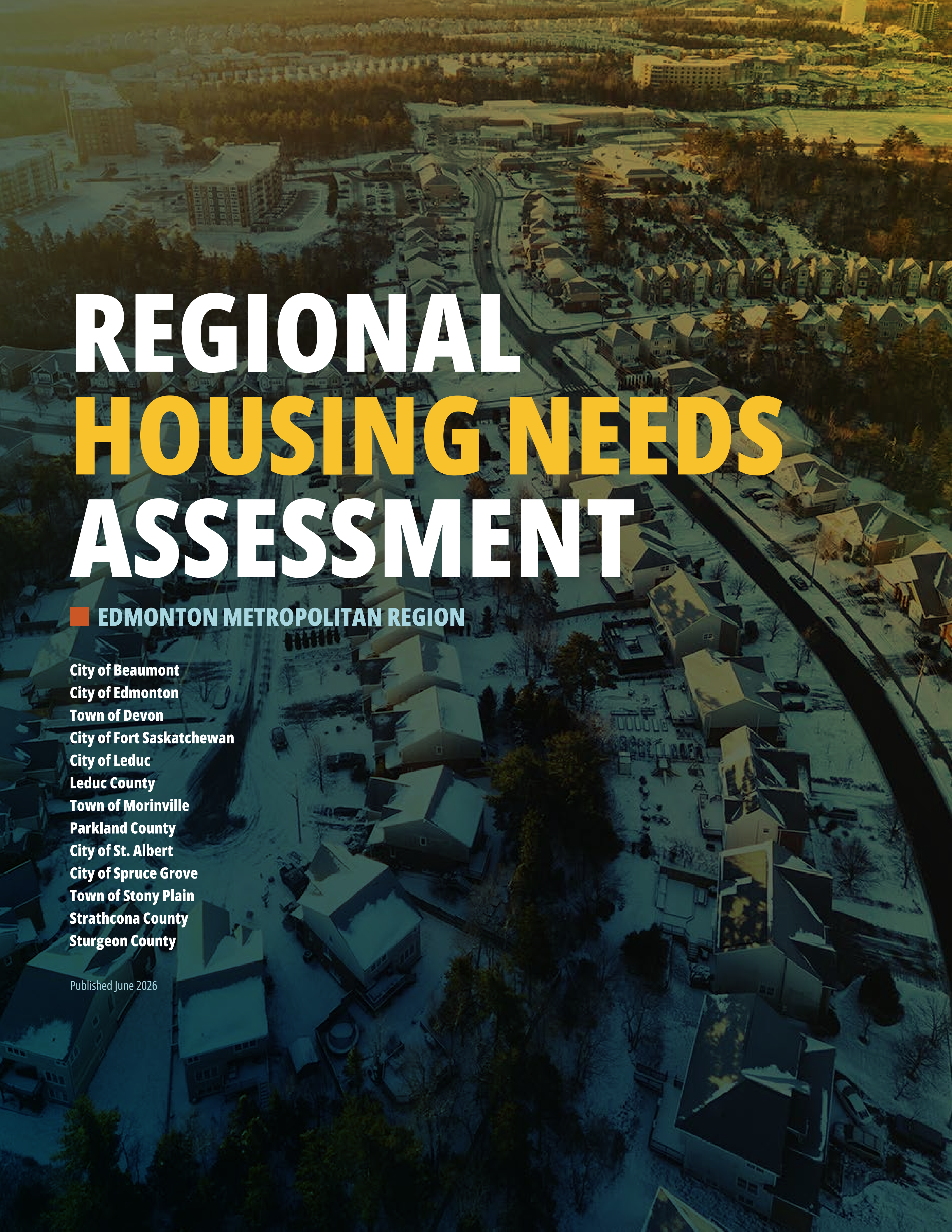

REGIONAL HOUSING NEEDS ASSESSMENT

EDMONTON METROPOLITAN REGION

City of Beaumont
City of Edmonton
Town of Devon
City of Fort Saskatchewan
City of Leduc
Leduc County
Town of Morinville
Parkland County
City of St. Albert
City of Spruce Grove
Town of Stony Plain
Strathcona County
Sturgeon County

Published June 2026

Land Acknowledgement

We acknowledge the traditional land on which we reside is in Treaty 6 Territory. We thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw (Cree), Dené, Anishinaabe (Saulteaux), Nakota Isga (Nakota Sioux), and Niitsitapi (Blackfoot) peoples. We also acknowledge this as the Métis' homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as their home. Together, we call upon all of our collective, honoured traditions and spirits to work in building a great city for today and future generations.

Published June 2026*

Prepared for the municipalities of the Edmonton Metropolitan Region, the communities they serve, the agencies they partner with, and community residents.

Primary Contributors:

ISL Engineering and Land Services Ltd., authors of Quantitative Report.

Equity in Action Inc., authors of Qualitative Report.

"We appreciate the wisdom and insight shared from both community-serving organizations (including municipal governments, housing providers, and service provider organizations) and community members with lived experience in this consultation."

Roxanne Felix-Mah, Ashima Sumaru-Jurf, Brynn Baneberry & Marian C. Sanchez, *Equity in Action Inc.*

* The quantitative analysis is based primarily on 2021 Census data. The population projections are based on historical trends up to 2021, and do not account for the growth in the region from 2024 until 2024. It includes data up until 2024.

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EXECUTIVE SUMMARY

The regional housing needs assessment (RHNA) serves as a comprehensive framework for understanding the evolving housing landscape within the Edmonton Metropolitan Region (EMR).

By pairing a robust quantitative analysis of 2021 Federal Census data with deep qualitative inquiry, the RHNA provides a multi-dimensional view of regional housing pressures. The findings bridge market dynamics and housing trends with the lived experiences of residents and the frontline perspectives of 80 professionals across municipal governments as well as the housing and social services sector. Together, these reports present a holistic picture of housing need in the EMR, summarized in the following key findings, which establish a baseline for understanding regional housing need until 2034.

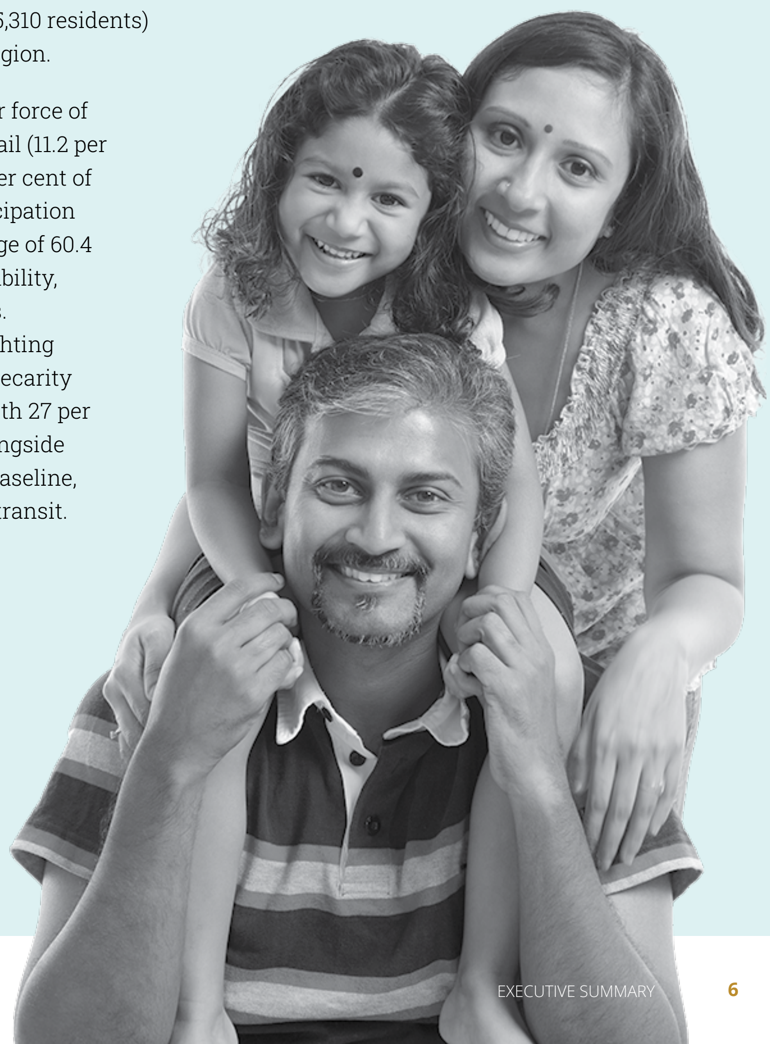
Key Quantitative Findings

There is a notable level of housing need across the EMR, a trend that is expected to continue. Approximately one in ten households (55,720 households or 10.6 per cent) are in core housing need[1], a rate that exceeds the provincial average of 9.9 per cent. This is felt most acutely by renters, where nearly one in four renter households (23 per cent) experience core housing need compared to one in twenty homeowners (5 per cent). This vulnerability is driven largely by affordability; over one-third of all renters (36 per cent) spend 30 per cent or more of their income on shelter, a financial burden that affects fewer than 17 per cent of owners.

Priority populations[2] face higher barriers to housing stability. Female-led households represent the largest group in core housing need with over 31,000 households (14.4 per cent) affected. Seniors follow as the second-largest group, with 14.5 per cent of households (16,765) in core housing need. However, when looking at the intensity of the crisis, single mothers face the most acute pressure, with nearly one-quarter (23 per cent) in core housing need. Other groups experiencing disproportionately high rates include Indigenous-led households at 19 per cent, youth under 24 years at 15 per cent and new migrants at 14 per cent. Significant challenges also persist for transgender or non-binary households (13 per cent), visible minorities (11 per cent) and households with mental health, addictions, or physical activity limitations (9 per cent). It is important to note that many households may belong to more than one of these populations, which can create additional challenges in finding housing.

The EMR is experiencing a period of significant expansion. The region's population grew by 7.5 per cent between 2016 and 2021, which is nearly double the provincial growth rate of 4.8 per cent. The total number of residents reached nearly 1.4 million (541,700 households) with Beaumont seeing the largest surge at close to 20 per cent. This growth has been accompanied by deepening diversity: over 82,600 residents (6 per cent) identify as Indigenous and 26.3 per cent are immigrants. 2021 mobility data shows that most residents remained in their current homes year-over-year (likely due to the pandemic), but when relocations did occur, 30 per cent (55,310 residents) moved from between EMR municipalities or from outside the region.

The EMR serves as a significant economic engine with a labour force of over 763,000 workers primarily in health care (13.2 per cent), retail (11.2 per cent) and construction (10.1 per cent). While approximately 67 per cent of the population is of working age, the regional labour force participation rate of 55.5 per cent remains slightly below the provincial average of 60.4 per cent. This workforce is characterized by a high degree of stability, with nearly 72 per cent of workers holding permanent positions. However, a notable 15.2 per cent rely on temporary roles, highlighting a segment of the population that may face increased housing precarity due to fluctuating income. Regional interdependence is high, with 27 per cent of residents who cross municipal boundaries for work. Alongside this mobility, the region maintains a significant infrastructure baseline, with 76 per cent of residents living within 500 metres of public transit.



1 A household is considered to be in core housing need if it is in need of major repairs, overcrowded, or costs more than 30 per cent of before-tax income, and if the household is unable to access alternative local housing that meets all three standards.

2 Priority populations include survivors (especially women and children) fleeing domestic violence, women-led households, especially single mothers, seniors 65+, young adults aged 18-29, Indigenous Peoples, racialized people, recent immigrants, including refugees, 2SLGBTQIA+ peoples, people with physical health or mobility challenges, people with developmental disabilities, people dealing with mental health and addictions issues, veterans, and people experiencing homelessness.

The EMR is projected to grow by between 94,300 and 131,300 new households by 2034[3]. This growth will bring the regional total to over 660,000 households. This expansion will be accompanied by rising housing need: by 2034, over 65,000 households are expected to be in core housing need. The burden will remain disproportionately heavy for renters, who will account for over 44,000 of those households in core housing need. To keep pace with this demand, projections indicate that more than 16,000 homes built over the next decade should be designated as below-market housing.

The housing landscape signals continued vulnerability for priority populations. By 2034, women-led households are projected to remain the largest group in core housing need (38,000 households), followed by nearly 20,000 senior-led households and 18,000 visible minority-led households. Single mothers and Indigenous-led households will continue to face the highest rates of core housing need at 23 per cent and 19 per cent respectively. Additionally, there will be more than 15,000 households that include residents living with physical activity limitations and nearly 13 per cent of transgender and non-binary households are projected to struggle with housing need. These figures underscore that there is a need for a diverse and targeted housing supply to support long-term stability for priority populations and others.

The EMR's housing landscape consists of approximately 581,200 private dwellings, of which 541,700 are currently occupied, yet this inventory is increasingly misaligned with the demographic makeup of its residents. While 60 per cent of households consist of one or two people, single-detached houses account for 56.2 per cent of all dwellings, and two thirds of the total inventory are homes with three or more bedrooms. In contrast, one-bedroom and studio units, which align most closely with the make up of EMR's households, account for only 12 per cent of the total stock. This gap is further emphasized by the estimated 27,375 "suppressed" households, which refers to individuals and families who would otherwise form independent households if more appropriate or affordable options were available.

This mismatch is projected to intensify through 2034, with one- and two-bedroom units expected to account for 87 per cent of all new demand. This shift occurs alongside significant income disparities, with nearly one in five households falling within very-low[4] or low-income[5] categories. This reflects a need for a more diverse rental supply; while one in five households currently fall into the two lowest income categories, projections indicate that by 2034, nearly half (49 per cent) of all one-person households will fall into these two categories. Addressing this need will require an expansion of the region's non-market housing inventory, which currently sits at 21,000 units to ensure the region's lowest income households have access to housing that is both affordable and the appropriate size.

Note on data context: *The quantitative analysis in this report is primarily based on 2021 Federal Census data. It is important to note that census data was collected during a period when many households received temporary pandemic-related financial support through the Canada Emergency Response Benefit (CERB). There is a considerable overlap between households in core housing need and those who qualified for CERB benefits. As these supports have since concluded, current levels of housing need and income precarity may be more pronounced than the 2021 baseline indicates.*

3 There has been rapid population growth across the EMR since 2021. However, population projections in the report are based on 2021 Census data and historical population figures and therefore do not take this into account.

4 Very low income = 20 per cent or less of area median household income.

5 Low income = 21-50 per cent of area median household income.

Key Qualitative Findings

While the quantitative data establishes the scale of housing need, the qualitative findings illustrate some of the systemic drivers and human consequences of these trends.

The qualitative data reveals an erosion of affordability across the housing spectrum, where market rents have risen to unaffordable rates for individuals working full-time at minimum wage. This pressure has also impacted non-market rents, which are set as a percentage of market rates. As a result, many are provisionally housed, including overcrowding and couch-surfing. Residents in these conditions often have to choose between shelter and essential needs such as food and medication.

A recurring theme throughout the report is that successful housing is not defined by shelter alone, but by a household's ability to access essential services, amenities, reliable transportation and community support programs. As individuals move between municipalities seeking out affordability, regional stability is further strained by growing wait lists for non-market housing and a lack of transit between municipalities, which limits access to jobs and services. When residents are forced to move away from their community in search of lower rent, they can lose access to supports that are essential for maintaining long-term stability.

The consequences of housing precarity can profoundly affect mental health, family stability and community cohesion. The stress of insecure housing can manifest as domestic conflict, while systemic discrimination in the rental market continues to push priority populations into positions of higher vulnerability. Despite these pressures, individuals and communities are demonstrating significant resiliency. Many are finding their own creative solutions and supporting one another where formal housing and support systems are lacking. Ultimately, these insights reveal that addressing regional housing need requires a holistic approach that considers the interplay between housing affordability, regional connectivity and the social and health supports required for residents to thrive.

INTRODUCTION

Housing is one of our most basic human needs. Providing more than just a place to sleep, it supports health, stability, and overall well-being. When people have access to safe, affordable, and stable housing, they are better able to build their lives, contribute to their communities, and reach their full potential.

The complex realities of housing in the Edmonton Metropolitan Region (EMR) dictate that its challenges cannot be addressed in isolation. A regional approach to addressing housing needs is essential because housing challenges do not stop at municipal boundaries. Key socio-economic factors that shape housing markets — including employment trends, transportation networks, and critical public infrastructure — operate and evolve at a broader scale. Adopting a regional perspective can provide a holistic and accurate understanding of the EMR's diverse housing needs. This can ultimately lead to more effective, resilient, and equitable housing solutions that benefit residents throughout the region.

A regional approach to addressing housing needs is essential because housing challenges do not stop at municipal boundaries.

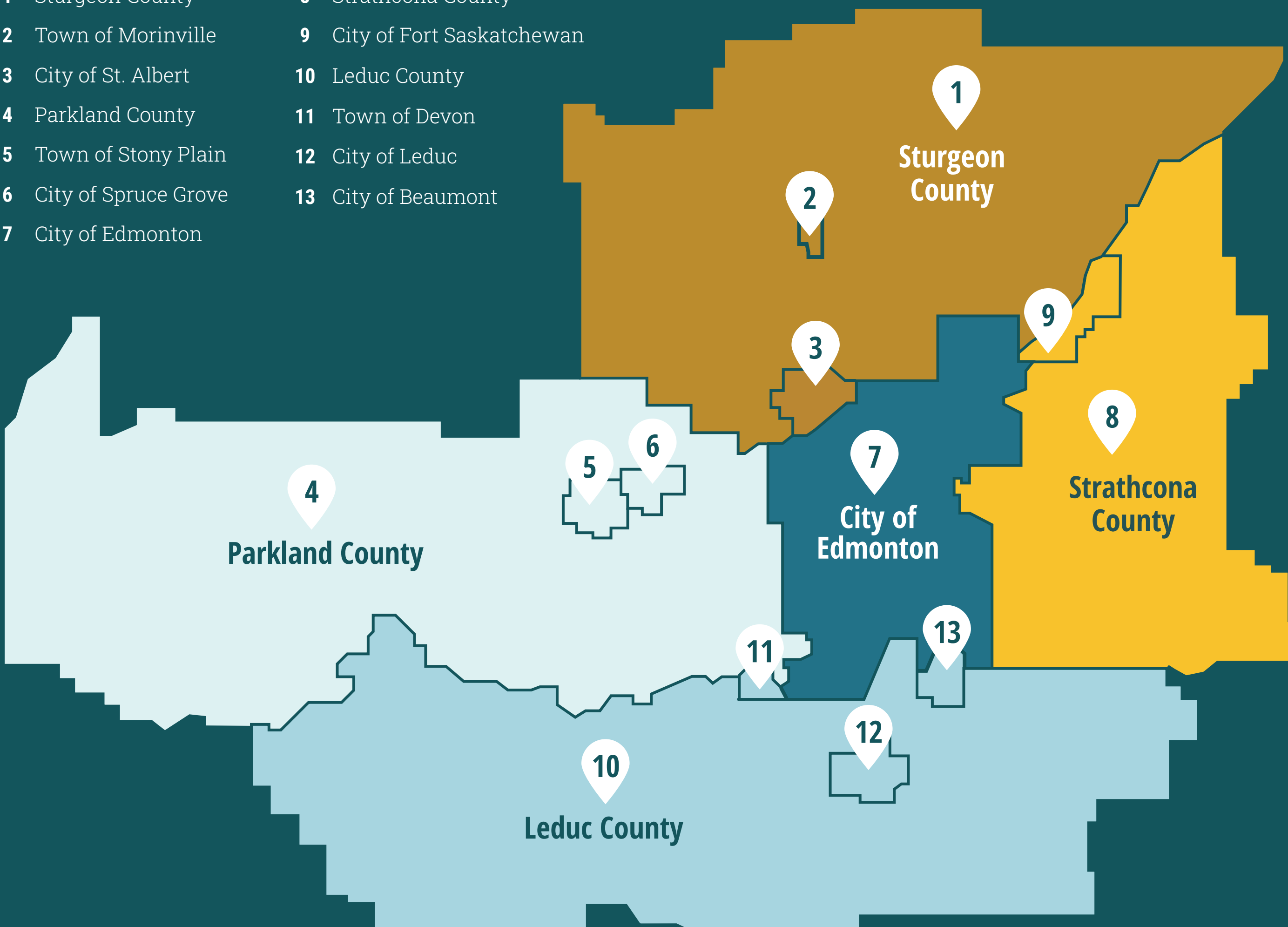
Like many growing urban centres, the EMR is navigating a period of intensifying and evolving housing demand. This surge, driven by population growth, dynamic economic shifts, and shifting demographics, places considerable pressure on the region's ability to provide acceptable and affordable housing.

Effectively addressing these multi-faceted challenges requires a thoughtful, coordinated, and strategic framework, which the regional housing needs assessment (RHNA) is designed to provide. As a planning tool, the RHNA examines housing needs, assesses efforts to meet those needs, and evaluates the corresponding impacts of current housing on individuals, as well as the community.

Ultimately, the information synthesized by the RHNA supports decision-making and effective resource allocation in addition to promoting the development of long-term housing solutions that are inclusive, sustainable, and responsive to the distinct needs of all EMR residents.

This RHNA includes an analysis of housing needs in the following 13 municipalities:

1. Sturgeon County
2. Town of Morinville
3. City of St. Albert
4. Parkland County
5. Town of Stony Plain
6. City of Spruce Grove
7. City of Edmonton
8. Strathcona County
9. City of Fort Saskatchewan
10. Leduc County
11. Town of Devon
12. City of Leduc
13. City of Beaumont



This assessment offers a deeper understanding of the relationship between housing and services provided throughout the region. It can also be used to contextualize the development of regional and municipal housing strategies and increase access to potential funding opportunities.

HISTORY

2022

In **2022**, the Edmonton Metropolitan Region Board (EMRB)[6] convened a meeting for member municipalities to share their diverse experiences and perspectives on housing-related challenges, with a particular focus on subsidized and non-market housing needs across the EMR. This exchange underscored a critical need for enhanced regional alignment. Furthermore, it highlighted the reality that successfully accessing future government funding opportunities would require closer, formalized collaboration among municipalities.

2023

The discussion led to a regional housing symposium held in Edmonton on **November 2, 2023**. This event attracted over 325 participants and included 35 panelists and speakers who brought a range of perspectives from across the housing continuum. The symposium identified a need for housing assessment tools to benchmark regional data, to measure progress (over time and in relation to other jurisdictions), and to lay the groundwork for a regional housing strategy.

Following the symposium, EMRB members agreed to create and consolidate data from across the region to help define the problem and identify gaps that would inform regional priorities as well as growth planning. This reinforced the need for an RHNA to better understand housing needs across the region.

2024

In **July 2024**, the Government of Canada announced a new Canada Public Transit Fund (CPTF) that aims to support transit in communities of all sizes across the country. A completed housing needs assessment was a key requirement to apply for federal funds. After several EMR municipalities expressed interest in applying for this fund, the City of Edmonton led efforts to create an RHNA with support from EMRB members. Chief Administrative Officers of member municipalities provided direction to the project team and received regular updates as efforts progressed. Since the initial work was focused on EMRB member municipalities to support a regional CPTF application, other municipalities and First Nations in the EMR were not within the scope of this project.

On **November 22, 2024**, the Government of Alberta informed the EMRB that its funding would not be renewed in Budget 2025 and that membership thereafter would be voluntary. Member municipalities voted to not participate in a voluntary growth management board going forward.

2025

On **January 23, 2025**, EMRB members voted unanimously in favour of a motion to wind down EMRB operations by March 31, 2025. This decision was supported by Alberta's Minister of Municipal Affairs. Following the EMRB's dissolution, the City of Edmonton continued to lead the development and finalization of the RHNA in collaboration with EMRB member municipalities.

6 The EMRB was created as a growth management board and a forum for regional collaboration and planning. Its 13 member municipalities include the six cities, three towns, and four counties examined in this assessment. The region covers more than 9,000 square kilometres and is home to approximately 1,399,676 residents, representing about 541,700 households based on the 2021 census data. The EMRB was dissolved in early 2025.

METHODOLOGY AND APPROACH

This regional housing needs assessment (RHNA) provides an in-depth examination of housing in 13 municipalities in the Edmonton Metropolitan Region (EMR)[7]. It analyzes quantitative and qualitative data to describe the current housing ecosystem, identify housing needs, and project future housing gaps. This information is crucial for developing policies and addressing housing challenges in addition to informing investments and priorities.

Both the qualitative and quantitative reports contribute to a detailed and robust understanding of housing needs in the EMR. The RHNA follows the Government of Canada's housing needs assessment template and provides essential data on core housing need segmented by factors such as tenure and priority population groups.

Data for this report was collected from a variety of sources, including:

- Statistics Canada's 2021 Census of Population;
- Canada Mortgage and Housing Corporation (CMHC);
- Housing Assessment Resource Tools (HART);
- Edmonton Metropolitan Region Board (EMRB) Population, Employment, and Housing Forecasts Background Report (2023);
- The REALTORS® Association of Edmonton;
- AIRDNA short-term rental platform data (2024);
- Northern Alberta Cooperative Housing Association (NACHA);
- Alberta Treasury Board and Finance projections;
- Alberta Health Services;
- Primary and secondary data from EMR municipalities;
- Forty-five housing and social services sector workers in participating municipalities; and
- 35 individuals with lived experience of housing precarity were interviewed, including members of priority population groups[8] across 12 municipalities in the EMR[9].

CMHC has identified 12 priority population groups that face significant barriers to accessing acceptable housing and, as a result, often experience more precarious housing situations and inequitable outcomes. Canada's National Housing Strategy[10] adds a thirteenth priority population group to this list. These priority population groups are:

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7 EMR municipalities are part of Census Division No. 11. Census Division No. 11 also includes additional cities, towns, villages, summer villages, Indigenous communities, and hamlets not included in the scope of this report.

8 All priority population groups are represented in the cross-section of lived-experience interviews, with the exception of individuals with developmental disabilities. See the qualitative report for more information.

9 The qualitative report was developed with the involvement of all 13 municipalities, but to mitigate engagement fatigue, the scope of data collection did not include Edmonton. The qualitative report findings should be read together with *Edmonton's 2023 Housing Needs Assessment* to provide a full regional picture.

10 Housing, Infrastructure and Communities Canada. "Canada's National Housing Strategy." Government of Canada. *https://housing-infrastructure.canada.ca/housing-logement/ptch-csd/index-eng.html.*

- Survivors (especially women and children) fleeing domestic violence;
- Women-led households (especially single mothers);
- Seniors (65 years of age and older);
- Young adults (from the ages of 18 to 29);
- Indigenous Peoples;
- Racialized people;
- Recent immigrants (especially refugees);
- 2SLGBTQIA+[11];
- People with physical health or mobility challenges;
- People with developmental disabilities;
- People dealing with mental health and addictions issues;
- Veterans; and
- People experiencing homelessness.

The RHNA combines two reports, each prepared using a distinct methodology. The quantitative report, prepared by ISL Engineering and Land Services Inc., uses demographic and economic data from a range of sources to measure housing need and supply across the EMR. The qualitative report, prepared by Equity in Action Inc., adds context by describing the circumstances surrounding that need through the voices of people with lived experience, as well as housing and social services sector workers who provide support.

The RHNA combines two reports, each prepared using a distinct methodology. Together, they provide a comprehensive and actionable understanding of housing needs in the region.

Together, these two reports provide a comprehensive and actionable understanding of housing needs in the region. The quantitative report calculates housing need in the region and forecasts need in the years to come. At the same time, the qualitative report moves beyond the numbers to identify the causes and effects of housing need, which can help policymakers design evidence-based interventions to address systemic issues.

11 2SLGBTQIA+ stands for two-spirit, lesbian, gay, bisexual, transgender, queer (or questioning), intersex, asexual, and additional sexual and gender diversities (+).

THE HOUSING SPECTRUM

The housing spectrum is a conceptual framework often used in the housing sector to illustrate the range of shelter and housing options. Housing takes many forms, each with different levels of affordability and, in some cases, support services. The spectrum recognizes that people may require different types of housing over time to meet changing needs.

Communities can better meet the diverse housing needs of residents by providing a variety of market and affordable housing. This housing needs assessment explores housing needs across the spectrum.

Emergency Shelters
Short-term lodging for people experiencing homelessness.

Transitional / Interim Housing
Temporary housing for people transitioning from shelters to permanent housing.

Supportive Housing
Facilities with integrated services to help people live independently.

Community or Social Housing
Developed with public funding, owned/operated by government, non-profit, or co-operatives.

Below-Market Rental/Ownership
Private rental ownership units subsidized by government.

Private Rental
Units owned by individuals/ firms charging market rents.

Home Ownership
Housing purchased by individuals/ households at market prices.

Regional Housing Needs Assessment

QUANTITATIVE REPORT

SUMMARY OF QUANTITATIVE DATA

The quantitative report[12] was executed by completing in-depth quantitative data collection, and by producing housing demand projections. The data provided aligns with that required by the federal Housing Needs Assessment template.

Regional Context

GROWTH TRENDS

Historically, growth in the EMR has been driven by several key factors.

- **Robust migration patterns:** This includes interprovincial migration from across Canada, and intraprovincial movement within Alberta;
- **Economic diversity:** Employment opportunities in a variety of industries;
- **Regional connectivity:** Enhanced accessibility between the 13 member municipalities, each offering diverse sizes, characteristics, and attributes;
- **Proximity to Edmonton:** Edmonton's position as the core influences housing migration patterns;
- **Resource-driven cycles:** Periodic industrial and energy sector expansions that stimulate rapid population growth and capital investment; and
- **Policy and land supply:** Zoning regulations and land availability.

Understanding these growth trends provides insight on how future housing and population projections may be influenced by external factors.

CHALLENGES

Given the existing state of housing and growth trends in the region, EMR municipalities are experiencing several notable housing challenges:

- Accommodating rapid population growth;
- Increasing need for housing for residents with low incomes;
- Availability of certain dwelling types (e.g., multi-unit options and rental housing);
- Providing affordable housing for older demographic groups;

12 The quantitative analysis is based primarily on 2021 Census data. The population projections are based on historical trends up to 2021, and do not account for the growth in the region from 2024 until 2024. It includes data up until 2024.

- Variability of the extent and type of homelessness across each community;
- Providing a sufficient supply of accessible short-term and transitional housing options; and
- Providing support services that are accessible to those who need it.

While each EMR municipality is working to understand their local housing needs and explore innovative solutions, a regional outlook is beneficial to increase understanding of challenges beyond municipal borders, foster knowledge sharing, and collaborate to achieve common goals.

Key Findings

- In recent years, the EMR has experienced dynamic population growth and notable demographic changes that have positioned the region as a high-growth area in Alberta. From 2016 to 2021, the region grew by 7.5% through the addition of 97,200 more residents and outpaced Alberta's overall growth of 4.8%. This surge was particularly pronounced in Beaumont, which grew by 19.7%, while Sturgeon County saw a slight population decline of 2.1%.
- The region is home to a diverse population, with Indigenous residents making up 6% of the total and immigrants accounting for over one-quarter of the population. This diversity is paired with a population that tends to be younger in more urban areas, such as Beaumont, and tends to be older in rural municipalities, such as Parkland and Leduc Counties. The urban municipalities also saw population growth of 5% or more from 2016 to 2021.
- This population growth is shaping the housing landscape. In 2021, the region had 581,200 private dwellings, of which 541,700 were occupied. Single-detached homes accounted for 56.2% of dwellings and remained the most common housing type, followed by apartments with fewer than 5 floors (19.4%) and row houses (8.5%). Despite the prevalence of larger homes — 35.5% of units had three bedrooms and 30.9% had four or more bedrooms — household sizes are shrinking. The average household size ranged from 2.4 people in Stony Plain to 3.0 in Beaumont. This trend is driving the need for more housing units and putting additional pressure on the housing supply.
- Home ownership remained dominant across the region, with 68.7% of households owning their homes, while 31.3% were renters. Edmonton had the largest proportion of renters (36.4%) and the highest absolute number of renter households living in subsidized housing. Sturgeon County had the highest proportion of renter households in subsidized housing (14.9%). Housing affordability is becoming a prominent concern, particularly for renters. In 2021, 35.9% of renter households in the region spent 30% or more of their income on shelter costs, compared to just 16.4% of homeowners. A total of 10.6% of households were in core housing need,[13] with Devon showing the highest proportion of renters in need (36.0%).
- With more than 60% of units built before 2001, portions of the EMR's housing stock are aging. Vacancy rates were below 3% in 2023, which indicates limited availability of rental housing. As of 2024, around 3,200 short-term rental units were active in the region, 86% of which were in Edmonton. While there were over 10,000 housing starts and nearly 14,000 completions in 2023 across the region, the pace of development may still fall short of future demand, particularly for non-market housing.
- Household income disparities also influence housing dynamics across the region. Beaumont had the highest median household income at $130,000, while Edmonton had the lowest median income at $90,000. These income disparities are reflected in home values. Beaumont had the highest median dwelling value among urban municipalities ($448,000), and Sturgeon County led among rural areas at $552,000.

13 Core housing need is a term used to measure housing need. A household is considered to be in core housing need if it is below at least one of the adequacy, suitability, and affordability standards, and if the household would have to spend 30% or more of its before-tax household income to access housing that meets all three standards.

- Employment trends further shape the region's housing landscape. The largest employment sectors — health care and social assistance (13.2%), retail trade (11.2%), and construction (10.1%) — along with a majority of workers (71.6%) in permanent positions, indicate a relatively stable workforce. However, temporary and self-employed workers, particularly in areas such as Leduc County (27.6% self-employed), face additional housing affordability challenges, as their income volatility may limit access to stable housing options. The region's economic growth may contribute to increasing pressure on housing affordability, which may be felt most acutely by vulnerable groups and renters.
- The EMR is projected to grow by between 94,300 and 131,300 additional households by 2034, a growth rate of between 17% to 22%[14]. This growth will drive substantial demand for housing across the region, requiring a diverse range of housing options. While single-detached homes will remain the most in-demand, making up over 58% of new housing, there will also be a notable demand for row houses, secondary suites, and apartments. The latter form is expected to account for about a quarter of all new housing.
- Due to changing household compositions and sizes, smaller homes, particularly one-bedroom and two-bedroom units, will be in the highest demand. Over 60% of new units needed are one-bedroom homes, with about 27% needing two bedrooms. However, some households may require more bedrooms than necessary to accommodate preferences for home offices or guest rooms.
- Most of the housing demand will be for ownership units, accounting for 69% of new housing. However, rental housing, particularly affordable options, will also be crucial. Of the new units needed by 2034, 16,223 (approximately 17%) should be below-market housing. This is based on an analysis of median shelter costs that indicated households in the very low-income and low-income categories are unlikely to afford market rents and will need subsidized housing.
- There are currently 55,720 households living in core housing need, of which two thirds are renters. By 2034, it is projected that close to 44,200 renter households and 21,500 owner households will be in core housing need, assuming market conditions and trends remain similar to 2021.

TABLE 1

Current Core Housing Need and Projected Core Housing Need, by Tenure, Based on HART Methodology

	Current Core Housing Need (2021)	Increase in Core Housing Need (2024-2034)	Projected Core Housing Need (2034)
Owner	18,270	3,197	21,467
Renter	37,450	6,734	44,184
TOTAL	**55,720**	**9,931**	**65,651**

Source: Statistics Canada, Census 2021, and Consultant Calculations.

- Projections suggest that 23% of single mother-led households will be in core housing need by 2034 (12,000 households), followed by Indigenous-led households at 19% (6,700 households).
- Female-led households will have nearly 38,000 households in core housing need by 2034, the highest overall numbers of core housing need by priority population. This is followed by seniors (over 20,000 households), visible minority households (nearly 18,000), and then households with individuals with physical activity limitations (over 15,000). The lowest numbers of core housing need are transgender or non-binary households (827).

14 There has been rapid population growth across the EMR since 2021. However, population projections in the report are based on 2021 Census data and historical population figures and therefore do not take this into account.

QUANTITATIVE REPORT INTRODUCTION

Regional Context and Trends

Growth within the EMR is largely driven by migration to and within Alberta and surrounding provinces, supported by a significant level of intercity migration[15]. This growth highlights the region as a preferred destination for Albertans, Canadians, and international immigrants.

The EMR offers employment opportunities in a variety of industries in 13 communities of differing sizes, characteristics, and attributes. Historically, housing in the EMR has largely been shaped by low-density zoning, regional industrial booms (such as the energy sector), and the conversion of available agricultural land to meet demand. Communities that have a high percentage of single-detached homes tend to lack rentals and housing to accommodate workers seeking employment opportunities. Additionally, the region's population is aging, and many municipalities are struggling to provide affordable housing for older demographic groups that balance the right level of independence and support.

Some key challenges identified in the EMR include accommodating short-term population growth; a need for additional housing options across the full housing spectrum to meet resident needs; a need for more housing supports; and increasing rates of homelessness.

The EMR is a growing and vibrant community, and is facing challenges related to housing supply, affordability, and income disparity. There is a need to focus on developing a range of housing options and solutions to support the region's evolving population. As the region continues to grow and attract new residents, addressing these issues will be key to ensuring a sustainable and inclusive future for the region.

Significant work is underway across the EMR to better understand local housing needs and explore innovative solutions. Seven out of 13 municipalities have developed a recent housing strategy, 10 out of 13 have a housing needs assessment, and four out of 13 have a related action plan. All 13 have housing-related policies within their Municipal Development Plans, and some are further supported by policy in their housing strategies.

As the EMR continues to grow and attract new residents, addressing issues related to housing supply, affordability, and income disparity will be key to ensuring a sustainable and inclusive future for the region.

15 "A New Year: Continued Growth for the Edmonton Region," Edmonton Global, January 10, 2024, *https://edmontonglobal.ca/news/a-new-year-continued-growth-for-the-edmonton-region/*.

Process

Developing the RHNA involved a comprehensive research plan that was informed by best practices. It was executed by completing a high-level policy analysis, an in-depth quantitative data collection process, and producing housing demand projections. This plan followed guidance provided by the Government of Canada's housing needs assessment template.

FIGURE 1 **Quantitative Housing Needs Assessment Process**

Project Initiation	Data Analysis	Report Writing	Graphic Design Procurement	Data Verification	Graphic Design
May 2024 to June 2024	July 2024 to August 2024	August 2024 to June 2025	July 2025 to November 2025	December 2025 to March 2026	April 2026 to June 2026
• Research plan • Policy analysis • Data collection	• Household projections • Housing demand projections • Municipal infrastructure needs	• Summarize findings • Complete regional analysis • Submit final report and supporting data	• Procurement process for graphic designer	• Data verification and updates as needed • Finalization of quantitative and qualitative reports	

Methodology

The quantitative housing needs assessment (HNA) report was developed using the following methodology:

1. Policy Analysis

A high-level scan of local and regional policies was completed to identify issues, gaps, and opportunities related to housing needs, servicing, and infrastructure capacity.

2. Data Collection and Analysis

Regional quantitative data was gathered, including general demographic information, economic sectors, labour market trends and conditions, housing supply and affordability indicators, and non-market housing and support service data. This data was analyzed to understand regional trends and municipal comparisons of housing supply and needs, service gaps, and regional movement. Data sources used include:

- Statistics Canada Census (2021);
- Canada Mortgage and Housing Corporation (CMHC);
- Housing Assessment Resource Tools (HART);
- Edmonton Metropolitan Region Board (EMRB) Population, Employment, and Housing Forecasts Background Report (2023);
- AirDNA (short-term rental platform data) (2024);
- Northern Alberta Cooperative Housing Association (NACHA);
- REALTORS® Association of Edmonton; and
- Local government information.

