

This profile provides a high level snapshot of current housing conditions in Alberta Avenue. For more information about Realizing Housing Potential and additional neighbourhood information, please contact the project team.

Alberta Avenue Socio-Economic Snapshot

Neighbourhood Population (2011)

- Population: 6,370

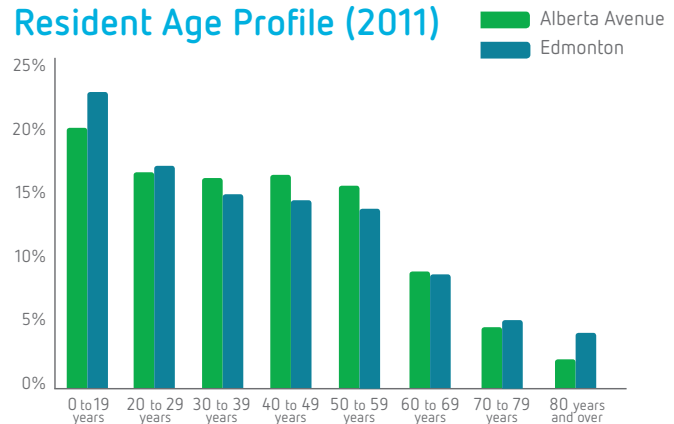
Income Statistics (2011)

- Median Household Income: \$52,911
- Median Individual Income: \$26,385

Length of Residence (2014)

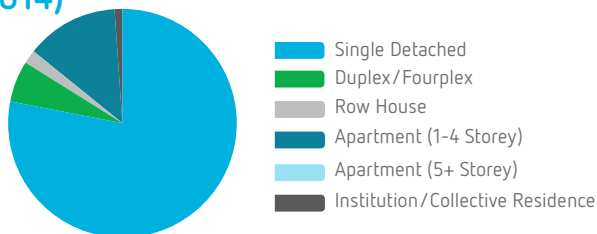
- 18% have lived at current address for less than one year (City average: 16%)
- 50% have lived at current address for more than five years (City average: 48%)

Resident Age Profile (2011)

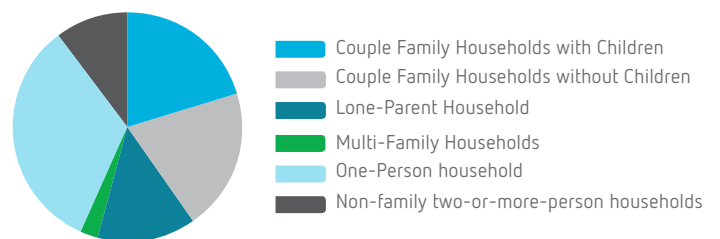


Housing Characteristics

Alberta Avenue Dwelling Type Breakdown (2014)



Alberta Avenue Households by Family Type (2011)



Renters and Owners (2011)

Alberta Avenue

35%

Rented

65%

Owner-Occupied

Mature Neighbourhoods*

35%

Rented

65%

Owner-Occupied

Dwellings in Need of Major Repair (2011)

Alberta Avenue

20%

need major repair

Mature Neighbourhoods*

10%

need major repair

Note: The need for and degree of repair required is self-reported by Statistics Canada census respondents.

Housing Affordability: Households Spending more than 30% of their income on Housing (2011)

Alberta Avenue

Mature Neighbourhoods*

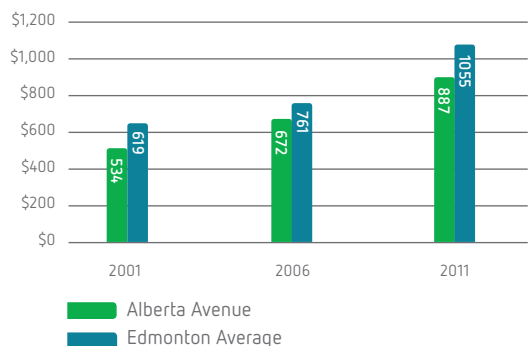
48% **18%**
of renter households of owner households

41% **17%**
of renter households of owner households

A commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income.

Rental Market Statistics

Average Monthly Rent (2001-2011)



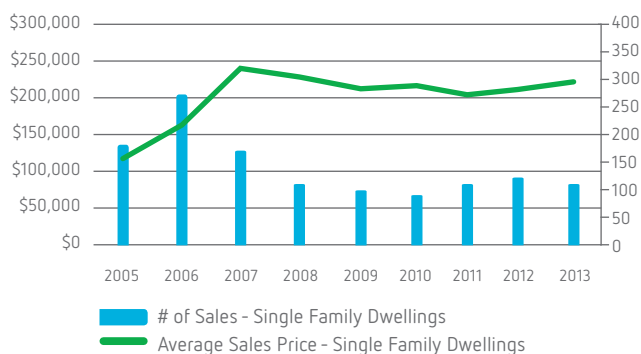
Rental Vacancy Rate - 2 Bedroom Apartment (October 2013)

CMHC Zone 10 **3.2%** Edmonton Average **1.2%**

Note: CMHC Zone #10 includes Alberta Avenue, Eastwood and twenty other surrounding neighbourhoods in the north east.

Alberta Avenue Housing Market Activity

Sales Activity: Single Family Dwellings (2005-2013)



Building Permit Activity: New Units and Demolitions (2008-2013)

Category	Single Family Dwellings	Multi Family Dwellings
Units Built	83	194
Units Demolished	84	0
Net Unit Change	-1	+194

Neighbourhood Housing Inventory (2011)

24 Spaces



Emergency and Transitional Housing

45 Units



Supported and Permanent Supportive Housing

170 Units



Affordable Housing

760 Units



Rental Dwellings

1780 Units



Ownership Dwellings

Note: This number can include some non-market affordable housing and supported housing.

CONTACT THE REALIZING HOUSING POTENTIAL PROJECT TEAM

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