

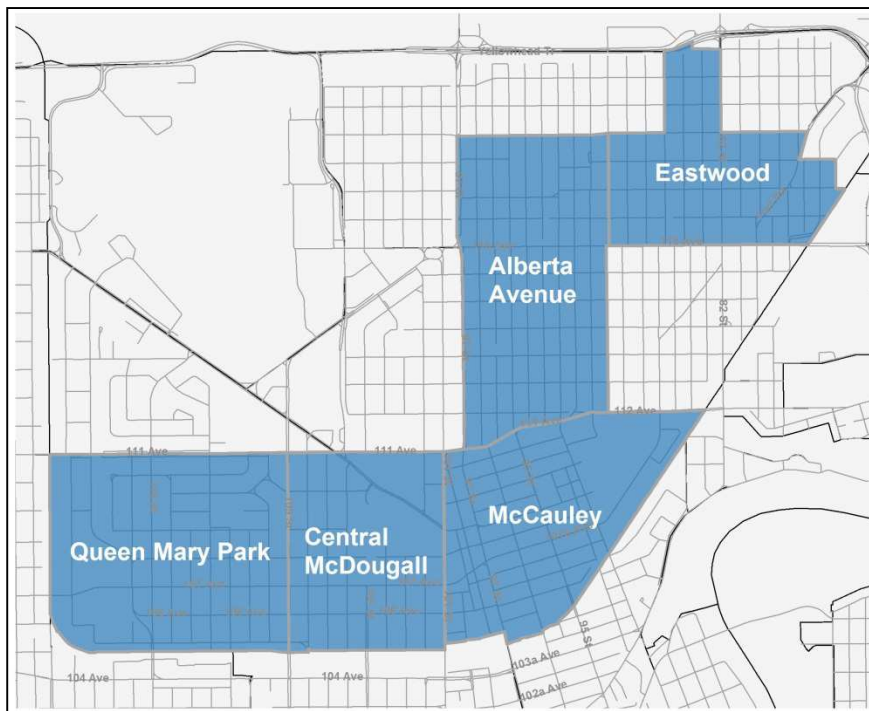


THE WAY AHEAD

# Central McDougall Housing Workshop



# 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

Project Development

Neighbourhood  
Research & Analysis

Visioning and  
Directions

Preparation of  
Housing Roadmaps

January-March 2014

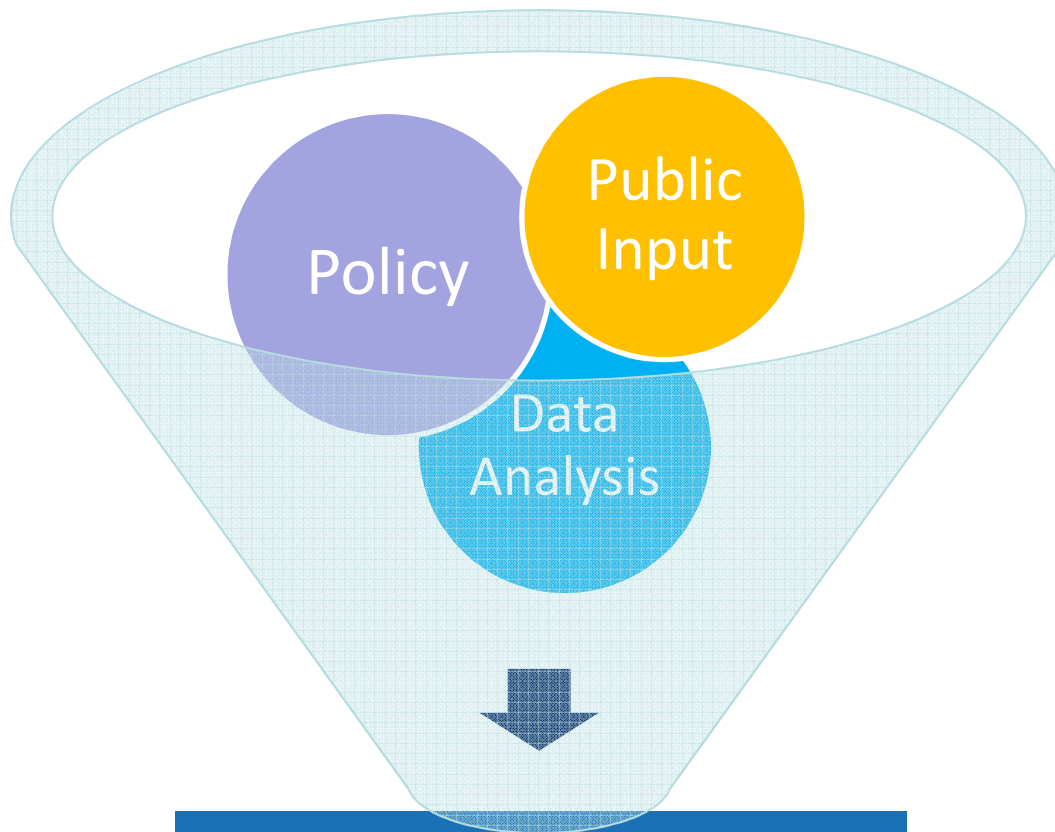
April-August 2014

September-December  
2014

January-June 2015

Additional public meetings  
to discuss specific  
housing interventions

# Building a Housing Roadmap



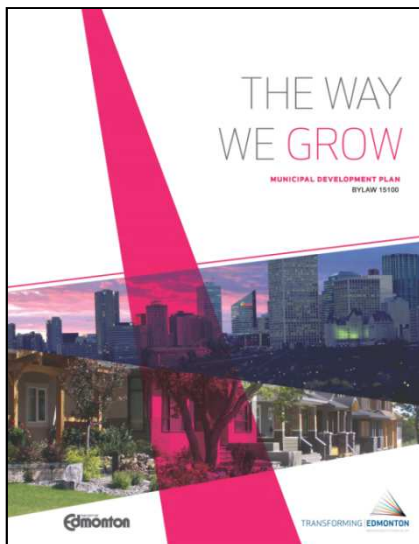
Collaboration and listening

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