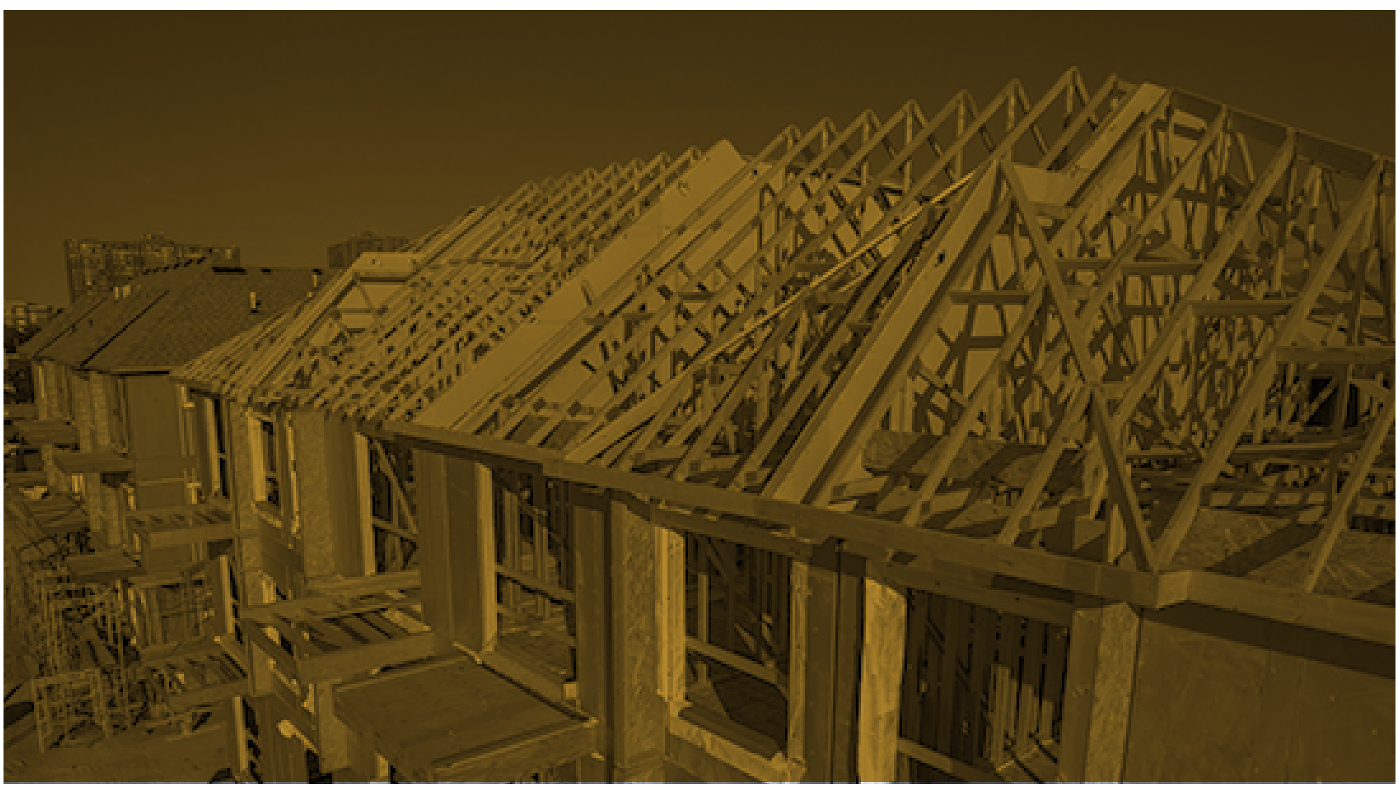
3. Household Projections and Housing Demand Projections and Analysis

The HNA relies on two sets of projections. The first set of projections is based on the Housing Assessment Resource Tools (HART) methodology. The HART methodology for projecting household growth assumes a "Business as Usual" approach, which means that it does not account for any changes in the policy or population landscape that are not reflected in historical growth numbers. The projections estimate the increase or decrease in the total number of households using a "line of best fit" between the 2006, 2016, and 2021 Censuses. This methodology allows for a consistent approach to be applied across municipalities, but the projections are likely to underestimate need because they rely on static historical trends, do not account for hidden housing needs (such as young adults unable to move out of their parents homes due to affordability issues), and do not consider shifts in migration or local or regional policy changes (e.g., zoning changes, impacts of infrastructure projects, etc.)[16].

The second set of projections used a cohort survival model, which utilizes age-specific fertility and mortality rates to project natural increases or decreases in the population. A cohort survival model "ages" each cohort in the population into the future and applies the appropriate fertility and mortality rates. This was prepared for the EMRB as part of its Growth Plan[17] Five-year Interim Review and applies the "medium scenario" projections for household projections. This second set of housing projections is outlined in Appendix 1.

4. Municipal Infrastructure Needs Methodology

Following the completion of household and housing demand projections, the infrastructure required to support the projected population growth was assessed at a high level with consideration of the actions identified in the Metropolitan Region Servicing Plan (MRSP). This analysis was informed by the policy review and input from participating municipalities.



16 This is discussed further in the Project Methodology section of the report.

17 This set out a long-term framework for growth and development in the Edmonton Metropolitan Region over 50 years.

Limitations and Assumptions

Several data limitations and assumptions need to be considered when interpreting the findings of this report:

- Much of the data used to prepare this report was based on historic or point-in-time data, including data from Statistics Canada Censuses (2016, 2021), Canada Mortgage and Housing Corporation (CMHC), Housing Assessment Resource Tools (HART), and local real estate information. Where possible, data from the most current point in time is included for reference. Despite using the most recent and comprehensive datasets available at the time of writing, the factors that influence housing change more rapidly than the data can capture and reflect them. As such, it is difficult to capture the full extent to which housing challenges are impacting communities at any given time.
- Some data is not available, is restricted, or is rounded because of privacy or data reliability concerns of reporting data from small populations.
- The data included in this report comes from a variety of sources, and therefore, similar data from different sources may not be identical or directly comparable.
- Some percentage distributions will not equal 100% or the total amount due to rounding from the original data source.
- The long-term impacts from the COVID-19 pandemic are not yet fully known or understood and may not be completely reflected in quantitative data. Additionally, the 2021 Census data related to income and other related variables (e.g., core housing need) need to be interpreted with caution because of COVID-19 benefits received by households in 2020. The income data in the 2021 Census used to calculate housing indicators, such as housing affordability and core housing need, were for the 2020 calendar year when the federal government was distributing the Canada Emergency Response Benefit (CERB). This temporarily inflated incomes and resulted in artificially low core housing need numbers for 2021. Analyses of income data showed that, while lower-income populations experienced larger employment income losses, these were offset by COVID-19 economic and recovery benefits and Employment Insurance (EI). (Statistics Canada, 2022).
- Historical trends and assumptions are used to project anticipated housing needs. While housing trends are shifting, they may not necessarily be reflected in the anticipated needs. Housing needs projections are by no means a target or an absolute prediction, but are an estimation of future growth based on historic growth and previous housing choices.
- Local conditions, such as decisions on growth and density, direction from municipal policies and bylaws, and market forces, can impact the direction of growth in a community. Additionally, community aspirations and how the region approaches future growth and development, including addressing housing needs, could result in outcomes that differ from historical trends.
- There are several pieces of data identified within the Government of Canada's housing needs assessment template that were not available and therefore could not be included in this report. These are as follows:
  - Net change (losses or gains) in affordable and non-market housing over the past three census periods;
  - Population projections by gender, age distribution, births, survival rate, and net migrations;
  - Anticipated average and median age; and
  - Draft-approved lots by planned housing type and draft-approved lots by tenure.

COMMUNITY PROFILE AND TRENDS

This section provides an overview of historical growth trends, as well as demographic information of residents in the Edmonton Metropolitan Region (EMR).

Population

GROWTH

From 2016 to 2021, the EMR's population increased by 7.5%, from 495,300 households in 2016 (1,302,500 residents) to 541,700 households in 2021 (1,399,700 residents). This was a higher percentage increase than Alberta as a whole, which grew by 4.8% over the same period.

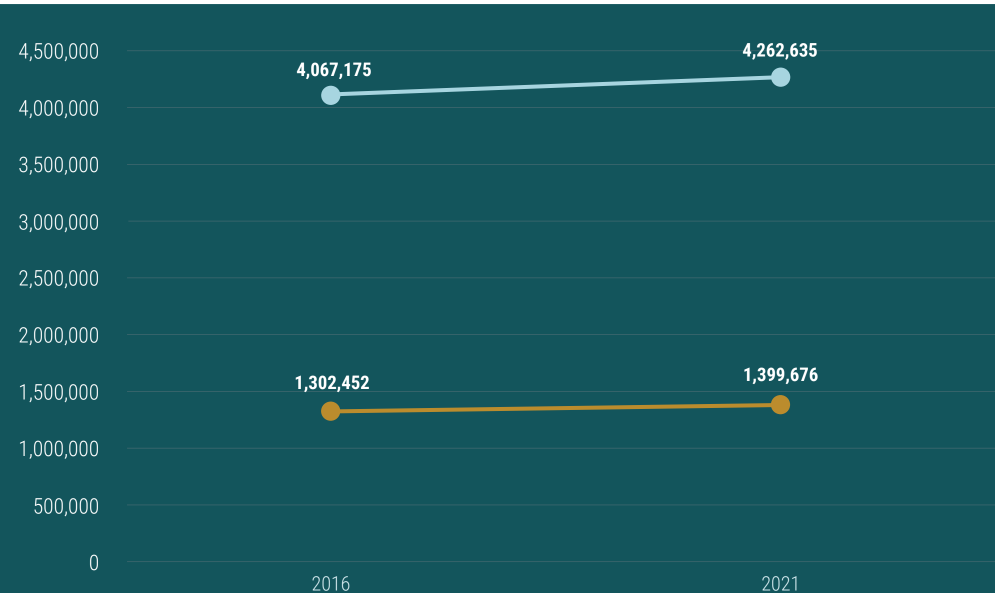


FIGURE 2

Population Growth, Edmonton Metropolitan Region and Alberta (2016-2021)

Alberta
EMR

SOURCE: Statistics Canada, 2016 and 2021 Census of Population.

From 2016 to 2021, the EMR population increased by 7.5%, which was a higher increase than Alberta as a whole, which grew by 4.8% over the same period.

Edmonton accounted for the largest population within the EMR, comprising almost three-quarters of its population (72.2%). The second and third largest populations within the region were Strathcona County, comprising 7.1% of the region's population, and St. Albert, comprising 4.9% of the region's population.

	Population (2021)	Percentage of Regional Population
City of Edmonton	1,010,899	72.2%
Strathcona County	99,225	7.1%
City of St. Albert	68,232	4.9%
City of Spruce Grove	37,645	2.7%
City of Leduc	34,094	2.4%
Parkland County	32,205	2.3%
City of Fort Saskatchewan	27,088	1.9%
City of Beaumont	20,888	1.5%
Sturgeon County	20,061	1.4%
Town of Stony Plain	17,993	1.3%
Leduc County	14,416	1.0%
Town of Morinville	10,385	0.7%
Town of Devon	6,545	0.5%
Edmonton Region	**1,399,676**	**100.0%**

TABLE 2

Population by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

Beaumont had the highest population growth from 2016 to 2021 (19.6%), while Sturgeon County had the lowest population growth with a 2.1% population decrease..

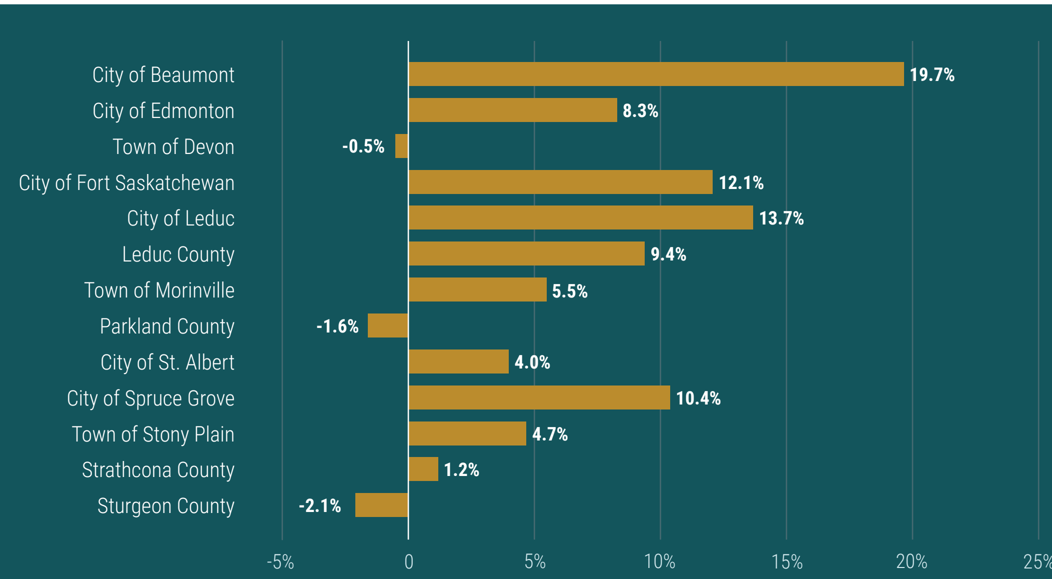


FIGURE 3

Edmonton Metropolitan Region Population Growth by Municipality (2016-2021)

SOURCE: Source: Statistics Canada, 2021 Census of Population.

Beaumont saw the highest population growth from 2016 to 2021 at 19.6%. New residents moving into the community is likely a contributing factor, as 1,690 residents moved to the city during the same period.

INDIGENOUS IDENTITY

In 2021, 82,640 residents living in the EMR[18] identified as Indigenous, which represented 6% of the total population; this is close to the percentage of Canadians and Albertans identifying as Indigenous, representing 5% and 6.8% of the population, respectively. The municipality with the largest proportion of their population identifying as Indigenous was Morinville at 10.8% (1,100). Edmonton was home to the largest total number of Indigenous residents, with 58,165 people (5.8% of Edmonton's population) identifying as Indigenous. This underscores the need for culturally appropriate housing and services to support Indigenous residents.

In 2021, 6% of residents living within EMR municipalities identified as Indigenous.

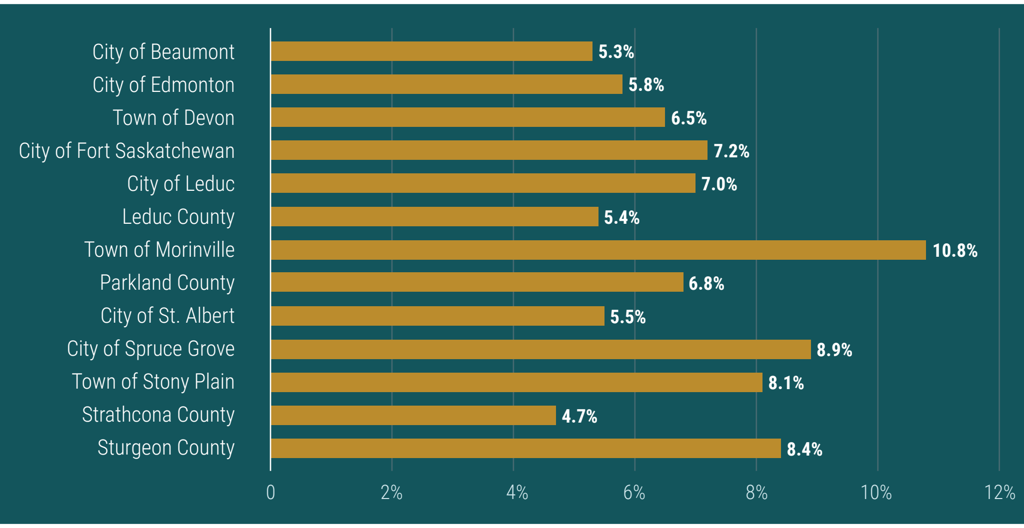


FIGURE 4

Percentage of Population Identifying as Indigenous by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

IMMIGRANT STATUS

In 2021, 363,295 residents (26.8% of the EMR population, or more than one in four residents) were immigrants. Edmonton had the highest proportion of immigrants (32.5%) in the region, while Morinville had the lowest proportion of immigrants (4.9%). It will be important that culturally appropriate housing, as well as services and support, are available for new immigrants, especially in Edmonton.

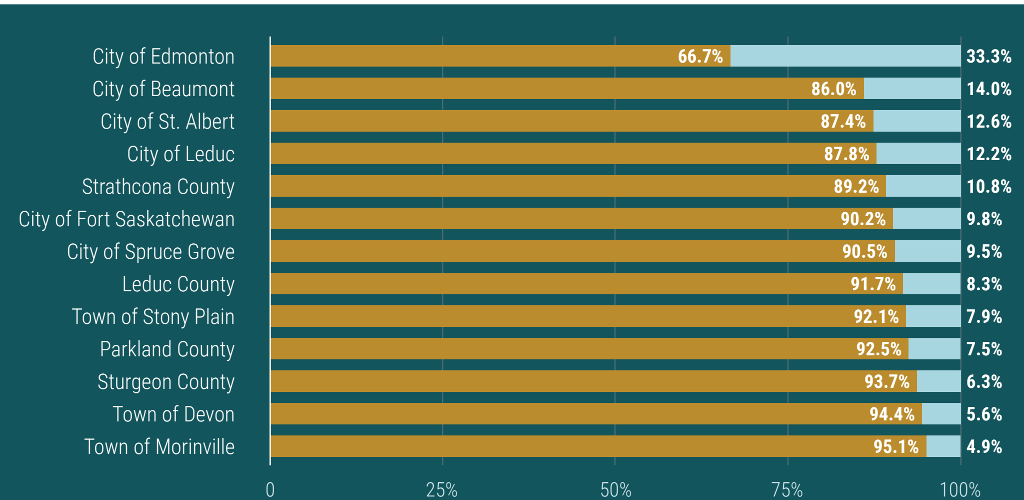


FIGURE 5

Immigrant Status by Municipality (2021)

Non-immigrants
Immigrants

SOURCE: Statistics Canada, 2021 Census of Population.

18 This data only reflects those residents who would have been counted in the 2021 census as residing in one of the 13 municipalities included within the scope of this project. Community members living within local Indigenous communities outside these 13 municipalities are not included here.

Immigrant Admission Category[19]

In 2021:

- 54.3% of the EMR's immigrant population came to the region as economic immigrants;[20]
- 28.5% came as immigrants sponsored by family;[21]
- 16.2% came as refugees; and
- 1.8% came as "other" immigrants[22].

In 2021, more than one in four residents in the Edmonton Metropolitan Region were immigrants.

In 2021, Spruce Grove had the largest percentage of economic immigrants (69.3%), Leduc County had the largest percentage of immigrants who were sponsored by family (37.9%), Edmonton had the largest percentage of refugees (17.1%), and Stony Plain had the largest percentage of "other" immigrants (3.3%).

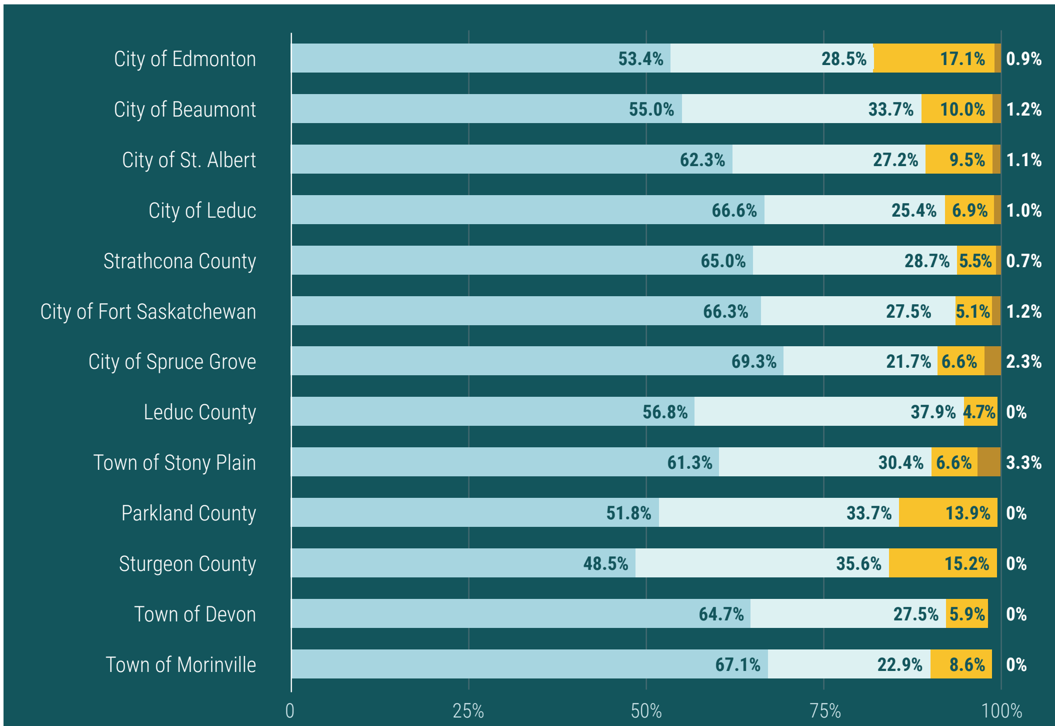


FIGURE 6

Immigrant Admission Category by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

19 Admission category refers to the name of the immigration program or group of programs under which an immigrant has been granted, for the first time, the right to live in Canada permanently by immigration authorities.

20 Includes immigrants who have been selected for their ability to contribute to Canada's economy.

21 Includes immigrants who were sponsored by a Canadian citizen or permanent resident and were granted permanent resident status on the basis of their relationship either as the spouse, partner, parent, grand-parents, child, or other resident of the sponsor.

22 Includes immigrants who were granted permanent resident status under a program that does not fall under the economic immigrants, immigrants sponsored by family, or the refugee categories.

AGE

In 2021, six EMR municipalities had a median age lower than that of Alberta (38 years), while seven had a median age higher than that of Alberta. Beaumont had the youngest median age at 35 years old, while Parkland County had the oldest median age at 45 years old.

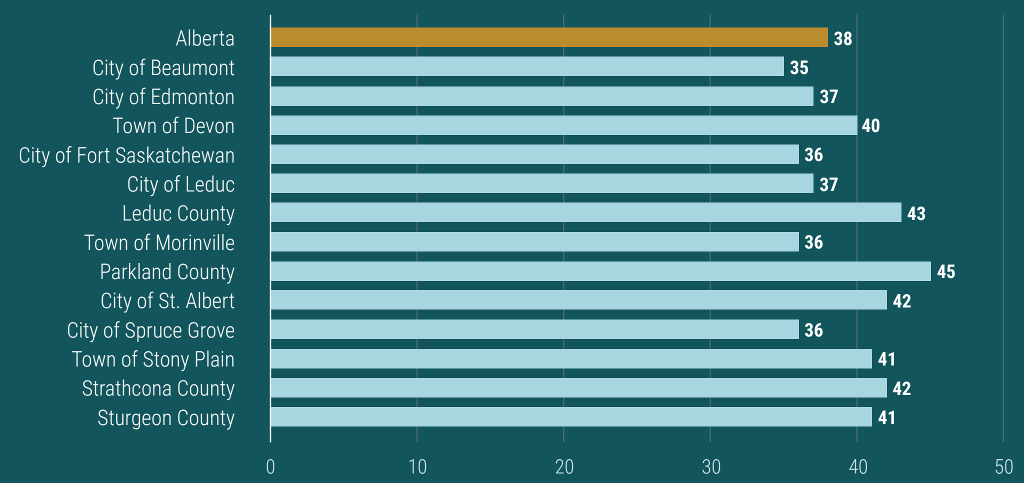


FIGURE 7

Median Age by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

In 2021, 67% of the EMR's population fell into the 15-64 age cohort (18.9% within the 15-29 cohort, 29.9% within the 30-49 cohort, and 18.2% within the 50-64 cohort). As shown below in the breakdown of age groups by municipality, Stony Plain had the highest proportion (20.3%) of seniors (65+) in the region, followed by St. Albert (19.4%) and Parkland County (18.1%). With one-quarter (25.5%) of the population in the 0-14 category, and only 9.3% of the population in the 65+ category, Beaumont had the youngest population in the region. In comparison, 18.6% of Alberta's population was within the 0-14 group and 14.4% of Alberta's population was in the 65+ group.

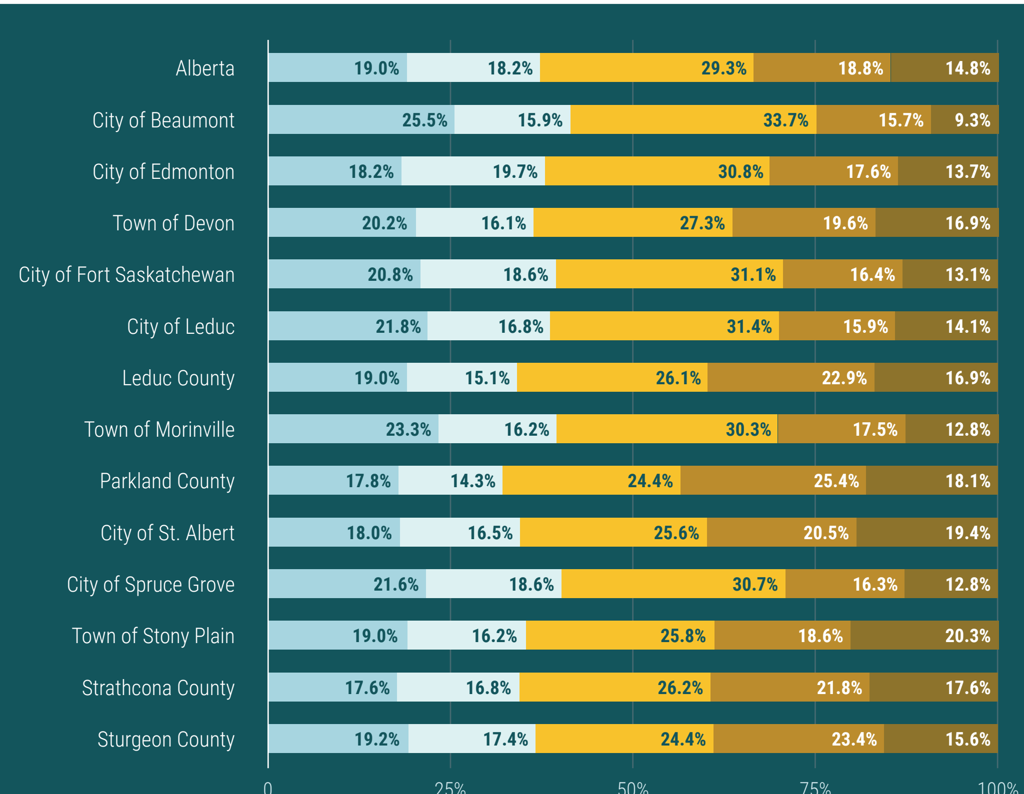


FIGURE 8

Age Cohort Distribution by Municipality (2021)

- 0-14
- 15–29
- 30–49
- 50–64
- 65+

SOURCE: Statistics Canada, 2021 Census of Population.

MOBILITY STATUS[23]

In 2021, most residents (86.2% or 1,175,800 residents) in the EMR had not moved within the previous year (2020). It is likely that the COVID-19 pandemic influenced residents' choices, needs, and ability to move during that year. Of all EMR municipalities, Beaumont had the largest proportion of residents move to the city in 2020 (8.2% or 1,690 residents), as seen in Figure 9.

Of the 13.8% (188,125) of residents who did move, most (70.6% or 132,805) moved within the municipality they already resided in, while only 29.4% or 55,310 residents moved between EMR municipalities or from outside the region, as seen in Figure 10.

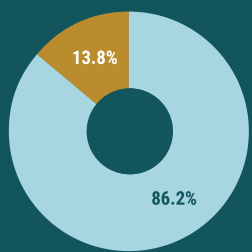


FIGURE 9

Mobility Status within Previous Year, Edmonton Metropolitan Region (2021)

- Non-movers
- Movers

SOURCE: Statistics Canada, 2021 Census of Population.

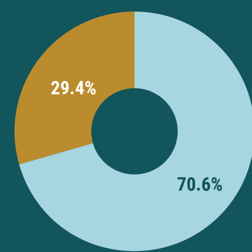


FIGURE 10

Location of Movers within Previous Year, Edmonton Metropolitan Region (2021)

- Non-migrants (within municipality)
- Migrants (outside of municipality)

SOURCE: Statistics Canada, 2021 Census of Population.

Of the 29.4% (55,310) of residents who relocated to EMR municipalities, 83.1% (45,990) moved from within Canada, while 16.9% (9,330) moved from outside Canada, , as seen in Figure 11.

Of the 83.1% of internal migrants (residents who moved within Canada), 71.4% (32,835) moved from within Alberta, while 28.6% (13,150) moved from other Canadian provinces, as seen in Figure 12.

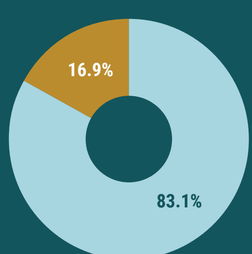


FIGURE 11

Mobility Status within Previous Year, Edmonton Metropolitan Region (2021)

- Internal migrants (within Canada)
- International immigrants (outside Canada)

SOURCE: Statistics Canada, 2021 Census of Population.

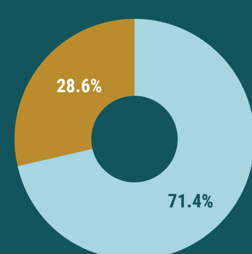


FIGURE 12

Provincial Mobility Status[24], Edmonton Metropolitan Region (2021)

- Intraprovincial migrants
- Interprovincial migrants

SOURCE: Statistics Canada, 2021 Census of Population.

23 Mobility status refers to where the person responding to the census was residing one year prior. Non-movers are those who lived in the same residence.

24 Provincial mobility status refers to where the person responding to the Census was residing one year prior. Intraprovincial migrants moved from within Alberta to an EMR municipality, which could include residents moving between EMR municipalities and not necessarily residents moving into the region. Interprovincial migrants moved from a different Canadian province.

Key Highlights

- **The population of the EMR increased by 7.5%** (97,200 residents) from 2016 to 2021, a higher percentage increase than Alberta as a whole, which grew by 4.8% over the same period. Beaumont experienced the largest population growth (19.6%), while Sturgeon County experienced the smallest population growth (-2.1%).
- **6% (82,640) of EMR residents identified as Indigenous**. Morinville had the largest proportion of its population identifying as Indigenous (10.8% or 1,100 residents), while Edmonton was home to the largest total number of Indigenous residents (58,165 people or 5.8% of Edmonton's population).
- **26.3% of the EMR population were immigrants**. Edmonton had the highest proportion of immigrants (32.5%), while Morinville had the lowest proportion of immigrants (4.9%).
- **Over half (54.3%) of the region's immigrant population came to the EMR as economic immigrants** and over a quarter (28.5%) came as immigrants who were sponsored by family.
- Six EMR municipalities had a median age lower than that of Alberta (38 years), while seven had a median age higher than that of Alberta. **Larger urban municipalities generally tended to have a younger population, while rural municipalities tended to be older.**
- **67% of the EMR population fell into the 15-64 age group**. Stony Plain had the highest proportion (20.3%) of seniors (65+) in the region. Beaumont had the youngest population of municipalities in the region, with 25.5% of the population in the 0-14 category, and only 9.3% of the population in the 65+ category.
- **86.2% of residents in the EMR had not moved within the previous year** (2020). Those who did move had moved within the municipality they were currently residing in, while less than 5% of residents moved between municipalities or from outside the region. Of all municipalities, Beaumont had the largest proportion of residents who moved to the city in 2020 (8.2% or 1,690 residents). It is likely that the COVID-19 pandemic influenced residents' choices, needs, and ability to move during 2020.

HOUSEHOLD PROFILES AND ECONOMIC CHARACTERISTICS

This section provides a general overview of households across the EMR. It describes information related to household size and tenures, median household incomes, households in core housing need, and employment and economy.

Household Profiles

HOUSEHOLD SIZE

In 2021, the average household sizes of municipalities in the EMR ranged from 2.4 persons (Stony Plain) to 3.0 persons (Beaumont). Two-person households made up the largest portion of households. In all except Beaumont, one-person households made up the second largest portion of households. About one-third (32.7%) of households in the region were two-person households, and about one-quarter (26.8%) were one-person households. Household size in Canada has been declining over time, and while the average household size is decreasing, the total number of households continues to increase. This increase suggests an overall need for more housing units as well as the need for smaller household units to accommodate shrinking households.

About one-third (32.7%) of households in the region were two-person households, and about one-quarter (26.8%) were one-person households in 2021.

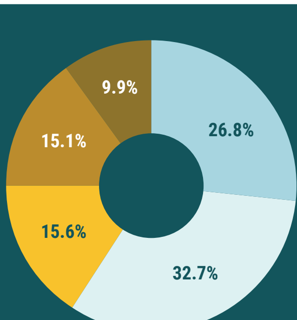


FIGURE 13

Breakdown of Household Size, Edmonton Metropolitan Region (2021)

- 1 person
- 2 person
- 3 person
- 4 person
- 5+ persons

SOURCE: Statistics Canada, 2021 Census of Population.

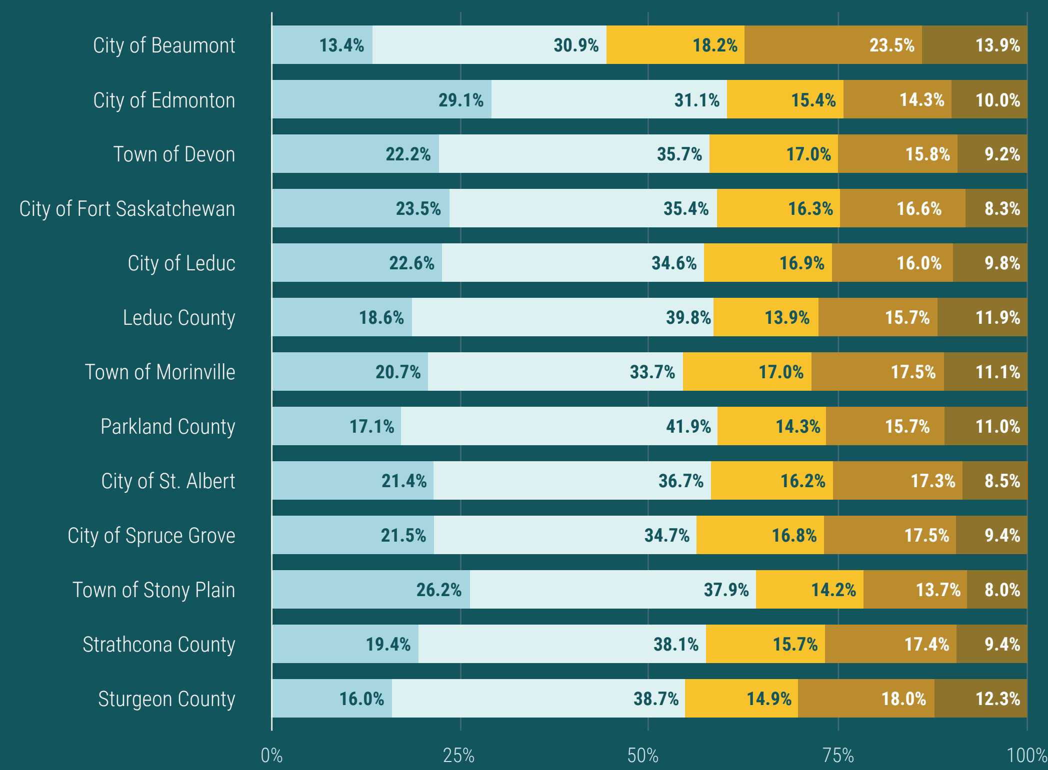


FIGURE 14

Breakdown of Household Size by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

Table 3 shows the breakdown of household size by Area Median Household Income (AMHI) category.

While the following table shows the breakdown of household size by AMHI category by municipality, the totals and percentages should not be compared across municipalities, and totals should not be summed to represent the context of the Edmonton Region (e.g., a median income household in one community may be categorized as a low-income household in another community). For this reason, regional total data should be interpreted with extreme caution.

TABLE 3

Household Size by Income Category (2021)

	AMHI	Very Low Income Households	Low Income Households	Moderate Income Households	Median Income Households	High Income Households
City of Beaumont	**$131,000**	**<=$655**	**$655–$1,638**	**$1,638–$2,620**	**$2,620–$3,930**	**>=$3,931**
1 person		180	325	240	125	65
2 person		45	320	555	635	580
3 person		0	120	265	365	510
4 person		15	75	250	535	750
5+ persons		0	25	125	265	555
City of Edmonton	**$91,000**	**<=$455**	**$455–$1,138**	**$1,138–$1,820**	**$1,820–$2,730**	**>=$2,731**
1 person		9,070	46,030	29,240	20,160	9.735
2 person		2,055	14,740	25,525	32,030	48,635
3 person		675	4,155	9,240	15,145	31,830
4 person		245	2,160	5,830	11,810	36,775
5+ persons		120	925	3,830	7,910	26,620
Town of Devon	**$95,000**	**<=$475**	**$475–$1,188**	**$1,188–$1,900**	**$1,900–$2,850**	**>=$2,851**
1 person		40	230	150	85	55
2 person		15	135	190	240	315
3 person		0	20	55	120	230
4 person		0	0	65	90	230
5+ persons		0	0	25	65	130
City of Fort Saskatchewan	**$113,000**	**<=$565**	**$565–$1,413**	**$1,413–$2,260**	**$2,260–$3,390**	**>=$3,391**
1 person		215	1,015	590	380	210
2 person		30	480	875	1,025	1,260
3 person		25	145	290	460	780
4 person		0	40	125	470	1,090
5+ persons		0	25	65	205	585
City of Leduc	**$101,000**	**<=505**	**$505–$1,263**	**$1,263–$2,020**	**$2,020–$3,030**	**>=$3,030**
1 person		175	1,270	765	490	195
2 person		30	560	1,150	1,225	1,525
3 person		25	150	340	615	1,065
4 person		0	75	270	580	1,145
5+ persons		0	25	75	255	920
Leduc County	**$110,000**	**<=$550**	**$550–$1,375**	**$1,375–$2,200**	**$2,200–$3,300**	**>=$3,301**
1 person		155	390	165	80	85
2 person		65	340	370	405	595
3 person		0	65	115	130	355
4 person		0	30	70	150	515
5+ persons		0	0	60	130	345
Town of Morinville	**$109,000**	**<=$545**	**$545–$1,363**	**$1,363–$2,180**	**$2,180–$3,270**	**>=$3,271**
1 person		75	260	280	110	40
2 person		0	215	350	315	385
3 person		0	35	95	185	325
4 person		0	20	65	195	375
5+ persons		0	0	55	90	250

Table continues on next page >

	AMHI	Very Low Income Households	Low Income Households	Moderate Income Households	Median Income Households	High Income Households
Parkland County	**$117,000**	**<=$585**	**$585–$1,463**	**$1,463–$2,340**	**$2,340–$3,510**	**>=$3,510**
1 person		305	890	430	205	170
2 person		95	875	1,190	1,185	1,440
3 person		15	115	260	455	795
4 person		0	85	145	410	1,135
5+ persons		0	20	80	285	885
City of St. Albert	**$118,000**	**<=$590**	**$590-$1,475**	**$1,475-$2,360**	**$2,360-$3,540**	**>=$3,541**
1 person		600	2,330	1,560	720	300
2 person		115	1,265	2,300	2,835	3,000
3 person		55	305	655	1,065	2,115
4 person		20	120	430	880	3,045
5+ persons		15	55	140	535	1,450
City of Spruce Grove	**$106,000**	**<=$530**	**$530–$1,325**	**$1,325–$2,120**	**$2,120–$3,180**	**>=$3,181**
1 person		325	1,220	740	560	210
2 person		60	675	1,175	1,425	1,620
3 person		15	245	360	650	1,130
4 person		0	60	230	610	1,585
5+ persons		0	45	130	265	895
Town of Stony Plain	**$91,000**	**<=$455**	**$455–$1,138**	**$1,138–$1,820**	**$1,820–$2,730**	**>=$2,731**
1 person		110	880	485	260	155
2 person		35	300	630	685	1,020
3 person		0	80	140	230	545
4 person		0	45	65	190	675
5+ persons		0	0	25	100	445
Strathcona County	**$124,000**	**<=$620**	**$620–$1,550**	**$1,550–$2,480**	**$2,480–$3,720**	**>=$3,721**
1 person		975	2,840	1,920	825	545
2 person		185	2,020	3,475	3,965	4,365
3 person		70	370	890	1,690	2,805
4 person		45	180	565	1,515	4,100
5+ persons		0	85	265	777	2,310
Sturgeon County	**$125,000**	**<=625**	**$625–$1,563**	**$1,563–$2,500**	**$2,500–$3,750**	**>=$3,751**
1 person		160	380	285	90	75
2 person		20	370	625	675	805
3 person		0	55	160	280	490
4 person		0	50	170	300	680
5+ persons		0	35	120	205	470

Edmonton Region Total						
1 person		12,385	58,060	36,850	24,090	2,115
2 person		2,750	22,295	38,410	46,645	65,545
3 person		880	5,860	12,865	21,390	42,975
4 person		325	2,940	8,280	17,735	52,100
5+ persons		135	1,240	4,995	11,087	35,860
TOTAL		**16,475**	**90,395**	**101,400**	**120,947**	**198,595**

SOURCE: Housing Assessment Resource Tools (HART)

HOUSEHOLD TENURE

In 2021, 68.7% (372,300) of households in the EMR were owner households, while 31.3% (169,500) of households were renter households. Of the EMR municipalities, Edmonton had the largest portion of renter households (36.4%). Generally, urban municipalities within the EMR have higher average proportions of renter households than rural municipalities[25]

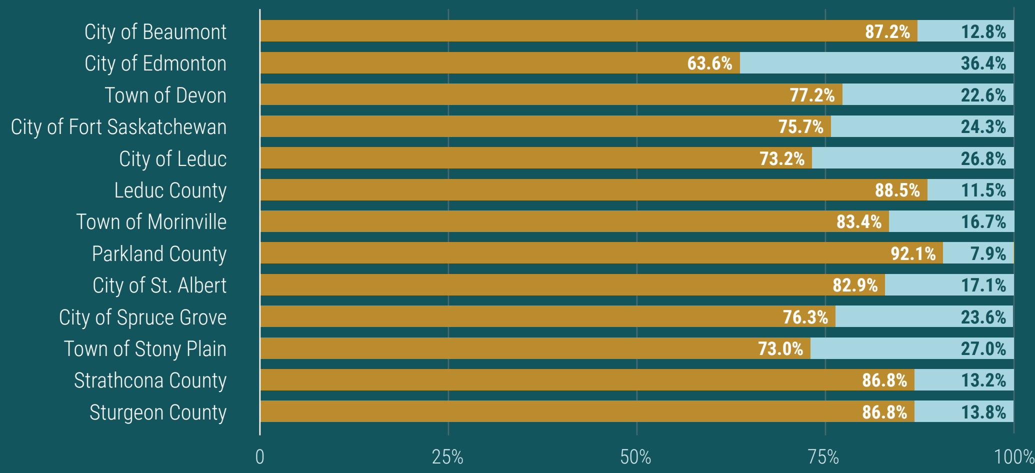


FIGURE 15

Household Tenure by Municipality (2021)

Owner households

Tenant households

SOURCE: Statistics Canada, 2021 Census of Population.

