



THE WAY AHEAD

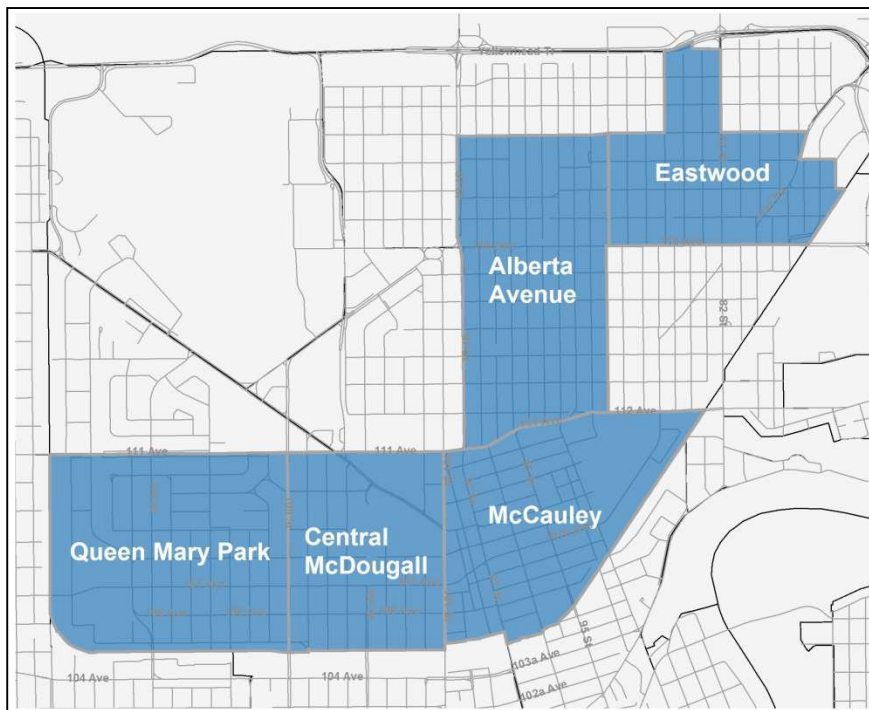
Alberta Avenue and Eastwood Housing Workshop



REALIZING HOUSING
POTENTIAL

THE CITY OF
Edmonton

Realizing Housing Potential



- Guided by your input:
 - Housing policies
 - Housing programs
 - Pilot Projects

Policies and programs?

- Policies
 - Example: “Foster healthy communities through offering a variety of housing...” (Elevate)
- Programs
 - Example: Secondary Suites grants
- Projects
 - Example: Sakaw seniors housing project

