



THE WAY AHEAD

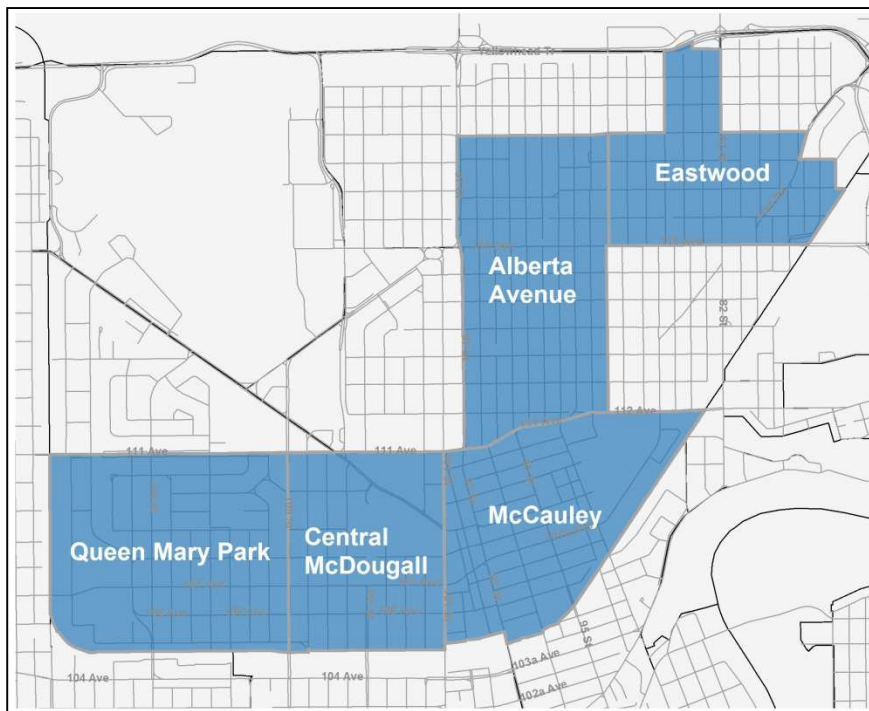
Queen Mary Park Housing Workshop



REALIZING **HOUSING**
POTENTIAL



Realizing Housing Potential



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

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

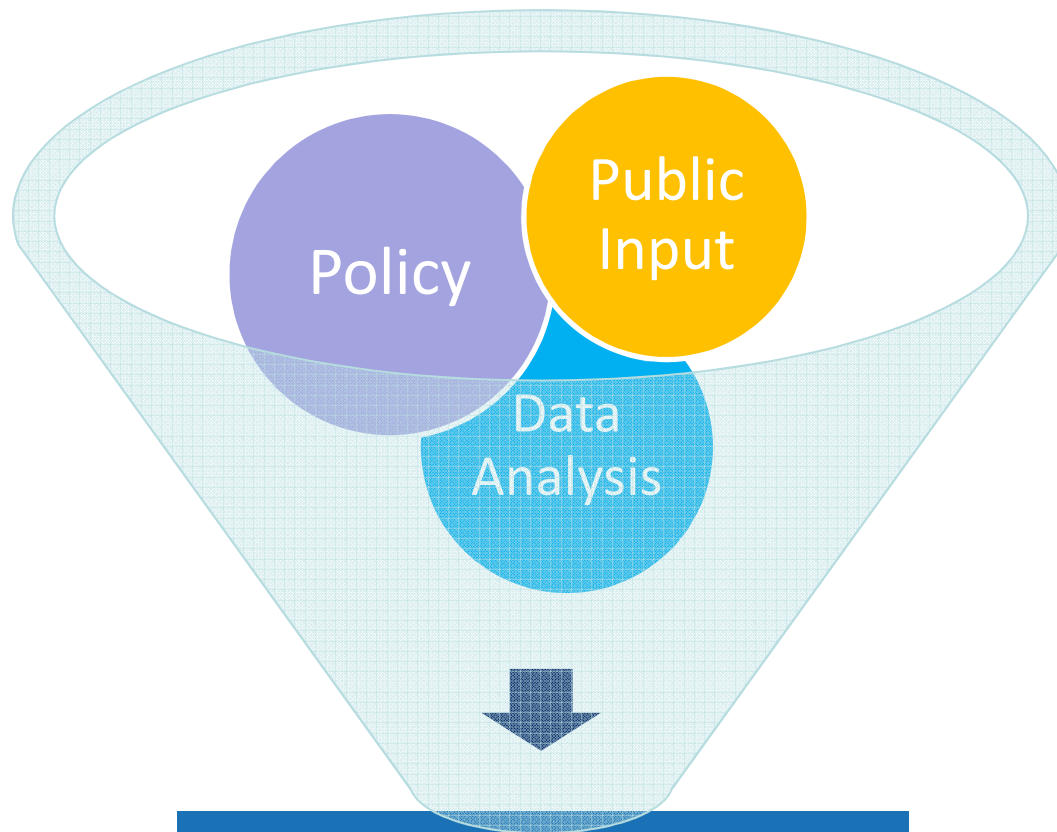
April-August 2014

September-December
2014

January-June 2015

Additional public meetings
to discuss specific
housing interventions

Building a Housing Roadmap



Housing Roadmaps

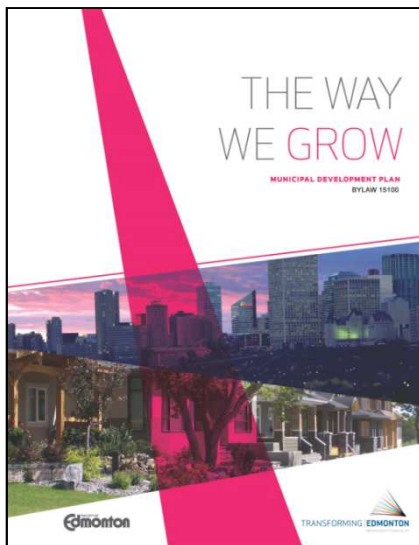
Collaboration and listening

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.”