In 2021, 68.7% of households in the EMR were owner households, and 31.3% of households were renter households. Generally, urban municipalities in the region have higher proportions of renter households than rural municipalities.

The percentage of renter households that are in subsidized housing ranged significantly, as shown in the table and figure below. Sturgeon County had the highest percentage (14.9%) of renter households in subsidized housing in the region, followed by Devon (12.3%) and Beaumont (11.2%). In absolute numbers, the vast majority of renter households in subsidized housing were in the City of Edmonton.

TABLE 4

Tenant Households by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

		In Subsidized Housing	
	TOTAL	#	%
City of Beaumont	895	100	11.2%
City of Edmonton	144,250	13,127	9.1%
Town of Devon	570	70	12.3%
City of Fort Saskatchewan	2,535	76	3.0%
City of Leduc	3,470	271	7.8%
Leduc County	600	0	0.0%
Town of Morinville	625	20	3.2%
Parkland County	920	75	8.2%
City of St. Albert	4,430	195	4.4%
City of Spruce Grove	3,375	155	4.6%
Town of Stony Plain	1,925	185	9.6%
Strathcona County	4,900	309	6.3%
Sturgeon County	905	135	14.9%
Edmonton Region	**169,400**	**14,718**	**8.7%**

25 Urban municipalities include Beaumont, Edmonton, Devon, Fort Saskatchewan, Leduc, Morinville, St. Albert, Spruce Grove, Stony Plain. Rural municipalities include Parkland County, Strathcona County, Sturgeon County, Leduc County. While Strathcona County is considered a Specialized Municipality with dual elements of both an urban-rural service model, it is characterized as a rural municipality in this report.

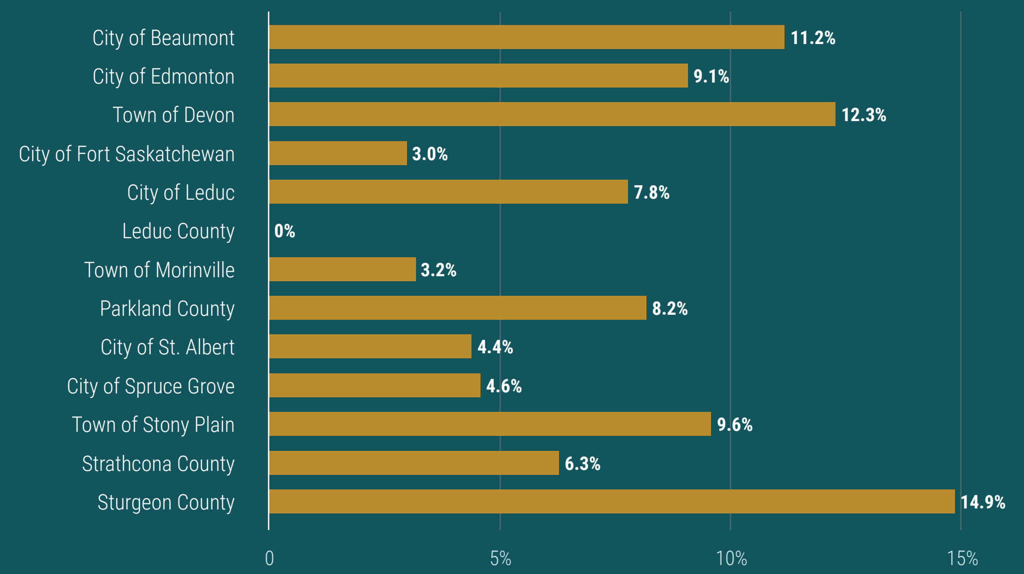


FIGURE 16

Percentage of Renter Households in Subsidized Housing by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

Data on the percentage of renter households in subsidized housing, shown by age of the primary household maintainer, is included below.[26]

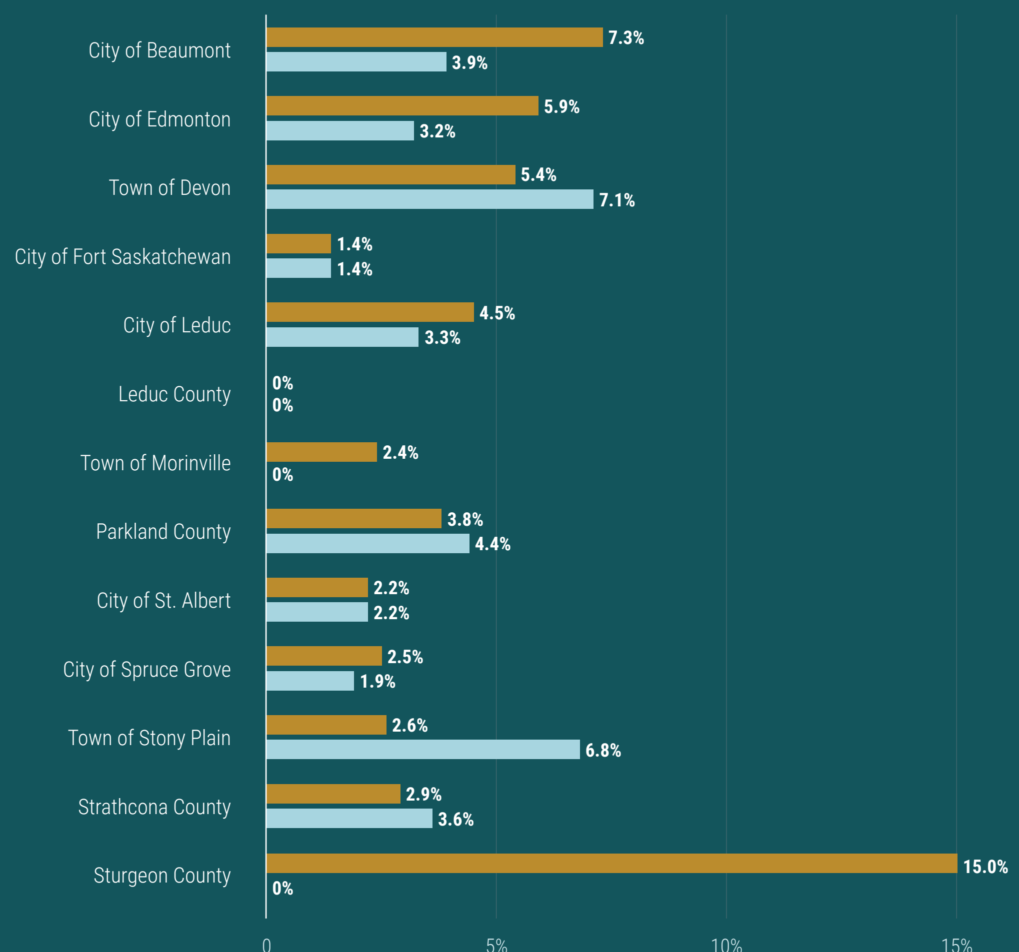


FIGURE 17

Percentage of Renter Households in Subsidized Housing by Municipality and Age of Primary Household Maintainer (2021)

64 and below
65 and above

SOURCE: Statistics Canada, 2021 Census of Population.

NOTE: Numbers may not sum to totals due to Statistics Canada's rounding and suppression.

26 Statistics Canada defines the primary household maintainer as the first person listed on the census questionnaire who is responsible for paying the rent, mortgages, taxes, or electricity.

ONE-PARENT FAMILIES

In 2021, there were 61,975 one-parent families in the EMR, accounting for approximately 11.4% of all occupied households. Of these one-parent families, 76.9% or 47,670 were led by females, while 22.7% or 14,070 families were led by males.

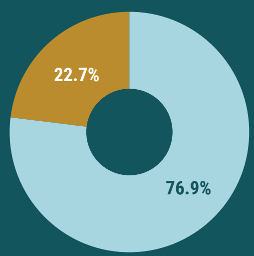


FIGURE 18

One-parent Families by Head of Household (2021)

- One-parent families (woman)
- One-parent families (man)

SOURCE: Statistics Canada, 2021 Census of Population.

HOUSEHOLDS NEAR TRANSIT

Not all EMR municipalities have regular public transportation service. Residents in some municipalities do not have access to public transportation service at all (i.e., Devon and Morinville), while a couple of municipalities have limited transit, such as commuter service (e.g., from one municipality into Edmonton) or on-demand service. Edmonton is the only municipality with Light Rail Transit (LRT) service. Figure 19 shows the percentage of residents in 2021 who lived within 500 metres of public transit[27]. Based on the 2021 Census population, approximately 76.2% of residents in the region live within 500 metres of public transit.

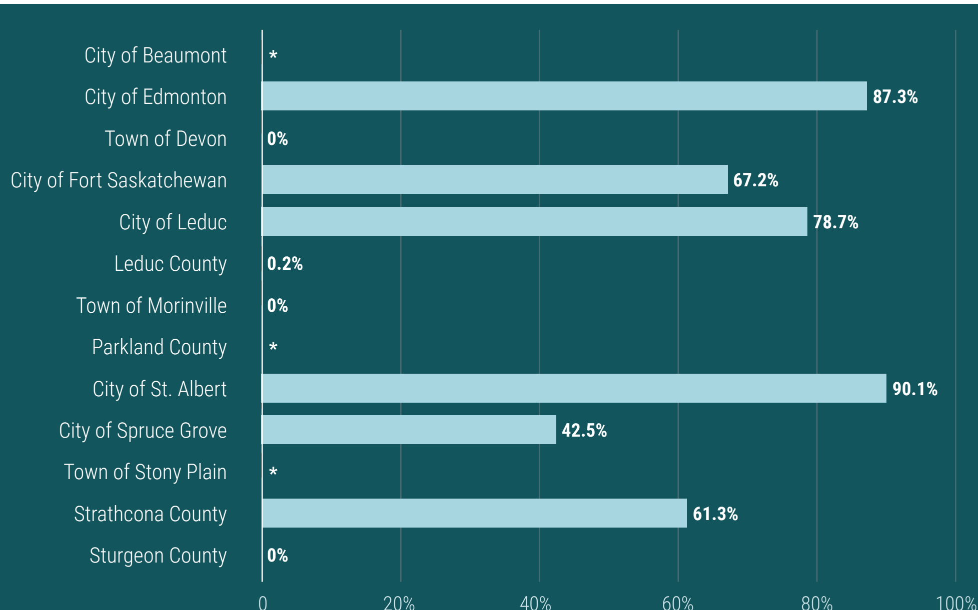


FIGURE 19

Residents within 500 Metres of Public Transit Stop by Municipality (2021)

* Has a transit service, which includes on-demand service that operates within municipal boundaries, but does not have available data on how many households are within 500 metres of a transit stop.

SOURCE: Statistics Canada.

27 Based on 2021 Census data and on winter 2023 public transit information from municipalities.

Household Income[28]

MEDIAN HOUSEHOLD INCOME TOTAL AND TENURE

In 2021, Beaumont had the highest median household income of EMR municipalities at $130,000, closely followed by Sturgeon County and Strathcona County, both with median household incomes of $124,000. These median incomes are significantly higher than Alberta as a whole, which had a median income of $96,000 in 2021. Edmonton, Stony Plain, and Devon had the lowest median household incomes within the region in 2021, at $90,000, $92,000, and $95,000, respectively, all falling below the provincial median.

The median household income for most EMR municipalities was higher than that of Alberta as a whole.

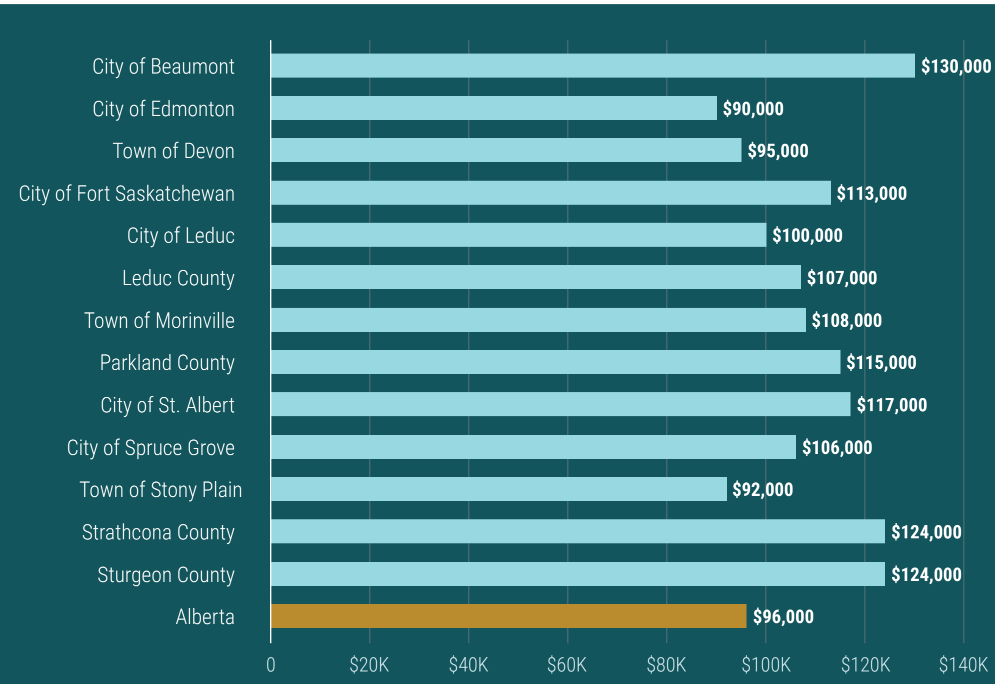


FIGURE 20

Median Household Income by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

When breaking out median household income by owner and tenant households, there are notable differences across EMR municipalities. In all municipalities except for Sturgeon County, the differences between median owner and tenant household incomes are at least $45,000. This is most pronounced in Beaumont, where the difference between median owner and tenant household incomes is close to $65,000. These differences highlight a significant income gap between owner and renter households in the EMR, which may indicate a need for rental housing that is affordable and below median household income (e.g., rent geared to income) for renter households. This gap may also present challenges for renter households looking to transition to homeownership.

When breaking out median household income by owner and tenant households, there are notable differences across EMR municipalities. In all municipalities, except for Sturgeon County, the differences between median owner and tenant household incomes are at least $45,000.

28 Household income collected as part of Census data refers to the household's previous year's income (i.e., income data collected as part of the 2021 Census is from 2020). The 2021 Census data related to income also needs to be interpreted with caution because of COVID-19 benefits received by households in 2020. Analyses of income data showed that while lower-income populations experienced larger employment income losses, these were offset by COVID-19 economic and recovery benefits and EI (Statistics Canada, 2022).

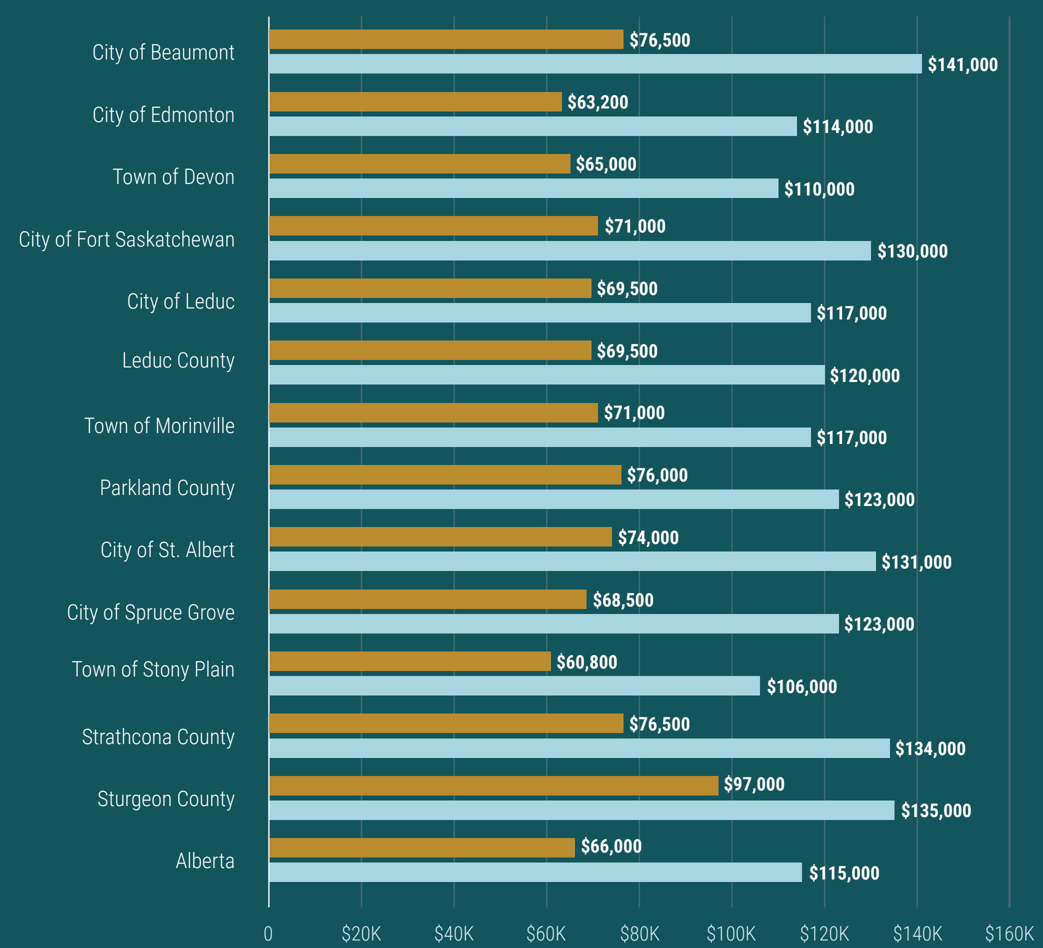


FIGURE 21

Median Household Income by Tenure and Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population, Custom Tabulations.

HOUSEHOLDS BY AMHI CATEGORY

Figure 22 and Table 5 outline the income categories for households within EMR municipalities. The income categories are determined by their relationship to each municipality's Area Median Household Income (AMHI) or the median household income of all households within the individual municipality. Each municipality has its own AMHI.[29] The categories are defined as follows:

- Very Low Income = 20% of the AMHI
- Low Income = 21% to 50% of the AMHI
- Moderate Income = 51% to 80% of the AMHI
- Median Income = 81% to 120% of the AMHI
- High Income = 121% and more of the AMHI

While the following figure and table show the breakdown of household size by AMHI category by municipality, the totals and percentages should not be compared across municipalities, and totals should not be summed to represent the context of the EMR (e.g., a median-income household in one community may be categorized as a low-income household in another community). For this reason, regional total data should be interpreted with extreme caution.

29 Refer to Table 3.6 to see each municipality's median household income (AMHI)

Approximately 15-25% of residents in the municipalities were in the very low-income (<20% of the AMHI) or low-income (21%-50% of the AMHI) categories based on the respective AMHI of the municipality, while approximately 35%-41% of residents in each of the participating municipalities were in the high-income (>120% of the AMHI) category based on the municipality's AMHI.

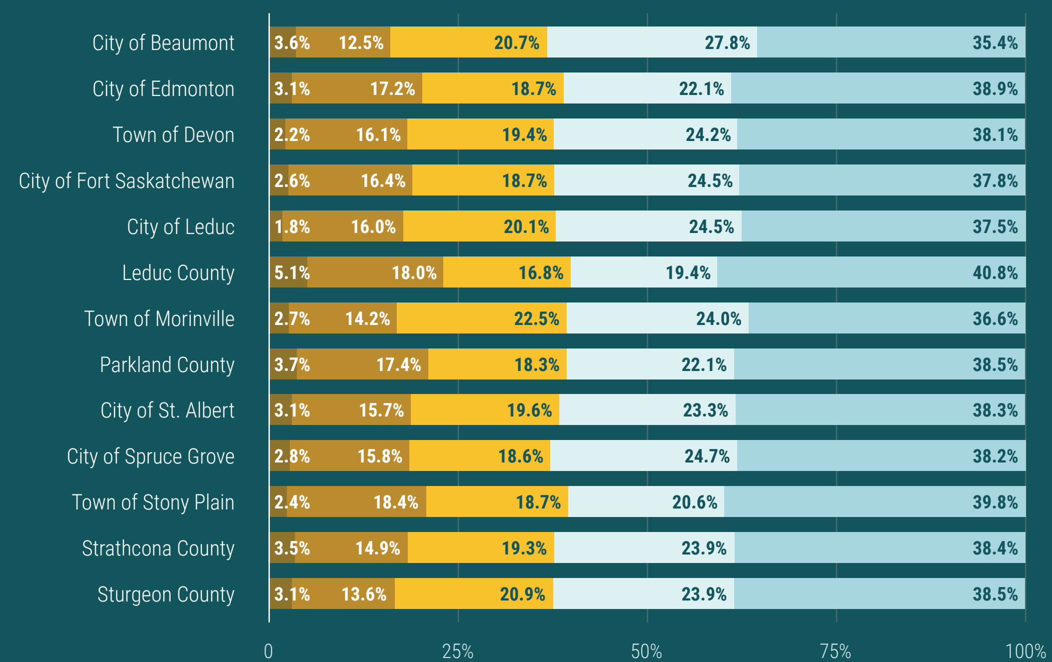


FIGURE 22

Households by AMHI Category by Municipality (2021)

SOURCE: Housing Assessment Resource Tools (HART).

TABLE 5

Households by AMHI Category by Municipality, Percentage and Totals (2021)

	Very Low Income Households		Low Income Households		Moderate Income Households		Median Income Households		High Income Households		
	Total	%	Total	%	Total	%	Total	%	Total	%	TOTAL
City of Beaumont	250	3.6%	865	12.5%	1,430	20.7%	1,920	27.7%	2,445	35.3%	6,920
City of Edmonton	12,170	3.1%	68,000	17.2%	73,660	18.7%	87,050	22.1%	153,600	38.9%	394,485
Town of Devon	55	2.2%	400	16.1%	480	19.3%	600	24.1%	945	38.0%	2,490
City of Fort Saskatchewan	275	2.6%	1700	16.4%	1,945	18.7%	2,540	24.4%	3,925	37.8%	10,390
City of Leduc	230	1.8%	2,075	16.0%	2,605	20.1%	3,175	24.6%	4,850	37.5%	12,930
Leduc County	235	5.1%	835	18.0%	780	16.8%	900	19.4%	1,895	40.8%	4,645
Town of Morinville	100	2.7%	535	14.2%	845	22.5%	900	24.0%	1,375	36.6%	3,755
Parkland County	425	3.7%	1,995	17.4%	2,100	18.3%	2,540	22.1%	4,420	38.5%	11,480
City of St. Albert	805	3.1%	4,075	15.7%	5,075	19.6%	6,035	23.3%	9,910	38.3%	25,895
City of Spruce Grove	405	2.8%	2,245	15.8%	2,645	18.6%	3,515	24.7%	5,440	38.2%	14,250
Town of Stony Plain	170	2.4%	1,315	18.5%	1,335	18.8%	1,470	20.6%	2,840	39.9%	7,120
Strathcona County	1,280	3.5%	5,495	14.9%	7,105	19.3%	8,770	23.9%	14,120	38.4%	36,770
Sturgeon County	205	3.1%	885	13.6%	1,360	20.9%	1,555	23.8%	2,510	38.5%	6,520
Edmonton Region Total	**16,605**	**3.1%**	**90,420**	**16.8%**	**101,365**	**18.9%**	**120,970**	**22.5%**	**208,275**	**38.7%**	**537,650**

SOURCE: Housing Assessment Resource Tools (HART).

Households in Core Housing Need

Core housing need is an indicator used to identify households that are not able to find and maintain housing that meets their needs. Developed by the Canada Mortgage and Housing Corporation (CMHC), it is used nationally to collect information on housing needs as part of the federal census.

A household is considered to be in **core housing need** if its housing falls below at least one of the affordability, suitability, or adequacy standards, and the household would have to spend 30% or more of its total before-tax income to pay the median shelter cost of an alternative local housing option that is deemed to be acceptable (i.e., meets all three standards):

- **Affordable** dwellings cost less than 30% of total before-tax household income.
- **Suitable** housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- **Adequate** housing does not require any major repairs.

Across the EMR, 10.6% (55,720) of all households are in core housing need, which is slightly higher than that of the province at 9.9%. Of the EMR municipalities, Devon has the highest rate of total households in core housing need at 12.9%, followed by Edmonton (12%), and Stony Plain (11.5%). Sturgeon County has the lowest proportion of total households in core housing need at 3.9%.

From 2011 to 2016, core housing need in the region slightly increased from 11.4% (47,820) to 12.3% (58,660), followed by a decrease to 10.6% in 2021. As noted previously, the income data in the 2021 Census used to calculate housing indicators, such as core housing need was for the 2020 calendar year when the federal government was distributing the Canadian Emergency Response Benefit (CERB). This temporarily inflated incomes and resulted in artificially low core housing need numbers for 2021.

While it may appear that core housing need in the region declined in 2021 compared to 2016, it is anticipated that the current rates of core housing need are likely higher than what was shown in the 2021 census data due to the impact of CERB..

Across the Edmonton Metropolitan Region, 10.6% of households are in core housing need, which is slightly higher than the province-wide rate at 9.9%.

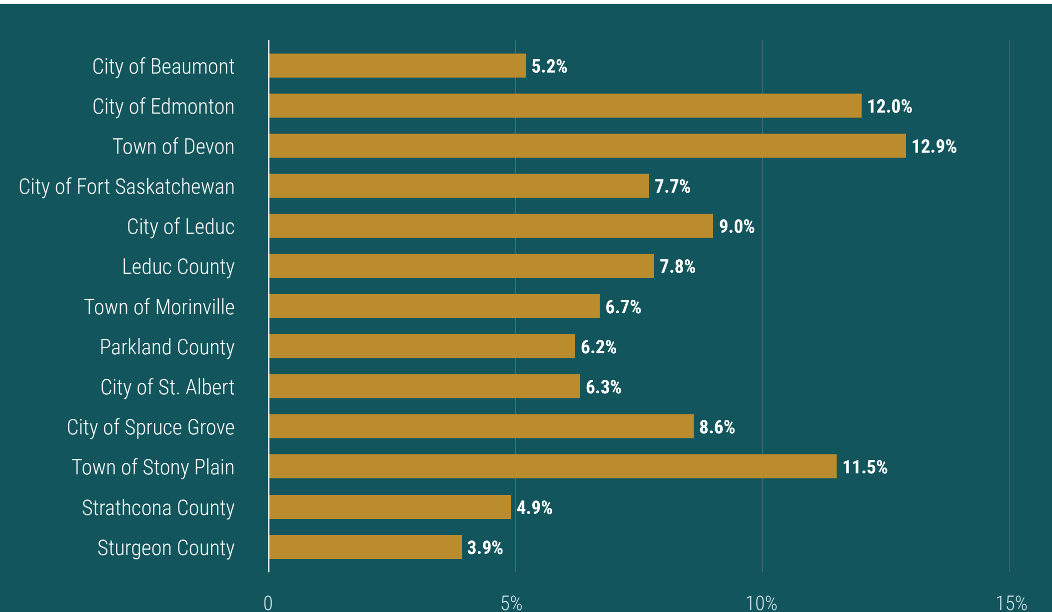


FIGURE 23

Total Households in Core Housing Need by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

There are significant differences in core housing need when it is broken into owner and renter households. Renter households are more likely to be in core housing need across EMR municipalities. From 2011 to 2016, core housing need for both owner and renter households increased across the region. Owner households in core housing need increased from 5.8% (17,385) to 6.5% (20,800), and renter households increased from 25.5% (30,440) to 27% (37,860). The 2021 rates of core housing need for both owner and tenant households show a decrease since 2016 of 12.2% for owners and 1.1% for tenants respectively. Again, these rates in 2021 are likely to underrepresent households in core housing need as a result of temporarily inflated incomes from COVID-19 financial benefits.

Devon has the highest percentage of renters in core housing need at 36% (205 households), while Sturgeon County has the lowest percentage of renters in core housing need at 3.3% (30 households).

Edmonton has the highest percentage of homeowners in core housing need at 12% (13,630 households), followed by Leduc County at 6% (245 households). Beaumont and Strathcona County have the lowest percentage of homeowners in core housing need, both at 3% (175 and 965 households, respectively).

Sturgeon County is the only municipality where the proportion of renter and owner households are generally equal in core housing need, at 3.3% and 4% respectively. All other EMR municipalities have a much higher difference between renter and owner households in core housing need, with 9.4% to 23.1% additional renter households that are in core housing need than owner households.

Most EMR municipalities had a pronounced difference between renter and owner households in core housing need, where between 9.4% to 23.1% additional renter households were in core housing need compared to owner households.

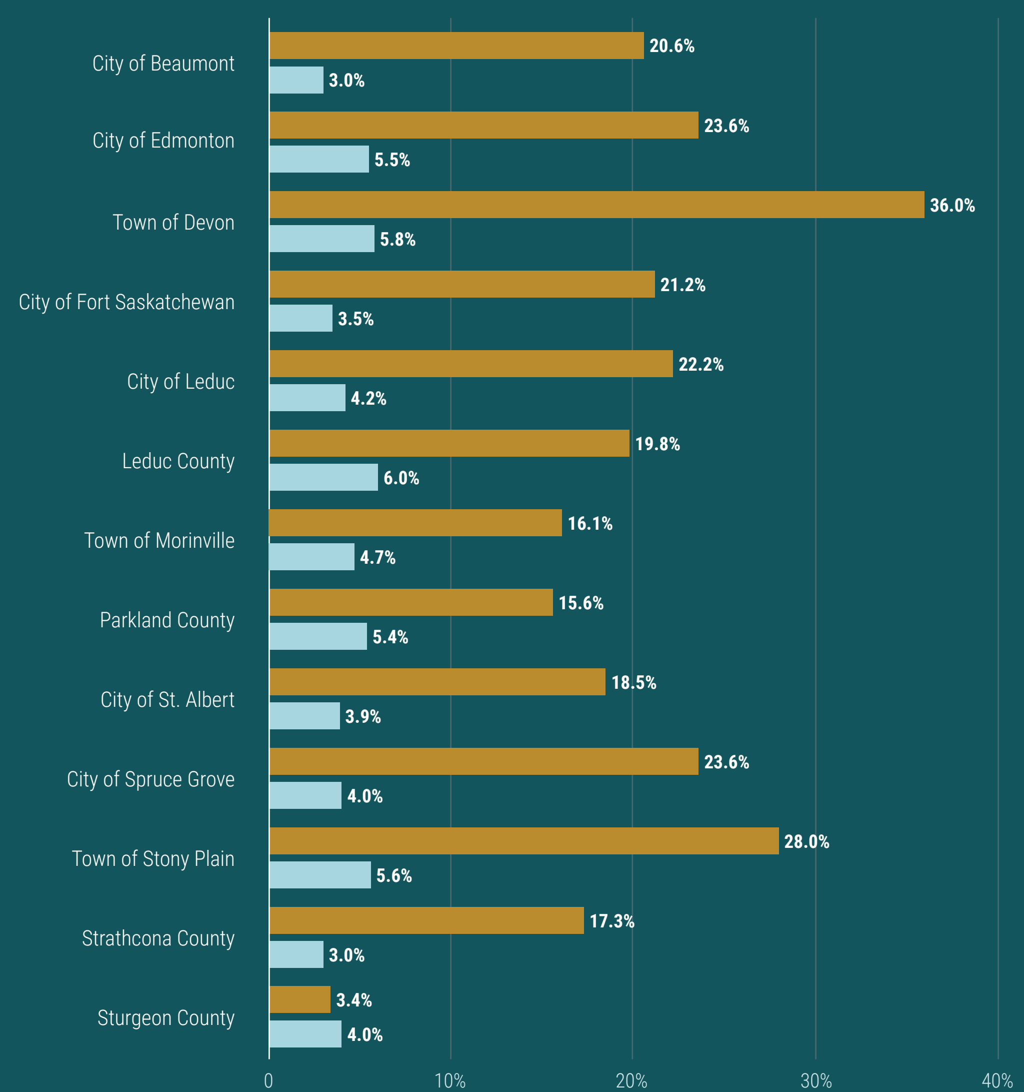


FIGURE 24

Households in Core Housing Need by Tenure (2021)

Tenant Households
Owner Households

SOURCE: Statistics Canada, 2021 Census of Population.

Table 6 shows the number of households in core housing need by tenure for each municipality and the total for the EMR in 2021.

TABLE 6

Total Households in Core Housing Need by Municipality and Tenure

		Households in Core Housing Need					
		Total Households		Tenant Households		Owner Households	
	Total Households[30]	Total	%	Total	%	Total	%
City of Beaumont	6,810	355	5.2%	180	20.6%	175	2.90%
City of Edmonton	386,005	46,155	12%	32,525	23.6%	13,630	12%
Town of Devon	2,450	315	12.9%	205	36.6%	110	5.80%
City of Fort Saskatchewan	10,270	790	7.7%	520	21.2%	270	3.50%
City of Leduc	12,715	1145	9%	750	22.2%	395	4.20%
Leduc County	4,575	360	7.9%	115	31.9%	245	6%
Town of Morinville	3,720	250	6.7%	105	16.1%	145	4.70%
Parkland County	11,250	700	6.2%	145	15.6%	555	5.40%
City of St.Albert	25,500	1615	6.3%	780	18.5%	835	3.90%
City of Spruce Grove	14,085	1210	8.6%	775	23.5%	435	4%
Town of Stony Plain	6,985	805	11.5%	515	28%	290	5.60%
Strathcona County	36,260	1770	4.9%	805	17.2%	965	3%
Sturgeon County	6,435	250	3.9%	30	3.3%	220	4%
Edmonton Region	**527,060**	**55,720**	**10.6%**	**37,450**	**23.1%**	**18,270**	**5.01%**

SOURCE: Statistics Canada, 2021 Census of Population.

Table 7 on the following page shows the percentage of owner and renter households in each AMHI income category that are in core housing need. Where 0% is reported, it means that there are either no households in core housing need in that income category or there are too few households to report. Across all municipalities, households in core housing need tend to be those in the very low-income and low-income categories.

Across all municipalities, households in core housing need tend to be those in the very low-income and low-income categories.

30 This includes the number of households examined for core housing need, and therefore excludes groups such as students and households with no income.

