



MCCAULEY

NEIGHBOURHOOD HOUSING PROFILE

December 2014

Exploring
housing
options
in the inner city



FIND OUT MORE AT
edmonton.ca/realizinghousing

TABLE OF CONTENTS

TABLE OF CONTENTS	2
INTRODUCTION	3
Report Purpose	3
How This Report Is Organized	3
Realizing Housing Potential Project Approach.....	4
NEIGHBOURHOOD CONTEXT	5
Neighbourhood History.....	6
Culture/ Key Landmarks/Characteristics	6
Neighbourhood Organizations.....	8
Other Neighbourhood Activities	9
Housing Safety and Standards Initiatives.....	10
Neighbourhood Schools.....	11
SOCIO-ECONOMIC PROFILE	12
Population Characteristics	13
Household Characteristics	16
Employment	17
Income.....	18
HOUSING PROFILE.....	21
Housing Supply Trends.....	22
Private Rental Housing.....	24
Ownership Housing.....	24
Non-Market Housing.....	25
Housing Affordability	28
Building Permit Activity	32
A Planner’s Observations: Physical Housing Characteristics	33
APPENDIX: DEFINITIONS OF TERMS	35

INTRODUCTION

REPORT PURPOSE

The primary purpose of the Neighbourhood Housing Profile is to provide a descriptive inventory of housing and socio-economic conditions in McCauley. 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 McCauley 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 a McCauley 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 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 McCauley 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

In 1905, Edmonton was incorporated as a city and in 1908 a streetcar line was started. By 1912, the northeastern extension of the line ran through the heart of McCauley.

With the streetcar line in place, development in McCauley soon followed. Close to Edmonton's central business district, McCauley has experienced some redevelopment. The neighbourhood is still predominately residential, but there is competition for space between commercial and industrial land uses. McCauley is bounded by the CNR right-of-way to the south and by two major roadways (101 Street, Norwood Boulevard) to the west and north. In addition, several major roadways pass through the neighbourhood. Each roadway has tended to attract particular commercial uses. For example, a portion of 95 Street has several businesses with an Italian or Portuguese flavour and many businesses along 97 Street have a Chinese character. Other notable land uses of McCauley are its many churches and Commonwealth Stadium. (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 stereotypical "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 McCauley more attractive to families. (Rat Creek Press, 2014)

CULTURE/KEY LANDMARKS/CHARACTERISTICS

McCauley has numerous parks and playgrounds; a recreation centre; a few sports fields for sports such as baseball and soccer; a fire station in the neighbourhood with another fire station, a police station and EMS station nearby; and two senior's centres. There are also numerous bus stops and a Light-Rail-Transit (LRT) station. McCauley is home to Edmonton's Chinatown and Little Italy and "Church Street" (96 Street between 111 Avenue and 105 Avenue). (City of Edmonton, Neighbourhood Map, 2014)



NEIGHBOURHOOD ORGANIZATIONS

McCauley has an active community league that offers a range of programs and services to residents, including a soccer league, community events, a community skating rink, recreational programming and music lessons.

There are a significant number of social service agencies and non-profit organizations based in the neighbourhood working on community building, anti-poverty initiatives, newcomer resources and homelessness support. These organizations include but are not limited to Urban Core Support Network, Bissell Centre, and E4Cand Multicultural Health Brokers.

As well, the Boyle McCauley Health Centre serves residents of McCauley by providing medical and dental services and also provides supportive programs and services to residents that are challenged by multiple barriers, including poverty, homelessness, mental health, multiple addictions and social isolation. Such programs/services include a health advocacy team, Streetworks Needle Exchange for HIV/AIDS prevention, safe houses and a Community Nursing Station.

OTHER NEIGHBOURHOOD ACTIVITIES

This section provides a partial list of relevant, on-going City of Edmonton initiatives in McCauley.

Revitalization Strategy

Approved by City Council in 2010, the McCauley Revitalization Strategy was created through a planning process that extended from 2008 to 2010 and driven by a Steering Committee comprised of volunteers and Ward Councillors Jane Batty and Ben Henderson.

The Revitalization Strategy aims to create a safe community, celebrate and build the community and provide sustainable housing and service options. Short term housing actions under this goal include encouraging a greater mix of housing, building better community connections with social agencies and exploring housing incentives that would benefit the neighbourhood. The Realizing Housing Potential initiative compliments these goals.

Amenity Upgrades

The LRT station was recently renovated, as was the Commonwealth Community Recreation Centre and the Commonwealth Stadium. A section of McCauley is part of the Quarters Revitalization, a significant revitalization project focused on infrastructure, creating investment opportunities and improved urban design.

Proposed Church Street Heritage Area

Residents and groups such as Friends of Church Street have been supporting the designation of 96 Street between 111 Avenue and 105 Avenue as a heritage area due to the large number of religious buildings representing a broad range of denominations and architectural styles from different periods. The City is currently exploring options to help revitalize and protect the street. Minor improvements that are expected to be in place by fall 2014 include renaming 96 Street to “Church Street,” completing streetscape upgrades and beautification and installing bike route markings.

Business Revitalization Zone (BRZ)

Business Revitalization Zones are created at the request of a business community. The Chinatown/Little Italy Business Association was formed in 2007 in recognition of the specific cultural relevance of their commercial districts.

Two City grant programs are available in BRZs, the Façade Improvement Program and the Development Incentive Program. The first provides grants to business owners to help them cover the costs of improvements to business fronts in order to make streets a more interesting and appealing environment and attract people and businesses to the area. The Development Incentive Program provides financial incentive to business 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.