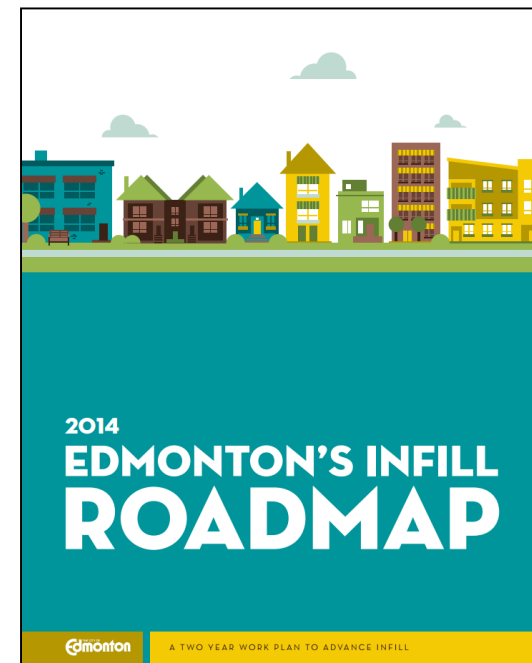
- The Way We Grow, p. 35

Aligning With Other City Projects

Complimenting Neighbourhood Revitalization

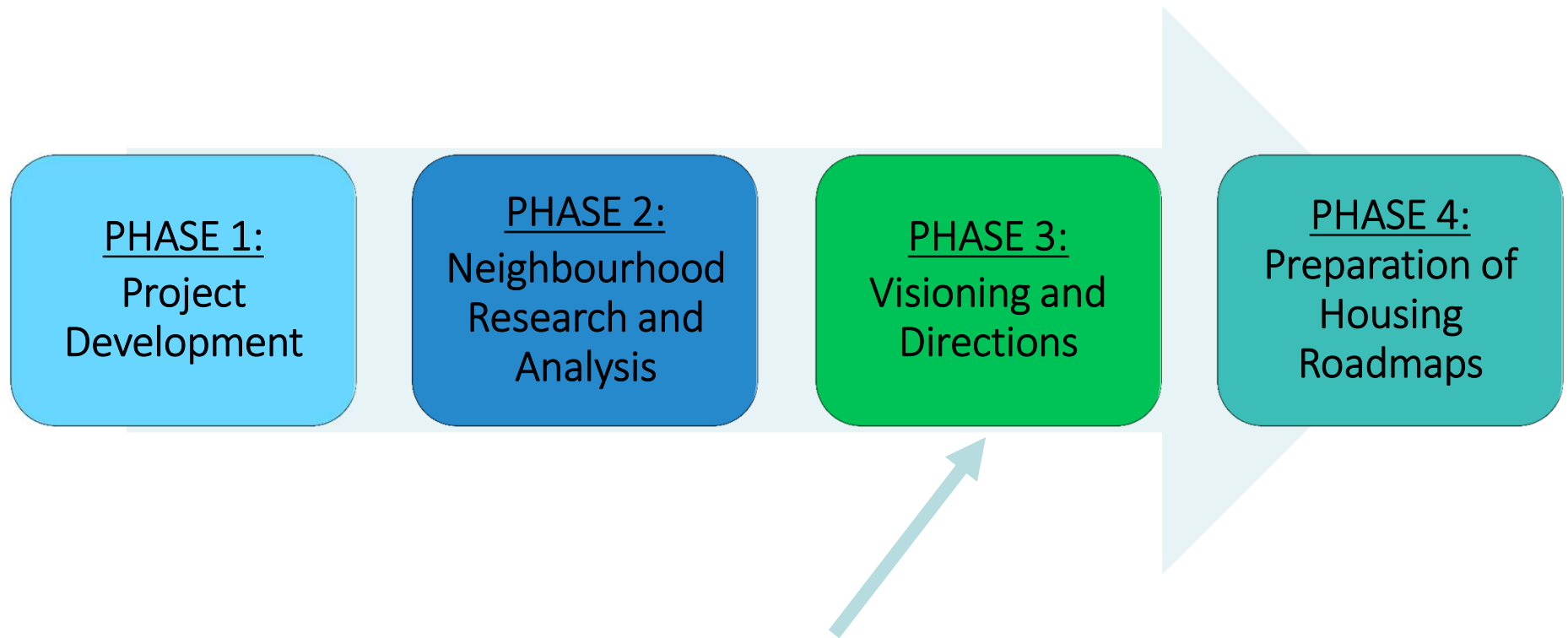


Taking direction from Elevate



Building on Evolving Infill

DEVELOPING YOUR NEIGHBOURHOOD ROAD MAP



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 Road Map”***

WHAT ARE 'NEIGHBOURHOOD PROFILES'

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



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

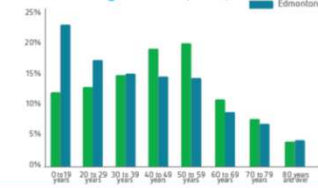
Income Statistics (2011)

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

Length of Residence (2011)

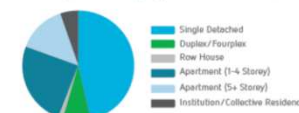
• 20% have lived at current address for less than one year (City average: 17%)
• 47% have lived at current address for more than five years (City average: 49%)