Project Overview

- Build on community strengths
- Identify community housing needs and priorities

Today



January-March 2014

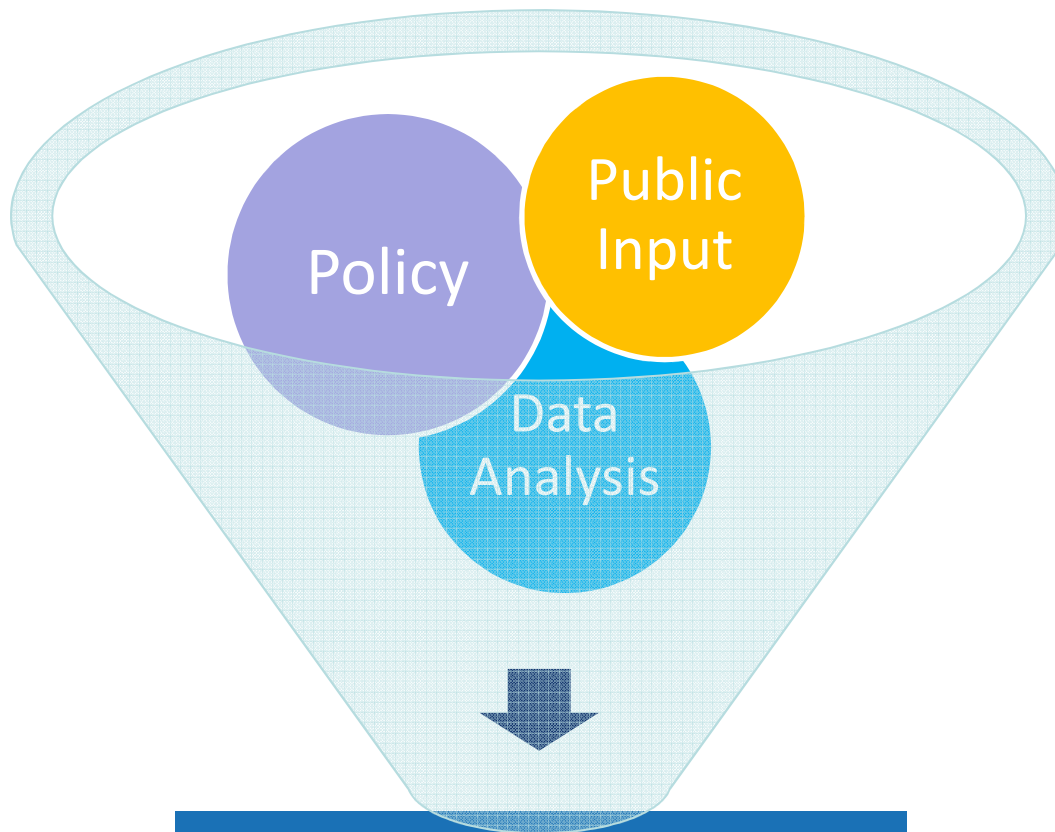
April-August 2014

September-December
2014

January-June 2015

Additional public meetings
to discuss specific
housing interventions

Building a Housing Roadmap



Housing Roadmaps

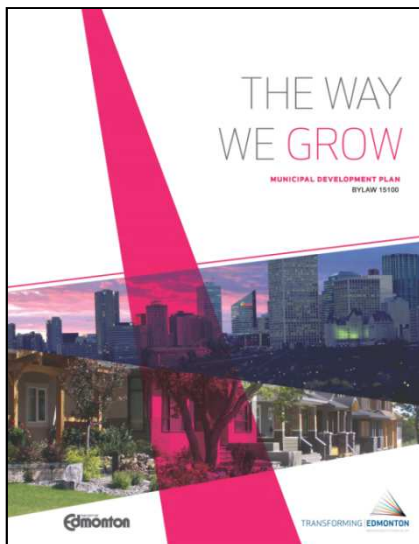
Collaboration and listening

Lived experience as well
as professional analysis

Guided by City Council
direction

City Housing Policies

- The City has a range of policy documents that provide direction for housing



“Ensure neighbourhoods have a range of housing choice to meet the needs of all demographic and income groups and create more socially sustainable communities.”