HOUSING SAFETY AND STANDARDS INITIATIVES

Crime Free Multi-Housing

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

The goal of the Crime Free Multi-Housing Program is to introduce crime prevention techniques to rental properties 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

McCauley has no schools within the neighbourhood boundary. However there are two schools located adjacent to the neighbourhood; Norwood Elementary School (on the border of Alberta Avenue and McCauley – Kindergarten to Grade 6) and Victoria School of the Arts (on the border of Central McDougall and McCauley – Kindergarten to Grade 12). McCauley Elementary and Junior High School closed in the summer of 2010, due to only operating at a 31% capacity. There were approximately 90 students enrolled in the elementary school in 2009 to 2010 and 80 in the junior high.

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

Enrolment Trends¹

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

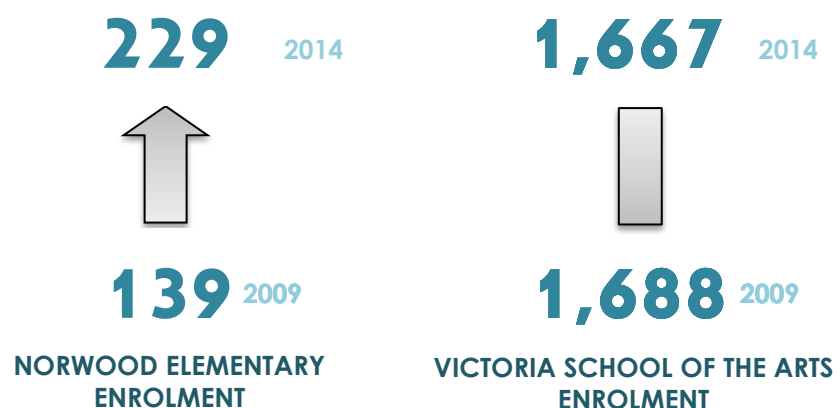
64.7% increase in students enrolled in Norwood Elementary School since 2009.

41% utilization rate (2012-2013).

1667 students enrolled in Victoria School of the Arts in 2014-2015.

1.2% decrease in students enrolled in Victoria School of the Arts since 2009.

79% utilization rate (2012-2013).



¹ Data from the Edmonton Public School Board.

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 McCauley, 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 McCauley's population has increased over the past decade, although at not as high a rate as the City of Edmonton as a whole. Furthermore, McCauley has a far smaller proportion of youth and a much higher proportion of seniors compared to the City overall. Blacks and East Asians are the largest minority groups² and immigrants comprise over a third of the population. Two-thirds 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 McCauley has been growing over the past decade though. In terms of neighbourhood stability data (length of residency), there is a smaller 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 **4,385** in 2011.

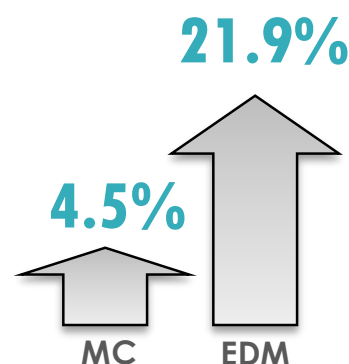
4.5% increase in population from 2001 to 2011.

12.1% of neighbourhood population under the age of 20 in 2011, down from **19.7%** in 2001.

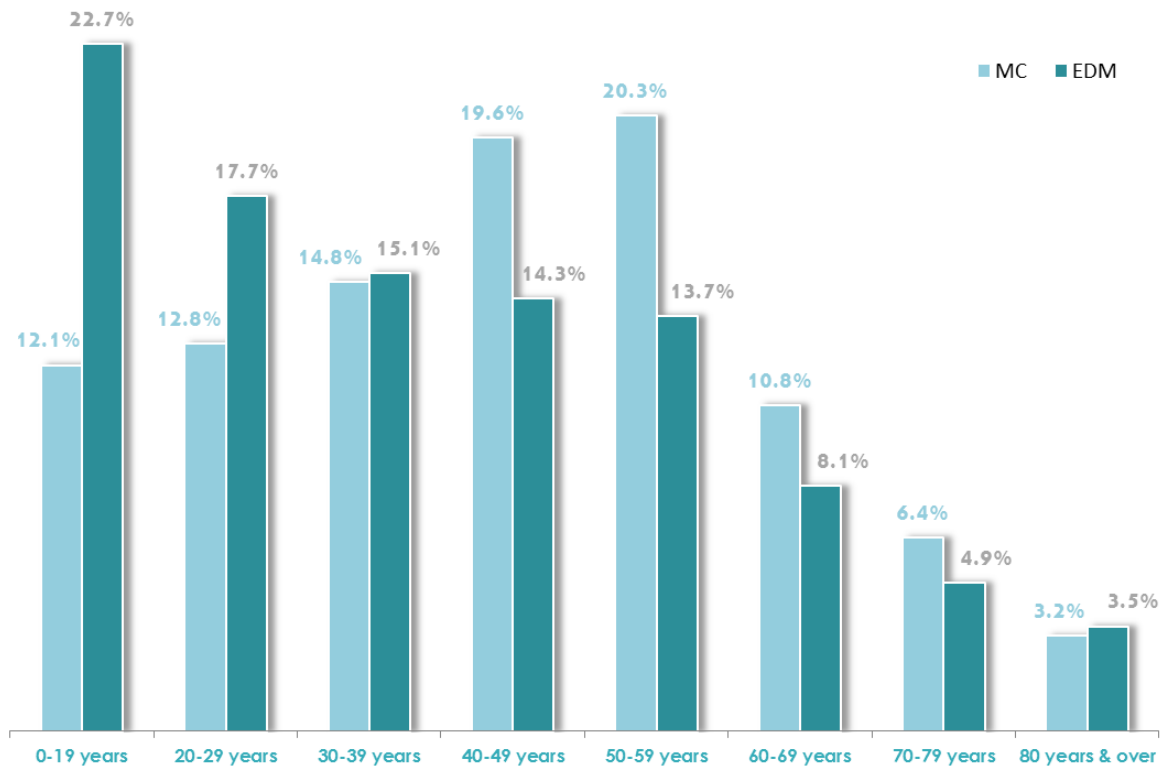
14.2% of neighbourhood population 65 years and over in 2011, down from **14.8%** in 2001.