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

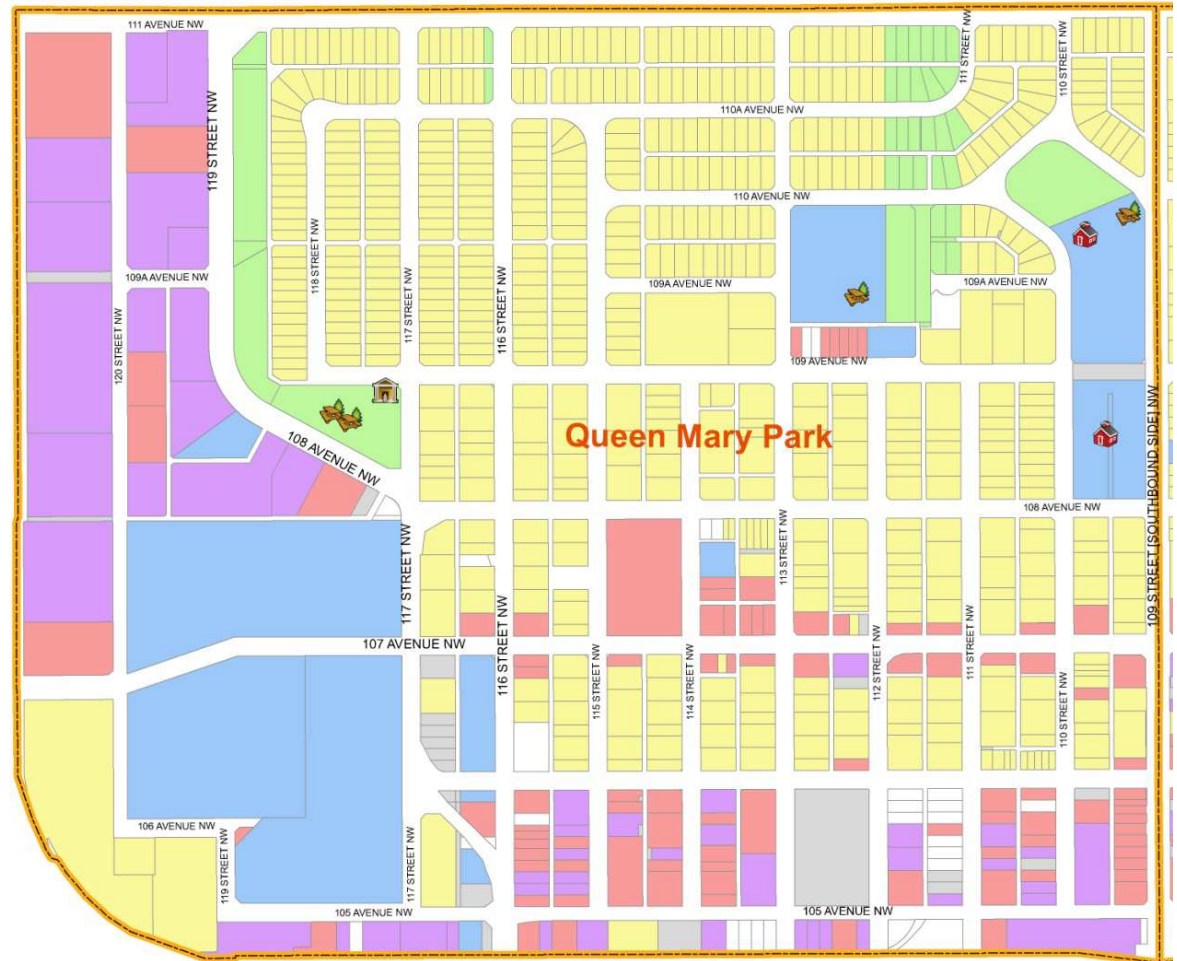
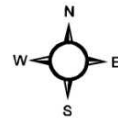
Dwellings in Need of Major Repair (2011)

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 source for these statistics are the 2012 National Household Survey and the 2012 Edmonton Municipal Census.