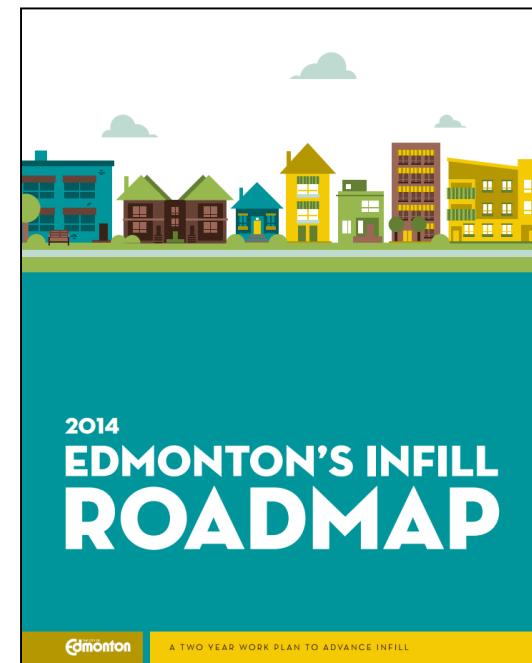


# Aligning With Other City Projects

## Complimenting Neighbourhood Revitalization

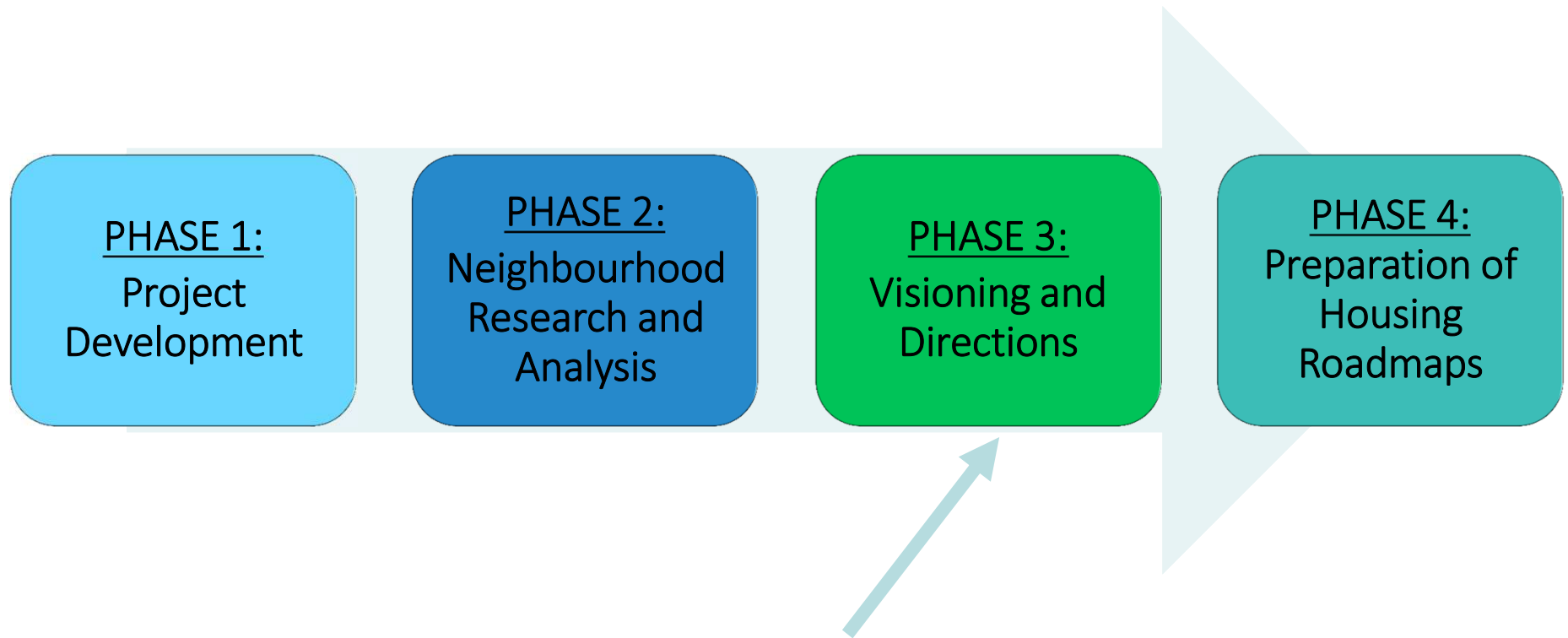


## Taking direction from Elevate



## Building on Evolving Infill

# 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](http://www.edmonton.ca/realizinghousing).

### McCauley Socio-Economic Snapshot

#### Neighbourhood Population (2011)

• Population: 3,985

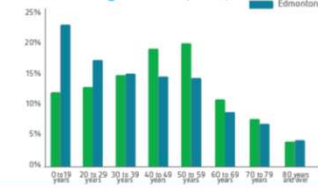
#### Income Statistics (2011)

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

#### Length of Residence (2011)

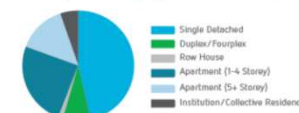
• 20% have lived at current address for less than one year (City average: 17%)  
• 47% have lived at current address for more than five years (City average: 49%)

#### Resident Age Profile (2011)



### Housing Characteristics

#### McCauley Dwelling Type Breakdown (2011)



#### McCauley Households by Family Type (2011)



#### Renters and Owners (2011)

McCauley  
**72%** 28%  
Rented Owner-Occupied

Mature Neighbourhoods\*  
**48%** 52%  
Rented Owner-Occupied

#### Dwellings in Need of Major Repair (2011)

McCauley Mature Neighbourhoods\*  
**15%** 10%  
need major repair 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.