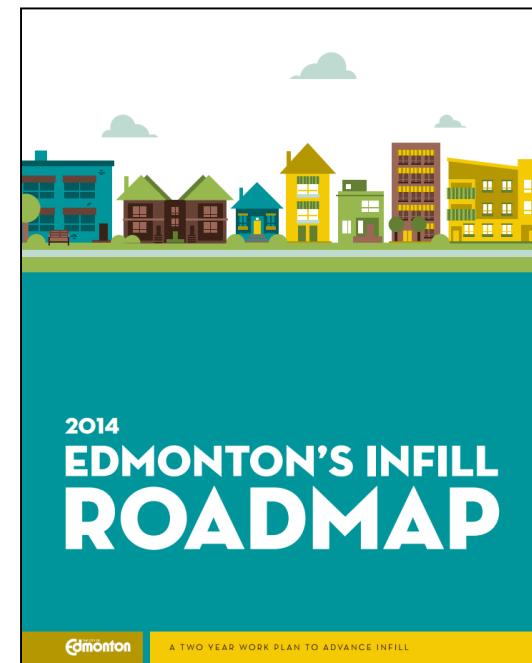
- The Way We Grow, p. 35

Aligning With Other City Projects

Complimenting Neighbourhood Revitalization



Taking direction from Elevate

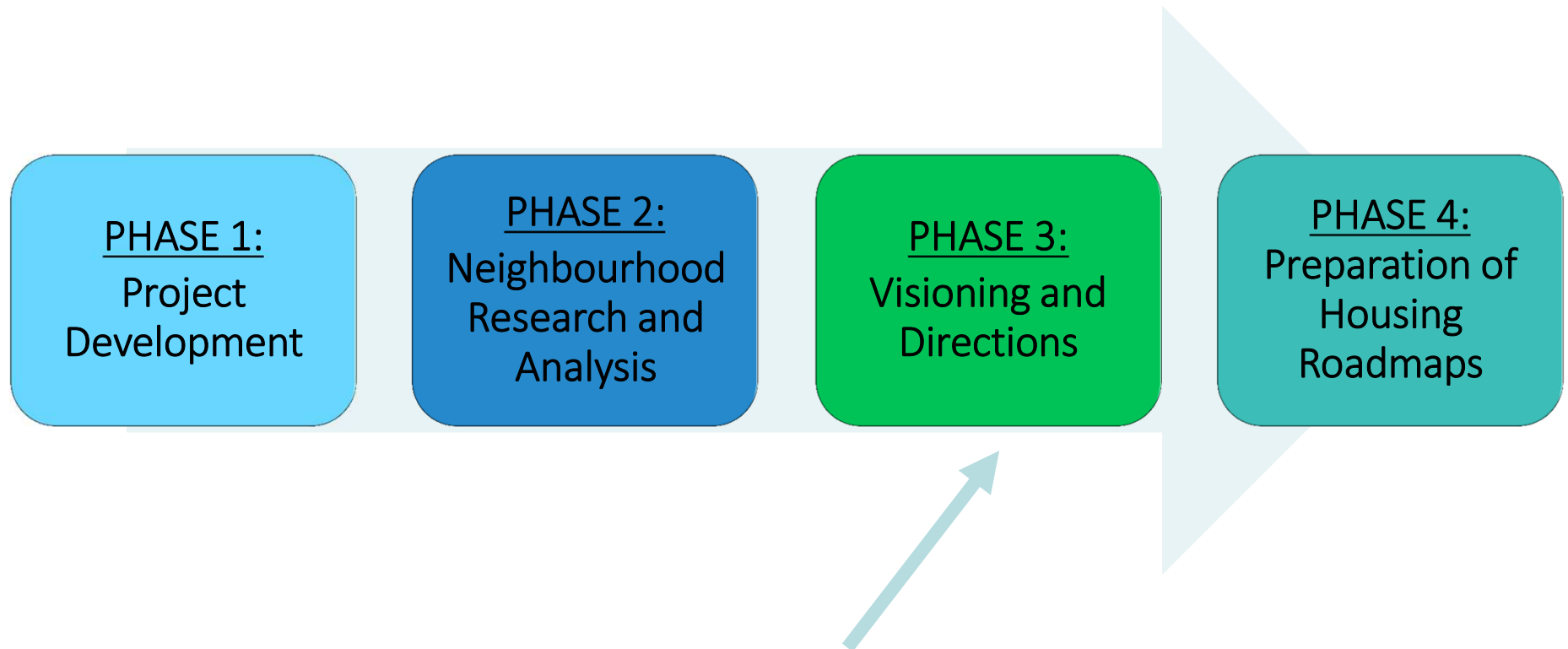


Building on Evolving Infill

Comment

- In the interest of time, the following slides were not presented at the Alberta Avenue and Eastwood community meeting that was held on Thursday, September 25th, 2014.
- They are included in this online version of the presentation

DEVELOPING YOUR NEIGHBOURHOOD ROADMAP



We are here

GATHERING LOCAL KNOWLEDGE AND IDEAS

Community

Carry out a process that offers practical significance to the community

Collaborative

Community members and project staff are partners in exploring & developing recommendations

Action

Process and results are useful to community members and lead to positive change

“Your continuing input is important and will be used to guide the development of your Neighbourhood Housing Roadmap”

WHAT ARE 'NEIGHBOURHOOD PROFILES'

- An analysis of housing market conditions and trends
- Provide a baseline for developing Neighbourhood Housing Roadmap



McCauley Housing Snapshot

This one-page profile provides a high level snapshot of current housing conditions in McCauley. For more information about Realizing Housing Potential and additional neighbourhood information, please visit the project website at www.edmonton.ca/realizinghousing.

McCauley Socio-Economic Snapshot

Neighbourhood Population (2011)

• Population: 3,985

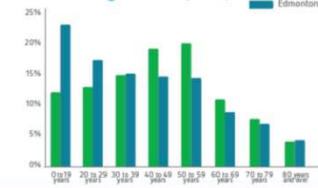
Income Statistics (2011)

• Median Household Income: \$30,113
• Median Individual Income: \$21,131

Length of Residence (2011)

• 20% have lived at current address for less than one year (City average: 17%)
• 47% have lived at current address for more than five years (City average: 49%)

Resident Age Profile (2011)



Housing Characteristics

McCauley Dwelling Type Breakdown (2011)



McCauley Households by Family Type (2011)



Renters and Owners (2011)

McCauley
72% Rented
28% Owner-Occupied

Mature Neighbourhoods*
48% Rented
52% Owner-Occupied

Dwellings in Need of Major Repair (2011)