TABLE 7

Households in Core Housing Need by Tenure and Income Category (2021)

	AMHI	Very Low Income Households	Low Income Households	Moderate Income Households	Median Income Households	High Income Households
City of Beaumont	**$131,000**	**<=$655**	**$655–$1,638**	**$1,638–$2,620**	**$2,620–$3,930**	**>=$3,931**
% of renters		92.3%	44.2%	0.0%	0.0%	0.0%
% of owners		63.2%	19.5%	0.0%	0.0%	0.0%
City of Edmonton	**$91,000**	**<=$455**	**$455–$1,138**	**$1,138–$1,820**	**$1,820–$2,730**	**>=$2,731**
% of renters		71.8%	61.0%	11.2%	0.0%	0.0%
% of owners		87.2%	41.6%	5.9%	0.0%	0.0%
Town of Devon	**$95,000**	**<=$475**	**$475–$1,188**	**$1,188–$1,900**	**$1,900–$2,850**	**>=$2,851**
% of renters		100.0%	85.3%	26.7%	0.0%	0.0%
% of owners		0.0%	41.9%	0.0%	0.0%	0.0%
City of Fort Saskatchewan	**$113,000**	**<=$565**	**$565–$1,413**	**$1,413–$2,260**	**$2,260–$3,390**	**>=$3,391**
% of renters		100.0%	46.9%	0.0%	0.0%	0.0%
% of owners		78.6%	26.1%	0.0%	0.0%	0.0%
City of Leduc	**$101,000**	**<=505**	**$505–$1,263**	**$1,263–$2,020**	**$2,020–$3,030**	**>=$3,030**
% of renters		81.8%	61.5%	7.4%	0.0%	0.0%
% of owners		100.0%	35.4%	1.2%	0.0%	0.0%
Leduc County	**$110,000**	**<=$550**	**$550–$1,375**	**$1,375–$2,200**	**$2,200–$3,300**	**>=$3,301**
% of renters		50.0%	48.7%	0.0%	0.0%	0.0%
% of owners		66.7%	23.2%	0.0%	0.0%	0.0%
Town of Morinville	**$109,000**	**<=$545**	**$545–$1,363**	**$1,363–$2,180**	**$2,180–$3,270**	**>=$3,271**
% of renters		0.0%	47.2%	0.0%	0.0%	0.0%
% of owners		83.3%	27.5%	0.0%	0.0%	0.0%
Parkland County	**$117,000**	**<=$585**	**$585–$1,463**	**$1,463–$2,340**	**$2,340–$3,510**	**>=$3,510**
% of renters		70.0%	33.9%	0.0%	0.0%	0.0%
% of owners		64.3%	24.6%	0.8%	0.0%	0.0%
City of St. Albert	**$118,000**	**<=$590**	**$590–$1,475**	**$1,475–$2,360**	**$2,360–$3,540**	**>=$3,541**
% of renters		81.4%	44.0%	0.0%	0.0%	0.0%
% of owners		96.5%	21.3%	0.0%	0.0%	0.0%
City of Spruce Grove	**$106,000**	**<=$530**	**$530–$1,325**	**$1,325–$2,120**	**$2,120–$3,180**	**>=$3,181**
% of renters		90.3%	55.8%	3.5%	0.0%	0.0%
% of owners		80.0%	27.6%	0.8%	0.0%	0.0%
Town of Stony Plain	**$91,000**	**<=$455**	**$455–$1,138**	**$1,138–$1,820**	**$1,820–$2,730**	**>=$2,731**
% of renters		80.0%	68.0%	16.1%	0.0%	0.0%
% of owners		100.0%	33.58%	4.47%	0.0%	0.0%
Strathcona County	**$124,000**	**<=$620**	**$620–$1,550**	**$1,550-$2,480**	**$2,480-$3,720**	**>=$3,721**
% of renters		80.6%	34.9%	0.0%	0.0%	0.0%
% of owners		73.6%	14.7%	0.0%	0.0%	0.0%
Sturgeon County	**$125,000**	**<=625**	**$625–$1,563**	**$1,563–$2,500**	**$2,500–$3,750**	**>=$3,751**
% of renters		0.0%	13.8%	0.0%	0.0%	0.0%
% of owners		87.5%	16.1%	0.0%	0.0%	0.0%

SOURCE: Housing Assessment Resource Tools (HART)

TABLE 8

Households in Core Housing Need by Household Size and Income Category (2021)

	AMHI	Very Low Income Households	Low Income Households	Moderate Income Households	Median Income Households	High Income Households	
City of Beaumont	**$131,000**	**<=$655**	**$655-$1,638**	**$1,638-$2,620**	**$2,620-$3,930**	**>=$3,931**	**TOTAL**
1 person		100	40	0	0	0	**140**
2 person		20	85	0	0	0	**105**
3 person		0	60	0	0	0	**60**
4 person		0	45	0	0	0	**45**
5+ persons		0	0	0	0	0	**0**
TOTAL		**120**	**230**	**0**	**0**	**0**	**350**
City of Edmonton	**$91,000**	**<=$455**	**$455-$1,138**	**$1,138-$1,820**	**$1,820-$2,730**	**>=$2,731**	**TOTAL**
1 Person		3,380	22,470	0	0	0	**25,850**
2 Persons		510	7,755	1,225	0	0	**9,490**
3 Persons		170	3,145	1,780	0	0	**5,095**
4 Persons		35	1,705	1,565	0	0	**3,305**
5+ persons		0	740	1,675	0	0	**2,415**
TOTAL		**4,095**	**35,815**	**6,245**	**0**	**0**	**46,155**
Town of Devon	**$95,000**	**<=$475**	**$475-$1,188**	**$1,188-$1,900**	**$1,900-$2,850**	**>=$2,851**	**TOTAL**
1 person		30	130	0	0	0	**160**
2 person		0	75	0	0	0	**75**
3 person		0	20	0	0	0	**20**
4 person		0	0	25	0	0	**25**
5+ persons		0	0	0	0	0	**0**
TOTAL		**30**	**225**	**25**	**0**	**0**	**280**
City of Fort Saskatchewan		**<=$565**	**$565-$1,413**	**$1,413-$2,260**	**$2,260-$3,390**	**>=$3,391**	**TOTAL**
1 person		135	305	0	0	0	**440**
2 person		0	160	0	0	0	**160**
3 person		0	110	0	0	0	**110**
4 person		0	30	0	0	0	**30**
5+ persons		0	25	0	0	0	**25**
TOTAL		**135**	**630**	**0**	**0**	**0**	**765**
City of Leduc	**$101,000**	**<=505**	**$505-$1,263**	**$1,263-$2,020**	**$2,020-$3,030**	**>=$3,030**	**TOTAL**
1 person		70	570	0	0	0	**640**
2 person		0	210	0	0	0	**210**
3 person		0	125	20	0	0	**145**
4 person		0	60	55	0	0	**115**
5+ persons		0	20	0	0	0	**20**
TOTAL		**70**	**985**	**75**	**0**	**0**	**1,130**
Leduc County	**$110,000**	**<=$550**	**$550-$1,375**	**$1,375-$2,200**	**$2,200-$3,300**	**>=$3,301**	**TOTAL**
1 person		80	100	0	0	0	**180**
2 person		30	55	0	0	0	**85**
3 person		0	55	0	0	0	**55**
4 person		0	0	0	0	0	**0**
5+ persons		0	0	0	0	0	**0**
TOTAL		**110**	**210**	**0**	**0**	**0**	**320**

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Town of Morinville	$109,000	<=$545	$545-$1,363	$1,363-$2,180	$2,180-$3,270	>=$3,271	TOTAL
1 person		50	80	0	0	0	130
2 person		0	65	0	0	0	65
3 person		0	20	0	0	0	20
4 person		0	15	0	0	0	15
5+ persons		0	0	0	0	0	0
TOTAL		50	180	0	0	0	230
Parkland County	**$117,000**	**<=$585**	**$585-$1,463**	**$1,463-$2,340**	**$2,340-$3,510**	**>=$3,510**	**TOTAL**
1 person		130	215	0	0	0	345
2 person		45	155	0	0	0	200
3 person		0	75	0	0	0	75
4 person		0	50	0	0	0	50
5+ persons		0	15	0	0	0	15
TOTAL		175	510	0	0	0	685
City of St. Albert	**$118,000**	**<=$590**	**$590-$1,475**	**$1,475-$2,360**	**$2,360-$3,540**	**>=$3,541**	**TOTAL**
1 person		355	575	0	0	0	930
2 person		70	280	0	0	0	350
3 person		0	195	0	0	0	195
4 person		0	75	0	0	0	75
5+ persons		0	40	0	0	0	40
TOTAL		425	1,165	0	0	0	1,590
City of Spruce Grove	**$106,000**	**<=$530**	**$530-$1,325**	**$1,325-$2,120**	**$2,120-$3,180**	**>=$3,181**	**TOTAL**
1 person		210	345	0	0	0	555
2 person		25	300	0	0	0	325
3 person		0	185	20	0	0	205
4 person		0	50	20	0	0	70
5+ persons		0	40	0	0	0	40
TOTAL		235	920	40	0	0	1,195
Town of Stony Plain	**$91,000**	**<=$455**	**$455-$1,138**	**$1,138-$1,820**	**$1,820-$2,730**	**>=$2,731**	**TOTAL**
1 person		45	425	0	0	0	470
2 person		0	110	30	0	0	140
3 person		0	65	40	0	0	105
4 person		0	30	20	0	0	50
5+ persons		0	0	15	0	0	15
TOTAL		45	630	105	0	0	780
Strathcona County	**$124,000**	**<=$620**	**$620-$1,550**	**$1,550-$2,480**	**$2,480-$3,720**	**>=$3,721**	**TOTAL**
1 person		535	475	0	0	0	1,010
2 person		85	300	0	0	0	385
3 person		30	160	0	0	0	190
4 person		0	110	0	0	0	110
5+ persons		0	65	0	0	0	65
TOTAL		650	1,110	0	0	0	1,760
Sturgeon County	**$125,000**	**<=625**	**$625-$1,563**	**$1,563-$2,500**	**$2,500-$3,750**	**>=$3,751**	**TOTAL**
1 person		105	55	0	0	0	160
2 person		0	35	0	0	0	35
3 person		0	0	0	0	0	0
4 person		0	0	0	0	0	0
5+ persons		0	25	0	0	0	25
TOTAL		105	115	0	0	0	220

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Edmonton Region						TOTAL
1 person	6,775	30,760	100	0	0	37,635
2 person	1,180	12,295	980	0	0	14,455
3 person	305	5,720	1,770	0	0	7,795
4 person	65	2,800	1,860	0	0	4,725
5+ persons	0	1,350	1,815	0	0	3,165
TOTAL	8,325	52,925	6,525	0	0	67,775

SOURCE: Housing Assessment Resource Tools (HART)

When looking at the three core housing need indicators (affordability, suitability, and adequacy), affordability is the most common cause of core housing need. More than one-third (35.9%) of renter households in the EMR are spending 30% or more of their income on shelter costs, compared to 16.4% of owner households. This is also likely underrepresenting affordability challenges, as incomes were higher due to temporary COVID-19 benefits in 2020. More than 30% of renter households in urban municipalities have affordability challenges. In Devon, this percentage is close to 50% of renter households. This speaks to a critical need to further support the development of affordable rental housing.

Housing affordability is a significant challenge for residents. More than one-third (35.9%) of renter households in the Edmonton Metropolitan Region are spending 30% or more of their income on shelter costs, as compared to 16.4% of owner households.

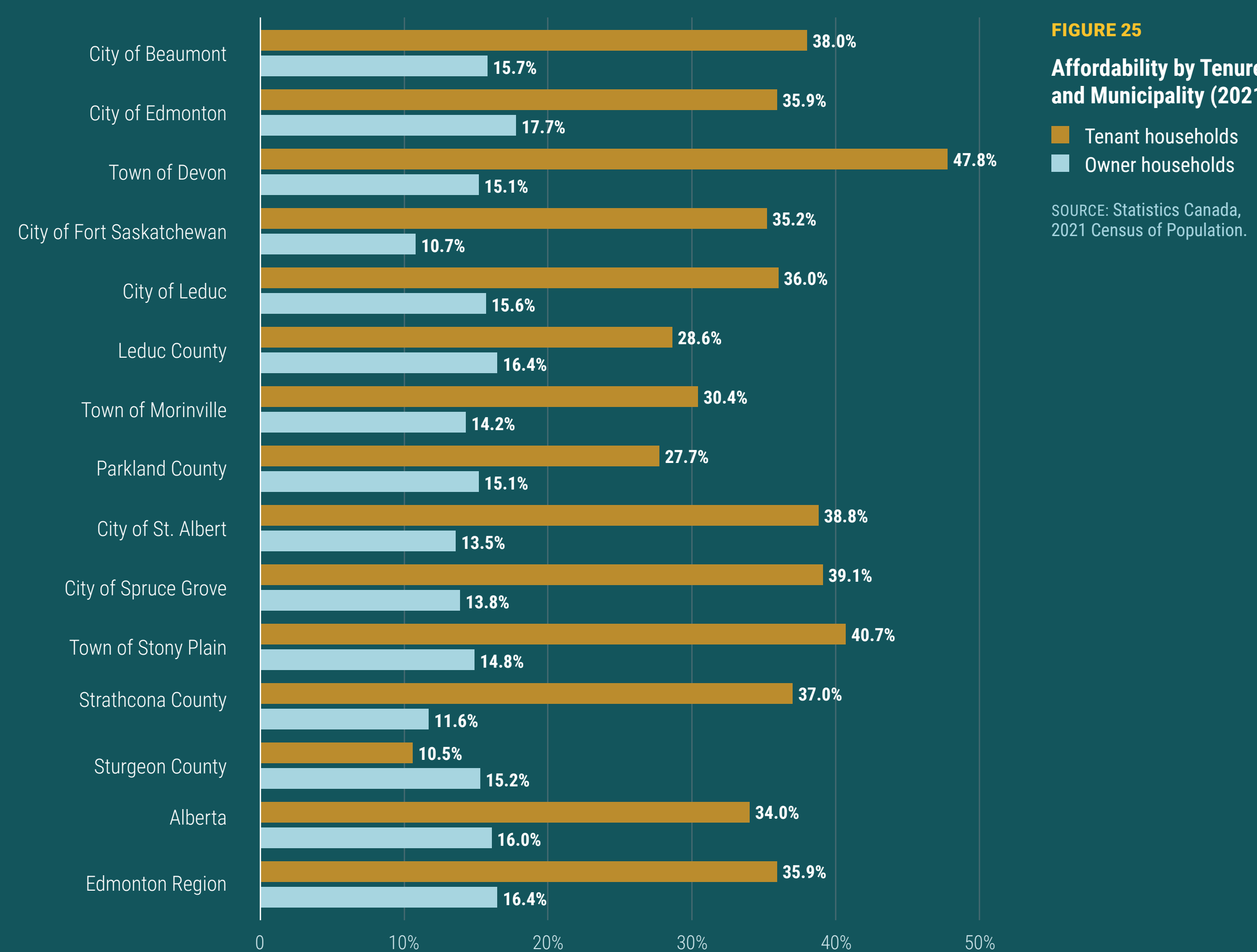


FIGURE 25

Affordability by Tenure and Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

Suppressed Household Formation

Suppressed Household Formation refers to new households that would have formed but have not due to supply constraints, high costs, or limited, unaffordable options. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to a lack of available and affordable housing supply.

To estimate the number of suppressed households, data from the 2006 Census was used as a point of comparison, as it reflects a time when housing supply was less constrained. The key measure is the headship rate, which is the proportion of people in a specific age and tenure group (e.g., renters or owners) who are the heads of their own households. This is calculated by dividing the number of households by the population for each group. These 2006 rates are then applied to the population data from the 2021 Census, and the difference between this estimate and the actual number of households is calculated. The total represents the number of suppressed households.

As of 2021, it is estimated that there are 27,375 suppressed households in the EMR. The presence of suppressed households indicates a significant gap between housing demand and supply, reflecting unmet housing needs in the population. This suppression can result in overcrowding, delayed household formation, and increased economic and social pressures on individuals and families. Addressing this issue requires policies and investments to improve housing availability, affordability, and diversity to ensure the population's housing needs are adequately met.

TABLE 9

Estimated Suppressed Households (2021)

	Estimated Suppressed Households (2021)
City of Beaumont	242
City of Edmonton	23,060
Town of Devon	227
City of Fort Saskatchewan	397
City of Leduc	465
Leduc County	0
Town of Morinville	113
Parkland County	591
City of St. Albert	870
City of Spruce Grove	104
Town of Stony Plain	209
Strathcona County	883
Sturgeon County	214
Edmonton Region	**27,375**

SOURCE: Based on consultant calculations.

Employment and Economy

PRIMARY INDUSTRIES

In 2021, there were 763,430 workers in the EMR (~ 55.5% of the total regional population), employed in a range of fields. The largest industry was health care and social assistance, which made up 13.2% of the working population. The second and third largest were retail trade and construction, making up 11.2% and 10.1% of the working population, respectively.

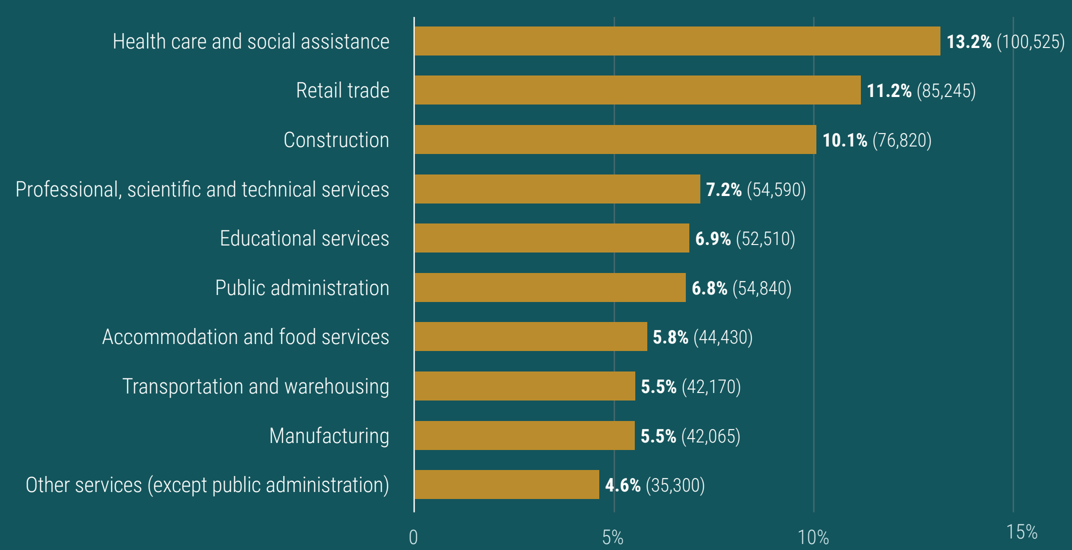


FIGURE 26

Top 10 Industries, Edmonton Metropolitan Region (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

LABOUR PARTICIPATION AND UNEMPLOYMENT

The labour participation rate shows the number of workers that are currently working or are actively searching for a job as a percentage of the total population aged 15 years or older. In 2021, the labour participation rate in EMR municipalities ranged from 63.7% in Stony Plain to 72.7% in Beaumont.The unemployment rate[31] in EMR municipalities ranged from 8.3% in Sturgeon County to 12.7% in the City of Edmonton. Comparatively, the provincial participation and unemployment rates in 2021 were 68% and 11.5%, respectively. The unemployment rate was likely also influenced by impacts from the COVID-19 pandemic.

Of the regional workforce aged 15 years and over that was active in the labour force from January 1, 2020, to May 8, 2021, 71.6% were employed in a permanent position, 15.2% were employed in a temporary position, and 13.2% were self-employed. Of the EMR municipalities, Morinville had the highest percentage of temporary employees (16.4%), and Leduc County had the highest percentage of self-employed workers (27.6%).

31 The unemployment rate is calculated based on the number of workers in the labour force.

TABLE 10

Job Permanency by Municipality (2021)

	Permanent Position	Temporary Position: Fixed-Term (>1 year)	Temporary Position: Casual, Seasonal, or Short-Term (<1 year)	Temporary Position: Total	Self-Employed	TOTAL
City of Beaumont	**7,965**	350	1,075	**1,420**	**1,690**	**11,075**
City of Edmonton	**382,595**	28,125	56,745	**84,870**	**66,690**	**534,160**
Town of Devon	**2,360**	120	330	**450**	**485**	**3,290**
City of Fort Saskatchewan	**11,070**	555	1,615	**2,165**	**1,220**	**14,455**
City of Leduc	**13,545**	790	1,625	**2,415**	**1,905**	**17,865**
Leduc County	**4,685**	290	730	**1,025**	**2,180**	**7,890**
Town of Morinville	**3,935**	270	620	**890**	**595**	**5,420**
Parkland County	**10,795**	335	1,820	**2,160**	**3,785**	**16,740**
City of St. Albert	**25,280**	1,390	3,500	**4,895**	**4,920**	**35,095**
City of Spruce Grove	**15,365**	610	1,930	**2,540**	**2,160**	**20,065**
Town of Stony Plain	**6,440**	275	800	**1,075**	**1,120**	**8,630**
Strathcona County	**37,835**	1,805	5,060	**6,865**	**8,425**	**53,130**
Sturgeon County	**6,710**	390	1,120	**1,510**	**2,330**	**10,550**
Edmonton Region	**528,580**	**35,305**	**76,970**	**112,280**	**97,505**	**738,365**

SOURCE: Statistics Canada, 2021 Census of Population.

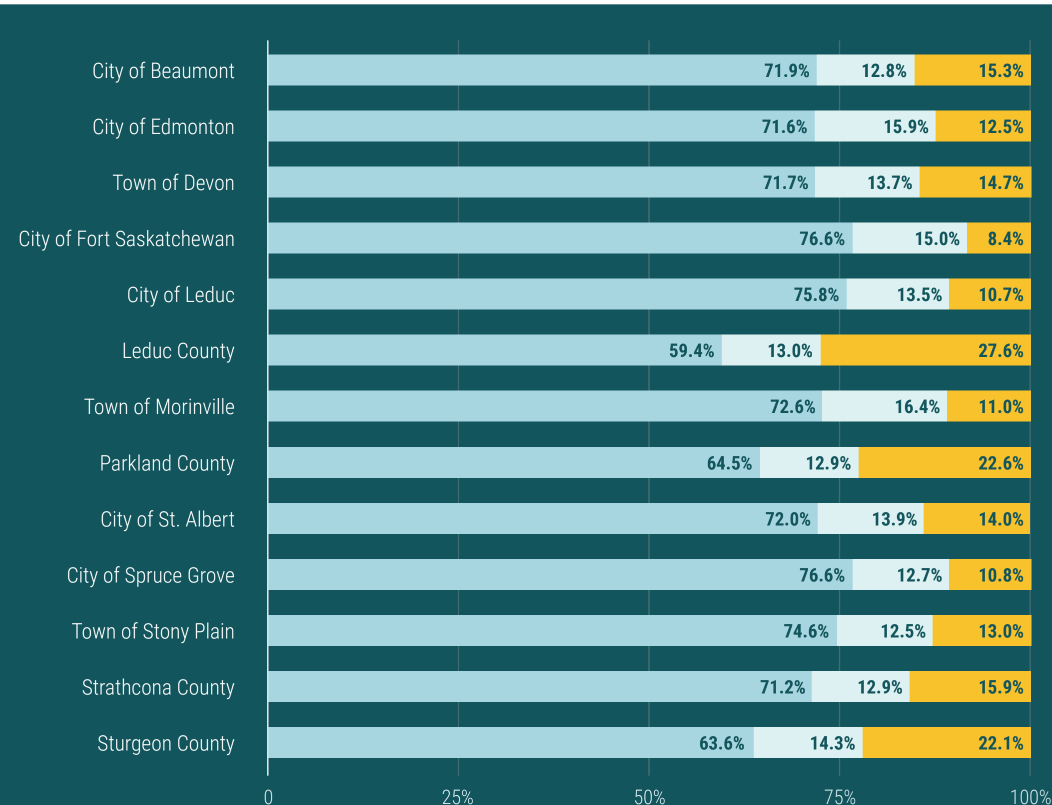


FIGURE 27

Job Permanency by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

COMMUTING

The majority of workers (71.1% within the EMR) commuted to work within their Census Subdivision[32] (CSD) of residence (i.e., municipality) in 2021, while just over one-quarter of the region's workers commuted to a different CSD.

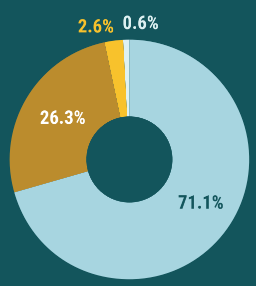


FIGURE 28

Commuting Destination, Edmonton Metropolitan Region (2021)

- Within municipality (CSD) of residence
- To a different municipality (CSD) within census division of residence
- To a different municipality (CSD) and region (CD) within Alberta
- To another province or territory

SOURCE: Statistics Canada, 2021 Census of Population.

Edmonton has the largest percentage of commuters (84.1% or 257,805 people) who commuted within the city for work, whereas Beaumont has the largest percentage of commuters (77% or 4,770 people) who travelled to a different municipality (or CSD) within the Edmonton Census Division (CD). Sturgeon County has the largest percentage of commuters (5.9% or 350 people) who travelled outside the region (CD) but remained within Alberta for work. Stony Plain has the largest percentage of commuters (1.7% or 90 people) who travelled to another province for work.

Edmonton has a significantly higher percentage of commuters (84.1%) who commuted within the city for work, compared to the other EMR municipalities, whereas Beaumont had the largest percentage of commuters (77% or 4,770 people) who travelled to a different municipality (or CSD) within the Edmonton Census Division (CD).

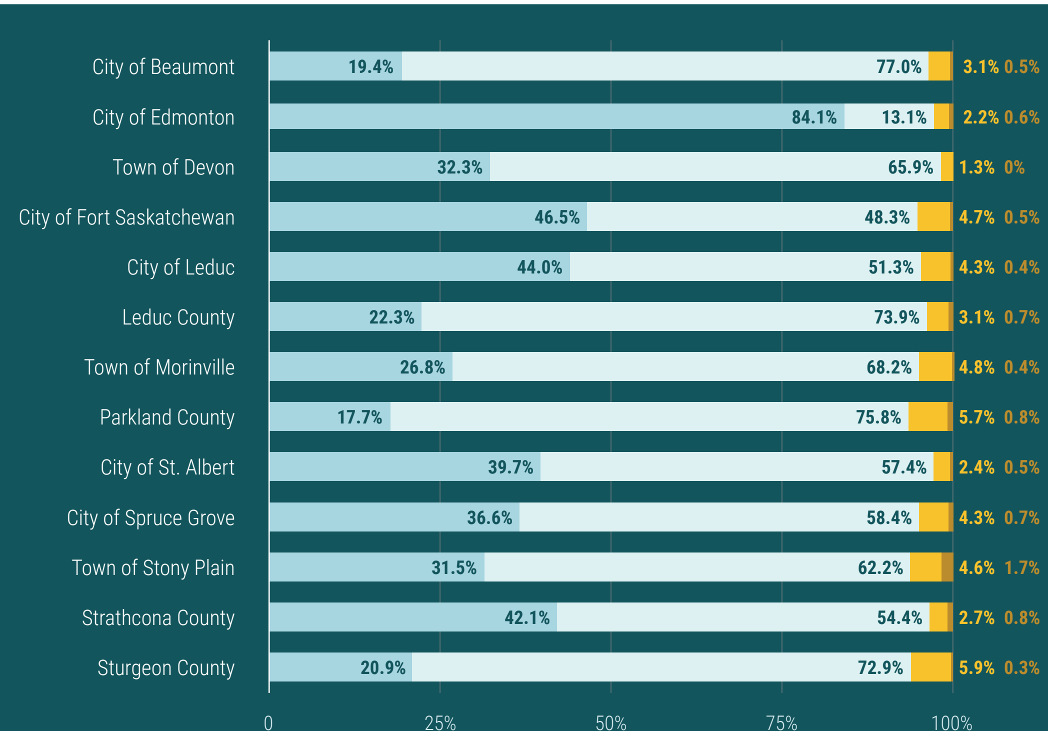


FIGURE 29

Commuting Destination by Edmonton Metropolitan Region Municipality (2021)

- Within census division of residence
- To a different census subdivision within census division of residence
- To a different census subdivision and census division within province or territory of residence
- To another province or territory

SOURCE: Statistics Canada, 2021 Census of Population.

32 Census Subdivision (CSD) is the general term for municipalities or areas treated as municipal equivalents for statistical purposes.

Key Highlights

- The average household size of EMR municipalities ranged from 2.4 persons in Stony Plain to 3.0 persons in Beaumont. In all 13 EMR municipalities, **two-person households made up the largest portion of households.**
- **Close to a third** (31.3%) **of households in the EMR were renter households,** while 68.7% were owner households. Edmonton had the largest proportion of renter households (36.4%).
- **Sturgeon County had the highest percentage** (14.9%) **of renter households** in subsidized housing in the EMR, followed by Devon (12.3%) and Beaumont (11.2%).
- A significant **majority** (76.2%) **of residents** in the EMR **live within 500 metres of public transit**.
- **Beaumont had the highest median household income** ($130,000), and **Edmonton had the lowest median household income** ($90,000) of municipalities within the region.
- **The largest industries** in the EMR **were health care and social assistance** (13.2% of the working population), retail trade (11.2%), and construction (10.1%).
- In the EMR, **71.6% of workers were employed in a permanent position**, 15.2% were employed in a temporary position, and 13.2% were self-employed. Morinville had the highest percentage of temporary employees (16.4%), and Leduc County had the highest percentage of self-employed workers (27.6%).
- In the EMR, **55,720 households** (10.6%) **were in core housing need**.
- **Edmonton had the highest percentage** (12%) **of owner households in core housing need** (13,630 households), while Devon had the highest percentage (36.6%) of tenant households in core housing need (205 households).
- **More than one-third (35.9%) of renter households in the EMR are spending 30% or more of their income on shelter costs,** as compared to 16.4% of owner households.

PRIORITY GROUPS

CMHC defines 12 groups as priority populations for affordable homes, which represent groups who face a proportionally far greater housing need than the general population.[33] There is also a thirteenth group, women-led households (and especially single mothers), identified by the National Housing Strategy.

Census data does not include core housing need data for all priority population groups. Several populations are excluded from census data, including veterans, individuals who identify as 2SLGBTQIA+, survivors of domestic violence, and individuals experiencing homelessness. It is important to note that many households may have members in multiple priority categories. Multiple intersectional identities can significantly influence housing needs. Intersectional households not only tend to have increased needs and considerations, but they also often have fewer housing choices available to them.

Information provided within this section is largely based on information and data provided directly by local municipalities through survey responses. Some data was also collected through existing local housing needs assessments and custom data from Statistics Canada.

33 The priority population groups include survivors (especially women and children) fleeing domestic violence, women-led households, especially single mothers, seniors 65+, young adults aged 18-29, Indigenous Peoples, racialized people, recent immigrants, including refugees, 2SLGBTQIA+ peoples, people with physical health or mobility challenges, people with developmental disabilities, people dealing with mental health and addictions issues, veterans, and people experiencing homelessness.

Priority Groups in Core Housing Need

Core housing need data was available for several priority population groups. Understanding both the percentage and the absolute number of households helps to inform equity-based housing planning. Within the EMR, single mother-led households had the highest proportion of households in core housing need, with 23.5% (9,740 households). This was followed by Indigenous-led households, where 19.3% (5,475 households) of households were in core housing need, and households led by youth under 24 years old, with 15% (2,710 households).

Female-led households represented the largest absolute number of households in core housing need, with 31,010 households (14.4%). This was followed by households led by seniors over the age of 65 (16,765 or 14.5%), households led by visible minorities at 14,710 (10.8%), and those with physical activity limitations at 12,745 (8.8%). While representing lower absolute totals, single mother-led and Indigenous-led households also faced significant challenges, with 9,740 and 5,475 households, respectively.[34]

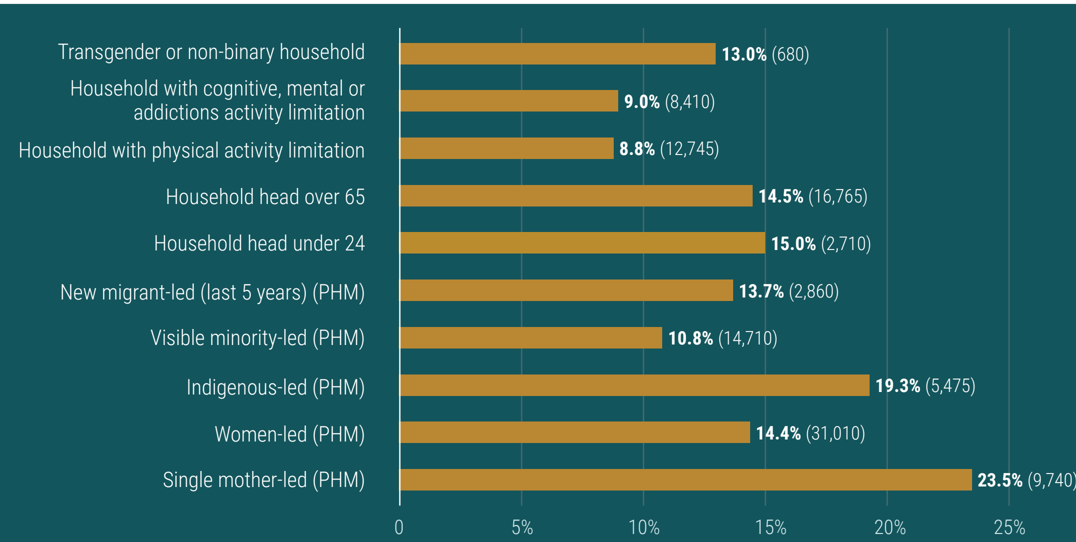


FIGURE 30

Priority Groups Core Housing Need (2021)

SOURCE: HART custom data.

Residents Experiencing Homelessness

All municipalities indicated that there is some form of homelessness in their communities, including more transient forms of homelessness like couch surfing, living with extended family due to a lack of other suitable options, or living in vehicles, in addition to individuals who are visibly unsheltered. Municipalities indicated that the number of individuals who are experiencing homelessness or provisionally housed is increasing. The number of homeless individuals in Edmonton alone has doubled since 2019, rising to 4,011 in July 2024, the majority (56%) being Indigenous.

Table 11 provides a summary of the incidence of homelessness across the EMR.

34 Note that HH in the following and subsequent charts throughout the report references households.

TABLE 11

Incidence of Homelessness by Municipality

	Incidence of Homelessness
City of Beaumont	Detailed data about homelessness is not available. The Youth Centre provided support to 38 youth in 2018-2019. Youth experiencing homelessness typically couch surf or sleep outdoors.[35] Other vulnerable demographics include older working-age men affected by industry layoffs. "Hidden homelessness" is the most common situation for people experiencing homelessness in Beaumont.
City of Edmonton	**4,011** people experiencing homelessness (July 2024):[36] • 56% or 2,261 identified as Indigenous • 46% or 1,839 identified as female, and 28% or 1,143 identified as youth (0-24) • 56% or 2,259 were provisionally accommodated — this includes non-secure accommodation, such as couch surfing • 26% or 1,026 were unsheltered outdoors • 18% or 726 were staying in emergency shelters
Town of Devon	**15 to 20** people visibly experiencing homelessness.
City of Fort Saskatchewan	Unknown
City of Leduc	Unknown
Leduc County	Unknown
Town of Morinville	**Four** people experiencing visible homelessness (more believed to be hidden). **25 people** provisionally housed.[37] **Five to six youth** (high school students) couch surfing and moving from place to place (2024).
Parkland County	**85** people housing insecure[38] • Nine unsheltered • One emergency sheltered • 16 provisionally accommodated • 59 at risk of homelessness
City of St. Albert	**268** people[39] • 137 male identifying • 131 female identifying • 73 of these individuals were under 18 years of age
City of Spruce Grove	**238** people housing insecure[40] • 27 unsheltered • Seven emergency sheltered • 47 provisionally accommodated • 157 at risk of homelessness Outreach team services **50** individuals on average each month who are unsheltered or at risk of becoming unsheltered.
Town of Stony Plain	**98** housing insecure[41] • 12 unsheltered • 3 emergency sheltered • 19 provisionally accommodated • 64 at risk
Strathcona County	**85** individuals experiencing homelessness.[42]
Sturgeon County	Unknown

35 City of Beaumont, Affordable Housing Needs Assessment: Final Report, prepared by Emily Sangster, August 2021, *https://www.beaumont.ab.ca/wp-content/uploads/2024/05/AH-Needs-Assessment-Report-Final-Aug-2021.pdf?x39749*.

36 Homeward Trust Edmonton, "Data, Analytics & Reporting," *https://homewardtrust.ca/data-analytics-reporting/#1727997801593-d71925c8-b8d3*.

37 Town of Morinville, 2020 Rural Housing and Service Needs Estimation Project: Community Report, 2020, *https://ruraldevelopment.ca/wp-content/uploads/2024/08/Morinville-Report-VFinal-May-31-2021.pdf*

38 City of Spruce Grove, Town of Stony Plain, and Parkland County, Tri-Region 2022 Housing and Service Needs Estimation: Community Report, 2022, *https://www.sprucegrove.org/media/6625/tri-region-2022-housing-and-service-needs-estimation-community-report.pdf*.

39 2024 St. Albert Food Bank & Community Village, numbers provided by municipality.

40 City of Spruce Grove, Town of Stony Plain, and Parkland County, Tri-Region 2022 Housing and Service Needs Estimation: Community Report, September 2022, *https://www.sprucegrove.org/media/6625/tri-region-2022-housing-and-service-needs-estimation-community-report.pdf*.

41 City of Spruce Grove, Town of Stony Plain, and Parkland County, Tri-Region 2022 Housing and Service Needs Estimation: Community Report, September 2022, *https://www.sprucegrove.org/media/6625/tri-region-2022-housing-and-service-needs-estimation-community-report.pdf*.

42 Strathcona County, 2024 Housing Stability Survey: Summary of Results, 2024, *https://storagecdn.strathcona.ca/files/files/fcs-2024housingstabilitysurveyfindings.pdf*

Common factors contributing to homelessness cited by municipalities include mental health challenges, the high cost of living, a lack of affordable and acceptable housing, inadequate emergency shelter conditions, and insufficient support services, such as mental health care and shelter programs. Some municipalities highlighted specific events, such as the closure of a mental health facility or a local emergency shelter (City of Leduc), and the reduction of large employment industries, such as the coal phase-out and its impact on job availability within Parkland County. Others, such as Fort Saskatchewan and Strathcona County, highlighted the high number of refugee claimants and overall population growth. Also noted were the lack of transportation to access acceptable housing, employment opportunities or transportation to another municipality, employment wages being insufficient to pay for living costs, and gaps in a diversity of housing that meets different needs. Some communities reported challenges specific to student housing and temporary foreign workers. St. Albert has seen an increase in the number of temporary foreign workers, most of whom have low wages which are not sufficient to keep pace with cost of living in the area.

RESOURCES AND SUPPORT SERVICES

Many EMR municipalities lack emergency shelters and transitional housing beds. Some offer temporary support through volunteer organizations or local arrangements (i.e., motels, meals), some operate temporary programs, and others provide transportation to other areas.

Fort Saskatchewan and Morinville each have two homes for individuals and families fleeing domestic violence. Strathcona County has an emergency shelter and second-stage housing for families fleeing violence. A warming bus operated in Spruce Grove provides referrals and basic needs, and supports people with health care needs.

Some areas have emergency short-term funds to support individuals experiencing homelessness (Fort Saskatchewan), as well as preventative services to keep individuals housed (Strathcona County). Some municipalities administer a rental assistance program, noting a growing wait list. A common theme emphasized by municipalities is that the existing resources are not sufficient to meet the demand[43].

TABLE 12

Summary of Resources and Supports by Municipality

	Emergency Shelter	Women's Emergency Shelter and Transitional Housing	Addictions Services	Mental Health Services
City of Beaumont			• Beaumont Community Health Centre	• Beaumont Community Health Centre
City of Edmonton[44]				
Town of Devon			• Devon General Hospital	• Devon General Hospital
City of Fort Saskatchewan		• Healing Homes (2 homes)	• Fort Saskatchewan Community Hospital	• Fort Saskatchewan Community Hospital
City of Leduc			• Leduc Community Hospital [domestic violence]	• Centre Hope Building
Leduc County			• Devon General Hospital	• Devon General Hospital

Table continues on next page >

43 This reflects supports offered at a particular point in time. Several of these supports have changed since the report was written.

44 There is a vast array of resources and supports in Edmonton that can't be easily captured in a chart.

Municipality	Emergency Shelter	Women's Emergency Shelter and Transitional Housing	Addictions Services	Mental Health Services
Town of Morinville		• Jessie's House (35 beds) • Eileen's Place (duplex with 3 rental apartments)	• Morinville Provincial Building [adults and children]	• Morinville Provincial Building [adults and children]
Parkland County				
City of St. Albert	• Cold weather response when temperature -20 or below	• St. Albert Housing Society [victims of domestic violence] (2 third stage transitional units)	• St. Albert Provincial Building [substance use]	• St. Albert Provincial Building [adults, children, and youth]
City of Spruce Grove	• Winter program to become available for up to 20 people/ night when temperature is -20 or below		• Stan Woloshyn Building [adults, children, and youth]	• Stan Woloshyn Building [adults, children, and youth] • School Health Services [children and youth]
Town of Stony Plain				• Community Helpers (suicide prevention) • Provincial Family Violence Treatment Program (assessment and treatment for court-mandated partner violence cases)
Strathcona County	• A Safe Place [domestic violence, women's and children shelter] (35 beds)	• A Safe Place (3 second stage housing units)	• Strathcona Community Hospital • Fort Saskatchewan Community Hospital • School Health Services • Hope in Strathcona	• School Health Services • Fort Saskatchewan Community Hospital • Strathcona Community Hospital
Sturgeon County			• Poundmakers Lodge • Gibbons Community • Health Centre • Nightwind Treatment • Centre [youth 12-22]	• Gibbons Community • Health Centre

SOURCE: City of Edmonton Overview of Regional Services (November 2024).