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.

2001-2011
POP CHANGE



² Statistics Canada minority group terminology used for this study.



Ethnicity and Immigration

590 identified as Aboriginal in 2011 (**14.8%** of the total neighbourhood population), down **1.7%** since 2001.

The largest minority groups were East Asians at **20.8%** and Blacks at **7.2%** of the total population.

4.5% decrease in immigrants from 2001 to 2011, to reach **37.1%** of neighbourhood population.

73.1% of immigrants in 2011 were from Asia.

11.9% of immigrants in 2011 were from Africa.

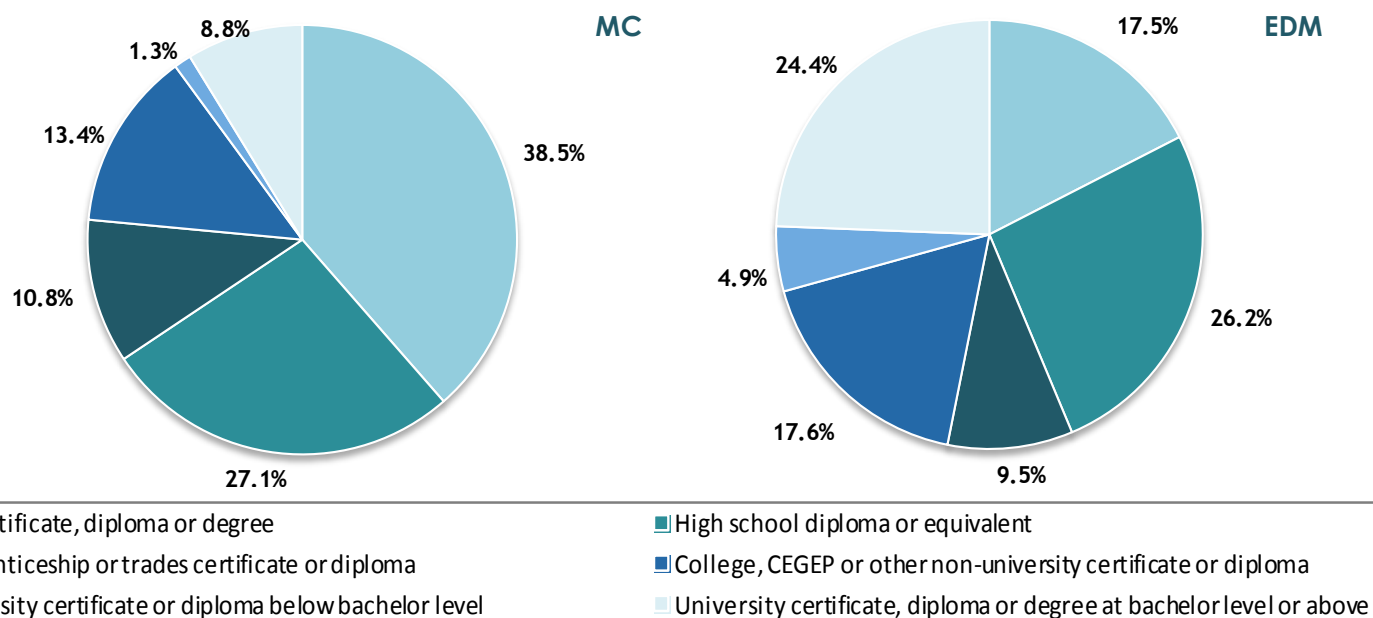
11.6% of immigrants in 2011 were from Europe.

Language

The most commonly spoken non-official languages were Chinese, at **14.6%**, and Vietnamese, at **10.7%** of the total population.

Education

27.1% of the population's highest level of education is a high school diploma or equivalent (with the number of residents in this category up **31.5%** since 2001).



38.5% have no certificate, diploma or degree (with the number of residents in this category down **14.4%** since 2001).

13.4% of the population have a college, CEGEP or other non-university certificate or diploma (with the number of residents in this category up **93.8%** since 2001).

Term of Residence³

23.0% of the neighbourhood's population have lived at their current address for five years or more and just **13.2%** have lived at their current address for less than one year, as of 2014.

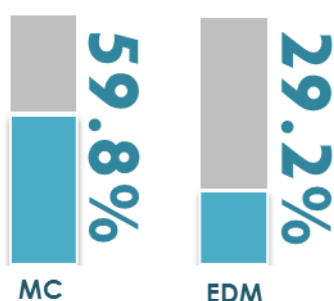
Comparatively, for the City as a whole, **40.7%** of the population have lived at their current address for five years or more and just **12.7%** have lived at their current address for less than one year, as of 2014.

³ Data from City of Edmonton 2014 Municipal Census.

HOUSEHOLD CHARACTERISTICS

An examination of household characteristics indicates that McCauley has a lower average household size than the City of Edmonton, as well as a higher proportion of one-person households. Less than a seventh of the population are couples without children. Furthermore, a third of household maintainers are under the age of 45 years and half are between the ages of 45 to 64 years. A large majority of residents are renters and they comprise double the proportion of renters in the City overall.

% OF ONE-PERSON HOUSEHOLDS



Household Size and Type

2,065 total households in 2011.

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

59.8% of total households were one-person households.

12.8% of total households were couples with children.

