁹ for affordable housing funded by Cornerstone funding for a one-bedroom apartment (\$794/month) and **63.5%** of households could afford the 2014 MARR for a two-bedroom townhouse unit (\$1,014/month).

\$359

2013 average monthly rent for Capital Region Housing Corporation (CRHC) non-market housing

Alberta Avenue Housing Continuum

The following diagram illustrates the housing types that are affordable to households based on their income³⁰. The proportion of population by income range is illustrated at the top of the figure and supply by type is illustrated on the bottom half of the figure. The size of the housing supply 'block' aims to illustrate the affordability range. For example, the rental market is affordable to households earning more than \$35,000 while the ownership market is affordable to households earning more than \$50,000.

²⁸ Data from the City of Edmonton, Cornerstones Program.

²⁹ Maximum Allowable Rental Rates (MARR) are the maximum monthly rents that may be charged by a project which has received Cornerstones grant funding, set at 85% of the average market rent.

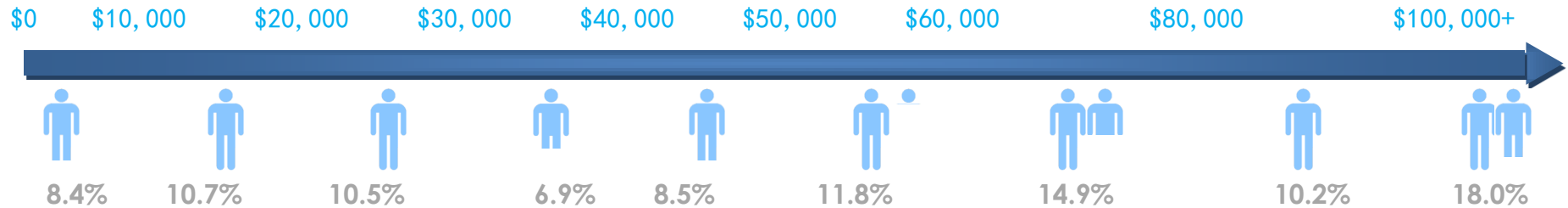
³⁰ Affordability is based on households spending 30% or less of their income on housing costs.

WHAT CAN WE AFFORD?