McCauley
15% need major repair

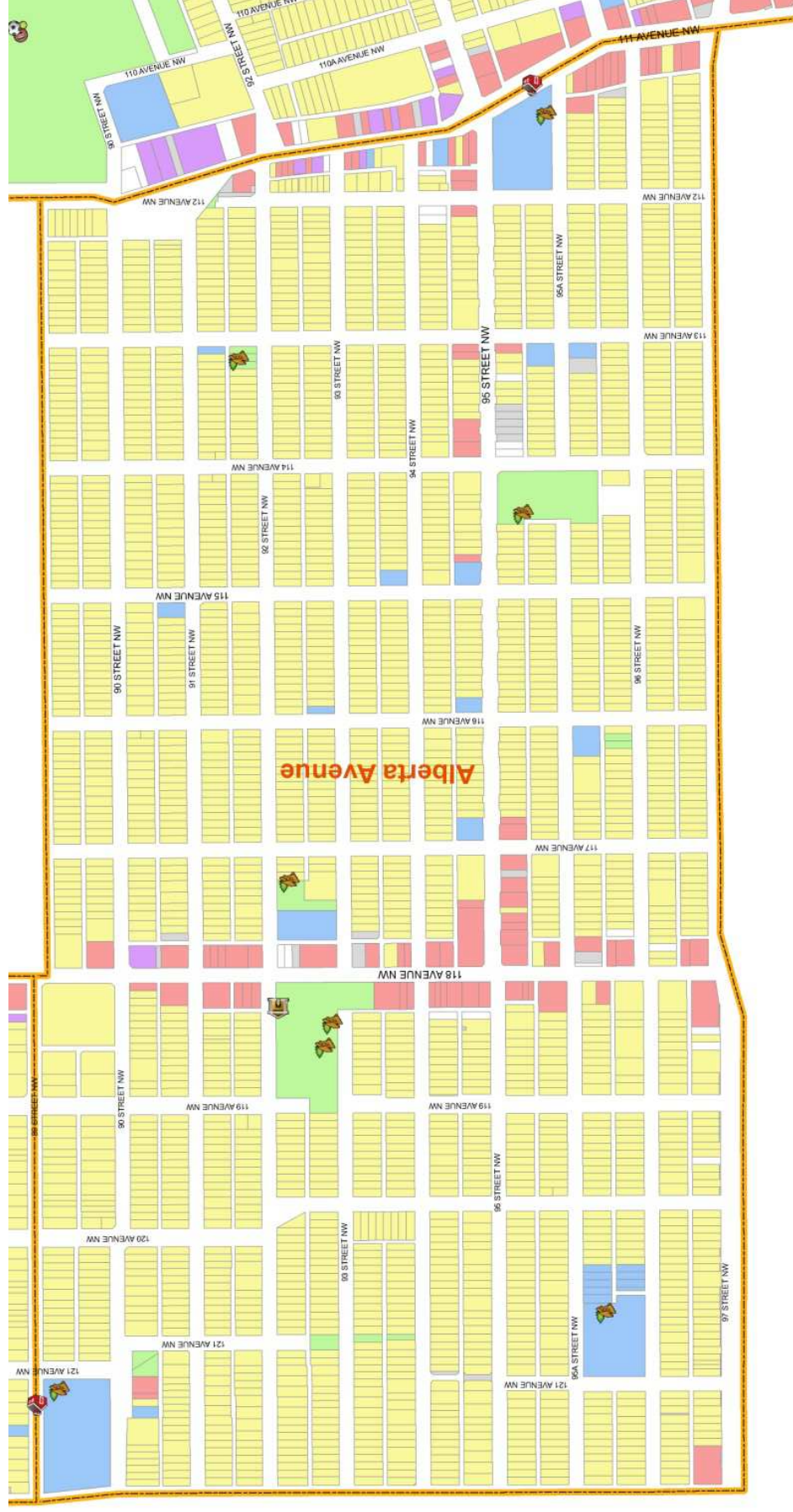
Mature Neighbourhoods*
10% need major repair

*Where applicable, a comparison is provided to the 107 neighbourhoods in the Mature Neighbourhood Overlay (generally all neighbourhoods that were approved prior to 1970). For a map, please visit: <http://webdocs.edmonton.ca/info@edmonton.ca/realizinghousing/mnao.pdf>.
Data source: The primary sources for these statistics are the 2012 National Household Survey and the 2012 Edmonton Municipal Census.