10.6% of total households were couples without children.

8.4% of total households were lone parents.

1.5% of total households were multi-family households.

6.9% of total households were non-family, two-or-more person households.

Age of Household Maintainer⁴

36.4% of household maintainers in 2011 were under the age 45 years.

25.2% of household maintainers were aged 45 to 54 years.

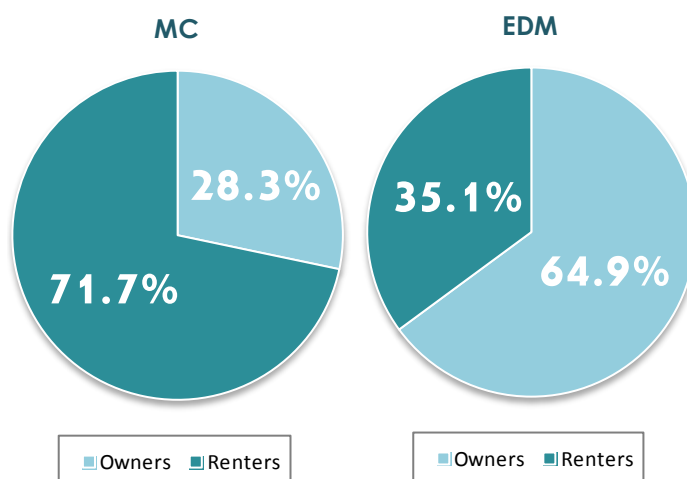
23.8% of household maintainers were aged 55 to 64 years.

14.6% of household maintainers were seniors aged 65 years and older.

Tenure

71.7% of households in 2011 were renters, with the number of residents in this category up **7.6%** from 2001.

The number of owners rose **15.8%** for the same time period.



⁴ This census data is only available for 2011.

EMPLOYMENT

Employment data illustrates that McCauley has a significantly lower labour participation rate than the City of Edmonton as a whole, as well as a higher unemployment rate. The neighbourhood's unemployment rate has gone down notably over the past decade however; while for the City overall the rate has stayed the same. The top occupations are sales and service; trades, transport and equipment operator; business, finance and administration; and education, law and social, community and government services occupations, which is similar to the City overall – although McCauley has a higher percentage of residents working in sales and service 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).

McCauley Economic Overview

In view of the City's positive economy, the environment appears to be favourable to bringing new development to McCauley. 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

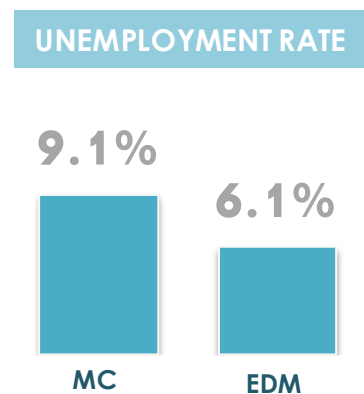
61.7% of the population aged 15 years and older in 2011 participated in the labour force, with the number of residents in this category up **10.4%** from 2001.

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

Unemployment

9.1% of the population aged 15 years and older in the labour force in 2011 was unemployed, compared to **15.2%** 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 **36.0%**, trades, transport and equipment operator occupations at **17.5%**, business, finance and administration occupations at **12.5%** and education, law and social, community and government services occupations at **10.3%** 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 McCauley has significantly lower average and median individual and household incomes than the City as a whole, although the neighbourhood's average individual income level has grown faster over the past decade than the City's, while the household average income level grew at a similar rate. The neighbourhood's median income levels have grown at a slower rate than the City's overall. The proportion of neighbourhood households earning less than \$30,000 has decreased over the last decade, but still comprises

half of all households. The incidence of low-income after tax is also more than double the City's proportion of households in low-income after tax.

Average and Median Individual Income

\$26,838 was the average individual income for residents in 2011, up **64.5%** 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

\$21,131 was the median individual income for residents in 2011, up **48.8%** from 2001 compared to a **60.9%** growth for the City as a whole.

Average and Median Household Income

\$43,059 was the average household income in 2011, up **56.5%** 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

\$30,113 was the median household income in 2011, up **45.5%** from 2001 compared to a **54.7%** growth for the City as a whole.

Household Income Ranges

49.8% of households earned less than \$30,000 in 2011, down from **63.8%** in 2001.

28.4% of households earned between \$30,000 and \$60,000 in 2011, down from **28.6%** in 2001.

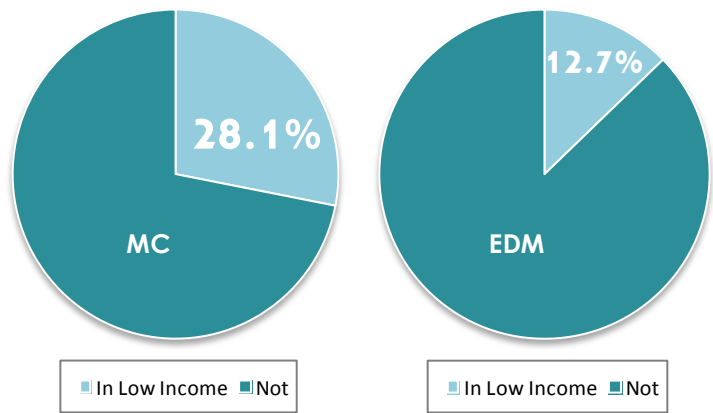
21.9% of households earned more than \$60,000 in 2011, up from just **7.7%** in 2001.