2011 HOUSEHOLD INCOME

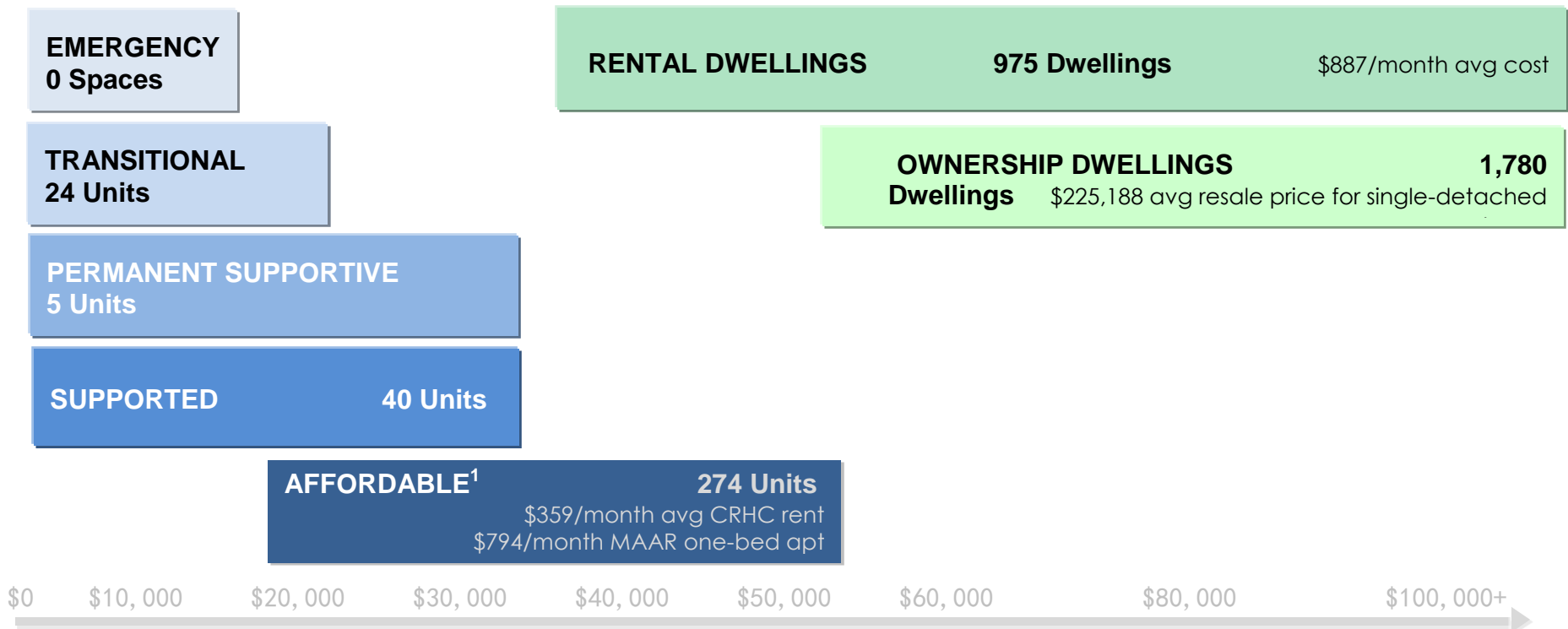
POPULATION (%)
BY INCOME



NON-MARKET HOUSING

MARKET HOUSING

HOUSING SUPPLY BY TYPE



¹ Lower limit based on income required to pay just below average 2013 rent for CRHC non-market housing, upper limit based on City of Edmonton maximum incomes for a two-person household in affordable housing funded by Cornerstones: Edmonton's Plan for Affordable Housing.

BUILDING PERMIT ACTIVITY

An examination of development potential and production trends in a community can help forecast future growth tendencies and opportunities. This section examines recent development activity, including residential permits for single and multi-family developments and proposed developments.

Single Family Units (2008-2013)³¹

Between 2008 and 2013, **83** new single family dwellings were built. During the same period, **84** units were demolished.

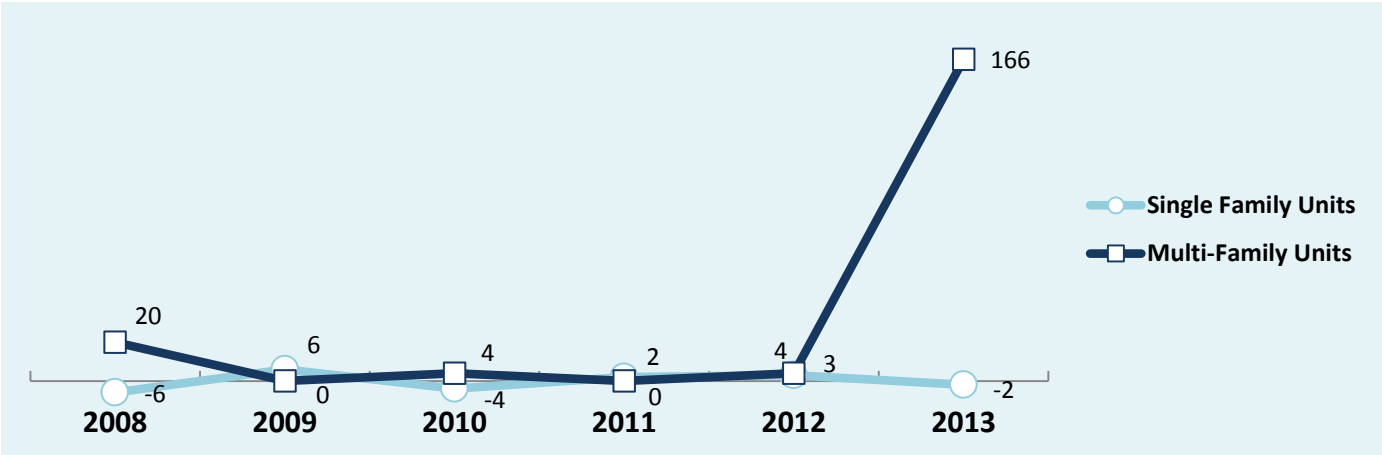
	2008	2009	2010	2011	2012	2013	Total (2008-2013)
New Units Built	8	15	11	18	20	11	83
Units Demolished	14	9	15	16	17	13	84
Net Unit Change	-6	6	-4	2	3	-2	-1

Multi-Family Units (2008-2013)

Between 2008 and 2013, **194** new multi-family dwelling units were built. During the same period, **0** multi-family units were demolished.

	2008	2009	2010	2011	2012	2013	Total (2008-2013)
New Units Built	20	0	4	0	4	166	194
Units Demolished	0	0	0	0	0	0	0
Net Unit Change	20	0	4	0	4	166	194

Summary: Net Units Added/Demolished (2008-2013)



³¹ Data from the City of Edmonton Growth Analysis Unit.

A PLANNER'S OBSERVATIONS: PHYSICAL HOUSING CHARACTERISTICS

This section reviews the physical characteristics of the neighbourhood and focuses on aspects of urban design and overall appearance, such as housing condition and housing type.