WHAT WE HAVE LEARNED SO FAR ABOUT YOUR NEIGHBOURHOOD

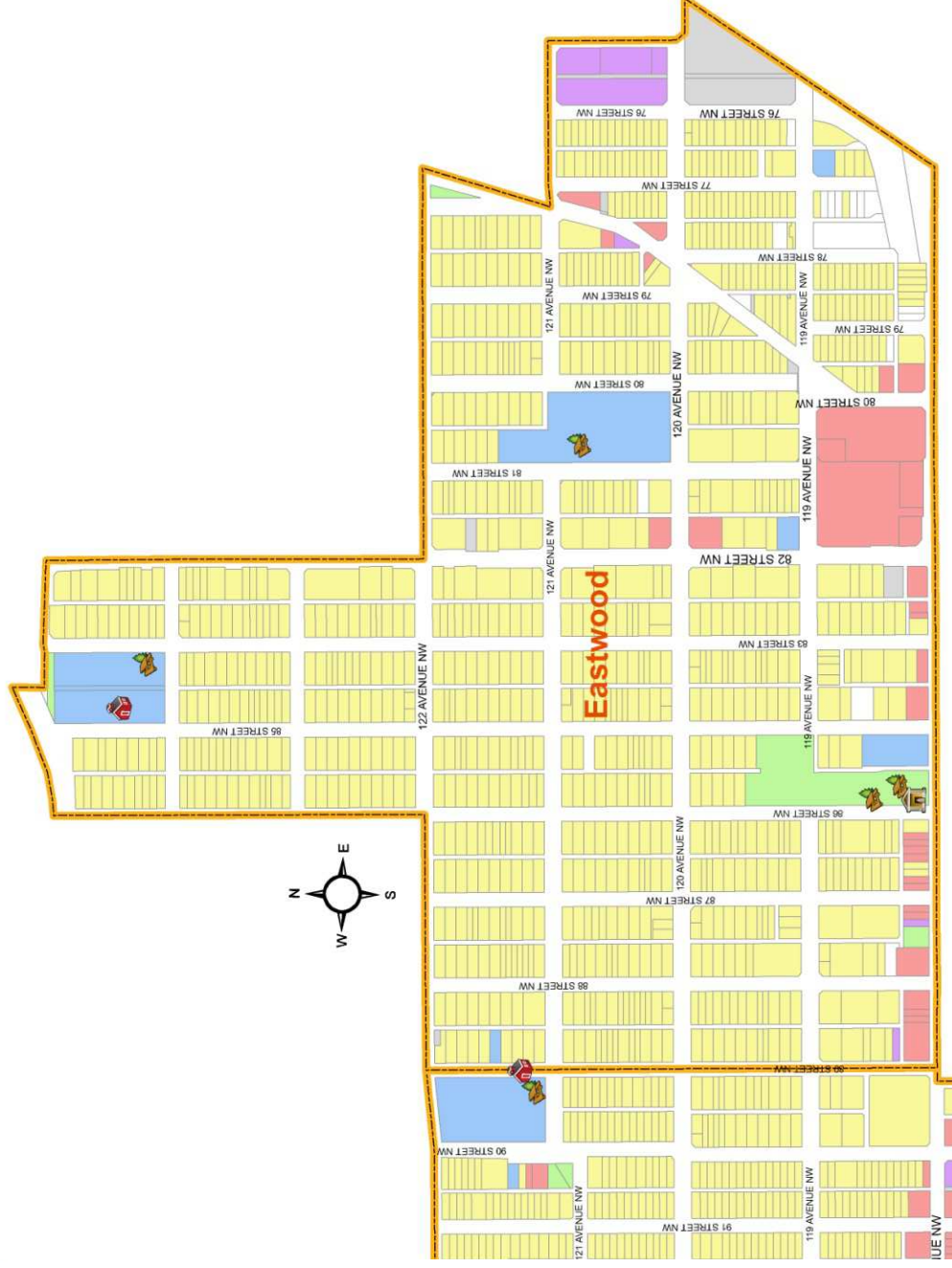
TRANSFORMING | EDMONTON

BRINGING OUR CITY VISION TO LIFE



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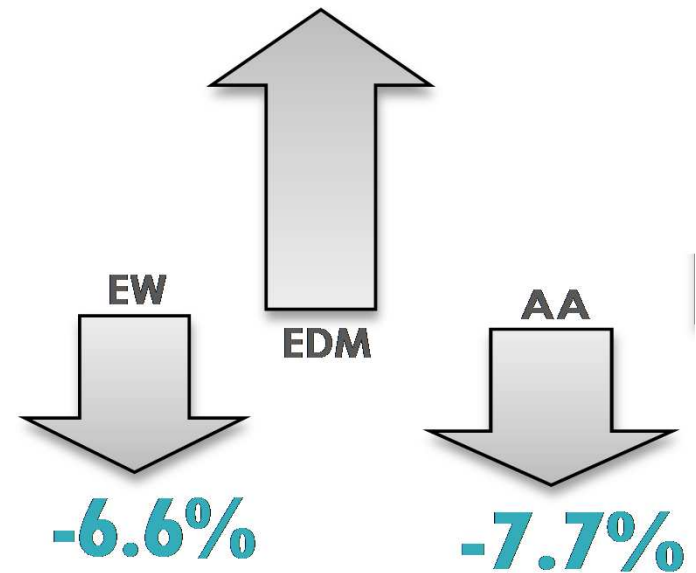
- | | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
|  |  |  |  |  |
|  Vacant or Undeveloped | | | | |

POPULATION

- Total population of **6,370** in **Alberta Avenue** and **4,075** in **Eastwood** in 2011
- **20.2%** of Alberta Avenue population and **20.4%** of Eastwood population under the age of 20 in 2011
- **10.2%** of Alberta Avenue population and **13.5%** of Eastwood population 65 years and over in 2011

2001-2011
POP CHANGE

21.9%

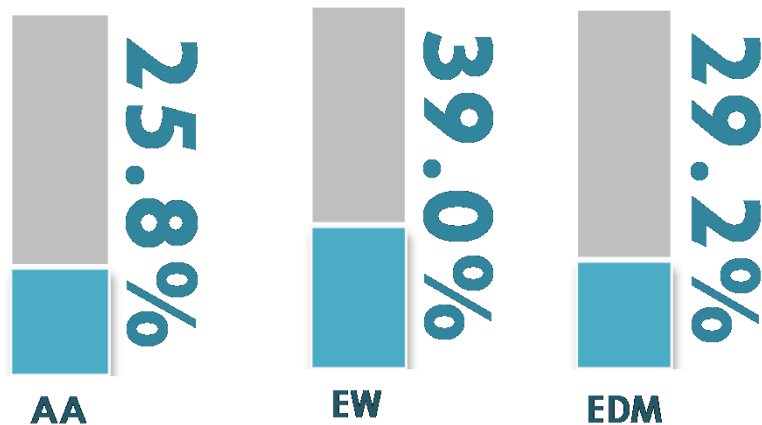


HOUSEHOLDS

- **2,750** total households in Alberta Avenue and **1,860** total households in Eastwood in 2011
- **2.4** average household size in Alberta Avenue and **2.1** average household size in Eastwood, compared to **2.5** for the City of Edmonton