# TRANSFORMING | EDMONTON

BRINGING OUR CITY VISION TO LIFE

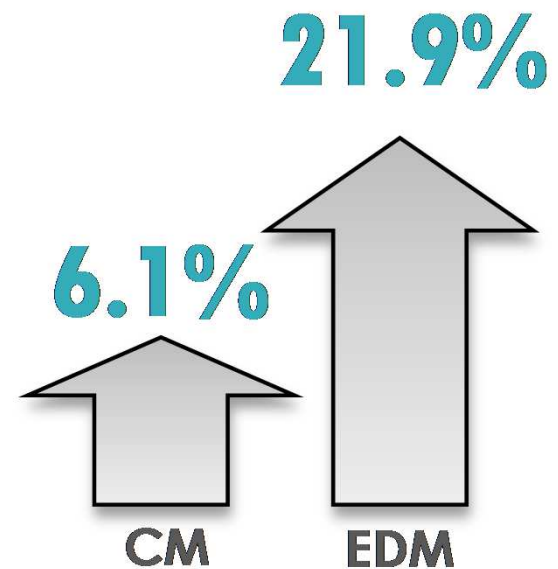
## WHAT WE HAVE LEARNED SO FAR ABOUT YOUR NEIGHBOURHOOD



# POPULATION

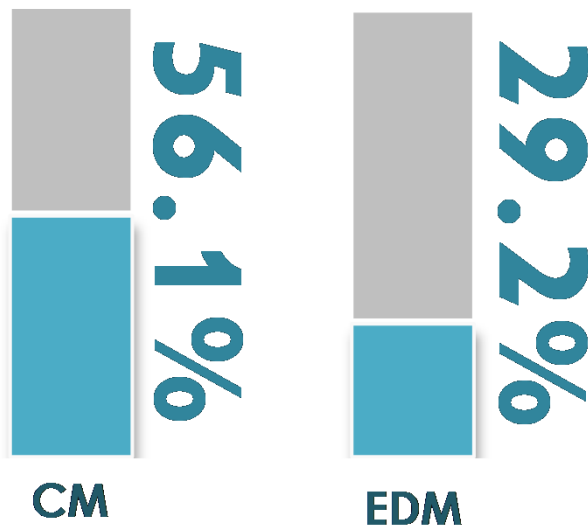
- Total neighbourhood population of **4,900** in 2011
- **16.1%** of neighbourhood population under the age of 20 in 2011
- **5.5%** of neighbourhood population 65 years and over in 2011

2001-2011  
POP CHANGE



# HOUSEHOLDS

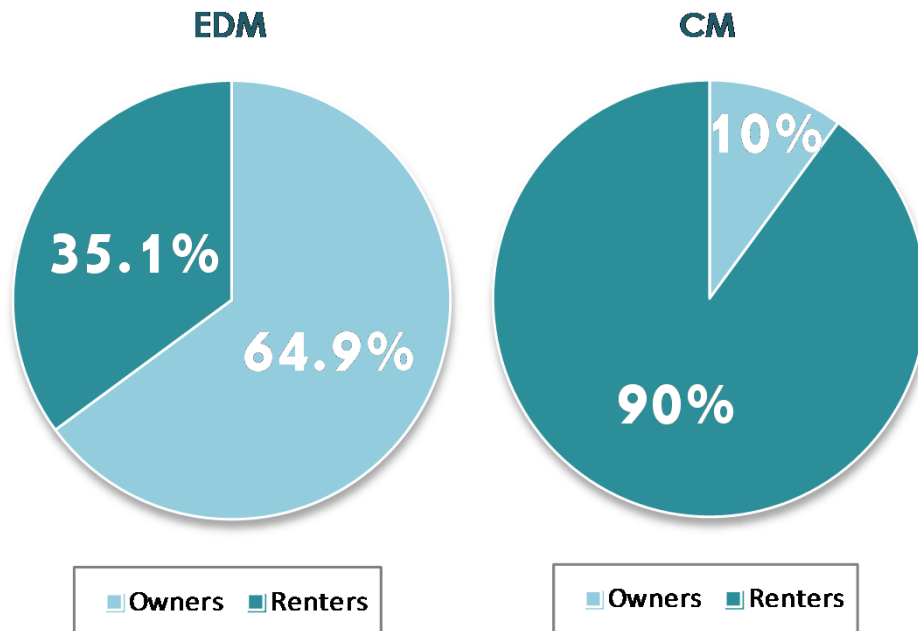
% 1-PERSON HH



- **2,780** total households in 2011
- **1.8** average household size
- **56.1%** of total households were one-person households
- **17.6%** of total households were couples without children
- **7.9%** of total households were lone parents