\$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 Program⁵

⁵Cornerstones 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 Income⁶

28.1% of the population was in low-income in 2011, according to Statistics Canada's after-tax low-income measure (LIM-AT)



⁶ 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, approximately 40% of McCauley's dwellings are apartments in mid to high-rise buildings and half are single-detached and semi-detached homes and detached duplexes. This trend is dissimilar to the dwelling type distribution in the overall City, where there is a higher proportion of single-detached homes and low-rise apartments. The vast majority of the dwellings were constructed prior to 1980 and the proportion of dwellings in need of major repair is more than double the proportion of the City overall's dwellings in need of such repair.

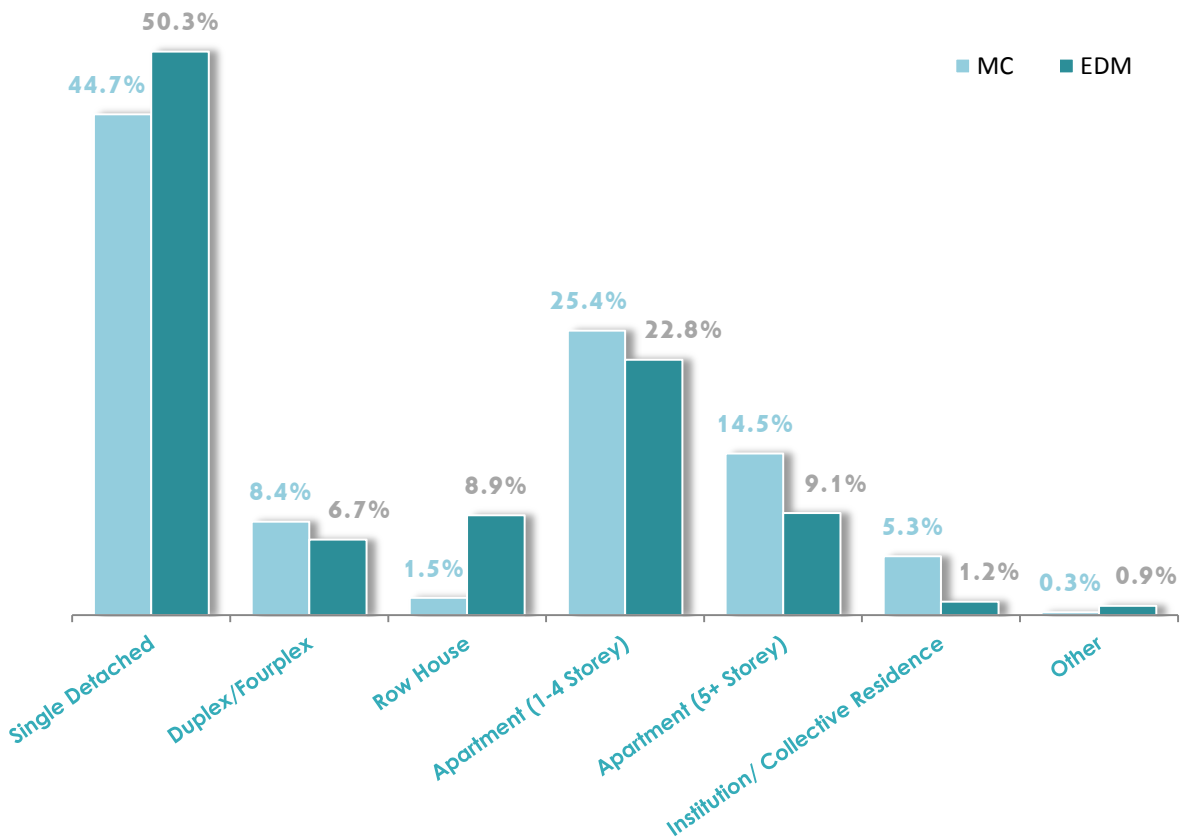
Total Dwelling Units

3,515 total dwellings in the neighbourhood in 2014.⁷

Dwelling Type Breakdown

As of 2014, McCauley is predominately comprised of single detached houses (**44.7%** of the housing units in the neighbourhood) and apartments (including rental and ownership units) in buildings less than five storeys (**25.4%**). There are also a number of duplexes (**8.4%**), row houses (**1.5%**). **14.5%** of the dwelling units in McCauley are apartments in buildings greater than five storeys.

⁷ Data from City of Edmonton 2014 Municipal Census.



Condition and Age of Housing

51.4% of the neighbourhood's dwellings were constructed in 1960 or earlier.

24.4% of the neighbourhood's dwellings were constructed between 1961 and 1980.

15.2% of the neighbourhood's dwellings were constructed between 2001 and 2011.

16.3% of the neighbourhood's dwellings require major repairs⁸, compared to **7.1%** for the City of Edmonton's total dwellings and **10%** for mature neighbourhoods.

Property Status⁹

73% of the neighbourhood's dwellings are occupied compared to **92%** city-wide.

11% of the neighbourhood's dwellings are unoccupied compared to **5%** city-wide.

16% of the neighbourhood's dwellings are no longer in use compared to **3%** city-wide.

⁸ The need for and degree of repair required is self-reported by Statistics Canada Census respondents.

⁹ Data from City of Edmonton 2014 Municipal Census.

PRIVATE RENTAL HOUSING

As described below, the average monthly shelter cost for rented dwellings in McCauley is significantly lower than for the City as a whole. Average monthly shelter cost for rented dwellings have risen notably in the past decade.

Average Market Rent

\$697 was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011, compared to **\$415** in 2001.

\$1,055
average monthly shelter
cost for rental dwellings in
Edmonton

Rental Vacancy Rate

The Canadian Mortgage and Housing Corporation publishes rental vacancy rates for various zones in Edmonton. McCauley is included in CMHC Zone 1.¹⁰

In 2013, the rental vacancy rate for a two bedroom apartment in CMHC Zone 1 was **1.3%**. 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 McCauley have risen significantly since 2005 and at higher rates than the city as a whole. The number of sales of single-detached homes, duplexes and townhouses, apartment units have all dropped however.