HOUSEHOLD TYPE

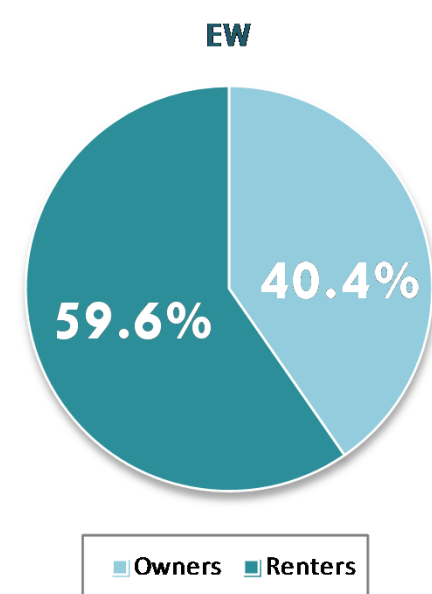
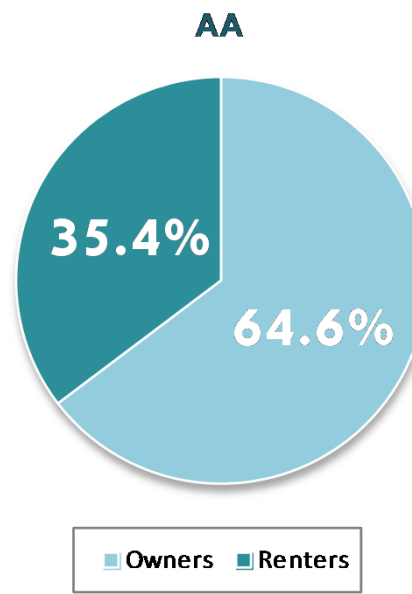
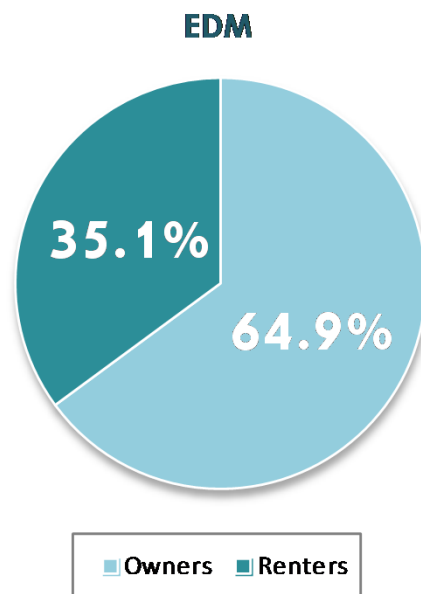
% 1-PERSON HH



- **25.8%** of total households in Alberta Avenue and **39.0%** in Eastwood were one-person households in 2011
- **19.1%** of total households in in Alberta Avenue and **15.9%** in Eastwood were couples without children
- **10.9%** of total households in Alberta Avenue and **13.7%** in Eastwood were lone parents

TENURE AND WORKFORCE

TENURE

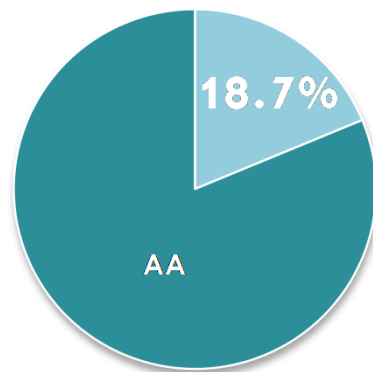


- **10.6%** of the population aged 15 years and older and in the labour force in Alberta Avenue and **13.1%** in Eastwood in 2011 was unemployed

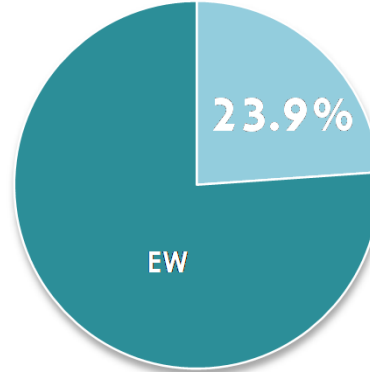
INCOME

- **\$60,825** was the average household income in Alberta Avenue and **\$55,195** in Eastwood in 2011
- **\$52,911** was the median household income in Alberta Avenue and in **\$43,227** Eastwood in 2011