# TENURE AND WORKFORCE

## TENURE

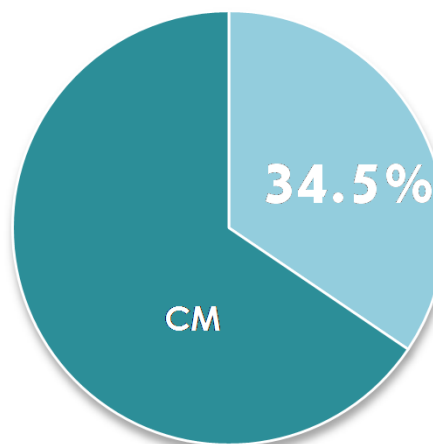


- **13.6%** of the population aged 15 years and older in the labour force in 2011 was unemployed

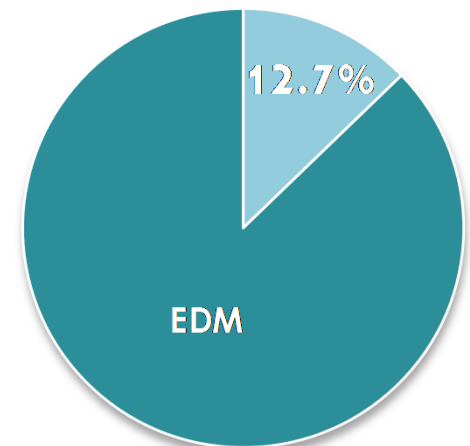
# INCOME

- **\$43,392** was the average household income in 2011
- **\$32,295** was the median household income in 2011