HOUSING PROFILE

This section provides an overview of housing-related trends related to existing housing and changes in the housing stock, as well as shelter costs and non-market housing.

Existing Housing Units

HOUSING UNITS BY STRUCTURAL TYPE

There was a total of 581,200 private dwellings in the EMR, an increase of 9.8% or 52,000 dwellings since 2016. Of the total 581,200 private dwellings, 541,700 were occupied[45]. The most common structural dwelling type in the region was single-detached dwellings (56.2%), followed by apartments in a building with fewer than five storeys (19.4%), and row houses (8.5%).

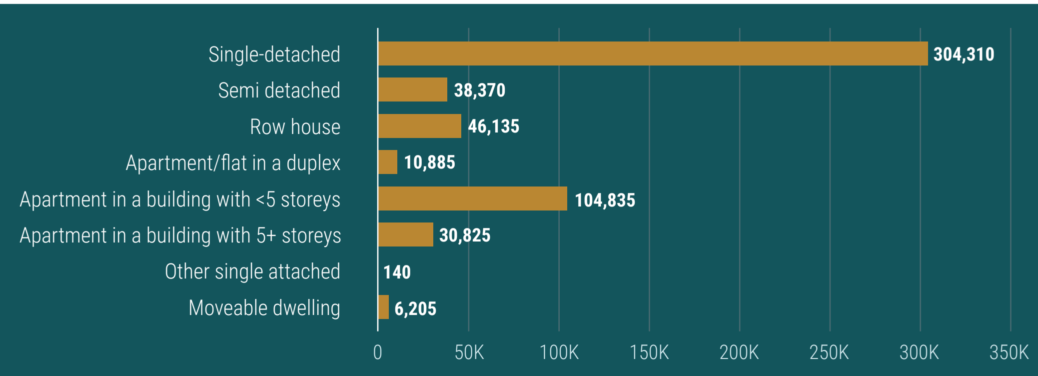


FIGURE 31

Breakdown of Occupied Housing Units by Structural Type (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

45 A private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing.

Although single-detached dwellings only accounted for 56.2% of total dwellings within the EMR, rural communities had a significantly higher percentage of single-detached dwellings, with Leduc County reaching as high as 90.9%. Edmonton had the lowest percentage of single-detached dwellings (49.6%), providing a larger share of row houses and apartments.

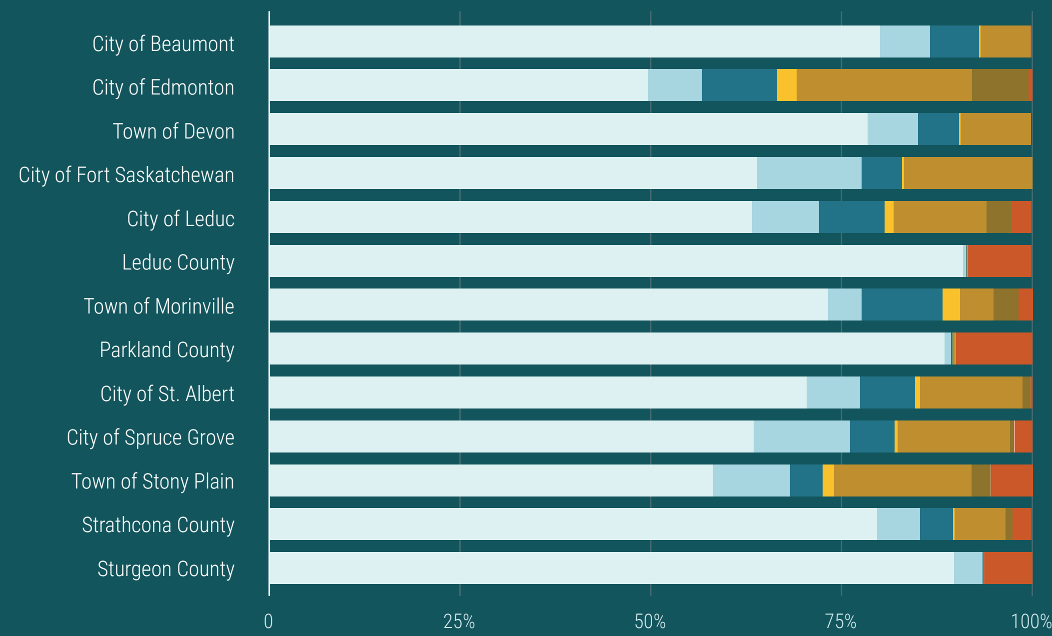


FIGURE 32

Breakdown by Structural Type by Municipality

SOURCE: Statistics Canada, 2021 Census of Population.

Although single-detached dwellings only accounted for 56.2% of total dwellings, rural communities had a significantly higher percentage of single-detached dwellings, with one reaching as high as 90.9%.

HOUSING UNITS BY SIZE

A little more than a third (35.5%) of housing units in the EMR had three bedrooms, 30.9% had four or more bedrooms, and 21.6% had two bedrooms. One-bedroom and studio units are less common, representing 11.3% and 0.8%, respectively. This is consistent with the average household size of 2.4 to 3.0 persons per household, as referenced in Section 3.2; however, the existing housing stock may not reflect the needs of one-person households who account for 26.8% of all households in the region. More studio, one-bedroom, and two-bedroom units may be required to achieve housing needs and provide more affordable options for smaller households.

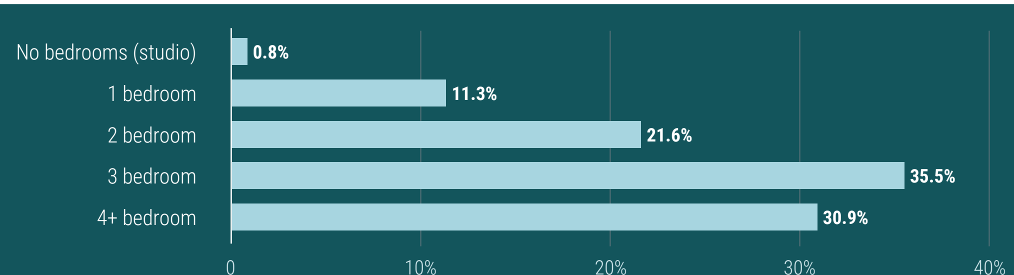


FIGURE 33

Breakdown of Housing Units by Size (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

HOUSING UNITS BY DATE BUILT

Over 60% of housing units in the EMR were built before 2001. Beaumont had the highest percentage of its dwelling units built since 2001 (66.2%), whereas Devon had the highest percentage of its dwelling units built before 2001 (70%). It is important to note that the 2021 data is inclusive up to May 11, 2021. This may indicate a need for increased focus on upkeep and maintenance of the existing housing stock, in addition to developing new units within the region.

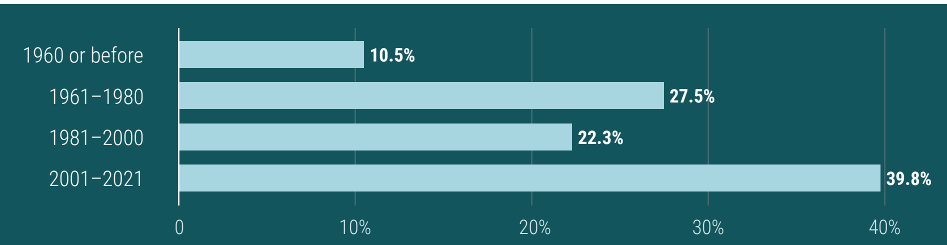


FIGURE 34

Breakdown of Housing Units by Date Built (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

PRIMARY AND SECONDARY RENTALS[46]

The October 2021 CMHC Rental Market Survey reported that there were approximately 84,621 primary rental units (i.e., private units that were intentionally built for the rental market) in the EMR. Data was not available for Leduc County or Sturgeon County.

Given that there were 169,500 renter households in the region in 2021, it is estimated that 49.9% of the rental market consists of purpose-built rentals. Another 8.6% is subsidized housing, and the remaining 41.4% would be considered part of the secondary rental market (i.e., units that were not built for the rental market but are being rented out). The secondary rental market consists of rented single-detached houses, freehold row houses and townhomes, duplex apartments, accessory apartments (separate dwelling units located within the structure of another dwelling type), condominiums, or one or two apartments that are a part of a commercial or other type of structure.[47]

It is estimated that approximately 49.9% of the rental market consists of primary rentals, meaning homes that were built intentionally for rental purposes.

46 Rental data, including vacancy rates and historical median rent, is collected through Canada Mortgage and Housing Corporation's Rental Market Survey. This survey only captures rental information from apartments and row houses located in buildings of three or more units. Primary rental market refers to units that are built for the sole purpose of rentals.

47 "Methodology for the Secondary Rental Market Survey," Canada Mortgage and Housing Corporation (CMHC), last modified April 5, 2022, *https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/surveys/methods/methodology-secondary-rental-market-survey*

RENTAL VACANCY

From 2009 to 2023, rental vacancies for municipalities in the EMR fluctuated more significantly in some communities compared to others.[48] Morinville experienced the highest rental vacancy rate of all EMR municipalities over this period, reaching 11.1% in 2009. From 2009 to 2023, Morinville also experienced the largest fluctuation in rental vacancy rates, which decreased by 8.2%. In contrast, St. Albert had the least fluctuation in rental vacancy rates over the period, with a vacancy rate of 2.2% in 2009 and 0.9% in 2023, representing only a 1.3% decrease.

As of 2023, all EMR municipalities with available rental vacancy data had a vacancy rate[49] below 3%, which indicates a very limited supply of rental housing within the region and below what is typically considered a healthy rental vacancy rate.

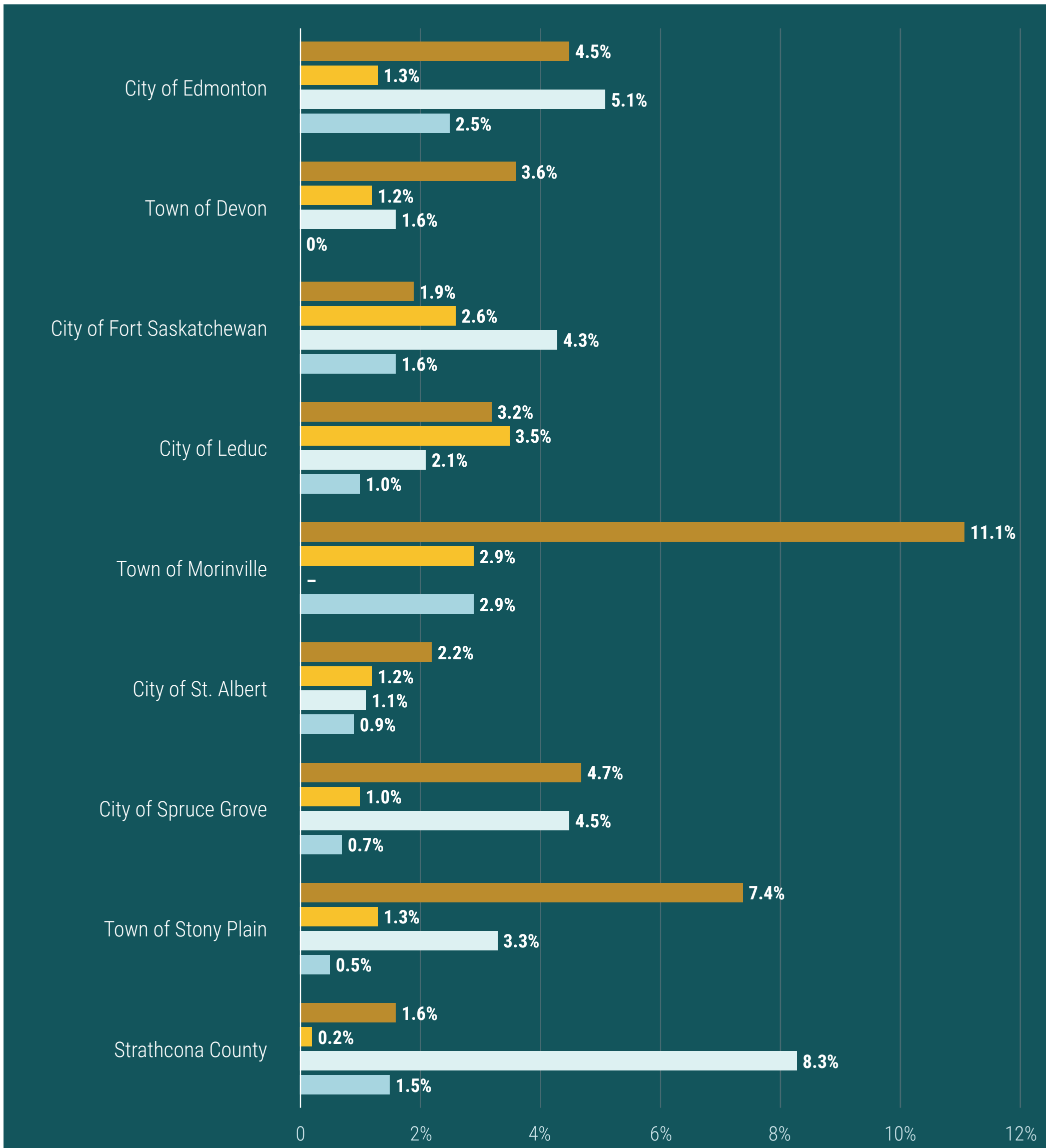


FIGURE 35

Rental Vacancy by Year (2009, 2013, 2019, and 2023)

NOTE: Municipalities omitted when data was suppressed or not available (–).

SOURCE: CMHC Housing Market Information Portal.

In 2023, rental vacancy by unit size also fluctuated across the region for municipalities with available data (data was suppressed or unavailable for some or all unit types of all EMR municipalities except Edmonton). Of municipalities with available data, Edmonton had the highest unit rental vacancy rate (3.9% for bachelor units), and Morinville had the highest vacancy rate across all units (2.9%).

48 Comprehensive data across all years was not available for Beaumont, Devon, Morinville, Leduc County, Parkland County, and Sturgeon County.

49 Vacancy rate is a percentage of all available rental units that are vacant or unoccupied at a particular time. Generally, a 3.0% vacancy rate is considered healthy/balanced when it provides enough available units without an oversupply and allows for choice and ability to find acceptable housing without excessive competition.

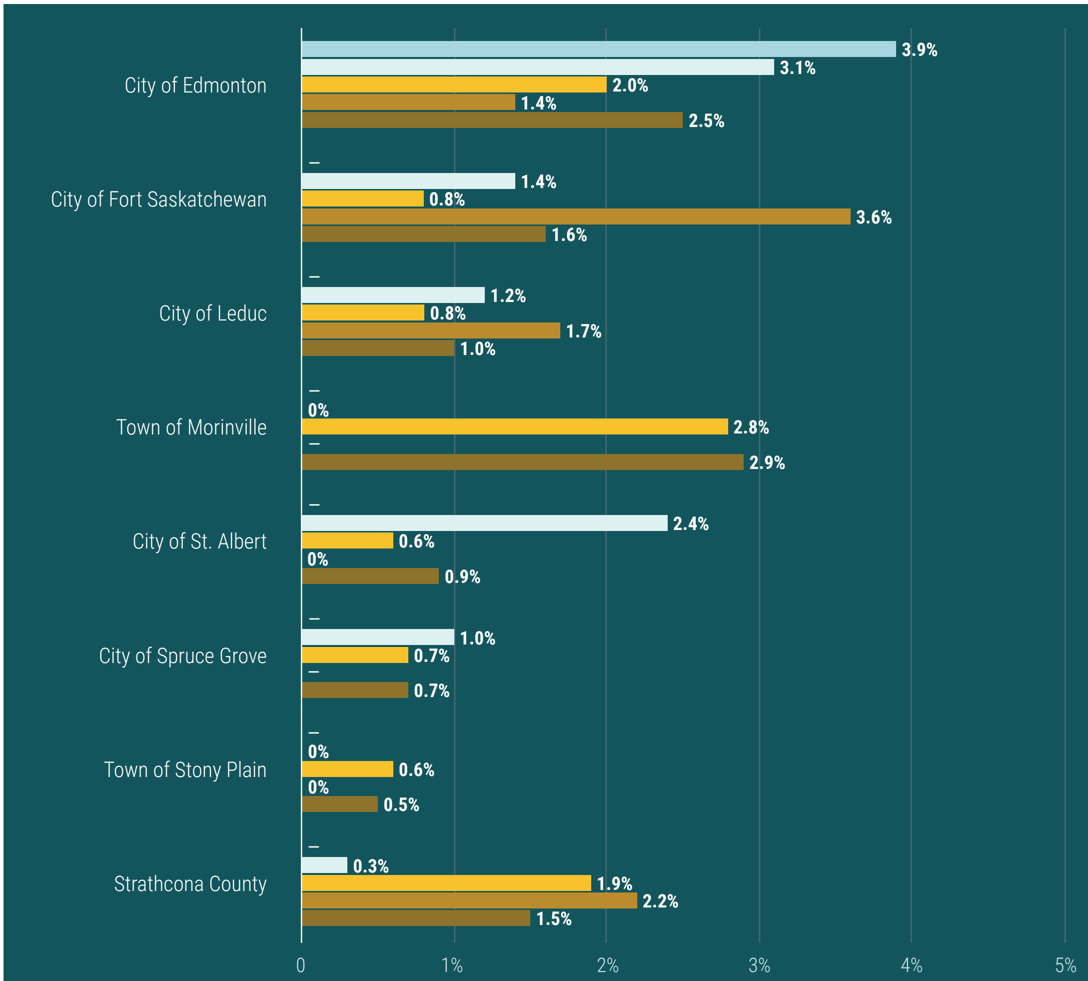


FIGURE 36

Rental Vacancy by Unit Size (2023)

NOTE: Municipalities omitted when data was suppressed or not available (–).

SOURCE: CMHC Housing Market Information Portal.

SHORT-TERM RENTALS

Short-term rentals (STRs) are dwellings or individual rooms within a dwelling that are rented out to guests for 30 days or less. Short-term rental transactions are typically completed through digital platforms, such as Airbnb or VRBO, although other platforms, such as Kijiji and Facebook Marketplace, can also be used.

STRs can have both positive and negative impacts, depending on a community's housing stock and challenges. Short-term rentals can support tourism and help address emergency, temporary, or other unique housing requirements. Conversely, some studies have shown that the number of STRs in a neighbourhood can increase rental rates and housing prices, impacting affordability[50]. The impacts of short-term rentals can be more pronounced in communities that have a smaller rental market inventory.[51] There is a need for additional studies to understand the specific impacts of short-term rentals on the overall housing market.

Based on data collected by AIRDNA, in July 2024, there were approximately 3,200 active short-term rental listings in the EMR.[52] This includes both entire dwellings and individual rooms within dwellings. Most of these active listings (~86%) were in the City of Edmonton.

50 Barron, K., Kung, E., and Proserpio, D. (2020). The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb (March 4, 2020). Retrieved from *https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3006832* on June 4, 2024.

51 Josh Bivens, "The Economic Costs and Benefits of Airbnb: No Reason for Local Policymakers to Let Airbnb Bypass Tax or Regulatory Obligations," Economic Policy Institute, January 30, 2019, *https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/*.

52 Data on short-term rentals was not available at an individual municipal basis for Leduc County, Parkland County, and Sturgeon County. An approximate number was identified through a visual scan of AirBNB data.

Changes in Housing Stock

RESIDENTIAL DEVELOPMENT

Housing starts indicate the number of residential projects that have been initiated within a specific time period. A housing start is defined as the beginning of construction on the building where the dwelling is to be located, usually when concrete has been poured for the whole of the footing around the residential structure.[53] This provides confirmation that the project has moved beyond planning and excavation, and actual construction has begun.

The majority of housing starts in 2023 in the Edmonton Metropolitan Region were for single-detached homes (39.7%) or apartments (36.4%).

In 2023, the total number of housing starts in the EMR was 10,060, including 3,991 (39.7%) single-detached, 778 (7.7%) semi-detached, 1,631 (16.2%) row houses, and 3,660 (36.4%) apartment dwellings. Edmonton had the largest number of housing starts (7,385), while Devon had the smallest number of housing starts (8), as shown in Figure 37.

Housing completions refers to the stage where most of the construction on a dwelling has been completed. A dwelling may be counted as being completed where a maximum of 10% of the required work remains. In 2023, there were approximately 13,945 housing completions in the EMR. Of these, 43.9% (6,122) were single-detached dwellings, 36.5% (5,903) were apartments and other, 12.6% (1,752) were row houses, and 7% (978) were semi-detached dwellings. Edmonton saw the highest number of completions (10,816), while Devon saw the lowest number of completions (23), as shown in Figure 38.

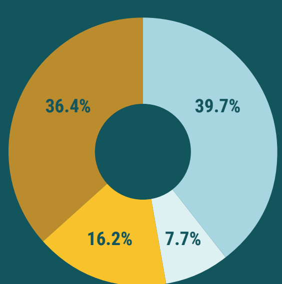


FIGURE 37

Housing Starts by Structural Type (January to October 2023)

- Single detached
- Semi-detached
- Row house
- Apartment / other

SOURCE: CMHC Starts and Completions Survey (2023).

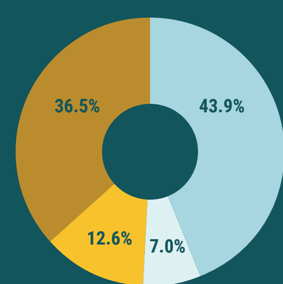


FIGURE 38

Housing Completions by Structural Type (2023)

- Single detached
- Semi-detached
- Row house
- Apartment / other

SOURCE: CMHC Starts and Completions Survey (2023).

From 2016 to 2021, 3,729 dwellings were demolished across the EMR, an average of approximately 621 units per year. Given the housing starts and completions noted above for 2023, the combined five-year period of housing demolitions indicates that demolitions do not play a significant role in the loss of housing stock.

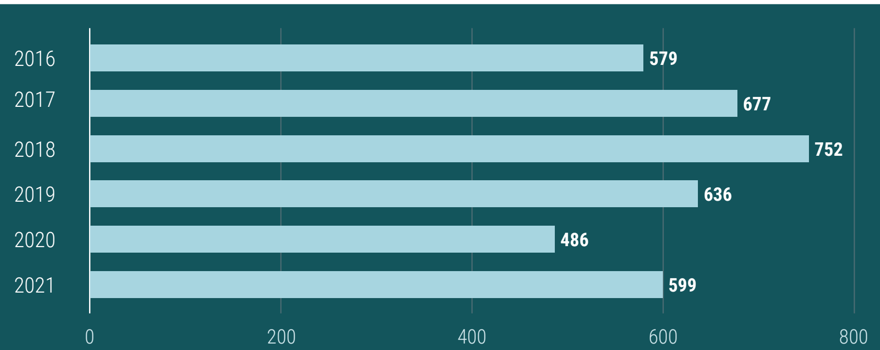


FIGURE 39

Housing Demolitions by Year (2016-2021)

SOURCE: City of Edmonton, Statistics Canada, Investment, Science and Technology Division: Building Permits, (2024).

53 "Ask an Expert Discusses Why Housing Starts Matter," Canada Mortgage and Housing Corporation (CMHC), August 18, 2025, *https://www.cmhc-schl.gc.ca/observer/2025/ask-expert-discusses-housing-starts-matter*.

Housing Values

SHELTER COSTS

Shelter cost refers to the average monthly total of all shelter (housing) expenses paid by a private household. For owner households, shelter costs include, where applicable, the mortgage payment, costs of electricity, heat, water and other municipal services, property taxes and condominium fees. For tenant households, shelter costs include, where applicable, the monthly rent and costs of essential utilities including electricity, heat, water, and other municipal services.[54]

In 2021, median monthly shelter costs for owned dwellings in the EMR ranged from $1,420 at the low end in Parkland County to $2,200 at the high end in Beaumont.

In 2021, median monthly shelter costs for rental dwellings in the region ranged from $1,200 in Leduc County to $1,580 in Strathcona County.

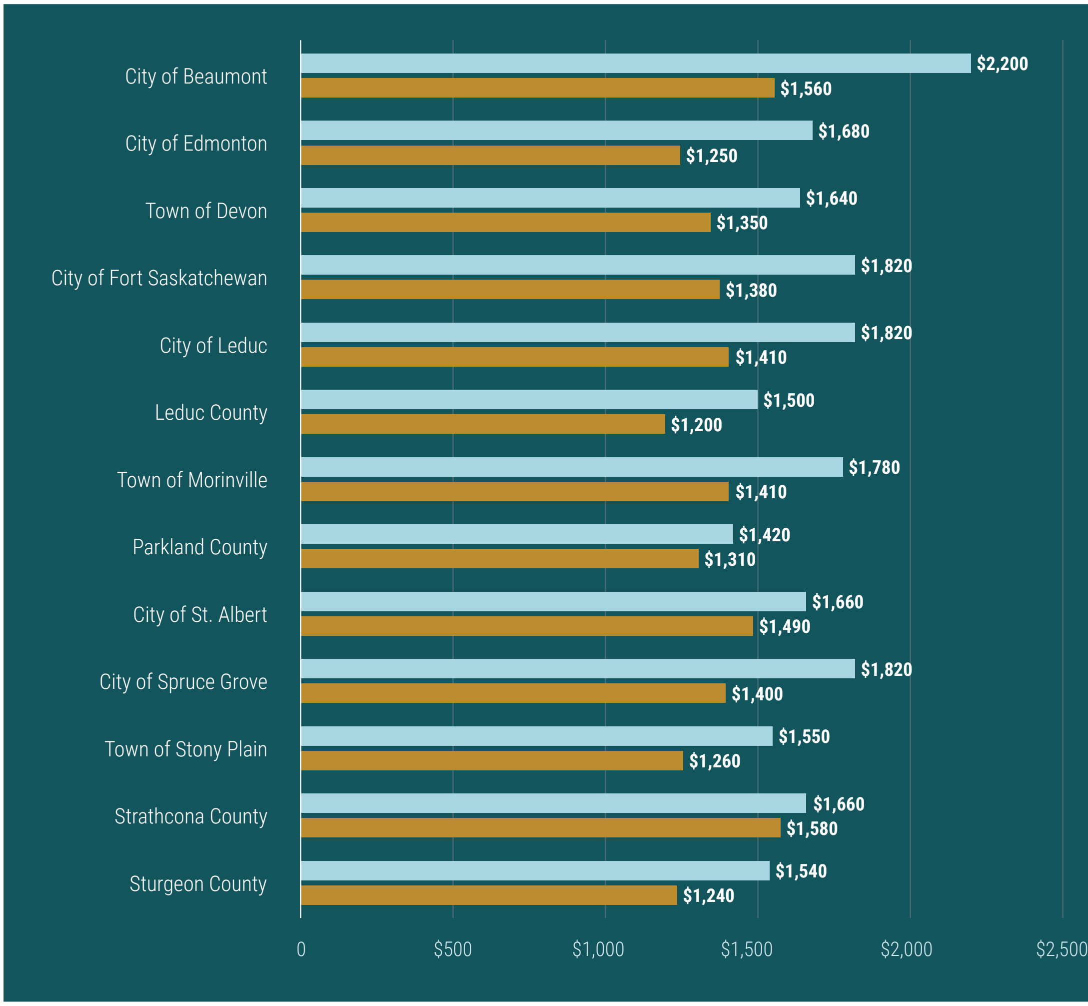


FIGURE 40

Median Monthly Shelter Costs (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

54 Statistics Canada, "Shelter Cost of Private Household," Integrated Metadatabase (IMDB), last modified April 3, 2019, *https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DECI&Id=145075.*

Table 13 presents affordable shelter costs based on the income category of the household. As noted previously, the AMHI income categories are not directly comparable across municipalities, given that AMHI is different in each municipality. As a result, the actual affordable shelter cost will vary by municipality. Based on the AMHI income categories and the median monthly shelter costs for owned and rented dwellings described previously, households within the very low-income category across all municipalities and households within the low-income category across many municipalities are not able to afford the median shelter costs in their respective communities and require subsidized housing. In most municipalities, households that are sitting within the low end of the moderate-income category are generally able to afford shelter costs for rented dwellings in their community. Households that are sitting closer to the higher end of the moderate-income category are generally able to afford the shelter costs of owned dwellings.

Approximately 16,605 households (3.1%) in EMR are in the very low-income category, 90,420 households (16.7%) are in the low-income category, 101,365 households (18.7%) are in the moderate-income category, 120,970 households (22.3%) are in the median-income category, and 208,275 households (38.5%) are in the high-income category. Households in the higher income categories are generally able to afford housing options provided through the private housing market.

Based on the AMHI income categories and the median monthly shelter costs for owned and rented dwellings described previously, households within the very low-income category across all municipalities and households within the low-income category across many municipalities are not able to afford the median shelter costs in their respective communities and require non-market housing.

TABLE 13

Affordable Shelter Costs by Income Category (2021)

	AMHI	Very Low Income Households	Low Income Households	Moderate Income Households	Median Income Households	High Income Households
City of Beaumont	$131,000	<=$655	$655-$1,638	$1,638-$2,620	$2,620-$3,930	>=$3,931
% of total households		2.3%	12.5%	21.0%	28.2%	36.0%
City of Edmonton	$91,000	<=$455	$455-$1,138	$1,138-$1,820	$1,820-$2,730	>=$2,731
% of total households		1.4%	17.2%	19.1%	22.6%	39.8%
Town of Devon	$95,000	<=$475	$475-$1,188	$1,188-$1,900	$1,900-$2,850	>=$2,851
% of total households		1.2%	16.0%	19.6%	24.5%	38.7%
City of Fort Saskatchewan	$113,000	<=$565	$565-$1,413	$1,413-$2,260	$2,260-$3,390	>=$3,391
% of total households		1.7%	16.4%	18.9%	24.7%	38.2%
City of Leduc	$101,000	<=505	$505-$1,263	$1,263-$2,020	$2,020-$3,030	>=$3,030
% of total households		0.7%	15.8%	20.5%	24.9%	38.1%
Leduc County	$110,000	<=$550	$550-$1,375	$1,375-$2,200	$2,200-$3,300	>=$3,301
% of total households		4.0%	17.8%	17.1%	19.7%	41.4%
Town of Morinville	$109,000	<=$545	$545-$1,363	$1,363-$2,180	$2,180-$3,270	>=$3,271
% of total households		2.2%	14.0%	22.7%	24.2%	37.0%
Parkland County	$117,000	<=$585	$585-$1,463	$1,463-$2,340	$2,340-$3,510	>=$3,510
% of total households		2.3%	17.3%	18.5%	22.6%	39.3%
City of St. Albert	$118,000	<=$590	$590-$1,475	$1,475-$2,360	$2,360-$3,540	>=$3,541
% of total households		2.0%	15.6%	19.9%	23.7%	38.9%
City of Spruce Grove	$106,000	<=$530	$530-$1,325	$1,325-$2,120	$2,120-$3,180	>=$3,181
% of total households		2.0%	15.8%	18.8%	24.9%	38.6%
Town of Stony Plain	$91,000	<=$455	$455-$1,138	$1,138-$1,820	$1,820-$2,730	>=$2,731
% of total households		0.9%	18.5%	19.1%	21.0%	40.6%
Strathcona County	$124,000	<=$620	$620-$1,550	$1,550-$2,480	$2,480-$3,720	>=$3,721
% of total households		2.4%	14.9%	19.6%	24.2%	38.9%
Sturgeon County	$125,000	<=625	$625-$1,563	$1,563-$2,500	$2,500-$3,750	>=$3,751
% of total households		2.3%	13.4%	21.1%	24.1%	39.0%

SOURCE: Housing Assessment Resource Tools (HART)

RENTAL RATES

Purpose-built rentals, also known as the primary rental market, refer to multi-unit buildings (three or more units) that are built specifically for the purpose of providing long-term rental accommodations.

While data on rental rates over time was not available for all municipalities, available data indicated that average purpose-built rental prices have steadily increased from 2009 to 2023. Spruce Grove experienced the largest increase in average purpose-built rental prices from 2009 to 2023 ($964–$1,412, +$448 in increase), while Edmonton experienced the smallest increase ($934–$1,281, +$347 in increase).

In 2023, average purpose-built rental prices ranged from $1,281 in Edmonton to $1,511 in Strathcona County. Rental rate data was not available for Beaumont (2009, 2013), Devon (2023), Leduc County, Parkland County, or Sturgeon County.

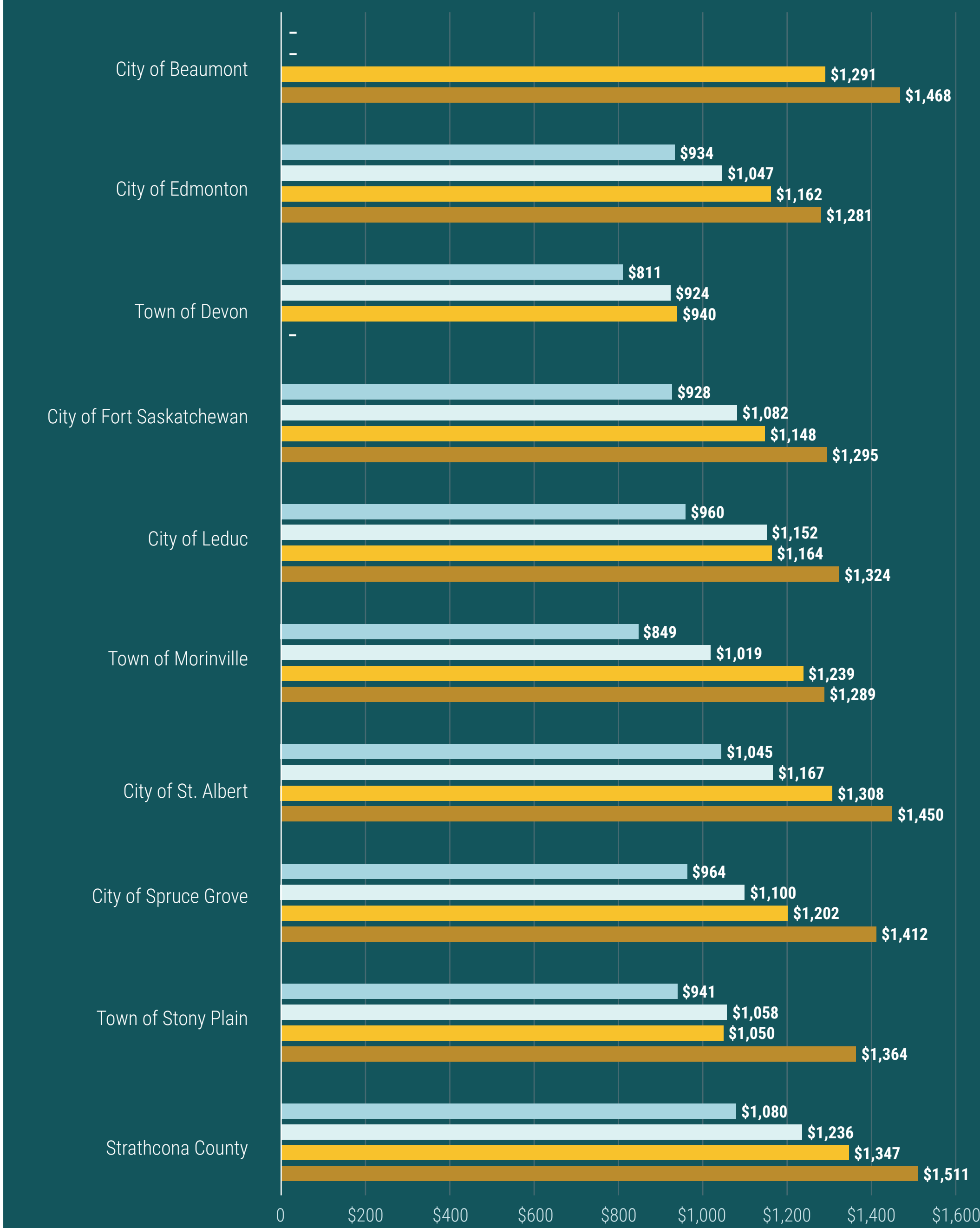


FIGURE 41

Average Purpose-Built Rental Price (2009, 2013, 2019, and 2023)

NOTE: Municipalities omitted when data was suppressed or not available (–).

SOURCE: CMHC Housing Market Information Portal

OWNED VALUES AND SALES PRICES

The median value of dwellings refers to the amount owners would anticipate receiving should the home (and associated land) be sold. Generally, the counties had higher median values of owned dwellings. Of the urban municipalities, Beaumont had the highest median value at $448,000, while Devon had the lowest median value at $332,000. The following figure shows the median values across all municipalities.

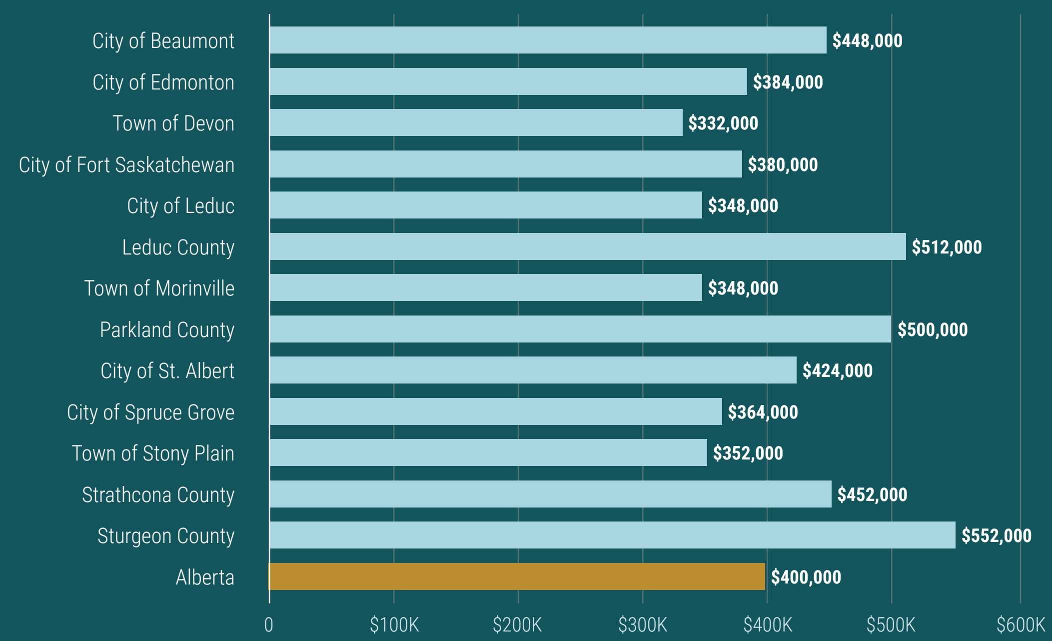


FIGURE 42

Median Value of Dwelling(s) by Municipality (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

Figure 43 shows the median residential sales prices for 2023, as well as 2024 data until July 31. The median sales price for the EMR in 2023 was $448,500 and trended higher in 2024, sitting at $511,750 by July 2024. This trend was also seen when analyzed by municipality, where 2024 sales prices were trending higher than the median sales price in 2023. Rural municipalities have higher median sales prices as compared to urban municipalities, but are more prone to the influence of outlier values due to their limited sales activities.

The median sales price for homes in the Edmonton Metropolitan Region was trending higher in 2024 at $511,750 compared to $448,500 in 2023. This trend was also seen when broken down by municipality.