Average Resale House Price

\$220,917 was the average resale price for a single-detached home in the neighbourhood in 2013, an increase of **84.3%** from 2005 (\$119,892).¹¹

\$255,000 was the average resale price for duplex or townhouse in the neighbourhood in 2013, an increase of **134.5%** from 2005 (\$108,750).¹²

\$344,977
2013 average resale
house price in Edmonton

¹⁰ Zone 1 includes McCauley, Boyle Street, Riverdale, Rosedale, Downtown and Oliver.

¹¹ Data from the City database of MLS sales in Central Edmonton (2014).

¹² Data from the City database of MLS sales in Central Edmonton (2014).

In comparison, from 2005 to 2013, the average residential house price¹³ in Edmonton increased **77.9%** (from \$193,934 to \$344,977).

\$221,478 was the average dwelling assessment¹⁴ in the neighbourhood in 2013, compared to **\$365,138** for the City as a whole for single-family homes.

Number of Sales¹⁵

18 single-detached home sales in 2013, which is down **62.5%** from 2005 sales.

1 duplex/townhouse sales in 2013, which is down **75.0%** from 2005 sales.

0 apartment sales in 2013, compared to **2** sales in 2005.

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.

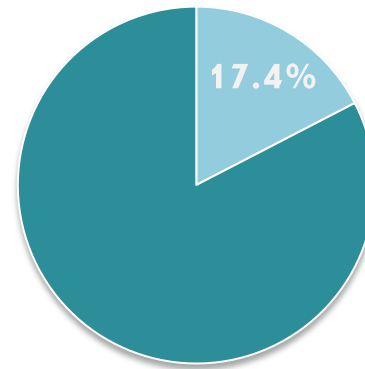
¹³ MLS Average Residential Sale Price, according to CMHC *Housing Now* Data.

¹⁴ 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.

¹⁵ 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 Units¹⁶

382 affordable housing units in the neighbourhood in 2010, representing **2.1%** of the City's total supply of non-market units.

17.4% of the neighbourhood's dwelling units were affordable housing units in 2010. City-wide **5.6%** of the total dwelling units were affordable.

Number of Households on Capital Region Housing Corporation Affordable Housing Wait List¹⁷

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's¹⁸

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.

EMERGENCY, TRANSITIONAL, SUPPORTED AND PERMANENT SUPPORTIVE HOUSING¹⁹

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

¹⁶ 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.

¹⁷ Data from the Capital Region Housing Corporation (CRHC).

¹⁸ 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.

¹⁹ Data in this section from the City of Edmonton Real Estate, Housing and Economic Sustainability Branch.

adequate supply of permanent affordable and non-market housing can leave individuals and families at serious risk of homelessness in times of crisis.

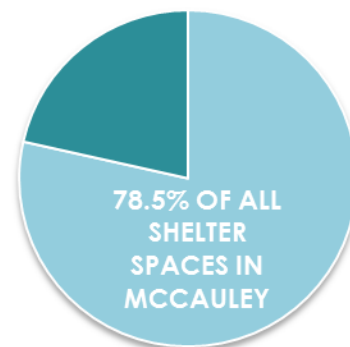
Emergency, transitional, supported and supportive housing receive direct subsidies to offer rent geared to income to low income and special needs households so that households do not pay more than 30% of their income on housing. Emergency shelters and transitional housing are temporary shelter options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

McCauley is home to nearly all of Edmonton's shelter spaces, with over 700 spaces in the neighbourhood. McCauley also has over a hundred each of transitional housing units, supported housing units and permanent supportive housing units.

Number of Emergency Units

747 shelter spaces in the neighbourhood in 2010.

78.5% of the city's total shelter spaces are located in McCauley in 2010.



Number of Transitional Units

130 transitional housing units in the neighbourhood in 2010.

12.7% of the city's total transitional housing units were located in the neighbourhood in 2010.

Number of Permanent Supportive Housing Units²⁰

285 permanent supportive housing units in the neighbourhood in 2010.

9.2% of the city's total permanent supportive housing units were located in the neighbourhood in 2010.

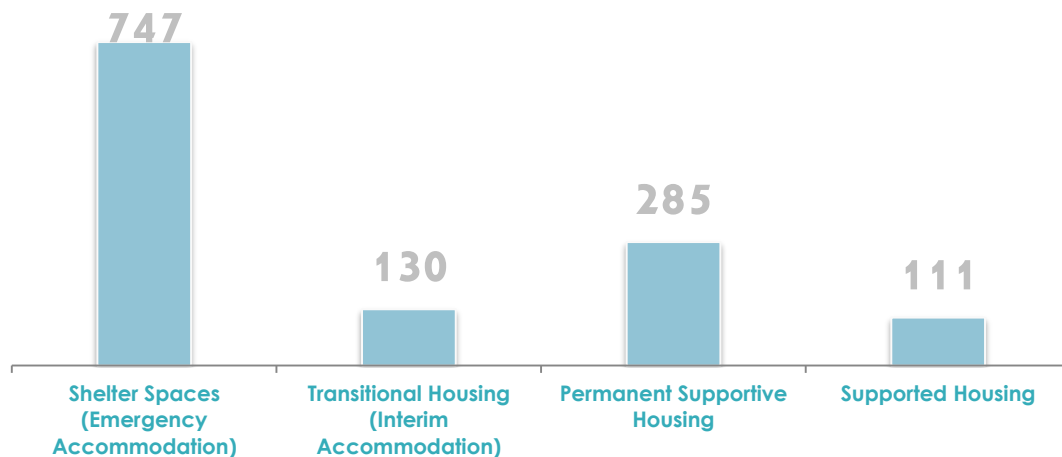
Number of Supported Housing Units²¹

111 supported housing units in the neighbourhood in 2010.