## INCIDENCE OF LOW INCOME



■ In Low Income ■ Not

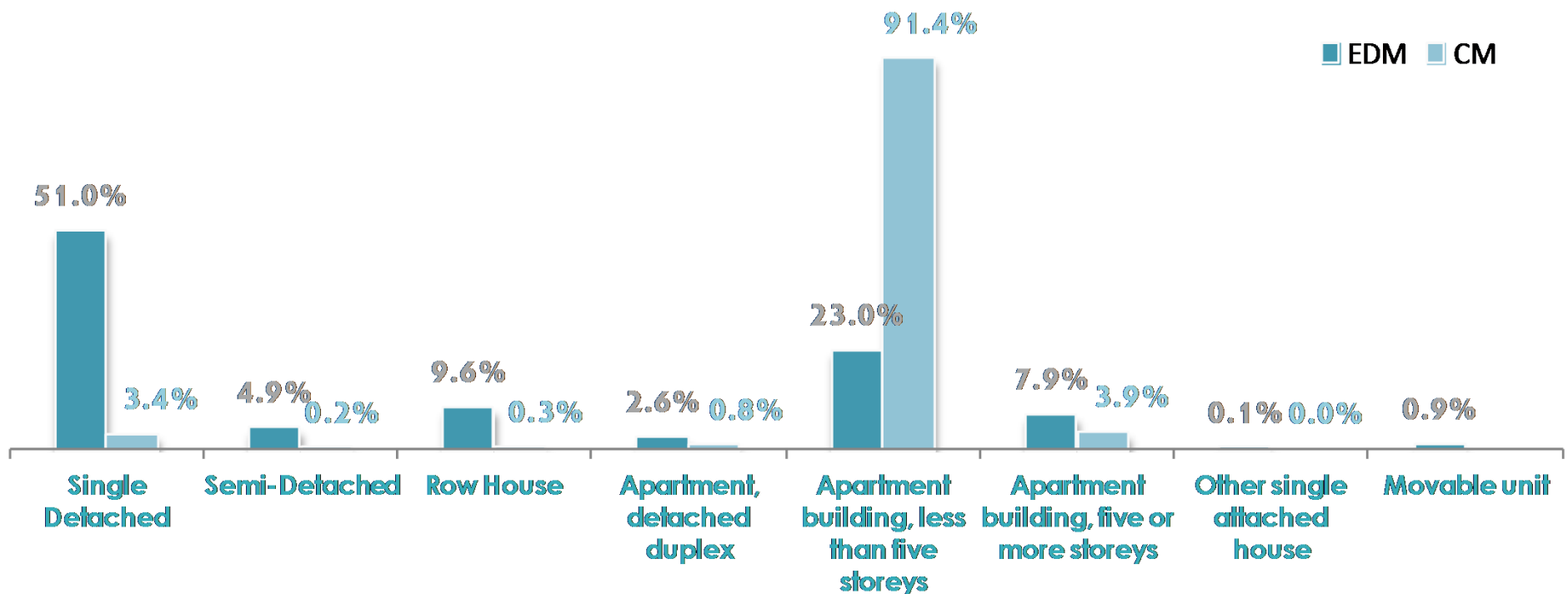


■ In Low Income ■ Not



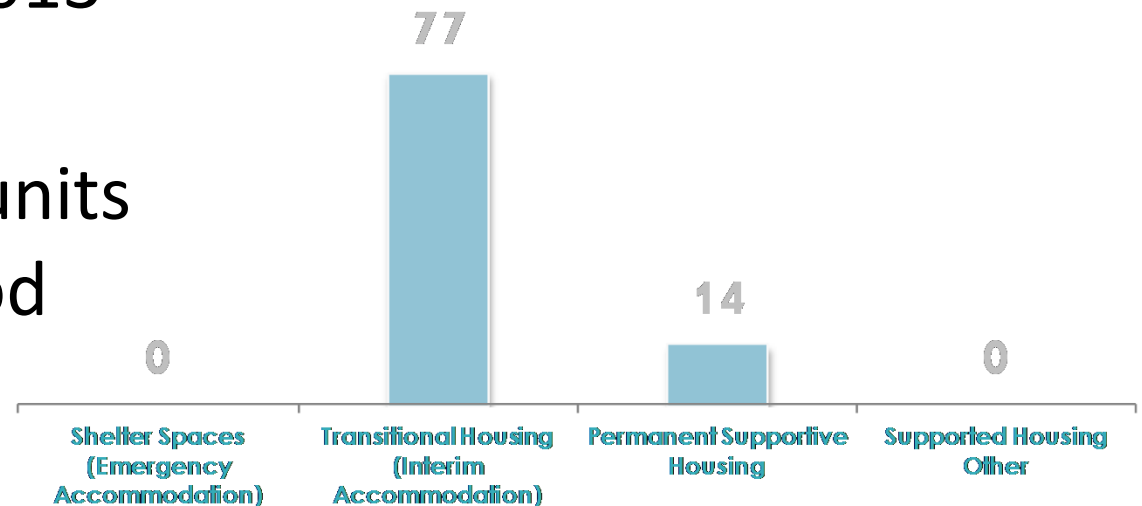
# DWELLINGS

- **2,950** total dwellings in the neighbourhood in 2011



## HOUSING MARKET

- **\$837** was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011
- **\$244,529** was the average resale price for a single-detached home in the neighbourhood in 2013
- **199** non-market affordable housing units in the neighbourhood in 2010



## HOUSING SPENDING

- **48.1%** of renter households were spending 30% or more of their gross income on rent in 2011, compared to **30.4%** 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	\$244,529 (2013)	<b>31.1%</b>	<b>\$126,192</b>
Ownership – Apartment Dwellings	\$136,862 (2013)	<b>54.7%</b>	<b>\$126,192</b>
Rented Dwellings	\$837/month (2011)	<b>54.7%</b>	<b>\$807/month</b>

## DEVELOPMENT ACTIVITY

### *BUILDING PERMIT ACTIVITY 2008-2013*

#### Single Family Dwellings

- **2** units built
- **21** units demolished
- **-19** net unit change

#### Multi Family Dwellings

- **155** units built
- **33** units demolished
- **+122** net unit change

# World Cafe

- Now we want to hear from you!
  - Housing Choice
  - Housing Condition
  - Housing Data
  - Housing strengths and ideas for the future