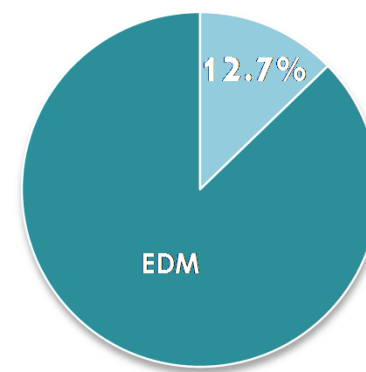
INCIDENCE OF LOW INCOME



■ In Low Income ■ Not



■ In Low Income ■ Not



■ In Low Income ■ Not

DWELLINGS - ALBERTA AVENUE

- **2,230** total dwellings in the neighbourhood in

2011

74.4%

■ EDM ■ AA

51.0%

4.9%

2.2%

9.6%

0.4%

2.6%

10.8%

23.0%

11.9%

7.9%

0.0%

0.1%

0.2%

0.9%

Single
Detached

Semi-Detached

Row House

Apartment,
detached
duplex

Apartment
building, less
than five
storeys

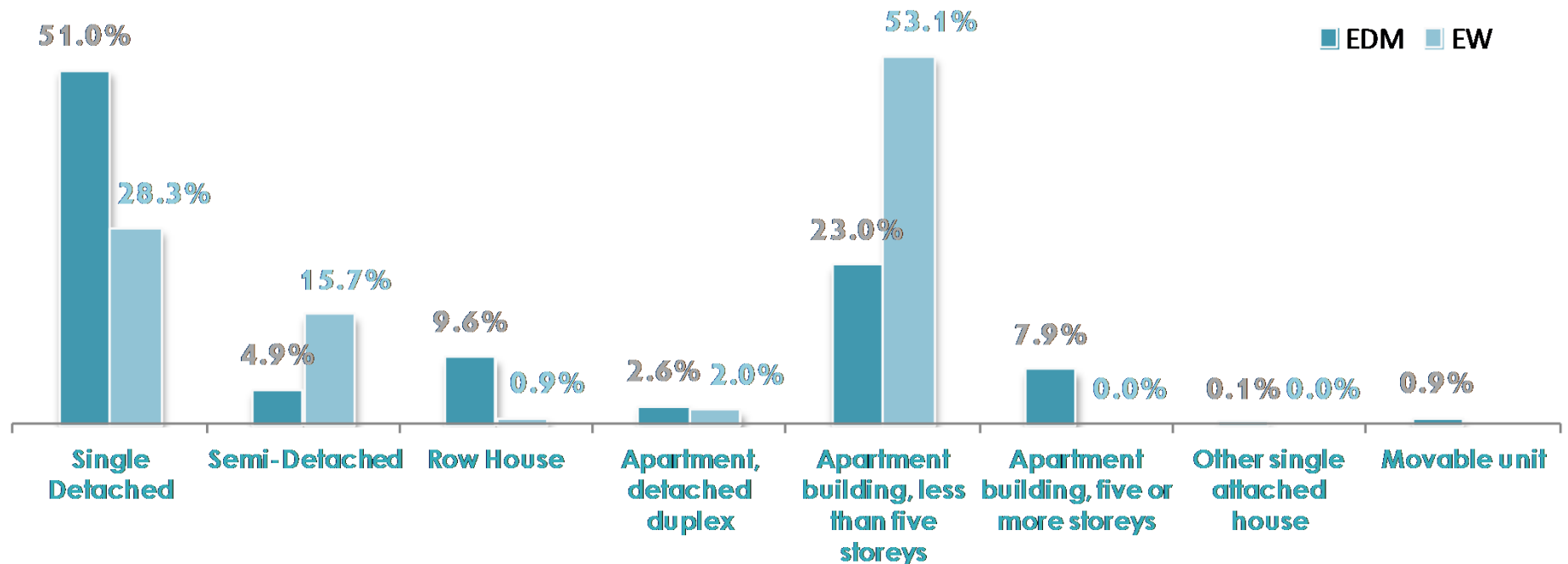
Apartment
building, five or
more storeys