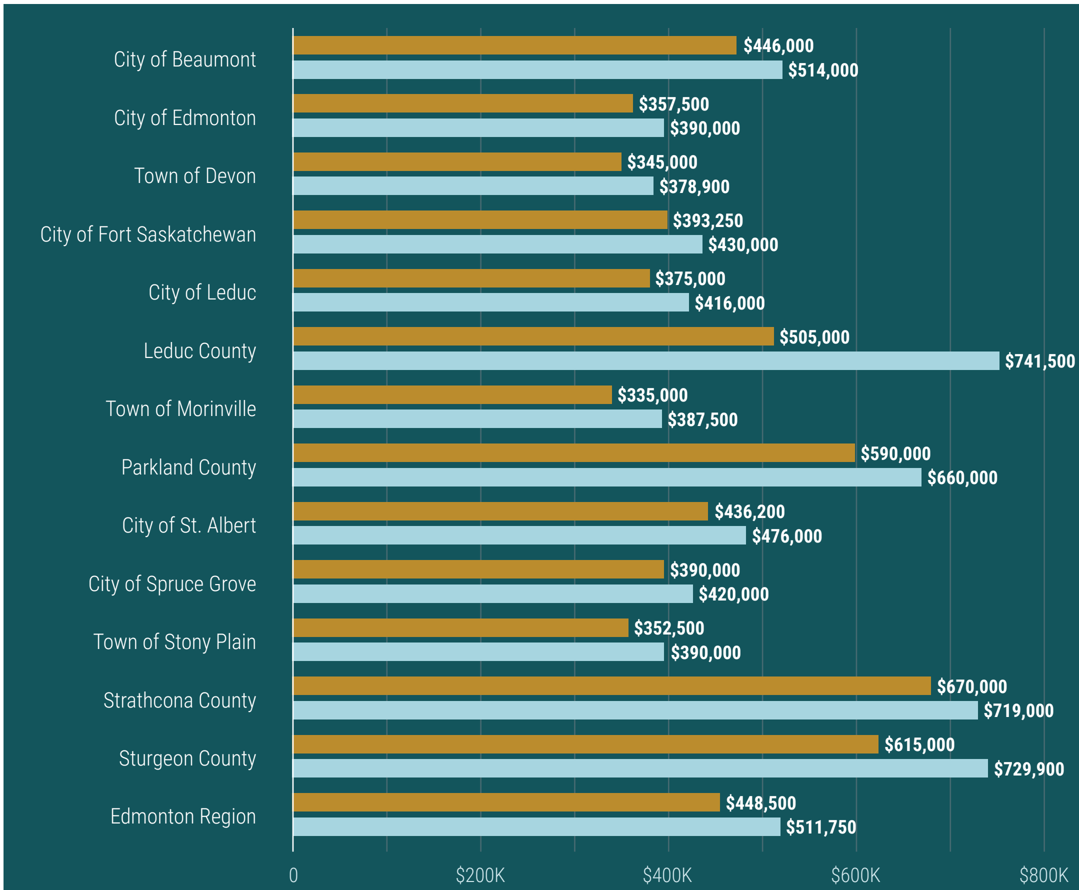


FIGURE 43

Median Sales Price of Dwellings by Municipality (2023 and January until July 2024)

- 2023
- 2024 (January until July 2024)

SOURCE: REALTORS® Association of Edmonton and Royal LePage (data provided September 2024).

The median sales price in 2024 (from January to July, 2024) for a single-detached home in the EMR was $550,600, ranging from $415,000 in Morinville to $775,000 in Leduc County. Townhouses, row houses, and condos tend to be more affordable options, with median sales prices of $286,200 and $291,000, respectively. There was limited housing product in the rural municipalities, with no recent sales of townhouses, row houses, or condos other than in Leduc County. This can create challenges for municipalities with an aging population who may be looking to downsize or looking for more accessible or affordable options.

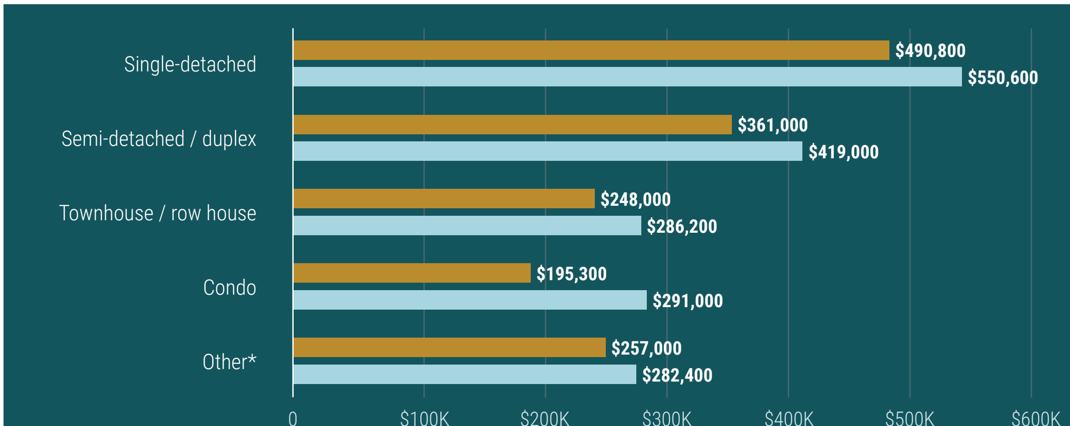


FIGURE 44

Median Sales Price by Dwelling Type Edmonton Metropolitan Region (2023 and January until July 2024)

- 2023
- 2024 (January until July 2024)

* Other refers to any other multiple dwelling not defined otherwise. Could include fourplex, triplex, up and down duplex, side by side duplex, vacant lots, front and back duplexes.

SOURCE: Realtors Assocation of Edmonton and Royal LePage (data provided September 2024).

Townhouses, row houses, and condos tend to be more affordable options for households, but these types of homes are limited in some communities due to lower overall supply and less diverse housing stock, especially in the rural municipalities.

Non-Market Housing

In 2021, there were 14,718 households living in non-market subsidized rental housing across the EMR. Many of these households were in Edmonton (13,127 households or 89%). Sturgeon County had the highest proportion of tenant households in subsidized housing, while Leduc County did not report any. While subsidized housing is intended to help alleviate housing affordability challenges, households that live in subsidized housing could still be considered to be in core housing need if affordability issues remain, or if the housing is in need of major repairs or is overcrowded.

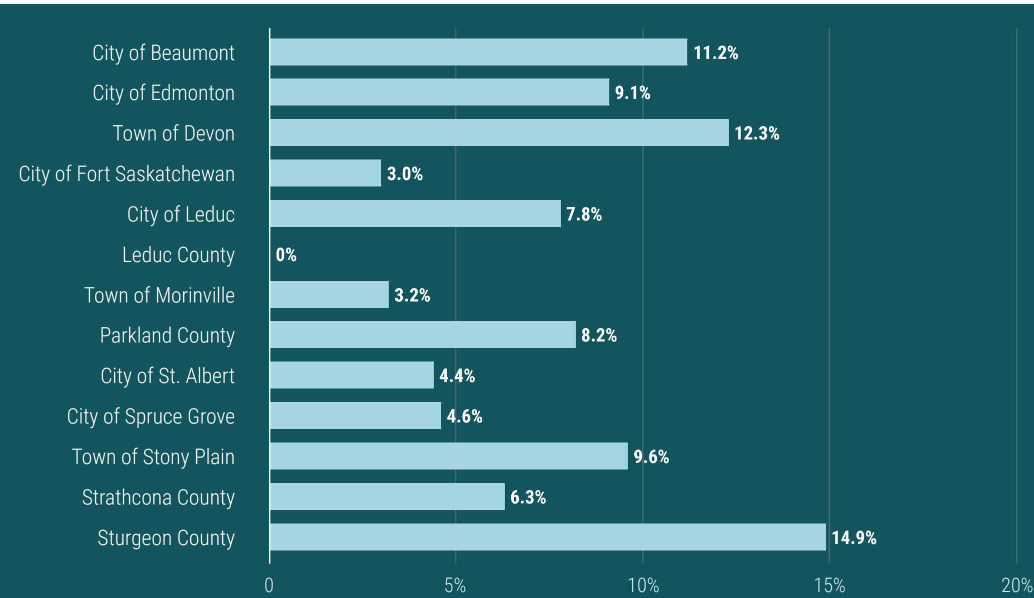


FIGURE 45

Tenant Households in Subsidized Housing (2021)

SOURCE: Statistics Canada, 2021 Census of Population.

CO-OPERATIVE HOUSING

A housing co-operative is a non-profit corporation that is collectively owned and managed by the people who live in it. Unlike traditional rental models, co-ops do not have a landlord-tenant relationship; rather, residents are members who may also participate in management and operational functions. Shares do not appreciate and cannot be sold, and costs are generally set to break even, with operating expenses such that no profit accumulates. Surpluses are saved in a reserve fund.[55]

In 2024, there were 1,425 co-operative housing units in the EMR: 1,134 in Edmonton, 93 in St. Albert, 89 in Spruce Grove, and 110 in Strathcona County (Northern Alberta Co-Operative Housing Association, 2024).

55 Library of Parliament, "Co-operative Housing in Canada," *HillNotes*, last modified July 22, 2024, *https://hillnotes.ca/2024/07/22/co-operative-housing-in-canada/*.

NON-MARKET HOUSING

Based on data from EMR municipalities, there are more than 21,000 non-market housing units in the EMR as of 2025. The majority of these units are located in Edmonton. This reflects an increase of 6,524 units across the EMR since 2021.

	Non-market Housing Units
City of Beaumont	209
City of Edmonton	18,366
Town of Devon	28
City of Fort Saskatchewan	225
City of Leduc	405
Leduc County	112
Town of Morinville	98
Parkland County	10
City of St. Albert	471
City of Spruce Grove	170
Town of Stony Plain	168
Strathcona County	849
Sturgeon County	131
Edmonton Region Total	**21,242**

TABLE 14

Non-Market Housing Units by Municipality (2025)

SOURCE: Municipal Data, 2025.

Key Highlights

- In 2021, there were **581,200 private dwellings** in the EMR, and 541,700 of those were occupied.
- In 2021, **the most common structural dwelling type** in the region **was single-detached dwellings** (56.2%), followed by apartments in a building with more than five storeys (19.4%), and row houses (8.5%).
- In 2021, **35.5% of housing units in the region had three bedrooms**, 30.9% had four bedrooms, and 21.6% had two bedrooms. One-bedroom and studio units represented 11.3% and 0.8%, respectively.
- Over **60% of housing units** within the EMR **were built before 2001**.
- As of 2023, all EMR municipalities with rental vacancy data had a primary market vacancy rate below 3%, which indicates a **limited supply of rental housing within the region** and below what is typically considered a healthy primary market rental vacancy rate.
- As of July 2024, there were approximately **3,200 active short-term rental listings** in the EMR, including entire dwellings and individual rooms. Approximately 86% of these active short-term rentals were in the City of Edmonton.
- In 2023, there were **10,060 housing starts** in the EMR. Edmonton had the highest number of housing starts (7,385), while Devon had the lowest number of housing starts (8).
- In 2023, there were **13,945 housing completions** in the EMR. Edmonton had the highest number of completions (10,816), while Devon had the lowest number of completions (23).
- From 2016 to 2021, **3,729 dwellings were demolished** across the EMR, which is approximately 621 units per year. With 13,945 housing completions in 2023 alone, demolitions across the region are not substantially impacting the availability of the housing stock.
- In 2021, **median monthly shelter costs for rental dwellings** in the EMR **ranged from $1,200** in Leduc County **to $1,580** in Strathcona County.
- In 2022, **average purpose-built rental prices ranged from $1,006 in Devon to $1,404 in Strathcona County** (no rental rate data was available for Leduc County, Parkland County, or Sturgeon County).
- Of the urban EMR municipalities, **Beaumont had the highest median dwelling value** ($448,000) in 2021, while Devon had the lowest ($332,000). Of the rural EMR municipalities, Sturgeon County had the highest median dwelling value ($552,000) in 2021, while Strathcona County had the lowest ($452,000).
- In 2021, there were **14,718 households living in subsidized (rental) housing** across the EMR. 89% of these households were in the City of Edmonton. Sturgeon County had the highest proportion of tenant households in subsidized housing, while Leduc County did not report any.
- As of 2025, there are more than **21,000 non-market housing units** in the EMR, which are owned/operated outside of the private market.
- Additionally, as of 2024, there were **1,425 co-operative housing units** across the region.

PROJECTED HOUSING NEEDS

Project Methodology

This report relies on two sets of projections. The first set of projections is based on the HART (Housing Assessment Resource Tool) methodology, and the second set of projections was prepared for the Edmonton Metropolitan Region Board (EMRB) as part of its Growth Plan Five-year Interim Review (see Appendix 2). It is important to note that population projections are scenarios based on several assumptions related to the components of population growth. They are not intended to function as predictions. As such, population projections are subject to uncertainty and change and should be referenced with caution.

The HART methodology for projecting household growth assumes a "Business as Usual" approach, which means that it does not account for changes in the policy or population landscape that are not reflected in historical growth numbers. The projections estimate the increase or decrease in the number of households by income category and number of persons using a "line of best fit" between the 2006, 2016, and 2021 Censuses. The specific formulas for the projected family households, non-family households, net household formation, owner and renter households, dwelling types, and unit sizes are outlined in the following table.

TABLE 15

Projection Formulas Using HART Methodology

Projection	Formula
Projected family households	Projected households by income and number of persons x 2021 income-specific family household rates.
Projected non-family households	Projected households by income and number of persons x 2021 income-specific non-family household rates.
Projected net household formation	Projected households by type (family and non-family) (Year 2 – 2034) – projected households by type (family and non-family) (Year 1 – 2024).
Projected owner households	Projected households by income x 2021 ownership rate by income category.
Projected renter households	Projected households by income x 2021 rental rate by income category.
Projected dwelling types	Projected households by number of persons x 2021 dwelling choice propensities by household size.
Projected unit size	Projected households by number of persons by estimated required number of bedrooms based on the National Occupancy Standards.

Population Growth

The following projections use 2021 data as their baseline, and actual outcomes may differ[56]. If the EMR experiences higher growth than projected, the main findings of the analysis would still hold; however, any such growth would exacerbate existing housing gaps and put additional pressure on the region's housing supply and affordability challenges.

The "medium growth" projections[57] prepared for the EMRB Growth Plan Review apply a different methodology. This set of projections uses a cohort survival model, which utilizes age-specific fertility and mortality rates to project natural increases or decreases in the population. A cohort survival model "ages" each cohort in the population into the future and applies the appropriate fertility and mortality rates.

The "medium growth" projections anticipate an increase of 270,300 residents from 2024 to 2034, from 1,590,800 people in 2024 to 1,861,100 people by 2034. This represents a growth of 17% over the 10-year period. Growth is anticipated to moderate somewhat in the subsequent 10-year period, with an increase of 10.1% representing 188,700 additional residents.

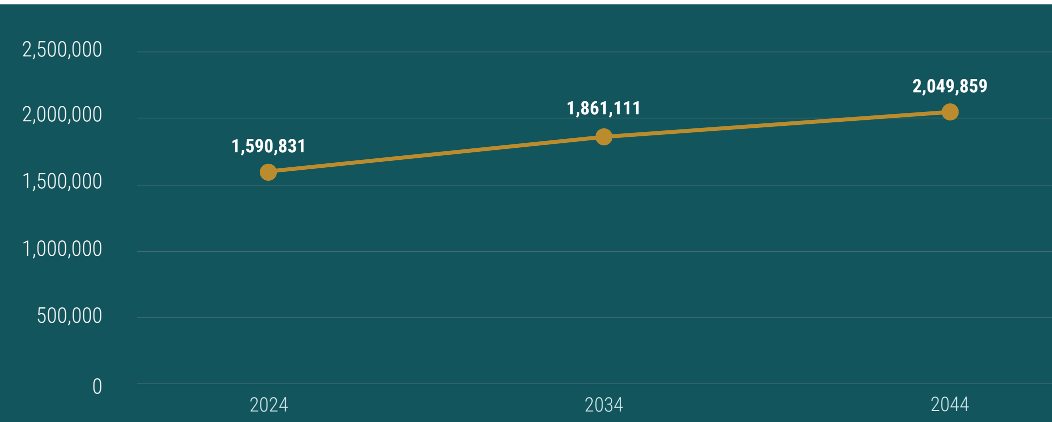


FIGURE 46

Projected Population (Medium Scenario) 2024-2044

SOURCE: Data provided by EMRB from projections prepared by Applications Management Consulting Ltd. for Population, Employment and Housing Forecast Reports, June 2023.

TABLE 16

Anticipated Population by 2034 Based on Population Projections from EMRB Growth Plan Review

	Current Population (2024)	Anticipated Population (2034)	Anticipated Population Growth
Total	1,590,831	**1,861,111**	270,280
Percentage			17%

SOURCE: Data provided by EMRB from projections prepared by Applications Management Consulting Ltd. for Population, Employment and Housing Forecast Reports June 2023

Figure 47 and 48 show the projected population distribution by age. The 45-54- and 55-64-year age groups are likely to see the most growth over the 20-year period, increasing by 101,900 and 70,750 individuals, respectively.

As a share of the population, the 25-34 and 35-44-year age categories are anticipated to see the largest decline, while the 45-54 age category and categories over the age of 75 are expected to see the most growth. The anticipated growth in the population of seniors aged 75 and over has significant implications for housing, as this age group typically experiences increasing health and mobility challenges. There will be a growing demand for accessible, affordable housing options that offer options for aging in place. This includes a need for more age-friendly housing, with features such as single-level layouts, wider doorways, and proximity to healthcare and community services. Additionally, there may be increased demand for senior care facilities and long-term care homes.

56 The EMR experienced unprecedented growth between 2021-2024. This report does not reflect growth numbers or changes within the housing stock during this period, as it projects out from 2021.

57 Three sets of projections were done for the EMRB Growth Plan Review: a "low growth," a "medium growth," and a "high growth" scenario. This report utilizes the "medium growth" scenario projections.

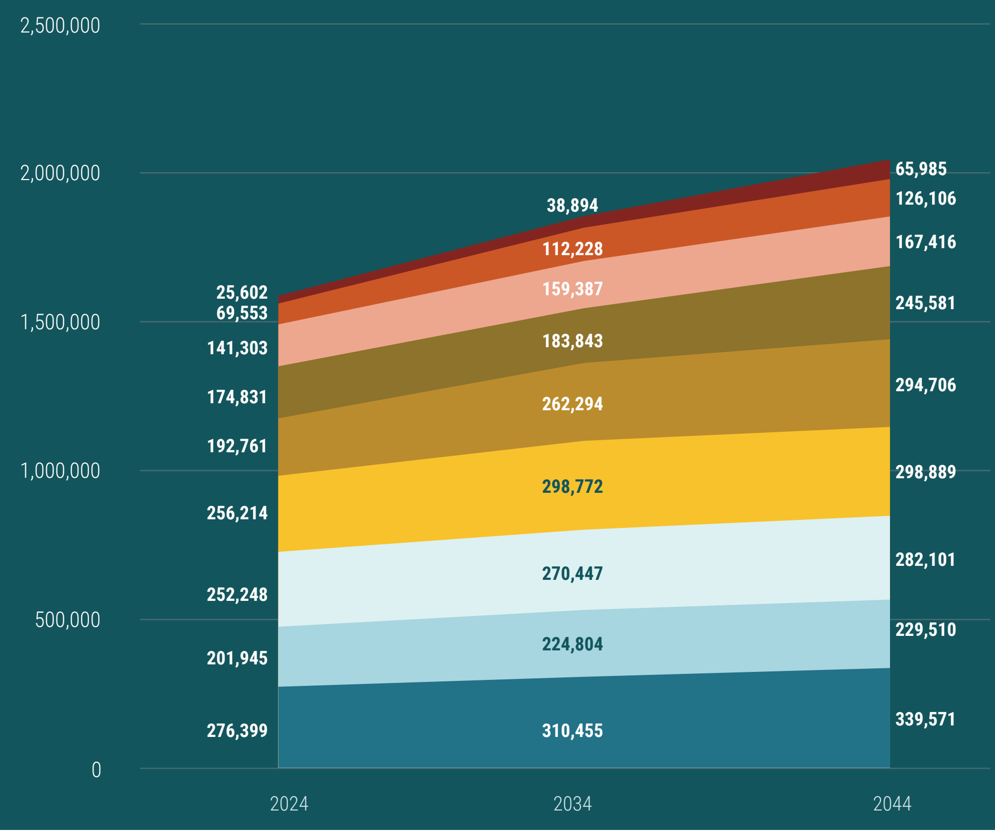


FIGURE 47

Projected Population by Age Cohort 2024-2044 Based on Population Projections from EMRB Growth Plan Review and Government of Alberta[58]

SOURCE: Based on data provided by EMRB from projections prepared by Applications Management Consulting Ltd. for Population, Employment and Housing Forecast Reports, June 2023, and Alberta Treasury Board and Finance, Alberta Health, Statistics Canada.

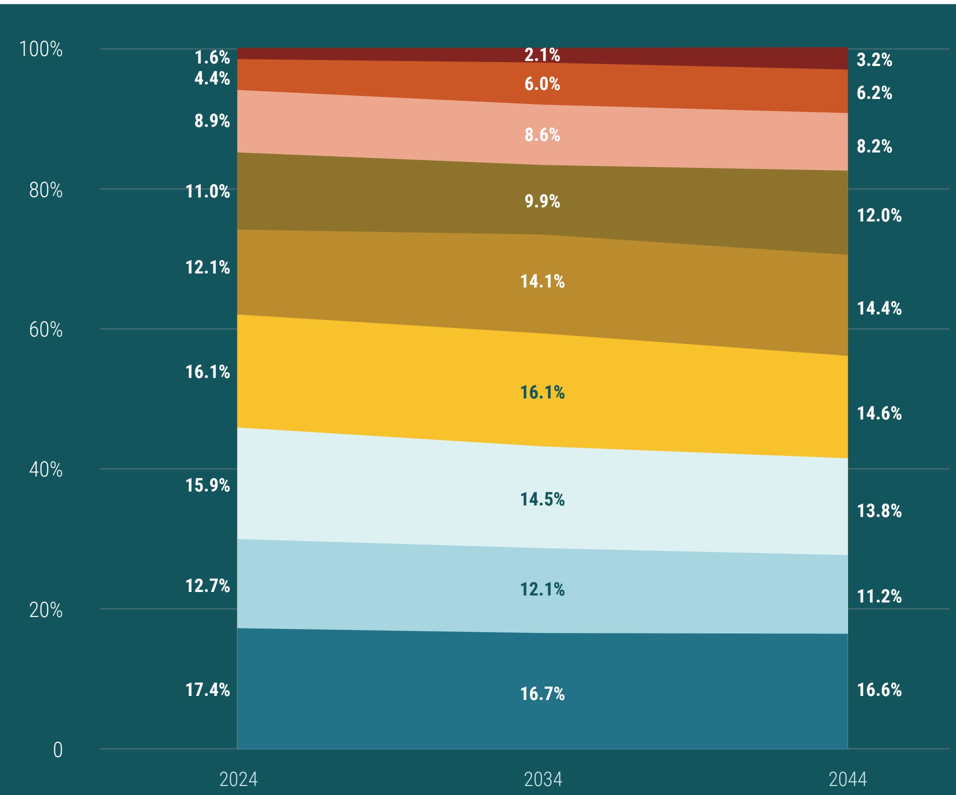


FIGURE 48

Projected Population Distribution (Percentage) by Age Cohort 2024-2044 Based on Population Projections from EMRB Growth Plan Review and Government of Alberta

SOURCE: Based on data provided by EMRB from projections prepared by Applications Management Consulting Ltd. for Population, Employment and Housing Forecast Reports, June 2023, and Alberta Treasury Board and Finance, Alberta Health, Statistics Canada.

58 Population and housing projections consider long-term migration trends and immigration assumptions. They do not reflect current population or immigration targets, nor do they capture the large influx of new residents who moved to the EMR between 2021 and 2025.

Anticipated Housing Units Needed

PROJECTED HOUSEHOLDS

Projections that follow the HART methodology indicate an increase of 94,300 households from 2024 to 2034, representing a 16.7% increase. A similar number of additional households is projected from 2034 to 2044 (94,400), representing a 12.9% increase. Projections based on the EMRB Growth Plan Review using a different methodology suggest an increase of 131,300 households between 2024 and 2034 (a 21.9% increase) and an additional 98,800 households between 2034 and 2044 (a 13.5% increase). Both sets of projections suggest a need for additional housing (ranging from 94,300 to 131,300 units over the next 10 years). For comparison purposes, the anticipated number of households based on both methodologies is provided in Figure 49.

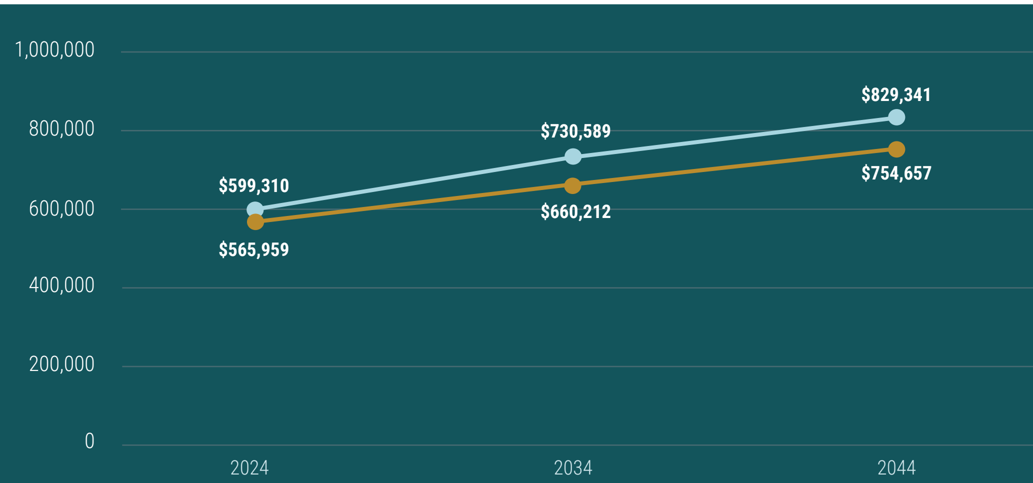


FIGURE 49

Projected Households 2024-2044

SOURCE: Consultant Calculations Based on HART Methodology and EMRB "Medium Growth Scenario" Population Projections.

TABLE 17

Anticipated Households by 2034 Based on HART Methodology

		2024 (Current)*	Increase 2024-2034	2034 (Projected)	Increase 2034-2044	2044 (Projected)
Total Households	Total	565,959	94,253	660,212	94,445	754,657
Anticipated Household Type	Family	388,689	65,705	454,394	66,089	520,483
	Non-family	177,039	28,671	205,710	28,671	234,381
Anticipated Households by Tenure	Renter	176,481	29,132	205,613	29,337	234,950
	Owner	389,514	65,262	454,776	65,471	520,247
Anticipated Units by Number of Bedrooms	1 bedroom	336,725	49,768	386,493	60,699	447,192
	2 bedroom	152,561	22,385	174,946	28,414	203,360
	3 bedroom	62,807	9,942	72,749	13,603	86,352
	4 bedroom	12,303	1,514	13,817	2,352	16,169
	5 bedroom	1,331	230	1,561	230	1,791
Anticipated Households by Income	Very Low	17,665	-1,064	16,601	-780	15,821
	Low	94,920	17,287	112,207	17,335	129,542
	Moderate	106,090	19,384	125,474	19,467	144,941
	Median	128,102	25,402	153,504	25,402	178,906
	High	219,218	33,384	252,602	33,384	285,986

* 2024 population numbers were projected from 2021 federal Census population numbers

SOURCE: HART Methodology, Consultant Calculations.

Table 18 uses the HART methodology to show the projected households for the EMR across five income categories (very low, low, moderate, median, and high) and five household sizes (one-person to five-or-more-person households) for 2034.

High-income households represent the largest segment (38.3% or 252,600 households), most of which are two to four-person households. Median-income households account for almost one-quarter (23.1%) of projected households, with the largest group being two-person households. Moderate-income households make up 19% of households, with two-person households again being the most common. Low-income households account for 17% and are most commonly one-person households. There are 16,600 households in the very low-income group (accounting for 2.5% of households), which are mostly one-person households (13,300).

The projections suggest there will be significant demand for smaller units to accommodate one-person and two-person households. Two-person households represent the largest segment overall (with 216,200 households), accounting for almost one third (32.7%) of households. One-person households are the next largest group, accounting for about one-quarter of households (25.7% or 170,000 households). Almost half (49.2%) of the one-person households are in the very low-income and low-income groups. Demand for housing for larger households (with three or more persons) is concentrated in the higher income categories.

TABLE 18

Projected Households by Household Size and Income Category (HART, 2034)

Income Category	1 person	2 person	3 person	4 person	5+ person	TOTAL
Very low income	13,341	2,250	722	177	112	16,601
Low income	70,220	29,131	7,046	3,900	1,910	112,207
Moderate income	45,230	46,668	16,316	10,431	6,829	125,474
Median income	29,295	59,365	27,924	22,342	14,578	153,504
High income	11,895	78,788	52,781	63,064	46,075	252,602
TOTAL	169,981	216,202	104,788	99,913	69,504	660,389

SOURCE: Consultant Calculations

Projections following the HART methodology (Table 17) suggest the EMR will require an additional 94,300 housing units from 2024 to 2034, bringing the total projected population to over 660,000 households. Nearly 60% of the additional units needed are one-bedroom units, and 26.7% are two-bedroom units. Approximately 12% of households are anticipated to need three-bedrooms, and 2.1% are expected to need four or more bedrooms.

Over two-thirds (69.6%) of the additional demand is anticipated to be from family households and less than one-third (30.4%) from non-family households.

Over two-thirds (69.1%, or 65,300 units) of the additional demand from 2024 to 2034 is anticipated to be for ownership units, and one-third (29,100 units) will be for rental units.

CORE HOUSING NEED

Table 19 combines current core housing need with projected core housing need for a consolidated picture within the EMR based on the HART methodology. A total of 65,651 households are expected to be in core housing need by 2034 if current needs are not addressed. Nearly 67% of households in core housing need will be renters (44,184 households). 33% of owners will be in core housing need (21,467 households).

TABLE 19

Core Housing Need and Anticipated Future Need by Municipality

	Current Core Housing Need (2021)	Anticipated Increase 2024-2034	Projected Core Housing Need 2034
City of Beaumont	355	150	505
City of Edmonton	46,155	7,777	53,932
Town of Devon	315	23	338
City of Fort Saskatchewan	790	252	1,042
City of Leduc	1,145	395	1,540
Leduc County	360	37	397
Town of Morinville	250	66	316
Parkland County	700	73	773
City of St.Albert	1,615	232	1,847
City of Spruce Grove	1,210	416	1,626
Town of Stony Plain	805	202	1,007
Strathcona County	1,770	288	2,058
Sturgeon County	250	20	270
Edmonton Metropolitan Region	**55,720**	**9,931**	**65,651**

SOURCE: Statistics Canada, Census 2021; HART Methodology and Consultant Calculations.

PROJECTED HOUSING NEEDS BY PRIORITY POPULATION

The projected housing needs of priority populations in EMR for 2034 are calculated based on the 2034 population projections from HART and Statistics Canada 2021 census.

TABLE 20

Projected Housing Needs by Priority Population, 2034

Priority Population	Total Projected Households, 2034	Households in Core Housing Need, 2034	
		Total	%
Transgender or non-binary households	6,468	827	12.79%
Households with cognitive, mental or addictions activity limitation	116,286	10,137	8.72%
Households with physical activity limitation	178,909	15,252	8.52%
Household head over 65	141,634	20,390	14.40%
Household head under 24	22,029	3,305	15.00%
New-migrant-led (last 5 years) (PHM)	26,018	3,453	13.27%
Visible minority-led (PHM)	168,767	17,754	10.52%
Indigenous led (PHM)	35,604	6,678	18.76%
Women-led (PHM)	268,020	37,869	14.13%
Single mother-led (PHM)	51,842	11,951	23.05%

SOURCE: HART and 2021 Statistics Canada Census Priority Population Core Housing Need Data.

Projections suggest that there will be nearly 38,000 female-led households in core housing need by 2034, the highest overall numbers of core housing need by priority population. This is followed by seniors (over 20,000 households), visible minority households (nearly 18,000), and then households with individuals with physical activity limitations (over 15,000). The lowest numbers of core housing need are transgender or non-binary households (827).

While female-led households are projected to have the highest total number of households in core housing need, single-mother households are projected to have the highest rate of core housing need, at 23%, or nearly 12,000 households. Indigenous-led households are also projected to have a high rate of core housing need, at nearly 19%, or close to 6,700 households.

By 2034, projections indicate that there will be more than 268,000 female-led households in the EMR, 179,000 households with physical activity limitations, nearly 169,000 visible minority households, and nearly 142,000 senior households in the EMR.

Key Highlights

- The EMR is projected to grow by between 94,300 and 131,300 additional households by 2034, reflecting a growth rate of between 17% to 22%. This growth rate will drive housing demand across the region.
- There will be a need for diverse housing types, with **single-detached homes remaining the most in need** (over 58% of new housing). Significant demand is also anticipated for apartments (approximately one-quarter of new housing).
- Based on household compositions and sizes, **smaller units (one-bedroom and two-bedroom homes) will be the most needed** to accommodate smaller households, particularly one-person and two-person households. Projections suggest that over 60% of new inventory should be one-bedroom units, and about 27% should be two-bedroom units. However, actual market demand frequently favours additional rooms to accommodate lifestyle preferences for home offices and guest bedrooms.
- Households with **very low and low incomes will represent a significant portion of the demand for smaller, affordable housing**. Approximately half (49%) of the one-person households will fall into these income groups, highlighting the need for affordable rental housing.
- **Most additional housing demand will be for ownership units** (69% of additional demand), but there will also be a substantial need for rental units, particularly affordable rental options within the two lowest income categories.
- Approximately **17% of new units needed by 2034** (16,200) **should be below-market housing**. This is based on the above analysis of median shelter costs, which suggests that most households in the very low-income and low-income categories would require below-market housing.
- From 2024 to 2034, it is projected that **6,700 additional renters and 3,200 additional owners will be in core housing need**, assuming housing market dynamics remain consistent with those observed in 2021. From 2034 to 2044, an additional 6,800 renters and 3,300 owners are expected to be in core housing need under the same assumptions.
- **Female-led households are projected to have the highest numbers of core housing need**, at close to 38,000 households by 2034, or approximately 14% of the overall priority population. This is followed by seniors (over 20,000 households), visible minority households (nearly 18,000), and households with individuals with physical activity limitations (over 15,000).
- **Single mother households are projected to have the highest rate of core housing need**, at 23% (nearly 12,000 households). Nearly 19% of Indigenous-led households are projected to be in core housing need (close to 6,700 households). 14.4% of senior households are projected to be in core housing need (over 20,000).
- Projections indicate that **there will be more than 268,000 female-led households in the EMR by 2034**, 179,000 households with physical activity limitations, nearly 169,000 visible minority households, and nearly 142,000 senior households.

QUANTITATIVE REPORT CONCLUSION

The EMR is a growing and vibrant community, and it is facing challenges related to housing supply, affordability, and income disparity. There is a need for a concerted focus on developing a range of housing solutions to support the region's growing population. As the region continues to grow and attract new residents, addressing these issues will be key to ensuring a sustainable and inclusive future for the region.

The RHNA informs a deeper understanding of housing needs within the EMR. It provides critical background data to understand the current state of housing in the region, identifies unique elements of the EMR municipalities, and contemplates the impacts of emerging housing trends. This analysis can inform policy solutions to address local housing challenges and guide collaborative efforts to addressing community housing needs at a regional level.

Regional Housing Needs Assessment

QUALITATIVE REPORT

QUALITATIVE REPORT INTRODUCTION

This report provides qualitative data to inform a robust description of housing needs in the Edmonton Metropolitan Region (EMR).

This report was developed with the involvement of 13 municipalities in the region, but the scope of the data presented in this report is from 12 municipalities surrounding Edmonton. This needs assessment is intended to be read with the City of Edmonton's 2023 Housing Needs Assessment[59] to provide a more detailed snapshot of the region.

The data for this report was collected from:

- Individuals working in the housing and social services sector (45 people);
- Individuals who have had challenges finding and securing acceptable housing[60] (35 people); and
- Primary and secondary data from the municipalities surrounding Edmonton.

Throughout the report, excerpts from interviews and composite profiles illustrate how people with lived experience of housing precarity and homelessness navigate their challenges.Most priority population groups are represented in the cross-section of lived-experience interviews.

Purpose of This Report

The Regional Housing Needs Assessment provides an overview of the current state of housing needs, along with insights to inform the development of both regional and municipal housing strategies. As part of the assessment, the qualitative report aims to provide a rigorous and reliable base of data for housing needs assessments, policies, strategies, and actions at both the regional and municipal levels.

This report describes the factors that contribute to the current housing landscape, the impacts of that landscape on individuals and communities, and current as well as proposed efforts in response to housing needs in EMR.

59 Engagement in Edmonton was excluded from this report due to a sensitivity to over-engaging. Qualitative data around housing needs had been collected in 2023 for the Edmonton context, with 200 housing providers and service organizations contacted and 57 organizations that contributed to the data, as well as 54 individuals with lived experience.

60 Acceptable housing, introduced in the 2021 Census, refers to whether a household meets each of the three indicators established by the Canada Mortgage and Housing Corporation: adequacy, suitability, and affordability. Adequate housing is reported by their residents as not requiring any major repairs. Affordable housing has shelter costs less than 30% of total before-tax household income. Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard.

A robust housing ecosystem with intentional and informed development is fundamental to a community's quality of life and safety. Housing plays a crucial role in promoting health and well-being in the lives of individual community members. It is critical to understand how housing can meet people's needs in the region, especially given the dynamic changes in these communities over the last five years.

Methodology

Qualitative research methods can provide data to expand the breadth and depth of an inquiry. It isn't intended to generate statistical information. Rather, it provides detailed descriptions that can fill gaps in existing data. Due to the timing of the Census in relation to the COVID-19 pandemic, data related to income, housing affordability, and core housing need may be skewed by the effects of temporary pandemic relief programs.

This report complements the quantitative report to provide a comprehensive and contextual understanding of the housing landscape.

As part of a housing needs assessment for the EMR, this report complements the quantitative report to provide a comprehensive and contextual understanding of the housing landscape. The qualitative report captures knowledge about the housing sector that is not represented in other documents or reports and cannot be easily quantified, such as unfunded or underfunded community-driven work that is supporting the housing sector.

By exploring the housing landscape through the lived experiences of residents, as well as staff from community agencies and housing organizations in the region, this report shares the knowledge of people who are working outside of governments to foster a greater understanding of housing needs, assets, and resiliencies.

The qualitati ve research was conducted in two phases.

PHASE 1: Initial Outreach and Secondary Data Analysis

At the outset of this project, each municipality completed a survey that provided an overview of its local housing context. Surveys were sent to EMR municipalities, and the responses were analyzed. Those who completed this survey were contacted to participate in qualitative interviews and identify other housing and social service sector contacts for interviews. Additionally, recent municipal housing needs assessments and strategies were reviewed for further context about housing needs in the region.

The project team reviewed the survey data, municipal housing strategies and needs assessments, and interview data to compile a preliminary synthesis of the housing needs of the region.

Representatives from municipal governments, housing authorities, non-profit organizations and housing providers in the region were invited to an engagement session on October 3, 2024. Attendees participated in group discussions to provide feedback on the regional synthesis[61] and to provide information regarding possible interviewees for this project. This was the first step in ensuring the results were validated by the housing community in the region.

PHASE 2: Interviews and Discussion Groups

Using a snowball sampling[62] method, interviewees from the October 2024 engagement session were asked to identify others from their municipalities who could provide in-depth information relevant to this research, specifically:

61 Regional synthesis is a holistic approach that integrates information from multiple organisations to create a unified understanding across a broad geographical area.