Urban Design/Overall Appearance

Alberta Avenue has undergone significant infrastructure investment from the City. As well, the neighbourhood has experienced substantial community activity, engagement and interest. These two factors have contributed to property reinvestment, primarily on commercial lands along 118 Avenue and also in housing stock in proximity to 118 Avenue and along 95 Street.

Medium density development is very limited to small pockets on 95 Street and south of 118 Avenue; the neighbourhood is primarily development with older (1900s-1920s) and original single detached one and two storey housing stock. The condition of the stock varies from very poor to very good.

The commercial land uses are primarily located along 111 and 118 Avenues across the entire neighbourhood. The form of commercial development is small standalone units or strip development. Commercial lands east of 93 Street on 118 Avenue, are redeveloping and providing a strong commercial and community core of the Alberta Avenue neighbourhood. Redevelopment of commercial lands on 111 Avenue has not been as significant.



New apartment development, 95 Street and 113 Avenue



Single detached units, Alberta Avenue



Single detached unit, Alberta Avenue

APPENDIX: DEFINITIONS OF TERMS

The following are definitions of terms used throughout this profile.

Affordable Housing: Housing that is modest in terms of floor area and amenities, that meets household needs and that has rents or payments below Average Market Rent in the community or area in which the unit is located. (Housing and Urban Affairs, Government of Alberta, 2011)

Dwelling: For the purposes of this study, a private dwelling with a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons. (Statistics Canada)

Emergency Shelter: Basic Shelter to address homelessness. (Housing and Urban Affairs, Government of Alberta, 2011)

Ethnic Origin: the ethnic or cultural origins of the respondent's ancestors. (Statistics Canada, 2014)

Household: For the purposes of this study, a private household is a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. (Statistics Canada, 2014)

Household Maintainer: The person residing in the household that is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. If no person in the household is identified as making such payments, the reference person may be so identified by default. (Statistics Canada, 2014)

Immigrant: A person who is or has ever been a landed immigrant/permanent resident. A landed immigrant/permanent resident is a person who has been granted the right to live in Canada permanently by immigration authorities. Immigrants are either Canadian citizens by naturalization (the citizenship process) or permanent residents (landed immigrants) under Canadian legislation. (Statistics Canada, 2014)

Non-market housing: Non-market housing is defined as housing that is operated and funded or created through direct government subsidies and includes different categories of housing based on the associated services needed by the clients. Non-market housing is further segmented into the categories of Affordable Housing and Subsidized Housing:

- Affordable Housing is rental or ownership housing that generally does not require on-going (operating) subsidies and is both affordable and targeted for long-term occupancy to households with incomes between 100 percent and 80 percent of the median renter income for their household size;
- Subsidized Housing is primarily rental housing that requires on-going operating subsidies to make it affordable on a long-term basis to households with incomes that are generally between 80 percent and 65 percent or less of the median renter income for their household size. (Capital Region Board Housing Plan, 2009)

Permanent Supportive Housing: Housing for individuals and families that include supports and services integrated into the housing and no length-of-stay duration. Services depend on clients' needs and are provided to help residents maintain independence and stability to promote social inclusion. (Human Resources and Skills Development Canada, *Reference Guide*, 2010)

Short-term Supportive Housing: Temporary Housing with support to assist client movement into permanent housing. (Housing and Urban Affairs, Government of Alberta, 2011)

Supported Housing: Primarily rental housing for which on-going operating subsidies are provided to increase affordability to residents, but where residents receive outreach support services to enable them to retain their occupancy. Examples include Housing First and Subsidized Seniors Self-Contained Housing where residents receive Home Care supports. (City of Edmonton, 2011)

Structural Types of Dwellings:

Single-detached house

A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house. (Statistics Canada, 2014)

Semi-detached house

One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it and the two units together have open space on all sides.

Row house

One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Apartment, duplex

One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Apartment, building that has five or more storeys

A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment, building that has fewer than five storeys

A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Other single-attached house

A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or to another residential structure (e.g., an apartment building).

Movable dwelling - Movable dwelling

Includes mobile homes and other movable dwellings such as houseboats and railroad cars.

Transitional Housing: Housing facilities that provide services beyond basic needs and that, while not permanent, generally allow for a longer length of stay than emergency housing facilities (up to three years). These facilities offer more privacy to residents than emergency housing and place greater emphasis on participation. This is targeted to those in need of structure, support and/or skill-building to move from homelessness to housing stability and ultimately to prevent a return to homelessness. (Human Resources and Skills Development Canada, *Reference Guide*, 2010)

Visible Minority: A person belonging to a visible minority group as defined by the Employment Equity Act and to which the person belongs. The Employment Equity Act defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour". The visible minority population consists mainly of the following groups: Chinese, South Asian, Black, Arab, West Asian, Filipino, Southeast Asian, Latin American, Japanese and Korean. (Statistics Canada, 2014)

PREPARED BY:



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