6.9% of the city's total supported housing units were located in the neighbourhood in 2010.

²⁰ Permanent supportive housing involves on-site and staffed supports for residents.

²¹ Supported housing is independent living with external or mobile supports that are linked to resident needs.



McCauley 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 analysis²², half of McCauley renters are spending 30% or more of their gross income on rent. This proportion is slightly higher than the total renters in the City of Edmonton spending 30% or more of their gross income on rent. Just a third of the households in the neighbourhood can afford the 2013 average resale price of a single-detached home and nearly two thirds can afford the 2011 average monthly shelter cost for rented dwellings

Household Spending on Housing

50.0% of renter households were spending 30% or more of their gross income on rent in 2011, which is up from **44.7%** in 2001.

28.4% of owner households were spending 30% or more of their gross income on housing costs in 2011, which is up from **24.8%** 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 (up from **37.9%** of renter households and **15.4%** of owner households in 2001, an indication of a reduction in affordability).

Affordability of Market Housing

Type of Market Housing	Average Resale Price/Monthly Shelter Cost	% of Households that Can Afford Average Price/Cost ²³	Affordable Price/Rent based on Median Household Income ²⁴
Ownership – Single – Detached Home	\$220,917 (2013) ²⁵	35.3%	\$117,666
Rented Dwellings	\$697/month (2011)	63.0%	\$753/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.**

²² *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.

²³ 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.

²⁴ 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).

²⁵ Data from the City database of MLS sales in Central Edmonton (2014).

Affordable Housing²⁶

50.2% of households could afford the 2014 Maximum Allowable Rental Rates (MARR)²⁷ for affordable housing funded by Cornerstone grants for a one-bedroom apartment (\$794/month) and **41.8%** 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

McCauley Housing Continuum

The following diagram illustrates the housing types that are affordable to households based on their income²⁸. 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 \$30,000 while the ownership market is affordable to households earning more than \$50,000.

²⁶ Data from the City of Edmonton, Cornerstones Program.

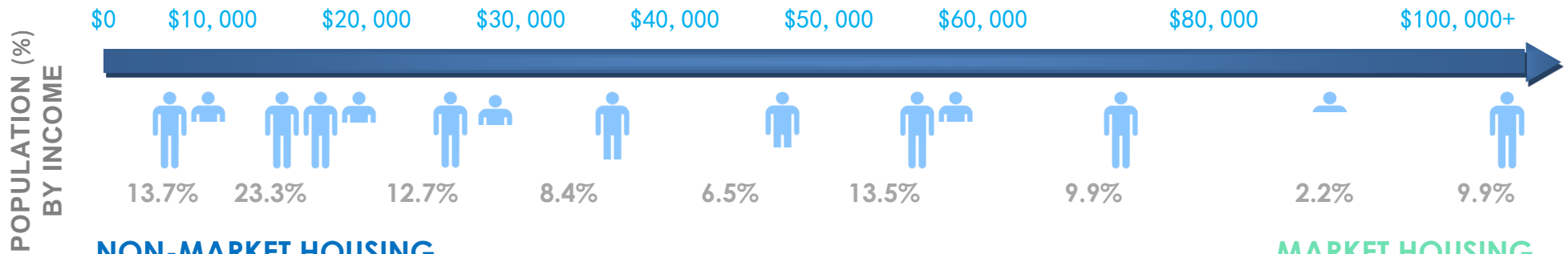
²⁷ Maximum Allowable Rental Rates (MARR) are the maximum monthly rents that may be charged by a project which has received Cornerstones grant funding, set at 85% of the average market rent.

²⁸ Affordability is based on households spending 30% or less of their income on housing costs.

MCCAULEY: WHAT CAN WE AFFORD?