62 Snowball sampling is a recruitment technique in which research participants are asked to assist researchers in identifying other potential subjects.

- Individuals who have had challenges finding or securing housing;
- Frontline staff who have worked directly with those needing help to find or secure housing; and
- Individuals who work in housing authorities or in organizations and have synthesized data relevant to housing in the EMR.

A maximum variation sampling strategy was used to maximize the representation of these perspectives. All of the priority population groups are represented in the cross section of lived-experience interviews except for individuals with developmental disabilities. When there were fewer perspectives from individuals of certain priority population groups, organizations that worked closely with these groups were contacted to help include their perspectives.

At the project's completion, the findings included:

- The perspectives of 45 interviewees from the housing or social service sector. Two discussion groups were held, and all other interviewees participated in one-on-one interviews. Most of the 12 municipalities were represented fairly evenly by interviewees, although Parkland County, Spruce Grove, and Stony Plain had slightly less representation.
- The perspectives of 35 lived-experience interviewees. Interviewees represented 12 municipalities fairly evenly. Three discussion groups were held with respondents who were comfortable sharing their ideas in a group setting. All other interviewees participated in one-on-one interviews.

By the end of data collection, the data reached saturation, which means that no new insights emerged from interviews. Reaching saturation is an indication that the sample was sufficient to represent the diversity and depth of the research aim, giving this research content validity.

INTERVIEW DATA COLLECTION AND ANALYSIS

The data collection process was designed with the awareness that individuals with challenges finding and securing housing would likely be coping with multiple stressors and demands in their lives. This process upheld principles of a trauma-informed framework for research, including:

- Safety;
- Trustworthiness and transparency;
- Collaboration and mutuality;
- Empowerment;
- Voice and choice; and
- Cultural humility.

Building trust for robust conversations was necessary to obtain valid and reliable data. This trust-building phase is also necessary because individuals could have experienced, or may currently be experiencing, trauma. As a result, the team worked closely with community organizations for recruitment and provided a description of the impact of the research. Interviewees chose the meeting place and were offered the option to invite others for the interview. Interviewees were also offered honorariums for their time.

The interview guide was structured to facilitate the sharing of interviewees' perspectives on the same areas of inquiry while allowing the interviewees some flexibility in how they share their insights[63]. Questions were added to collect information that was difficult to capture in the quantitative data, give interviewees the opportunity to review and validate information shared in the interview, and focus on the interviewees' strengths and resiliencies.

63 The interview guide and qualitative engagement frameworks are available upon request.

Careful consideration was made to collect only information necessary for the research. The collection process did not delve into too much detail if the interview was causing distress for the interviewee or if the details did not serve the purpose of the research. Each interview lasted 30-60 minutes, while discussion groups lasted 60-90 minutes.

To align with current ethical standards, interviewees were given information about the purpose of the research, told how data and confidentiality would be managed, and given the option to withdraw consent at any time. Interviewees were asked for verbal consent and were informed that they could read the final report if they wished. Interviewees also signed consent forms.

Both the interview guide and consent forms were reviewed to ensure they were easy to understand and accessible to various literacy levels. Detailed notes and audio recordings were taken during the interviews. Otter AI software was used to generate transcriptions and the interview recording was used to confirm the accuracy of the transcription.

For data analysis, transcripts from the interviews were organized by theme, using content analysis and an inductive approach where the units of analysis emerge from the data rather than being imposed prior to data collection. Ligre data analysis software was used to facilitate qualitative data analysis.

In alignment with community-based research principles, an accessible summary of the report results was distributed to interviewees.

STRENGTHS AND LIMITATIONS

The strengths of the methods used for this report include:

- A focus on valuable perspectives from priority population groups;
- Incorporation of perspectives of individuals with lived and living experience of provisional housing and homelessness;
- The development of relationships with a variety of housing and social service organizations that could support future research; and
- The incorporation of recent housing needs assessment data from various municipalities.

The research team contextualized the data by drawing upon a deep understanding of the social services sector and some of the target populations. With expertise in inclusion, participatory approaches, and trauma-informed research methods, the team created safe spaces for both organizations and community members to share knowledge on a topic made more complex because of stigma, intergenerational trauma, and other types of vulnerabilities. These approaches help strengthen the validity, reliability, and trustworthiness of this data.

One methodological limitation was a condensed data collection period, compounded by the high workloads and crisis-response nature of the social services sector. To uphold the relational integrity between service providers and their clients, referrals for lived-experience interviews were typically provided after meeting with researchers, and researchers demonstrated a commitment to trauma-informed practices. Protecting these frontline relationships must be prioritized over the speed of data acquisition. While this approach ensured ethical safety, a more extended timeframe would have allowed for deeper engagement with underrepresented priority subgroups and a broader volume of lived-experience perspectives.

Additionally, the research scope primarily engaged social service providers and non-profit housing providers. While these participants provided deep insight into the support system, they consistently identified the absence of private-sector perspectives as a limitation. Engaging these perspectives in future research would provide a more comprehensive understanding of the market-driven barriers to housing supply and the potential for public-private partnerships to expand the region's inventory of affordable units.

Honouring treaty and historical relationships with First Nations, Métis, and Inuit populations requires a dedicated and intentional engagement framework that was beyond the current project scope. The sustained relationship-building and reciprocity required to fully understand the housing needs of regional Indigenous communities remain a critical area for future collaboration. While this study does not represent a formal consultation with Indigenous governments, it intentionally incorporates the perspectives of Indigenous Peoples with lived experience of housing inequity.

Future research would benefit from a longitudinal approach spanning six to twelve months. This would allow for a deeper understanding of the temporal factors — such as seasonal cost-of-living fluctuations and shifting migration patterns — that shape the regional housing landscape over time.

PRESENTATION OF FINDINGS

Consistent themes that emerged from the data are described in this report. The findings are organized into the following sections:

- Housing Landscape in the Edmonton Metropolitan Region;
- Factors Shaping the Housing Landscape;
- Impacts of the Housing Landscape;
- Prominent Housing Needs;
- Responses to Housing Needs.

This report utilizes composite profiles[64] to illustrate how individuals with lived experience of provisional housing and homelessness navigate the challenges of limited access to acceptable housing[65]. These profiles are designed to translate complex, multi-dimensional accounts into a format that is accessible and actionable for policy development.

To ensure the robustness and validity of the findings, each profile synthesizes three to five individual interviews into a single narrative, ensuring participant anonymity while preserving the authenticity of the data. Every quotation is drawn directly from project-specific interviews. The experiences and opinions of the researcher have been removed. These are further triangulated with corroborating insights from frontline service providers. By focusing on how individuals experience, interpret, and respond to housing instability, this approach provides a depth of qualitative insight that complements, and often exceeds, the capacity of purely objective or quantitative data.

64 Rebecca Willis, "The Use of Composite Narratives to Present Interview Findings," Qualitative Research 19, no. 4 (2019): 471–80, *https://doi.org/10.1177/1468794118787711*.

65 Acceptable housing meets each of the following three indicator thresholds: Adequate (does not require any major repairs), affordable (costs less than 30% of a household's before-tax income), and suitable (housing has enough bedrooms).

READING THIS REPORT THROUGH AN EQUITY LENS

Many housing providers and community service organizations help address housing inequities. These inequities are created by systemic discrimination, unequal access, and other factors. It is important to keep in mind that priority population groups have been identified by the federal government and organizations operating in the housing sector as community members who face greater rates of core housing need than the general population.

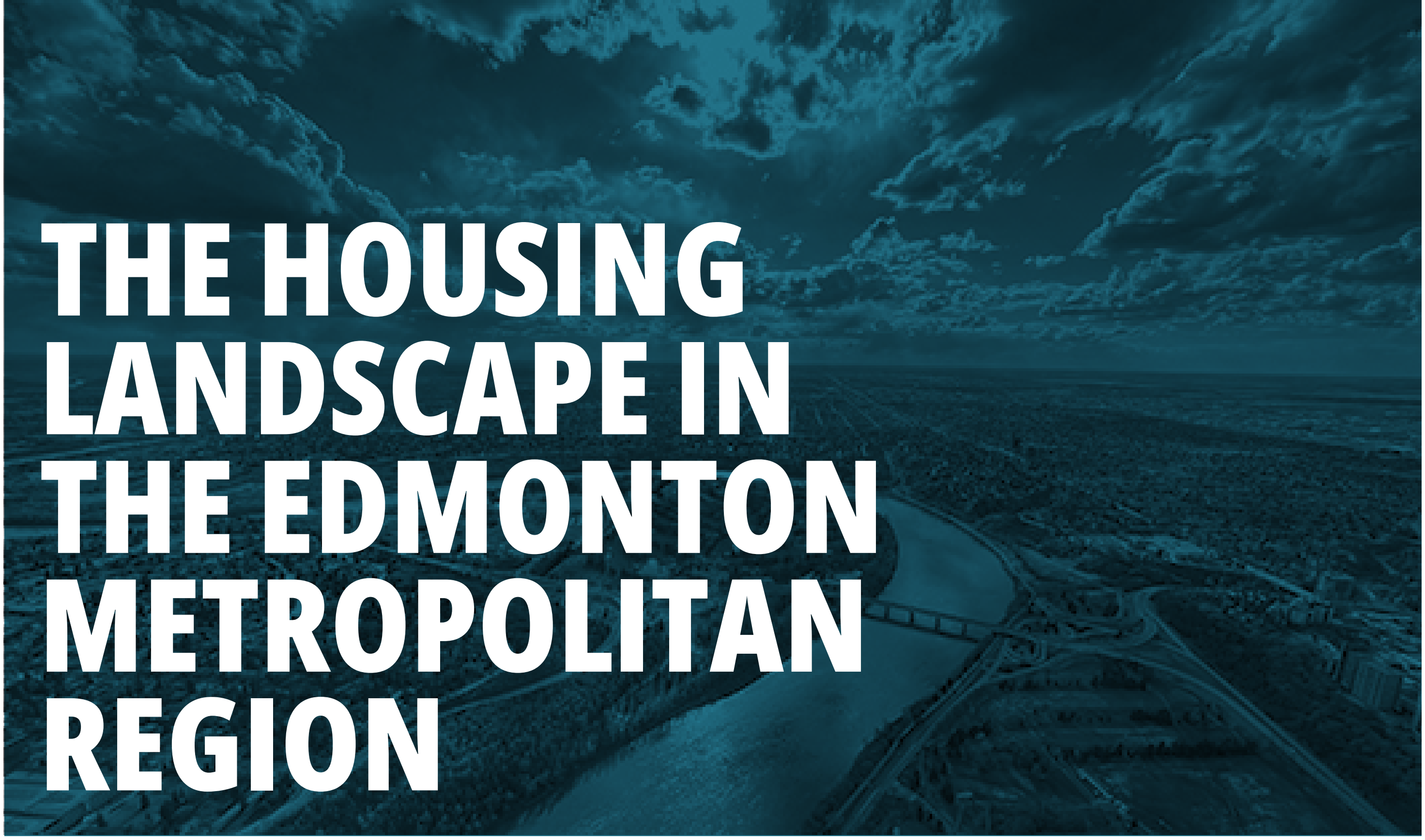
Rather than providing descriptive accounts about each of the individual identity groups, this report focuses on the question of "what difference does difference make?"[66] when it comes to housing. As a result, the report explores the factors that lead to inequitable housing, and the impacts of inequitable housing on individuals, organizations, municipalities, and the region as a whole.

While this report considers the negative impacts that inequitable housing has on a community, it also speaks to the inverse: how equitable access to housing transforms and redefines what municipalities think is possible. This framework was chosen to offer strategies to decision-makers for developing a healthy housing ecosystem and to reimagine pathways to that outcome.

The findings offer critical insights into the housing system in the EMR. Applying an equity lens requires integrating diverse knowledge sources to identify and dismantle the systemic barriers that drive housing inequity. This involves a commitment to transforming organizational structures, policies, and practices, while simultaneously challenging the underlying attitudes that perpetuate housing instability. Ultimately, equitable housing work is actionable and is based on continuous learning and the cultivation of long-term relationships.

Applying an equity lens requires integrating diverse knowledge sources to identify and dismantle the systemic barriers that drive housing inequity

66 Kimberlé Crenshaw, "Mapping the Margins: Intersectionality, Identity Politics, and Violence against Women of Color," Stanford Law Review 43, no. 6 (1991): 1241–99.

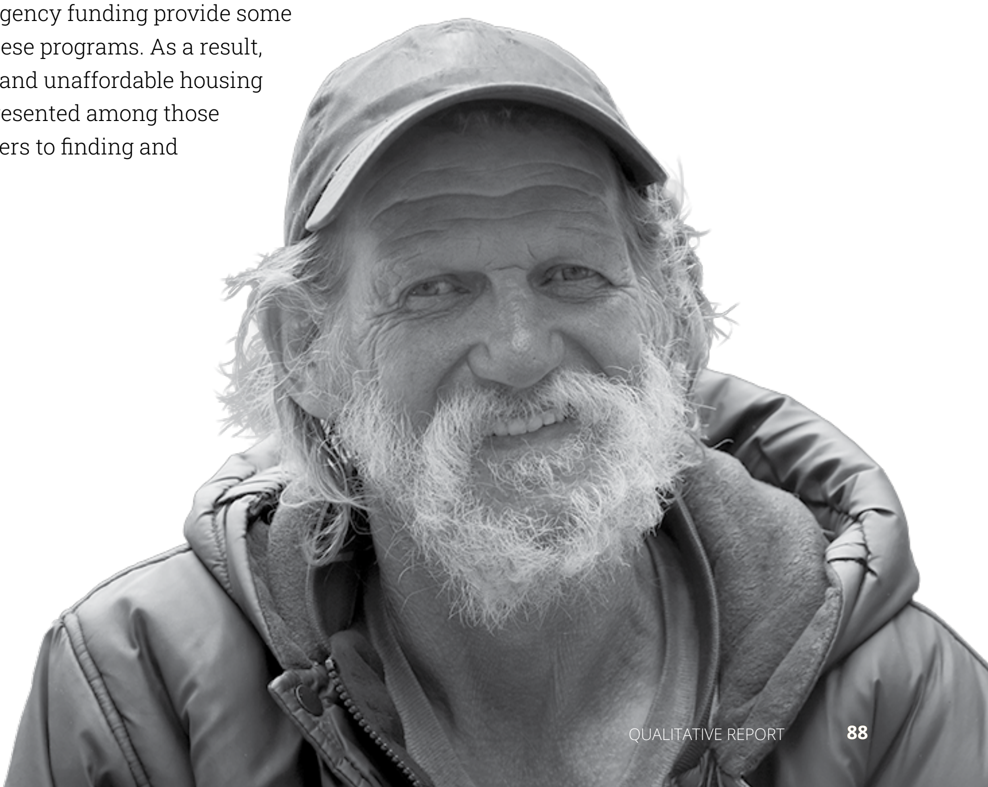


THE HOUSING LANDSCAPE IN THE EDMONTON METROPOLITAN REGION

The Edmonton Metropolitan Region (EMR) encompasses a mix of rural and urban municipalities. While each jurisdiction possesses unique local housing dynamics, the region is united by shared systemic trends. Amid rising rents and homeownership costs, all municipalities reported a shortage of affordable housing. While many noted a need for housing across the spectrum, interviewees focused on subsidized and transitional housing as well as emergency shelters.

Every rural and urban community reported a shortage in affordable housing.

Municipalities reported increasing incidences of homelessness connected to a lack of support for housing. Although benefits and emergency funding provide some relief, the demand is greater than the capacity of these programs. As a result, some people are relying on inadequate, unsuitable, and unaffordable housing arrangements. Vulnerable populations are overrepresented among those who are precariously housed and face greater barriers to finding and securing acceptable homes.



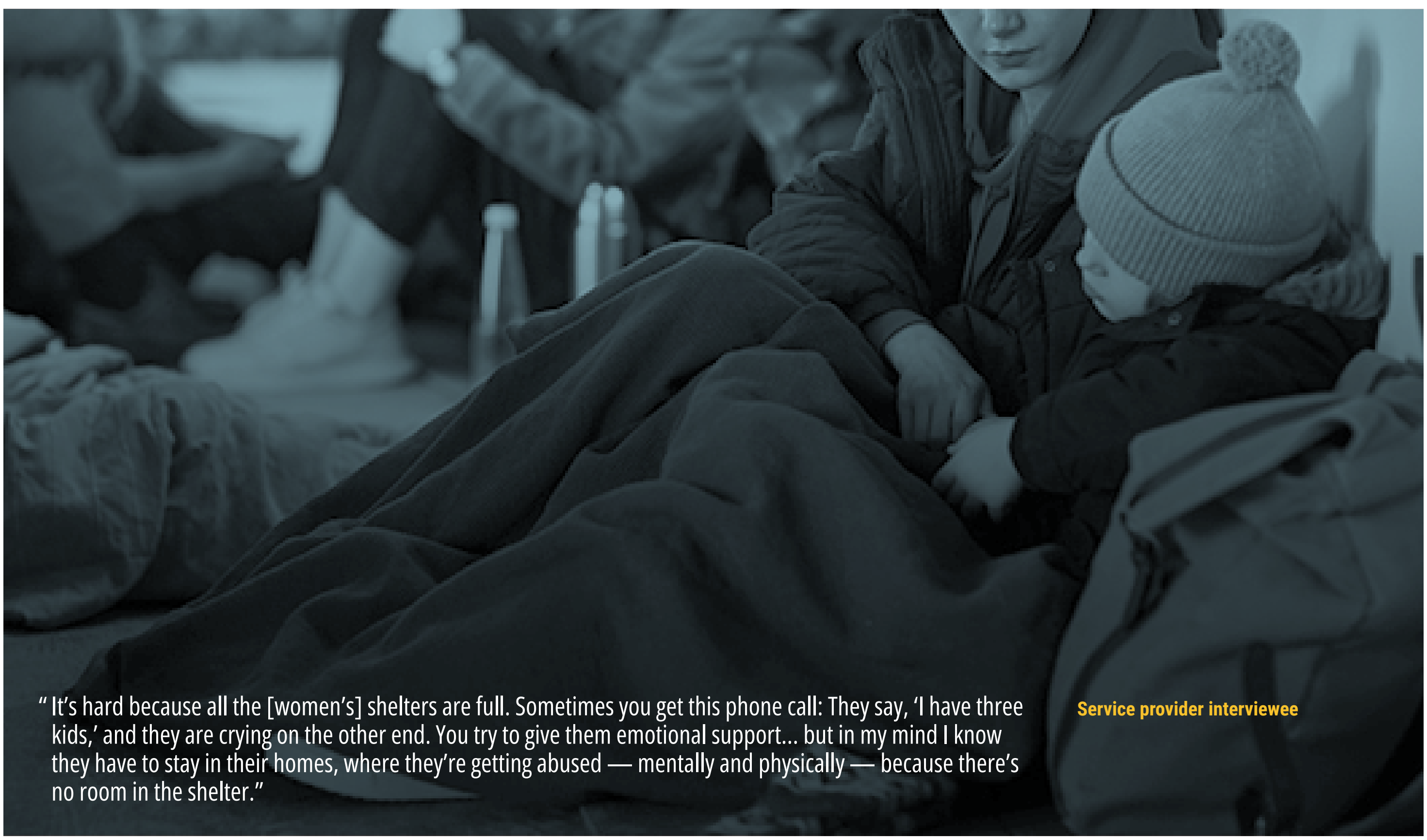
Affordable Housing Shortages

The research team heard of an acute shortage of affordable, below-market rental housing — a situation many interviewees characterized as a "housing crisis." Across the region, rental housing at lower price points is becoming increasingly scarce, leaving residents with "very few and often unaffordable options" (Municipal Government Interviewee).

Interviewees emphasized that the shortage spans the entire housing spectrum, from emergency shelters to market homeownership. This gap is particularly visible in smaller municipalities, where limited housing diversity forces low-income residents into precarious situations. As one resident noted:

> "There's one apartment building in this whole town. I don't even know how many people are in this town now, but there's a lot. It's not enough for how many people are low-income... They need another apartment building or something of the sort that's [for low-income residents]."
>
> **Lived-experience interviewee**

Insufficient housing creates bottlenecks in the system, so people are unable to move when their needs change, sometimes needing to remain in unsafe or inappropriate environments. Service providers reported that even long-term seniors' care facilities are seeing significant rent increases, leaving many older residents with "nowhere to go". The most acute consequences can be felt at the point of emergency intervention:



> "It's hard because all the [women's] shelters are full. Sometimes you get this phone call: They say, 'I have three kids,' and they are crying on the other end. You try to give them emotional support... but in my mind I know they have to stay in their homes, where they're getting abused — mentally and physically — because there's no room in the shelter."
>
> **Service provider interviewee**

Ultimately, many respondents noted that the infrastructure for support cannot function without the physical buildings to house it. As one service provider said, "Housing is a huge need… and you can't support it if it isn't there." This reality has rendered recent housing needs assessments obsolete, as the demand for affordable units has outpaced regional supply.

Housing Affordability

Many interviewees reported that the definition of "affordable" has shifted rapidly; what was affordable housing to residents a few years ago is no longer affordable. Rising market rental rates and home ownership costs have created a dual pressure, impacting both those attempting to enter the market and those struggling to maintain existing tenancies. Even "near-market" housing — traditionally set slightly below median rates — has become unaffordable for many, as the median itself continues to climb. As one service provider noted, "A place that was $1,500 maybe two years ago is now $1,800 or more. It's just phenomenal how fast it's going up."

The result is a growing population of earners who fall outside the threshold for government support but can no longer afford to live in the private market. This shift may be particularly visible among older adults:

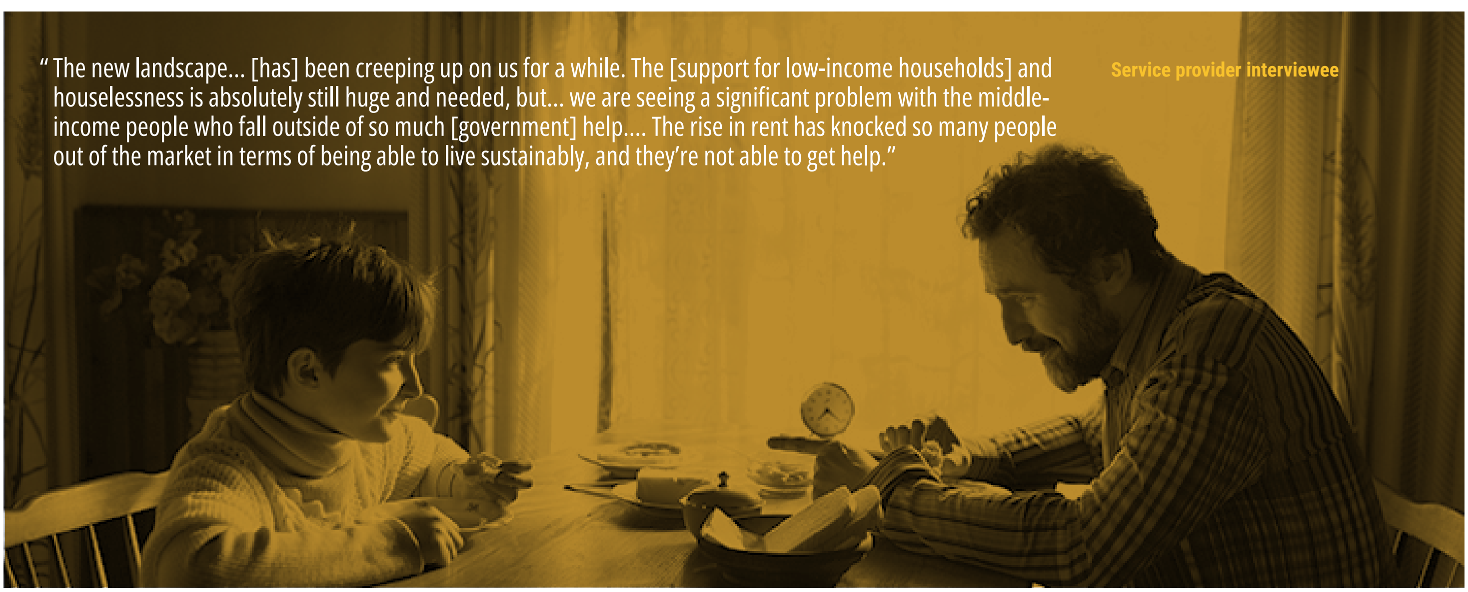
> "We're seeing a lot more older adults… expecting to be able to enter the rental market after downsizing from perhaps an owned home, and then realizing that they're being priced out. The mortgage might have been $1,100 a month, and now you can't rent bachelor basements for that much."
>
> **Housing provider interviewee**

This pressure is not limited to the private market. Interviewees observed that even households living in Rent-Geared-to-Income (RGI) models[67] are struggling with affordability. While the base rent in these models remains 30% of gross income, the rise in "hidden" housing costs such as laundry, maintenance fees, and parking means tenants are paying a larger portion of their income toward shelter than in previous years.

This "new landscape" suggests that the housing crisis is no longer confined to those with the lowest incomes, but is actively destabilizing households across a broader economic spectrum.

The surge in rental rates is also a direct reflection of rising ownership costs. Some interviewees noted that many private landlords — particularly small-scale owners — must increase rents to keep pace with their own escalating mortgage payments, property taxes, and utility costs. This demonstrates a critical linkage between ownership and rental markets: as the cost of maintaining a property rises, the baseline for 'affordable' rent is pushed higher, effectively pricing out the lowest-earning tenants.

> "The new landscape… [has] been creeping up on us for a while. The [support for low-income households] and houselessness is absolutely still huge and needed, but… we are seeing a significant problem with the middle-income people who fall outside of so much [government] help.… The rise in rent has knocked so many people out of the market in terms of being able to live sustainably, and they're not able to get help."
>
> **Service provider interviewee**



67 Rent-Geared-to-Income models are typically structured where rent is 30% of residents' gross income.

Shifting Demand

While single-family homes are the predominant housing type in the region, respondents from all jurisdictions reported a significant shift in demand towards smaller units. They noted that many individuals or families are looking for smaller square footage, or homes where all amenities are on one level, driven in part by an aging demographic. As one provider noted, the demand for smaller household units is increasingly coming from "two 70-year-olds — no kids," rather than young professionals.

This shift creates a challenge for rural and suburban communities where large, single-detached homes are the standard. While family sizes have also shrunk, the housing stock has not yet diversified to match:

> " We're seeing that huge shift towards smaller housing options, which are also not as common in the rural communities because typically the single-detached homes are four [or more] bedrooms."
>
> **Service provider interviewee**

Conversely, a smaller but critical exception to this trend was identified: a need for large, 4+ bedroom housing. This demand is often driven by multi-generational households or larger families who are similarly underserved by the housing stock.

Rent Assistance and Emergency Funds

Administered through housing management bodies in the region, the Government of Alberta's Rent Assistance Benefit (RAB)[68] remains a key tool for making housing affordable, yet demand consistently exceeds available funding, resulting in long wait lists. Consequently, many households remain in core housing need, often paying well over 30% of their income toward shelter. As one service provider noted:

> " Rent supplement... was probably one of the best programs the province ever came out with in regards to maintaining and getting low-income families and individuals housed. They could beef it up. They know how many low-income residents they have in Alberta. They must know they're not meeting that need based on those numbers. An increase in that would have been huge for a lot of people to get housed in a reasonable and adequate way."
>
> **Service provider interviewee**

In the absence of adequate provincial funding, a patchwork of emergency housing funds has become a critical stabilizer across the region. Whether administered privately, through community services, or by municipal governments, these funds provide one-time interventions for damage deposits or arrears to prevent immediate eviction. Notably, these programs are largely sustained by private donations and faith-based organizations. This creates a precarity; should this community-led funding diminish, the region would likely face a surge of homelessness.

68 The Rent Assistance Benefit is a long-term benefit which subsidizes rent for Albertans with low income, where rent is paid directly to tenants.

Increase in Homelessness

The research team heard that growing numbers of people do not have support for housing, and homelessness is, in part, the outcome of insufficient housing support. Homelessness exists on a spectrum of precarity influenced by unique regional factors, such as rapid industrial expansion and a lack of rural emergency infrastructure.

The regional housing landscape is increasingly characterized by the expansion of provisionally accommodated individuals who are at risk of homelessness. This reality includes individuals couch-surfing, living in overcrowded conditions (often in violation of lease occupancy limits), or taking on unsafe roommates out of financial necessity. These situations can put women and children at risk, as leaving an abusive or dangerous home is impossible without available alternatives. Municipalities also noted a shift in visible homelessness. While once a rarity, there are now reports of homeless residents, including seniors, living in their vehicles.

> " There was a woman that came in here not long ago who was so well put together. This is a woman that was successful. Her business didn't make it. She made some decisions thinking that life was going to continue with the income she was used to. All of a sudden, here she was with a teenage boy and not wanting to move out of the area. She had to live in her car. This is new. This is the stuff that we have not seen before."
>
> **Housing provider interviewee**

In the current landscape, increasing numbers of people are couch-surfing because there is no housing available, especially in areas with fast-growing industrial expansion. There is also an increase in the number of homeless encampments across the region.

Interviewees said people are taking on unsafe roommates and putting themselves and their children in danger because leaving a housing situation with nowhere else to go can increase the risk of homelessness. Some residents are living in overcrowded situations to maintain affordable housing.

> " There's certainly a lot of people that are being evicted because they can't afford it. Those are the people who weren't homeless before."
>
> **Service provider interviewee**

The research team also heard of rural residents living in homes requiring major repairs or lacking basic utilities — conditions that constitute living in core housing need, and not considered acceptable by CMHC's definition. For those living with family members, a single interpersonal conflict could end a housing arrangement and lead to homelessness. Where homelessness was once sporadic and short-term, municipalities are now reporting more residents without fixed addresses for extended periods.

Barriers Facing Priority Populations

The research team heard that priority populations often face compounded barriers that extend beyond a simple lack of supply. For these groups, housing precarity is often an outcome of systemic discrimination or institutional gaps. Interviewees reported that in the private market, some landlords actively refuse to rent to Indigenous residents or newcomers.

For those at the intersections of multiple forms of disadvantage, the risk is even higher. Municipalities indicated that low income is a primary driver of vulnerability, and priority groups are over-represented in the low-income demographic. The gap between fixed government benefits and the cost of living has become larger:

> "The need is more acute as things just cost more for folks living with disabilities — folks who are AISH recipients... We get [applications] from folks who are on AISH that we either can't accommodate because we don't have space, or their income is so low we can't... house them. One of our main tenets is that we try not to bring people into housing that will be unsustainable for them, because we recognize that's just setting folks up to fail."
>
> **Housing provider interviewee**

This dynamic is echoed across other sectors. Some service providers noted that many seniors relying on Canada Pension Plan (CPP) and Old Age Security (OAS) benefits are unable to live off their pensions in the current market, while 2SLGBTQIA+ youth are driven to leave home earlier, with no "starter apartments" available. Even families with access to some financial benefits are finding that having children makes housing unaffordable.

> "We've been seeing more unhoused families... Despite having access to some financial benefits, they still can't afford housing if they have children."
>
> **Housing provider interviewee**

Communities of Choice

Across all municipalities, there is a desire among residents to remain in their home communities. This attachment is rooted in social networks, family history, and a sense of safety. For many rural residents, the prospect of moving to a larger urban centre is viewed with apprehension, creating a situation where individuals may choose extreme precarity over relocation:

> "There's a preconceived notion that this [rural municipality] is their community, so they don't want to leave that necessarily, even if that means living in a car."
>
> **Service provider interviewee**

This desire to remain is equally prevalent among seniors, who often face a challenge around downsizing. While many are homeowners with equity, the lack of smaller, accessible housing options in their home communities may prevent them from transitioning to more manageable living arrangements. Without a diversity of housing types, residents must choose between staying in unsuitable housing or being displaced from their support systems. Ultimately, as one interviewee noted, providing a range of affordable housing options "is what's going to keep people here."

FACTORS SHAPING THE HOUSING LANDSCAPE

Understanding housing needs in the region requires an understanding of the factors that shape the current landscape. Economic forces and rapid migration have led to shifting demographics that put pressure on existing infrastructure. This is compounded by a rising cost of living that strains the budgets of lower-income households and those suddenly managing debt associated with pandemic-era relief programs.

Discrimination in the market, opposition to housing diversity, and stringent policies all pose additional challenges for those trying to find and maintain housing, especially during a time of heightened demand and limited supply. More housing can help address the need, but development takes time and depends on factors that include material costs and the support of decision makers.

For those who have secured housing, access to services is often required to remain housed. Public transportation and social supports, for example, enable employment opportunities, community engagement, and the long-term resilience required to navigate economic adversity.

Systemic Factors

Systemic factors shaping the housing landscape include:

- Demographic shifts;
- Affordability;
- Effects of repayment of the Canada Emergency Response Benefit;
- Systemic discrimination;
- Community attitudes to diverse needs; and
- The proximity of municipalities to Edmonton

DEMOGRAPHIC SHIFTS

Interviewees cited major demographic shifts, such as population growth from migration, a growing number of seniors, and economic forces, as factors affecting the housing landscape.

Migration and Population Growth

Interprovincial migration to Alberta has grown considerably in the last few years. Many municipalities reported larger populations[69], a growing demand for services (including subsidies for transit and recreation programs) and assistance with securing suitable, adequate, and affordable housing, leaving many jurisdictions struggling to support new residents. This is evident among Temporary Foreign Workers (TFWs) and international students, two groups for whom there is a lack of reliable, timely data.

More than one housing provider interviewee noted that the vulnerabilities of TFWs are often hidden until a crisis occurs, such as during the COVID-19 pandemic, when illness spread rapidly through high-density congregate settings.

> "We found out very quickly how many members of our workforce live together in large collective homes. Five, six, or seven of our team members would be living together. We wouldn't have [known that until]... one person got sick, and then eight people would get sick right away. It was those kinds of informal moments that made us realize that our own workforce was representative of a group in need."
>
> **Housing provider interviewee**

The research team heard that international students face similar precarity, navigating high rental costs near post-secondary institutions. Many are forced to compromise on transportation and safety to find housing within their budgets, and still face administrative barriers such as requirements for Canadian rental history and local guarantors which are impossible for newcomers to meet.

> "A lot of the [rental] requirements are impossible... [for] people who are still in their home countries, or who just landed in Canada. The policies are just so stringent, and landlord demands are so difficult. I have friends — incoming students — who would message in our group chats and say, 'I really need this house. I think it's affordable, but I couldn't rent it because I don't have a rental history in [municipality].'"
>
> **Lived-experience interviewee**

The challenge for newcomers is often compounded by the gap between professional expectations and economic reality. One municipality noted that many newcomers are balancing rising costs of living with other financial challenges. For example, highly educated and highly skilled newcomers often believe they will be able to work in a profession that matches their experience, but they face barriers in credential recognition, ultimately driving them to lower-paying roles.

Respondents noted that the Government of Alberta's "Alberta is Calling" campaign was successful in attracting many people to the province. It was noted that the influx of new residents raises competition for housing and can displace residents on fixed incomes or those living in housing precarity. It also contributes to rising costs for market housing.

Numerous participants stated the rate of housing development has failed to keep up with this trend given the high demand and long wait lists for housing: "As municipalities, we are not prepared to have these folks in our communities... [or] able to support them to stay" one service provider interviewee said.

69 While regional growth is the predominant trend, internal migration patterns vary. For example, some jurisdictions, like Devon, report a more stabilized balance of residents moving in and out.

Growing Seniors Demographic

Interviewees noted that while there is an increase in the younger and middle-aged working population in the region, there is concurrently a reported increase in the senior-aged population in all municipalities. Although some seniors are able to afford market housing, it becomes more difficult for this group to find housing that meets their needs as they age. Municipalities in both rural and urban contexts reported that there is not enough housing available for seniors to downsize and to age in place.

For those seniors who rely on CPP and OAS benefits as their sole sources of income, market housing is increasingly out of reach. The research team heard that many seniors are relying on food banks and other services to offset their housing costs. Even those in subsidized, rent-geared-to-income units face a trap where if their income increases, their rent also goes up. This means that seniors are never able to "get ahead" and save for additional expenses, including those related to housing, such as laundry services.

Some seniors are medically fit to leave the hospital but remain because there is no suitable, accessible, or affordable housing available for them to return to in the region.

> "In terms of affordability, we don't have housing for [seniors] — suitable housing. It's not moving fast enough. Lots of people are wanting to downsize, but then they realize they have nowhere to go, so they feel very stuck in their homes."
>
> **Service provider interviewee**

The years between middle-age and before qualifying for seniors' benefits can also be a challenge to find acceptable housing. In an effort to secure future stability and qualify for subsidized seniors' housing, some workers approaching retirement are deliberately reducing their working hours. They sacrifice their final earning years to ensure their income remains low enough to qualify for subsidized housing, recognizing they will not be able to afford market rental rates. This puts them in a precarious situation if they do not get access to subsidized housing.

Many municipalities noted that the lack of seniors' supportive living facilities is a concern. This gap, which often requires seniors to leave their home communities, will likely intensify as the population ages. Interviewees noted that seniors want to continue living in their communities of choice and do not want to be separated from familiar social networks or community services.

> "[Seniors] are looking for odd jobs.... A lot of them are on Income Support or a fixed income. Some are looking to downsize, but they don't want to leave the community. Some have moved in with family and that's not going well, so they're looking for places to live."
>
> **Service provider interviewee**

Additionally, interviewees reported that there is an increasing need for housing options with accessibility features for seniors with disabilities.

> "It becomes a challenge, as somebody ages, to [find] accessible housing options for those with developmental disabilities. It's terrible to see the impact because of the way that we operate and the options that are out there. People have to continually move from site to site because of accessibility needs."
>
> **Service provider interviewee**

Profile 1:
‘It Happened to Me, Too’

Dorothy is a composite of four different lived-experience interviews.

Dorothy had never imagined that she would have had the experiences she did over the last five years. She had worked her whole life and she had worked hard, sometimes six or seven days a week. She always had a place to live, and she made enough to save a little here and there.

Dorothy was getting close to retirement and knew she had to make plans. She wanted to stay in the community near her daughters, her brother, and her doctor. Her friend Helen lived in a building nearby, and it was affordable. Originally, Helen and Dorothy were going to live together, but Helen fell and hurt her hip. There were too many stairs for Helen to stay at her current home, and she was having a hard time managing all the repairs.

So, Dorothy did her homework. She called the manager of Helen’s building and confirmed that a certain income level is needed to qualify for residency. Dorothy cut down her hours, went to part-time work, and then called the building manager back. That’s when she found out about the wait list — a long wait list. Dorothy wished she had known earlier. Now, she was stuck. She couldn’t afford her current rent while she waited to get in. She would have to go back to full-time work if they would have her. Then she got sick and couldn’t work at all.

“ I got sick and had to retire early. The Old [Age] Security and the CPP were $1,000 a month. That doesn’t even cover rent, never mind auto insurance, your phone, food... and I have a service dog. What do you do? People say, ‘Well, you drive a car.” I bought that car nine years ago when I was making money. If I sell it now, what good does that do me? Then I’ve gotta buy a piece of junk, and I don’t know if it’s gonna get me from here to there safely.”

At first, Dorothy and her daughter, Jenn, moved in together. The housing wasn’t ideal, but it worked.

“ The maintenance was substandard... We could hear the neighbours using the snake in the sink, and then our sink would back up. It took them forever to deal with ant problems and mice problems. But it was all we could afford, and I saw it as a roof over our heads, so it was acceptable in that sense.”

They could only afford a one-bedroom unit and Jenn was pregnant. When the baby was born, Jenn took the bedroom, and Dorothy moved into the dining room. It worked for a while, but then the landlady told Dorothy that Jenn had to move out. Without Jenn, Dorothy couldn’t manage the rent.