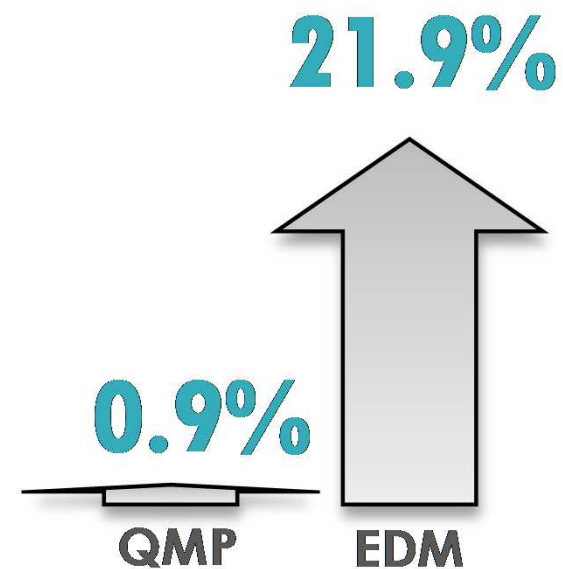
WHAT WE HAVE LEARNED SO FAR ABOUT YOUR NEIGHBOURHOOD



POPULATION

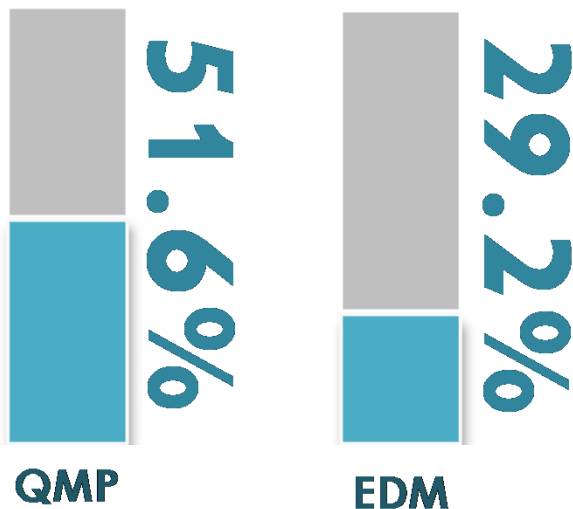
- Total neighbourhood population of **6,525** in 2011
- **13.7%** of neighbourhood population under the age of 20 in 2011
- **7.2%** of neighbourhood population 65 years and over in 2011

2001-2011
POP CHANGE



HOUSEHOLDS

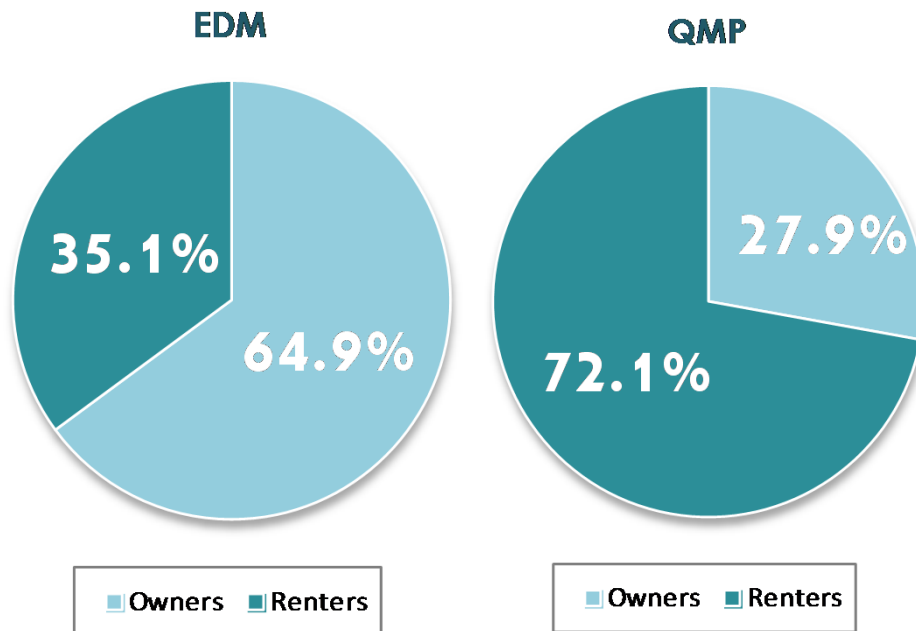
% 1-PERSON HH



- **3,720** total households in 2011
- **1.8** average household size, compared to **2.5** for the City of Edmonton
- **51.6%** of total households were one-person households