Other single
attached
house

Movable unit

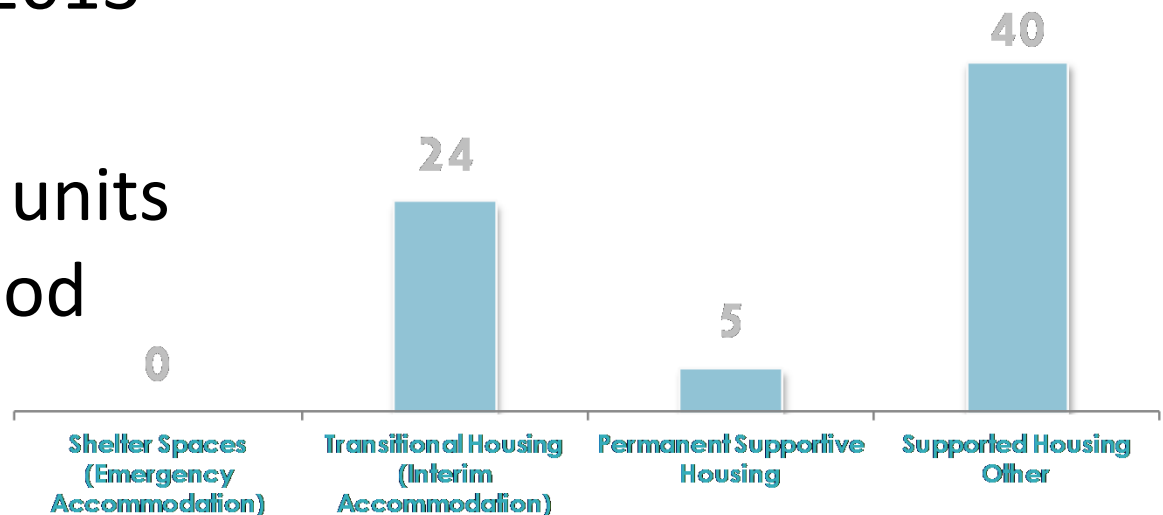
DWELLINGS - EASTWOOD

- **1,715** total dwellings in the neighbourhood in 2011



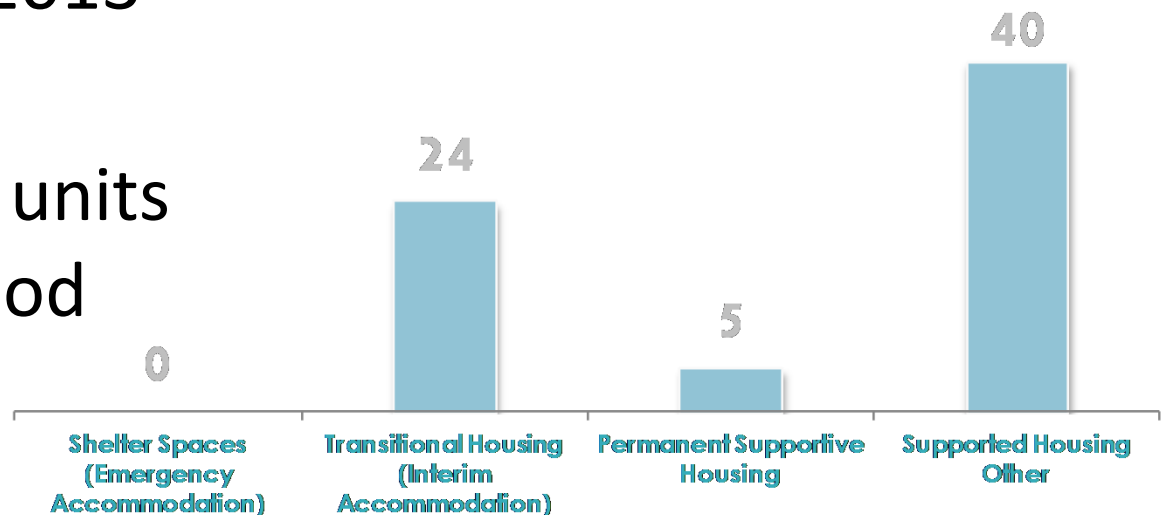
HOUSING MARKET - ALBERTA AVENUE

- **\$887** was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011
- **\$225,188** was the average resale price for a single-detached home in the neighbourhood in 2013
- **274** non-market affordable housing units in the neighbourhood in 2010



HOUSING MARKET - EASTWOOD

- **\$831** was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011
- **\$227,970** was the average resale price for a single-detached home in the neighbourhood in 2013
- **247** non-market affordable housing units in the neighbourhood in 2010



HOUSING SPENDING - ALBERTA AVENUE

- **48.2%** of renter households were spending 30% or more of their gross income on rent in 2011, compared to **17.5%** of owners

AFFORDABILITY OF MARKET HOUSING

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

HOUSING SPENDING - EASTWOOD

- **45.2%** of renter households were spending 30% or more of their gross income on rent in 2011, compared to **24.7%** of owners

AFFORDABILITY OF MARKET HOUSING

Type of Market Housing	Average Resale Price/Monthly Shelter Cost	% of Households that Can Afford Average Price/Cost	Affordable Price/Rent based on Median Household Income
Ownership – Single-Detached Home	\$227,970 (2013)	42.1%	\$169,104
Ownership – Apartment Dwellings	\$82,440 (2013)	82.0%	\$169,104
Rented Dwellings	\$831/month (2011)	65.1%	\$1,082/month

DEVELOPMENT ACTIVITY

BUILDING PERMIT ACTIVITY 2008-2013

Alberta Avenue

Single Family Dwellings

- **83** units built
- **84** units demolished
- **-1** net unit change

Multi Family Dwellings

- **194** units built
- **0** units demolished
- **+194** net unit change

Eastwood

Single Family Dwellings

- **9** units built
- **29** units demolished
- **-20** net unit change

Multi Family Dwellings

- **82** units built
- **0** units demolished
- **+82** net unit change