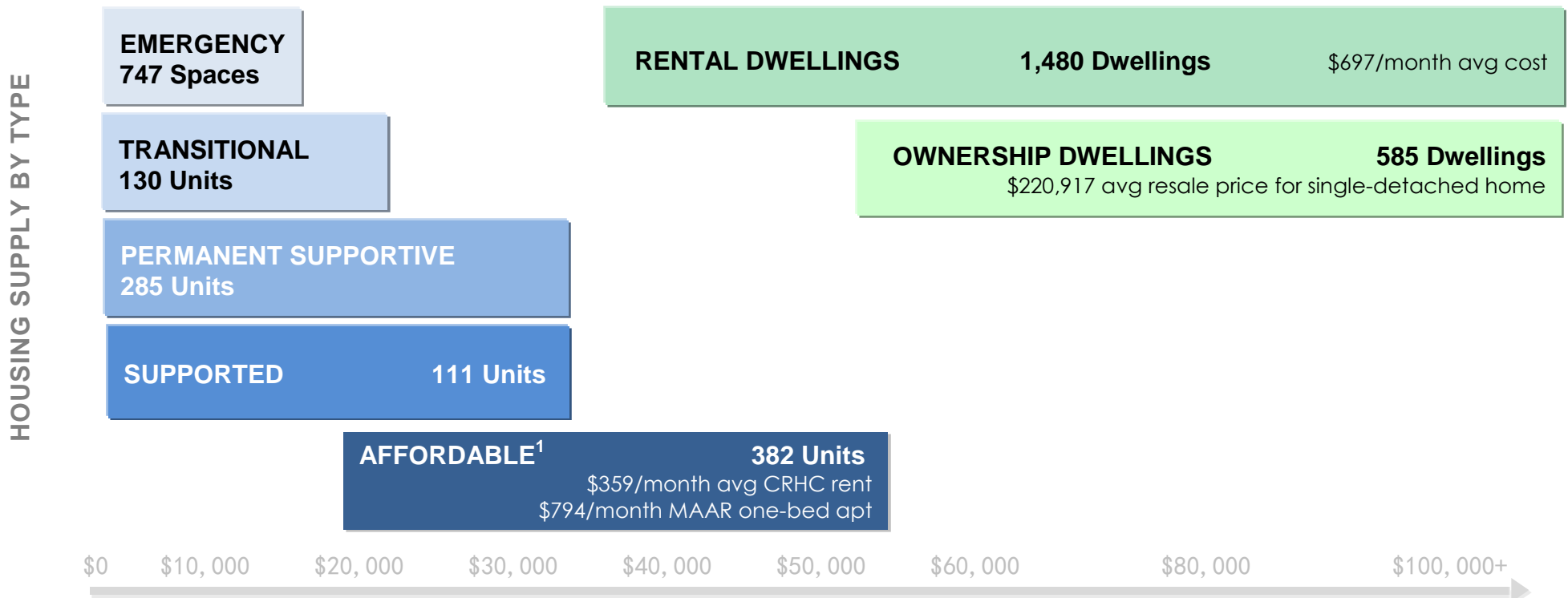


2011 HOUSEHOLD INCOME



NON-MARKET HOUSING

MARKET HOUSING



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.

Single Family Units (2008-2013)²⁹

Between 2008 and 2013, **23** new single family dwellings were built. During the same period, **46** units were demolished.

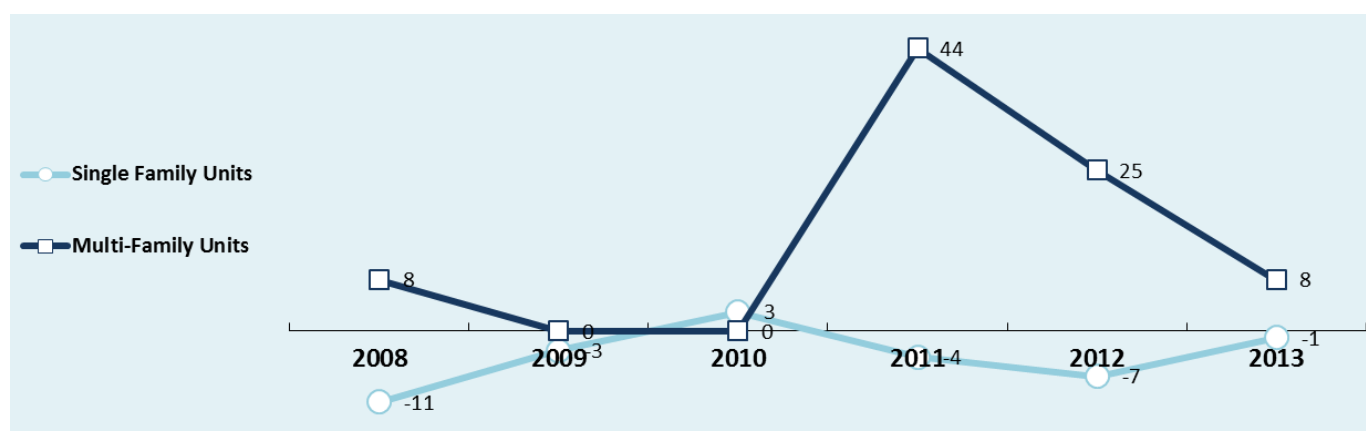
	2008	2009	2010	2011	2012	2013	Total (2008-2013)
New Units Built	3	1	9	4	2	4	23
Units Demolished	14	4	6	8	9	5	46
Net Unit Change	-11	-3	3	-4	-7	-1	-23

Multi-Family Units (2008-2013)

Between 2008 and 2013, **103** new multi-family dwelling units were built. During the same period, **18** multi-family units were demolished.

	2008	2009	2010	2011	2012	2013	Total (2008-2013)
New Units Built	8	0	0	62	25	8	103
Units Demolished	0	0	0	18	0	0	18
Net Unit Change	8	0	0	44	25	8	85

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



²⁹ 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

Residential development in McCauley is largely single detached in form, complemented with semi-detached and some medium density, low rise apartment development. McCauley is one of the oldest neighbourhoods in Edmonton and has experienced limited redevelopment and reinvestment. The condition of housing stock ranges from new, well-maintained, to poor or abandoned conditions.

A site tour of the neighbourhood suggests that the area east of 95 Street is the most stable and is experiencing some reinvestment in the form of upgrades to existing housing stock and also in the form of new single detached development. Reinvestment west of 95 Street is limited to the redevelopment of consolidated properties for the purposes of medium density, mid-rise apartment development. There is very limited evidence of reinvestment in existing single and semi-detached housing stock in that area.



New residential construction, McCauley, east of 95 Street



Example of neighbourhood housing, McCauley, east of 95 Street

Commercial lands in McCauley are largely found between 97 Street west to 101 Street. This commercial area is known as Chinatown and services offered reflect the needs of this active community within the city. The physical conditions of development vary from fair to excellent condition. Along 95 Street there are two popular specialty grocers, Lucky Supermarket, a large Asian food store and the Italian Centre Shop, which offers Italian and European groceries and

baked goods. Commercial development along these two blocks adjacent to 106A Avenue is in excellent condition.

There are other commercial developments along the north edge of the neighbourhood, along 111 Avenue. Businesses vary and include convenience stores, second hand and pawn shops and commercial offices. They are two to three storeys in height and are in good to poor condition.



Example of neighbourhood housing, McCauley

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:



**URBAN
STRATEGIES
INC .**

Soles and Company