TENURE AND WORKFORCE

TENURE

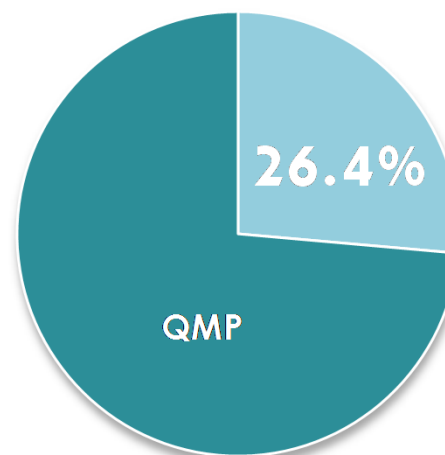


- **74.2%** of the population aged 15 years and older in 2011 participated in the labour force

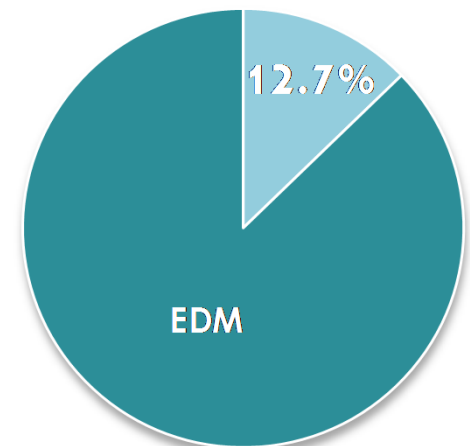
INCOME

- **5.8%** of the population aged 15 years and older in the labour force in 2011 was unemployed
- **\$53,302** was the average household income in 2011
- **\$42,241** was the median household income in 2011

INCIDENCE OF LOW INCOME



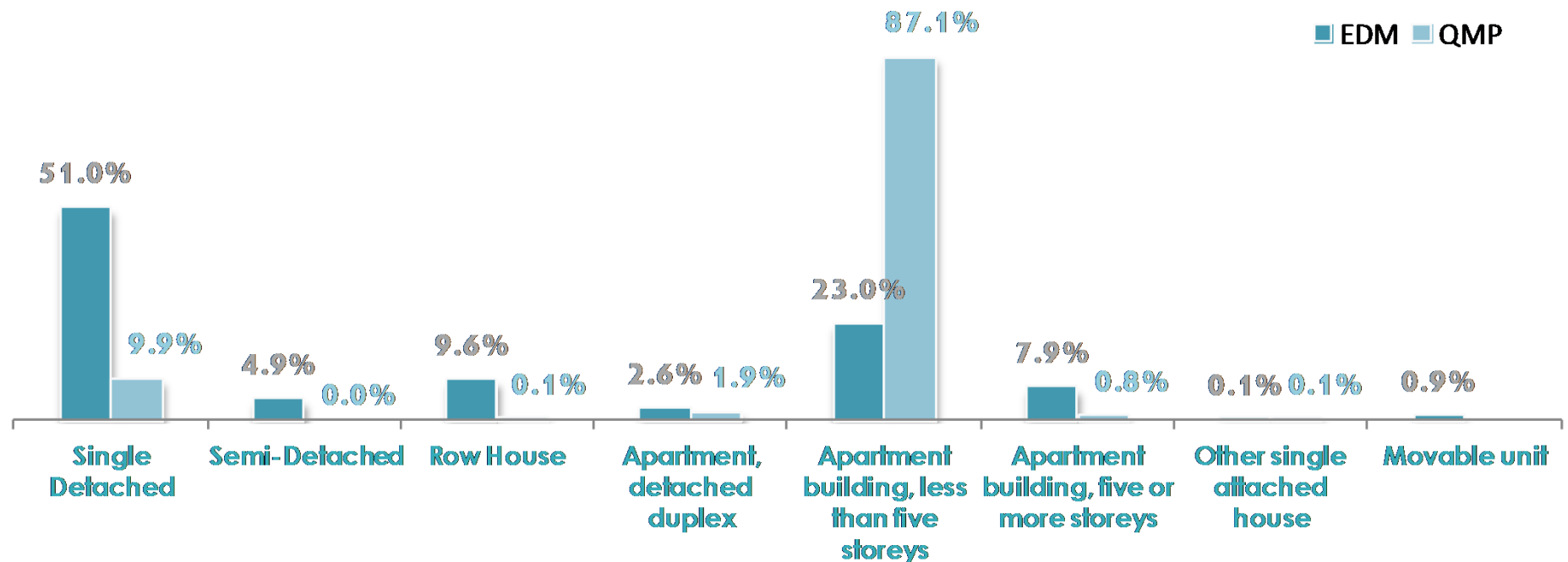
■ In Low Income ■ Not



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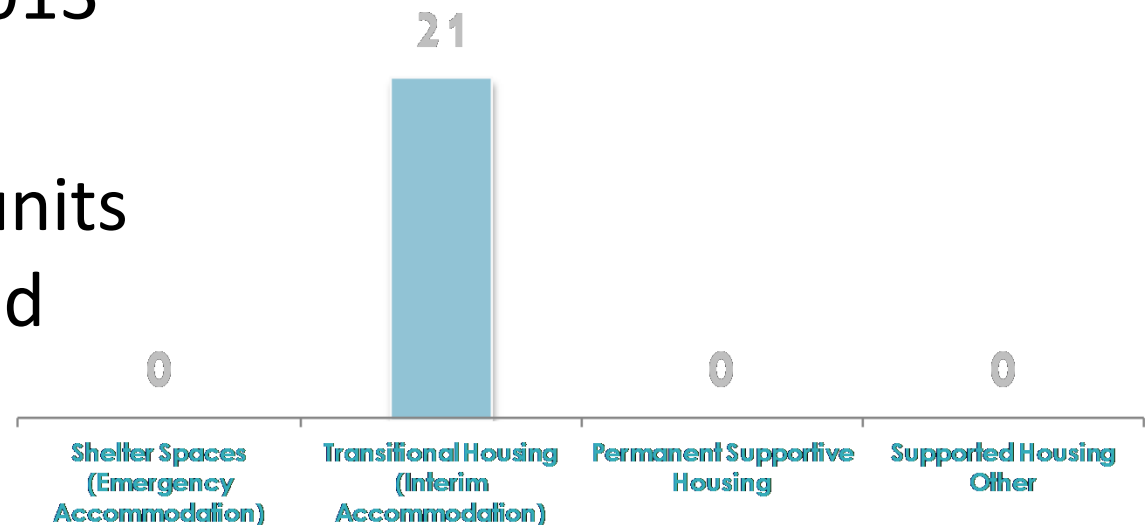
DWELLINGS

- **3,695** total dwellings in the neighbourhood in 2011



HOUSING MARKET

- **\$838** was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011
- **\$308,971** was the average resale price for a single-detached home in the neighbourhood in 2013
- **167** non-market affordable housing units in the neighbourhood in 2010



HOUSING SPENDING

- **42.4%** of renter households were spending 30% or more of their gross income on rent in 2011, compared to **24.6%** 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	\$308,971 (2013)	31.1%	\$165,055
Ownership – Apartment Dwellings	\$168,837 (2013)	53.4%	\$165,055
Rented Dwellings	\$878/month (2011)	65.4%	\$1,056/month

DEVELOPMENT ACTIVITY

BUILDING PERMIT ACTIVITY 2008-2013

Single Family Dwellings

- 3 units built
- 12 units demolished
- -9 net unit change

Multi Family Dwellings

- 471 units built
- 0 units demolished
- +471 net unit change