So Dorothy moved in with her other daughter, Cathy. That arrangement didn’t go well, and Dorothy had to leave again. With no options left, Dorothy lived in her car.

“‘Get out,’ [she] said... I looked, but there was nothing out there. I spent most of my time sleeping in my car with my dog. You park wherever you can, and hopefully nobody’s gonna bother you. The best place to park was [a grocery store]. I’ve had the police scope me out. Sometimes they asked, ‘Are you OK, ma’am?’ I told them I’m good. ‘Keep your doors locked,’ they said... Did I become bitter? You bet I did. Rents were ridiculous.”

Continued on next page >

There was a community centre in her town. Once a week, some churches in the area worked together to provide a free hot lunch for anyone who wanted it. It was there that Dorothy connected with someone who helped connect her to housing services. Dorothy called it a miracle. Suddenly, she was eligible for an affordable unit that had just opened up. She wasn't sure what had changed with all the different criteria to get in. She thinks old age should be the only criteria to get into affordable housing.

That was three years ago. These days, Dorothy sees more people without homes on the street than before. She knows what it's like.

" The biggest thing we need is affordable housing, whether you're old like us or young. I see people sleeping in amongst the pine trees, and they've got makeshift housing. I used to live in Mill Woods before I moved out here, and I used to take them supplies every time I went to Costco with my daughter. I'd bring them a bag of food. My daughter said, 'Why do you do that?' And I said, 'But for the grace of God.'... It happened to me, too."

Dorothy is very grateful for her place now. All the neighbours help each other. When someone comes home from the hospital, they all check in to make sure that person has enough to eat. Her new home is far away from the grocery store and the pharmacy, and there's no public transportation. Dorothy thinks that might be why there was a unit available. This place only works if you have a car. Dorothy drives some of her neighbours to pick up supplies.

The building recently got a new tenant manager. The last one wasn't great. He didn't seem to realize this was a home, not just a place to rent. He was always making changes without checking with the tenants first. One time, the elevator was down for three months. The maintenance staff were supposed to help with the groceries during this time, but residents never saw anyone help. Dorothy wishes the staff would ask the tenants about how to make the place better. Wouldn't they know better than anyone?

" If the community cares about the people, the people care about the community." ■

Economic Forces

Multiple municipalities noted that while an active economy attracts workers to the region, housing affordability challenges lead them to the communities surrounding Edmonton — often with the expectation of lower housing costs and a better quality of life. Communities often do not have the infrastructure and housing capacity to absorb the people looking to move out of Edmonton.

Some communities are experiencing localized economic boom factors that drive demand for housing, especially rentals for individuals and families. For example, Dow Chemical's expansion near Fort Saskatchewan will attract workers to the area. Interviewees noted that while these cycles are often viewed as unpredictable, they are, in fact, "pretty predictable at a certain point." Respondents from municipalities with similar industrial-economic contexts suggested it would be prudent to have a strategy for housing planned alongside industrial expansion.

" Every time we see a new industrial project or an oil boom, we see that disparity of [affordable] housing grows. We see scarcity in rentals more in [municipality] because it's a temporary workforce."

Housing provider interviewee

Both regional and localized boom factors have the effect of displacing people who were on the cusp of being able to maintain housing.

" What we are seeing now, and what we anticipate seeing more of, is going to be a real displacement of existing renters in the community... by folks who now have the big money."

Housing provider interviewee

AFFORDABILITY AND THE COST OF LIVING

The research team heard from respondents in every municipality that cost of living increases are creating housing challenges for groups who were not previously in housing precarity.

This shift is driven by low wages, even for full-time and minimum wage workers, unemployment, and underemployment. The research team heard repeatedly that minimum wage work, even at full-time hours, is not enough to cover basic household costs for individuals or families — either with or without children. Wages are not keeping pace with housing costs and the increasing cost of living. Some service providers reported a surge in food hamper deliveries to full-time employees, noting that housing costs have become the primary driver of food insecurity.

Newly vulnerable groups include individuals who have been consistent renters for decades, including those on fixed incomes like CPP or AISH. As described by one service provider: "The rapid increase in [rental] rates all of a sudden meant they could no longer afford housing, which has taken our community members by surprise. So, there is an expansion of the communities that are vulnerable because of the rapid inflation." This has resulted in displacement from various groups, including:

- Seniors living in their cars while waiting for affordable or subsidized housing;
- Labourers couch-surfing because there is no housing available, especially when their work is temporary or on an irregular schedule;
- Single parents living with their own parents because social assistance payments are inadequate to move to any other type of housing; and
- Younger workers living in congregate housing situations because lower-paying jobs do not cover the costs of housing and other necessities.

The research team heard from residents whose lives were impacted by a single misfortune. For a construction worker or labourer, the loss of a vehicle or a physical injury can result in more than a temporary loss of income — it can result in a total loss of housing.

> "I ended up breaking my foot, and I lost my job. A week later, I blew up my truck, and I lost my house. That's why I'm in the situation I'm in right now, because I broke my foot and my work wouldn't put me on light duty. They gave me a layoff. I got [four to six] weeks of medical employment insurance, which was barely enough to cover bills. It wasn't even enough to pay my rent, and I had nowhere to go."
>
> **Lived-experience interviewee**

> "My vehicle ended up breaking down, so I don't know what to do. My work is construction, so I've got to be able to drive… I don't talk to my family, so I had no place to go."
>
> **Lived-experience interviewee**

The research team heard about people whose situations changed dramatically after a single event.

> "All you need is a child with a medical problem, and the medication is not covered. You will sell everything you own, and you will end up in our housing because we know those people. We've met them. They end up divorced. They end up on their own. They lost everything, and they were living well [before that]."
>
> **Housing provider interviewee**

CANADA EMERGENCY RESPONSE BENEFIT

The research team heard that federal pandemic relief programs, primarily the Canada Emergency Response Benefit (CERB), helped reduce housing need. Interviewees suggested that this provided a real-world preview of the impacts of a living wage, noting a significant decrease in rent arrears and a near-absence of eviction proceedings while the benefits were active. However, the conclusion of pandemic relief coincided with an increase in housing costs, compounding challenges for precariously housed residents.

Complicating matters, some precariously housed people have been required to pay back CERB benefits that they were not qualified to receive. In a housing landscape of increased costs, this additional payment is impossible for many people, and is driving some who are precariously housed to crisis situations.

Some service providers noted that the full financial impact of these repayments is now only becoming clear as residents file back-taxes and discover debts they have no way to pay. This debt is a driver of increasing housing insecurity.

> "We haven't yet seen the full detriment of how CERB has impacted some of the lowest income folks financially… As we're getting people caught up on income taxes, we're discovering they have these debts that they have no way of paying, and that definitely contributes to housing insecurity."
>
> **Service provider interviewee**

DISCRIMINATION

The research team found that discrimination remains a pervasive barrier within the housing system. While this was mostly observed within the private/corporate rental market, inequities in non-profit housing were also reported.

Reports of discrimination were mainly at the individual level — a landlord, for example, who does not rent to Indigenous Peoples, or raises the rent continuously on a transgender tenant. The effects of discrimination, however, go beyond the individual. When a landlord does not rent to a single parent from a second-stage shelter because of a discriminatory attitude, that shelter space is unavailable to others in the community. When young people or marginalized groups cannot find a landlord to accept their housing applications despite having adequate income, community services must work harder to support those clients instead of others in need.

> "In a smaller community, when sometimes there might be only a couple of landlords, that makes things really challenging for some of these folks to access housing. We like to think we live in a country where that doesn't exist, but we all know that racism and discrimination is very much rampant in urban and rural communities. It's particularly challenging when it does impact the ability to access housing. We hear it from service providers all the time."
>
> **Service provider interviewee**

> "Indigenous residents are always more challenged just from systemic racism. You can talk on the phone with a landlord and arrange everything, and then come for a viewing, and they say, "Oh, they're Indigenous," and suddenly, it's not available."
>
> **Municipal government interviewee**

Discrimination remains a pervasive barrier within the housing system.

COMMUNITY ATTITUDES

The speed and political feasibility of housing development were reported to be influenced by local community sentiment. Research across the region identified a tension between two primary narratives regarding housing diversification:

- Opposition based on the perceived impact on the neighbourhood's character and established community identity. Often categorized as "Not in My Backyard" (NIMBY) sentiments, this perspective involves resident opposition to multi-unit or non-market housing.
- Advocacy for inclusive growth. Conversely, some members of the population advocate for "complete communities." This perspective prioritizes the development of diverse and affordable housing options as a means of ensuring long-term social and economic vibrancy.

Many municipalities reported that these two positions often coexist, creating additional challenges for decision-makers. A lack of social support for affordable housing can lead to disconnection, where vulnerable residents must leave their home communities and networks due to a lack of local options.

> "We do a lot of work to change the narrative in the community around who we are. Right now, the narrative is that this is an affluent community, nobody rents here, and everybody has three cars. That is very much not the case. A lot of our work is focused on trying to change that narrative and introduce people to the fact that there is a huge need for rentals."
>
> **Housing provider interviewee**

> "Negative resident perceptions of... affordable housing, its impact on the community, and the [municipality's] role in promoting it may hinder support for the... development of individual building projects."
>
> **Insight from secondary data analysis**

PROXIMITY TO EDMONTON

Edmonton's position as the region's metropolitan core influences the migration patterns of people in need of particular housing services and options.

Many sources spoke about sending residents to Edmonton to access housing options that do not exist in their own municipalities. Respondents also noted that some residents stayed in Edmonton when they could not find a way back to their home communities.

> "We'll send some folks over to Edmonton, because we have absolutely nothing [for services]."
>
> **Service provider interviewee**

Some participants observed that the search for affordable housing in areas surrounding Edmonton puts pressure on rural communities outside the city. They noted that there is not enough affordable housing in all jurisdictions, both urban and rural.

As the region's metropolitan core, Edmonton influences the migration patterns of people in need of particular housing services and options.

Housing Development Factors

Some systemic factors affecting the housing landscape are specifically related to housing development, and include:

- Historically limited rental stock in municipalities;
- Time and resources required for housing development;
- Political support from three orders of government; and
- The financialization of the housing market.

LIMITED RENTAL STOCK

Numerous interview participants confirmed that historically, many of the rural and urban communities surrounding Edmonton were intended to be "bedroom communities," where the housing density was lower and served populations interested in single-family homes. There are limited rental properties or housing spaces acceptable for single individuals in these municipalities.

Across the EMR, municipalities reported limited rental stock and high demand.

Across the EMR, municipalities reported limited rental stock and high demand. As a result, individuals tend to stay where they have housing.

> "It used to be that social workers would sit down with folks and see how much [they] pay for rent, and they'd say [the rent] is so expensive. We used to say, 'Why don't we help you get into a cheaper place?' Now we're saying, 'Stay where you are — that will help you.'"
>
> **Service provider interviewee**

TIME AND RESOURCES

Building housing takes time and resources. The process occurs over years, and yet many interviewees shared that the demand for housing is more immediate and dynamic than the timeline in which housing can be built. Housing development solutions being proposed are promising, but not proportional to the need.

> "Development is a major barrier for nonprofits. We really struggle with being able to pull together the funding... The development cycles are four to seven years... That leaves us often at the wrong end of a boom or a bust cycle for it to make sense anymore."
>
> **Housing provider interviewee**

> "We are seeing housing announcements, but it's slow. A shovel in the ground doesn't meet the need."
>
> **Housing provider interviewee**

Housing development solutions being proposed are promising, but not proportional to the need.

Interviewees described other factors influencing the housing development process. These factors include the cost and availability of construction materials, construction standards, and the municipality's capacity, which involves the tax base and the expertise of planners.

POLITICAL WILL

At a municipal level, the support of elected officials for housing development was reported to have a strong influence on the housing landscape. These officials have to balance multiple interests, but their support is essential for planning, development, and resourcing multiple types of housing projects in response to demographic shifts. Planning for housing needs to be integrated with other municipal planning, such as infrastructure, social services, and school planning.

Housing is not explicitly defined within the Canadian Constitution, and so it has evolved into a shared jurisdictional responsibility between all orders of government. At a broader level, many interviewees described the need for clarity around the roles of governments working together to share responsibility for both housing and the impact of housing shortages. One interviewee noted that this type of planning goes beyond the four-year election cycle and requires foresight and investment in the long-term.

> "When you grow fast, your infrastructure can't really keep up to the growth... You've got to do the pipes and all that other stuff... It costs money, and it's not money typically that developers pay. Developers pay for development... That's something [government] has to come to the table with if you want the growth."
>
> **Municipal government interviewe**

FINANCIALIZATION OF THE HOUSING MARKET

Several interviewees described seeing a change in ownership of properties and land when there is high interest from investors seeking to profit through the housing market. They noted that larger companies are buying smaller rental properties.

Smaller businesses with rental properties rely on high occupancy rates and can often be more flexible when selecting tenants. Larger businesses, however, have the capital to absorb a temporary vacancy and can adopt more stringent policies for selecting tenants.

> "Almost all apartments have now been taken over by big corporations... They are able to wait for the tenants they want... The personal relationship with tenants in privately held buildings is pretty much gone."
>
> **Municipal government interviewee**

> "[For]... small businesses, their incomes really rely on keeping suites occupied. They have a wider scope of people they will rent to. Larger companies have started to take over rental units, and they will wait for the tenants who will pay the rent they want... We also used to rely on these smaller low-end market rentals and refer people to them, but they are disappearing."
>
> **Municipal government interviewee**

Several interviewees reported that investors are also purchasing homes or lots — not to live in neighbourhoods, but to earn money through rental income. Turning these homes into investment assets could result in a loss of starter homes.

The financialization of the regional market acts as a systemic barrier to housing. Some interviewees noted that housing is recognized under international law and by various national policies as a human right, anchored in the 1948 Universal Declaration of Human Rights. In 2019, the Canadian Parliament passed the National Housing Strategy Act, which recognizes housing as a human right and commits the federal government to further the progressive realization of the right to adequate housing.

The financialization of the regional market acts as a systemic barrier to housing.

Regulatory and Policy Barriers

Interviewees described the types of policies that contribute to housing contexts in regional municipalities: stringent policies around tenancy, policy implementation that contradicts policy intent, and policies affecting temporary migrants.

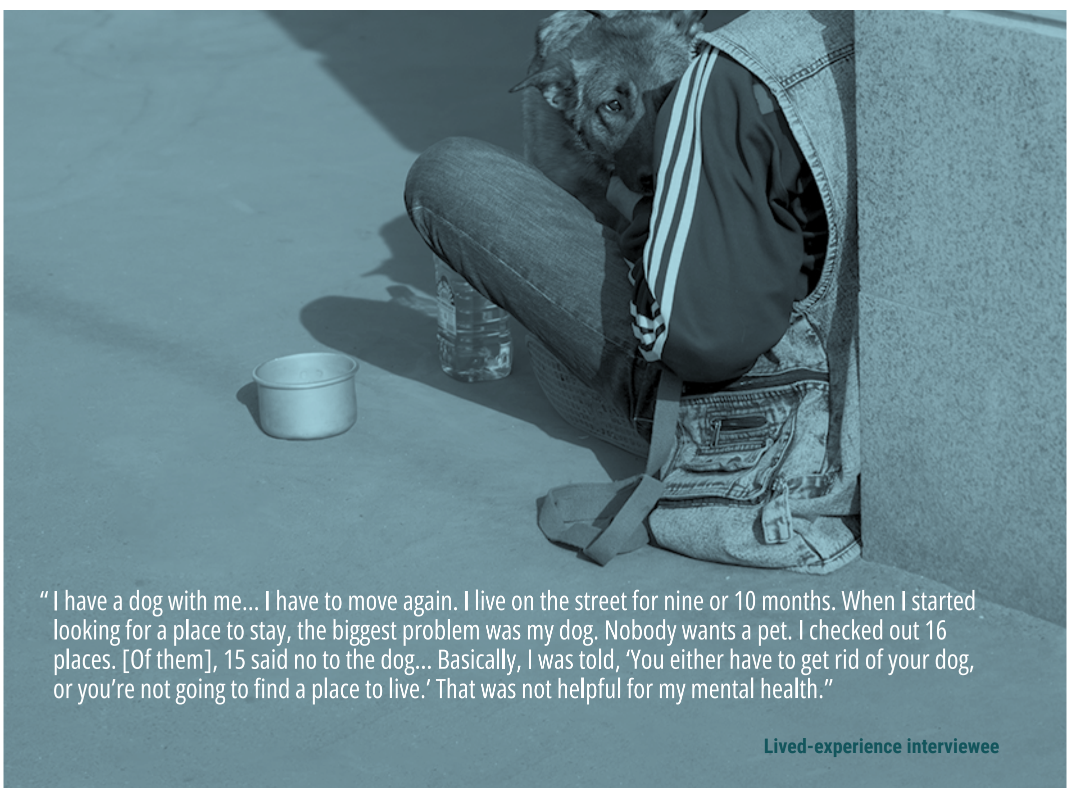
STRINGENT SCREENING POLICIES

Interviewees who work in the housing and social services sector frequently mentioned the criteria landlords use to screen potential renters. These criteria include a rental history in Canada, a credit history, and the applicant's type of employment, among others. These criteria can create barriers for some individuals seeking housing.

> "I found a place, and this guy was renting it out. He had sent me a list of 35 questions. He wanted a criminal record check. He wanted pay stubs. [He wanted to know] whether you have pets or not — whether you smoke or not. Have you ever been convicted of anything? He had a list of 35 sincerely personal questions… I understand. A landlord would want to get to know the person that they're going to be renting to, but having to be that nosy about somebody's personal [life]… it's a little unrealistic. It was $1,200 a month. It was perfect — all utilities included. I could have had my pets. It would have been perfect, but the guy wanted to know way too much."
>
> **Lived-experience interviewee**

> "What we're seeing from landlords is that they are now asking for cosigners when they didn't ask before. They're asking for confirmation of income for certain populations and are asking them to pay ahead… a year ahead."
>
> **Service provider interviewee**

Policies related to pets were also noted as significant. Many individuals are looking for homes that allow them to live with their pets. Interviewees noted that people who had experienced many losses in their lives would often choose to live in precarious housing or sleep in their cars if it meant they could keep their pets. Pets served as a source of resiliency for these individuals.



> "I have a dog with me… I have to move again. I live on the street for nine or 10 months. When I started looking for a place to stay, the biggest problem was my dog. Nobody wants a pet. I checked out 16 places. [Of them], 15 said no to the dog… Basically, I was told, 'You either have to get rid of your dog, or you're not going to find a place to live.' That was not helpful for my mental health."
>
> **Lived-experience interviewee**

> "We can't minimize how important these animals are, especially for people who may have experienced trauma or abuse. These pets are their lifeline."
>
> **Service provider interviewee**

IMPLEMENTATION AND INTENT

Interviewees described policies that did not achieve their policy intent in providing support to households in need, even though these policies were embedded in programs intended to improve access to social support and housing. The most frequently cited example was regarding the amount of financial support offered from programs, such as Income Support and Assured Income for the Severely Handicapped (AISH), which are not sufficient for housing.

> "The government supports haven't kept up with the increases in rent at all."
>
> **Municipal government interviewee**

Some policies create barriers to these benefits, or the benefits are removed when individuals make efforts to improve their circumstances.

> "If you were to move out of [this affordable housing unit] and move in with your family, your [Income Support] is then cut... I find that [people] get pigeon-holed in that system, and they get stuck. They want to move out of a situation that is not ideal... but then they get their funds cut [even though] they're still responsible for paying room and board. Because you don't live independently, and you're sharing a room, [Income Support] is cut...You have a lot of individuals who don't want to be in the system — who actually want to contribute to society and get better — but they keep hitting this brick wall."
>
> **Lived-experience interviewee**

> "With the Rent Assistance Benefit, there's a point scoring schedule. One of the criteria is you have to have a permanent residence. If I'm homeless, I don't have a permanent residence. I already scored zero."
>
> **Service provider interviewee**

Interviewees shared stories of individuals being caught in difficult circumstances from which there was no pathway out because of the contradictions between a policy's intent and its impact.

> "Lots of housing authorities... might say every child has to have their own bedroom. So how does this affect a mom who can't afford to find a three-bedroom house for three children? We understand this, but it causes barriers for bigger families."
>
> **Housing provider interviewee**

> "When I applied [for government benefits], the first worker that contacted me for the initial intake assessment said, 'They are going to want you to apply for five jobs a day.' You can do that for two weeks, and then there's no more jobs to apply for."
>
> **Lived-experience interviewee**

POLICIES AFFECTING TEMPORARY MIGRANTS

Several interviewees described how policies that governed the employment of temporary migrants restricted the ability of those migrants to find housing. Many temporary foreign workers (TFWs) are issued employer-specific work permits that legally require them to work only for the employer named on the permit. This "closed" permit system can limit the housing mobility of a worker whose legal status in Canada is directly tied to a specific location and contract. If there is a breakdown with their employers, TFWs have limited options to secure an alternative income source that doesn't jeopardize their current housing.

Several municipalities reported that for TFWs, low wages can result in situations where many people are "hot bunked"[70] in a three-bedroom apartment and alternating sleeping shifts.

> "We've also seen that when workers live in employer-supplied housing, and they lose their jobs, they also lose their housing on the same day."
>
> **Municipal government interviewee**

International students can work a maximum of 24 hours per week off campus. Some interviewees noted that this created financial pressures for them.

> "I worked two jobs one summer just to keep up with my tuition, because we are allowed to work over term breaks... It's exhausting."
>
> **Lived-experience interviewee**

Profile 2: 'Unexpected Things Happen'

Mimi is a composite of four different lived-experience interviews.

Mimi has been in Canada for two years. She came as an international student and lives in one of the bedroom communities surrounding Edmonton.

Mimi is originally from the Philippines, where she earned a degree and struggled to find a job. After moving to Canada, she took a chance by enrolling at a community college in Edmonton. Her dad has a friend in the city who had allowed her to temporarily live in a basement. She was grateful to have a place to stay, but the accommodations were problematic.

Continued on next page >

70 "Hot bunking" describes extreme overcrowding where a single bed is shared by multiple people who use it at different times.

“ The housing situation was not ideal for me… It was dark. It was cold. I felt so isolated. I can’t cook the food that I want because the landlord is from a different culture. It’s not my home.”

There was a disagreement between her father and his friend, so the friend asked Mimi to leave. She had only been in Edmonton for two months at that point. She only knew how to get to school and back to her temporary home, so she had no idea where to find a safe place to live. After reading rental ads, she knew she would have a hard time finding a new home without a rental history in Canada. More importantly, nothing was affordable given her budget. If she could work more, she would have done so in a heartbeat, even if it meant working full time while going to school. However, the federal government limits how many hours an international student can work off-campus to only 24 hours per week.

**“ We don’t have any options. We are aware that the government is expecting you to have money because you came here to study. They’re expecting that you can handle the expenses, which is fair. It’s not a surprise for us. But some unexpected things happen, like you’re expecting that you won’t pay much for rent if you’ve made arrangements.
[I planned] mostly for the tuition fee and school expenses.”**

Mimi felt like she was running out of time. She was desperate. She knew she had to swallow her pride.

“ I don’t know anything about Edmonton. I asked one of my professors who had been helping me at school: ‘I still haven’t found a place, and I’m running out of time. I’m sorry, but I have to ask you, do you have a spare room in your house that I can rent?’”

Mimi also asked her college advisor, Judy, about a spare room. Judy was unable to rent a room but found two other women in her network who happened to be looking for a roommate. These two women lived in a community that was a 30-minute drive outside of the city. Mimi agreed right away. She didn’t know what other options she had. She knew she would have to make it work.

“ Places are very expensive. It really is impossible to rent a new place by yourself or through a single [income], much less as a student. It makes things really challenging because I cannot pay for housing alone… I have other costs too.”

So, Mimi commutes to work and to school, which means that she often wakes up at 5 a.m. She can’t afford to be late to work.

“ If I miss the transit, I have no choice but to take a cab. A one-way ride is about $20. That means an expense of $40 per day, both ways. That is significant… compared to the bus, which is $3 per ride.”

Some days, she feels so exhausted. She lives very far from her friends in her class. She is allowed to work when school is on break, so she hopes to find two jobs in the summer. When asked if she wants to stay in her current community, Mimi nods in agreement. She likes that the community feels safe. Still, she is unsure if she can continue to afford it.

“ From our landlord, we got a letter. They’re saying that instead of having a fixed rate for water and gas, it’s going to be pro-rated based on the number of occupants.”

Mimi worries when she sees letters from the landlord. She’s heard about other people’s rent going up, and she doesn’t know if any of them could afford it if rent goes up too quickly.

When she finishes school, Mimi hopes that she can stay in Canada and find a full-time job that gives her the independence and ability to take care of herself. When asked what would make the biggest difference for her situation, Mimi talks about affordability.

“In my opinion, the biggest problem we face nowadays is unaffordability. It’s a trade-off of many things. If you want housing, you have to let go of other things. The kind of housing that you get also affects the other aspects of your well-being… For most people, they have to trade off something important just because they want to prioritize a better housing situation.” ■

Service Factors

This section describes the effects of the following on the housing landscape: the accessibility and availability of services, public transportation, and the desirability of shelter stays.

ACCESSIBILITY AND AVAILABILITY

The availability of services was reported to have an impact on the ability to stay in a community. Without access to appropriate services, an individual can struggle with employment, well-being, and safety — all of which can impact housing.

> "Our youths may move to bigger centres and never come back. The same pattern is reflected for other groups... specifically, vulnerable youths. If they move to Edmonton, it's really hard for them to come back. It's partially related to services, but partially related to housing. It's a very complex issue."
>
> **Service provider interviewee**

> "There are very limited... services structured specifically for youth who identify as BIPOC — as Indigenous, Black, and people of colour. Although there are some efforts to provide more culturally informed Indigenous services through the schools... Edmonton is perceived as being more attractive this way."
>
> **Municipal government interviewee**

Integrated services are connected for collaboration, which can lead to efficiencies and better outcomes for individuals using these services. When services are not integrated, individuals are often left without support or resources to meet basic needs, including housing.

Many people with complex needs require access to supports that help them remain housed. Without these types of services alongside housing, there can be limited success in individuals maintaining their homes.

> "Building more affordable housing is... a step in the right direction, but we need all the other pieces too. There's no use building if there's no operational dollars [for housing supports] to help ensure people are staying housed or are moving forward and progressing towards their goals."
>
> **Housing provider interviewee**

Additionally, some interviewees described the importance of access to telephone service and/or email. Those who may be couch surfing, living in their cars, or sleeping outside can have limited access to cellphones and the internet, which, in turn, limits opportunities to secure housing.

> "We don't even have stable cell service in parts of the county. Get out into some spots, and there's just dead areas out there. So how do you call for housing when you can't make a phone call, and you don't have money for gas, and you can't drive, and you don't have food in your belly. You can't do any of these other things until you've got very basic services."
>
> **Lived-experience interviewee**

PUBLIC TRANSPORTATION

The presence or absence of accessible, affordable public transportation impacts the types of services, social supports, and employment opportunities available to people. These factors have a significant impact on well-being, income, and the capacity to acquire and maintain housing. Transportation availability is one of the key determinants of whether housing is sufficient for an individual to meet their needs and engage in their communities.

" Another big thing we see in rural areas — there is no transportation to get you to the things you need in a bigger centre. I don't want to say rural areas have big housing supplies, but you still need transportation to access services and do everything else. [Difficulties] accessing services from that housing is an extra barrier in rural areas."

Service provider interviewee

" I just walked 95 kilometres in three days. I put myself in the hospital because I couldn't take my shoes off. They were so swollen. I have meetings... How am I going to get there? I didn't have a bus pass. I didn't have the money. It's because of that I'm walking seven hours. There should be a free bus ride."

Lived-experience interviewee

SHELTER EXPERIENCES

Many interviewees shared that individuals who had challenges with housing did not wish to stay in shelters.

" The number of people who we've talked to over the years about going into an [urban] shelter when [all they've ever known] is small towns... They're terrified. We've had people who have been in shelter come back... and then they've been put in this precarious situation again, and they literally say, 'I would rather sleep on the street and risk death than stay in a shelter.' Now that is horrific to hear."

Service provider interviewee

Some people reported feeling fearful of staying in shelters.

" You'd have to sleep on a mattress six inches from a guy you've never met. When he rolls over and grabs a feel, you have no defense because his response was, 'I was sleeping.' That's why women don't want to stay in [this shelter], because they get groped and grabbed all night long by people sleeping on the floor with them."

Lived-experience and service provider interviewee

As a result, some individuals choose to live in their vehicles, with others, or on the street, rather than access shelters.

Household Factors

There are factors in the lives of community members that make it more challenging for individuals to find or secure housing, given the context created by systems, policies, and services.

In the discourse around housing, some believe that the challenges people face are the result of individual choices or circumstances. In fact, many factors contributing to housing need can happen to anyone. As one interviewee said, "Everyone is one situation away from needing affordable housing."

This underscores the growing precariousness of many households' living situations across the region. In a boom-bust economy, housing stability is often tied to a single income stream. When that stream is interrupted due to illness, job loss, or another unexpected event, households that previously appeared stable can quickly slide into core housing need. If an individual is a member of one or more of the priority populations, these individual circumstances can have more of an impact, given the increased vulnerability of these groups. Common individual-level factors identified in the data include household changes and health challenges.

HOUSEHOLD DYNAMICS

Several interviewees said conflict within a household or a family can result in the need to leave and find a new home. In some instances, domestic violence required an immediate move for the safety of a parent or guardian and children.

> " With younger [people] under 18, lots of family breakdowns result in other families taking youths in."
>
> **Service provider interviewee**

One interviewee discussed difficulties encountered with a roommate.

> " I was off the street for a while... I got my first place. That was [a place] I could afford no problem — $700 [per month]. But they didn't tell me [my roommate] was a recovering alcoholic, he had [a mental illness], and he wasn't taking his meds.... I was there for a month and three days, and the guy asked me to leave. The setup was great. He was in the back, I was in the front, and we shared the kitchen. The biggest thing [the landlords] wanted me to do was be there for him, but he told them I was the problem."
>
> **Lived-experience interviewee**

Many interviewees described personal experiences in which a member of their household or family either passed away or moved out. This change in the household composition can affect household income and housing stability.

> " I was living with my mom my whole life. We had an apartment together, and then she passed away, and I couldn't keep it. I didn't have a job. I was a student. I still am. I'm in my graduating class. I've never really had a full-time, steady job."
>
> **Lived-experience interviewee**

HEALTH CHALLENGES

The data also showed that challenges with physical health and mental health may lead to difficulty maintaining housing or employment required for housing.

> " People that struggle with mental health sometimes have moments where they can't clean their houses because they're struggling with depression. The home might look very different if you walk in it after two or three months. People don't want to rent if they notice that somebody might be struggling with mental health... There's always those biases against people who struggle with mental health and addictions."
>
> **Service provider interviewee**

People who experience challenges or changes to their physical health may suddenly need a different type of housing.

> " I'm looking for another place to live because I have to have surgery... and the apartment I'm in right now doesn't have an elevator... I don't know how I'm gonna get up and down the stairs."
>
> **Lived-experience interviewee**

Without appropriate support, chronic conditions, such as addictions, can jeopardize an individual's ability to sustain secure and safe housing.

> " He took me in [to his home] with open arms, and I screwed it up. I kind of went nuts on him the one night because I thought I heard what I heard, and then I got mad — got mad at all of them — because they were picking on me. But they weren't. They didn't say what I thought they said."
>
> **Lived-experience interviewee in reference to struggles with substance use**

IMPACTS OF THE HOUSING LANDSCAPE

The state of the housing landscape affects households, service providers, and the larger communities in which those services operate. At a wider glance, interviewees spoke about the need for diverse housing to foster community vibrancy and guard against stagnancy. A lack of housing options can lead residents to search for homes in other municipalities, which makes recruitment difficult for businesses left behind and, in turn, discourages investment from new businesses.

From the perspective of service providers, the climbing cost of living, coupled with a lack of affordable housing options, has led more people with more complex needs to seek help. As a result, clients are waiting longer for assistance, and workers are at risk of experiencing burnout. Moreover, some service providers have been pushed out of their mandates and into crisis intervention. While voluntary organizations, grassroots groups, and faith communities are stepping up to fill the gap, the magnitude of the need is at risk of being underestimated unless these efforts are documented.

To cope, some households are forced to compromise other basic needs, such as food and medication, for the sake of housing. Others resort to inadequate, unsuitable, and even unsafe living arrangements that pose threats to their health and well-being.

Impacts on Community

Considering the impact of the housing landscape on communities, sources raised concerns about instability and the effects on social and economic well-being. They also noted a need to develop complete and inclusive communities.

INSTABILITY

Challenges in the housing landscape drive individuals to look outside their communities for more affordable housing or better-paying jobs. While some interviewees pointed to the pressures caused by increased migration to the region, others noted the impacts of increased migration between Edmonton and surrounding municipalities.

> “When we work with communities, we hear… that folks are being directed from an urban centre into a rural community because they’re told that there will be more employment opportunities and more affordable housing. Then they get there, and that’s not the case.”
>
> **Service provider interviewee**

> “[Housing] is not there. You have people town hopping, so there’s no stability.”
>
> **Service provider interviewee**

Increased intraregional migration can result in transient households, uprooted families, and less community stability.

> “When families can’t find a stable place to live, the kids also end up moving from place to place and don’t end up going to school in any kind of steady way. This has such a negative impact on their education.”
>
> **Service provider interviewee**

Several interviewees also described a loss of vibrancy in communities that don’t have diverse housing to meet the needs of residents.

> “It affects our community because there’s a gap. We’re missing incredible women who could contribute back to the community. They can’t stay in the community because there’s no housing.”
>
> **Service provider interviewee**

> “People were born and raised here… It’s home, and it’s where their roots are. It means a lot if — for whatever they’re dealt in life — they could stay here…. It would be such an added benefit. The communities would flourish.”
>
> **Housing provider interviewee**

SOCIAL AND ECONOMIC WELL-BEING

Interviewees said that without stability, vibrancy, and support for economic and social development, municipalities surrounding Edmonton are at risk of becoming stagnant. They described how a lack of affordable housing can impact the ease with which local businesses can attract skilled and unskilled labour, in turn affecting a municipality's ability to attract new businesses.

> " Our partners in industry… have a difficult time securing a local workforce… It's because [workers] can't afford to live here, but we still need people to do those jobs. Franchise and restaurant owners are struggling for staff all of the time, and that has implications on their bottom lines and their service levels… We would experience a better economic environment if we had more housing diversity here, too.'"
>
> **Housing provider interviewee**

> " We need to be bringing in new folks to the community, whether they're younger adults or new Canadians. We need to increase vibrancy in the community. "
>
> **Housing provider interviewee**

These concerns align with some interviewee perspectives that housing is a determinant of a community's social and economic well-being, and is also interconnected with land use planning, property taxes, employment, and health.

> " Having affordable housing creates more cash flow in the community, where people have more discretionary income to spend locally."
>
> **Service provider interviewee**

> " More affordable housing would make room for other priorities, like paying off student debt, buying recreation passes, saving for kids' education, and paying other bills."
>
> **Service provider interviewee**

Many municipalities shared the value of working towards creating "complete communities" that provide a diversity of housing and accessible day-to-day services to meet identified needs for people of all ages, incomes, and abilities. Some interviewees stated that communities are incomplete without a mix of housing options to meet a range of housing needs.

> " I find that there's a lot of solidarity with the queer community and other marginalized communities… because there's that understanding… that where you grew up is not necessarily built to support you. It was built for your parents and their parents. It was not built for you. That's the bridge I'm at right now."
>
> **Lived-experience interviewee**

Impacts on Housing and Service Providers

The housing landscape also impacts service providers. Interviewees cited the potential for burnout in the social services sector, increased wait times for services, and other organizations being pushed to work outside of their mandates.

BURNOUT IN THE SERVICE SECTOR

Interviewees said many people working in the housing and social service sector are at risk of experiencing burnout due to greater demand for their services, as well as the increasing complexity and vulnerability of people seeking assistance. Some interviewees identified the inability of service providers to support clients as one of the most significant causes of burnout.

> “We've never been this busy. We thought we were busy during COVID... This team has been able to rally. It's [helpful] having a light at the end of the tunnel... but it's hard to be sitting across from someone and say, ‘There's nothing I can do.’”
>
> **Service provider interviewee**

> “We actually have a counsellor coming in every three months for our tenant service administrators because of how desperate people are.”
>
> **Service provider interviewee**

> “We're seeing an impact on staff [who are] having to turn women and families away because we don't have space and don't have any alternatives. It takes a toll on shelter workers.”
>
> **Service provider interviewee**

While the research team heard of cooperation among housing providers, service providers, and municipal governments, these groups collectively indicated that they do not have a systematic means of understanding housing needs, assets, and service availability across the region.

Some service providers also noted that they are facing increasing pressure to generate data about housing and housing needs without being equipped with (or funded for) the appropriate tools to collect, interpret, and share that information. They noted that funding program reporting requirements are time consuming and impact the time they have available to provide support to individuals.

LONGER WAIT TIMES

Interviewees mentioned longer wait lists for many different types of housing, rent assistance benefits, and other services that help people stay housed.

> “The Rent Assistance Benefit has 300 families on the wait list... The wait list is just astronomical. People will be unhoused and rehoused and unhoused again three times over before we even get them to that point of helping them... if we can find a place for them to live.”
>
> **Service provider interviewee**

Longer wait times were reported to be particularly difficult for individuals fleeing domestic violence. Those staying in emergency shelters or second-stage shelters are unable to move on without access to safe and affordable housing. To meet basic needs such as food and shelter, this group is at risk of returning to unstable or abusive households. In turn, individuals looking to leave abusive homes may not be able to do so due to a lack of shelter space.

> “ We’re seeing families staying in the shelter 40 days, 50 days, 60 days. We’ve seen people in shelters for four or five months — that’s the reality.”
>
> **Service provider interviewee**

> “ Getting more houses for people... is going to stop a certain percentage of family violence because if people have choices they won’t stay in relationships where they’re getting mistreated.”
>
> **Lived-experience interviewee**

Interviewees also noted that individuals waiting for housing tend to have more complex issues than historically seen by service providers. They attributed unaffordability and the increased demand for services as contributing factors.

People with more complex needs require more intensive support. As a result of greater demand for services, less service time is available for clients, and those experiencing multiple vulnerabilities are further marginalized. The shift from precarious housing into homelessness places greater strain on community services. Higher rates of homelessness can lead to more emergency room visits, more police intervention, and an even greater need for housing and social services support.

When individuals shift from housing instability to homelessness, it triggers a ripple effect across public systems, manifesting as a higher reliance on crisis-level social supports, law enforcement and emergency medical services.

Profile 3: ‘Opportunity to Restart’

Kaitlyn is a composite of four different lived-experience interviews.

Kaitlyn is on the path to building a better life for herself and her four children. She left a situation with both physical and emotional abuse in her home. She remembers the feeling.

> **“ I struggled with being [domestically] abused and trying to find resources to cover me after having to quit my job... and flee my [home] without the resources to do so. Not only is there a financial issue with trying to find a job, but [also] finding an affordable home. For women trying to flee domestic abuse, we are like shadows in the corner. There’s so many of us... It felt like there was no help... I was flying by the seam of my pants every day. I didn’t know where I was gonna be.”**

Continued on next page >

It took Kaitlyn three tries to leave. She found refuge at an emergency shelter and tried to look for a place as soon as she was ready, but it was impossible. No one wanted to rent to her. She's Indigenous and has children, but she didn't have a rental history (past leases were in her partner's name) or a job.

" I don't have the best credit… so that's a downfall for me. People say, 'You could come see it,' and then once they find out I have four children, it's, 'OK, we're not available anymore.' I think to myself, all right, I know why…. Obviously, being a minority, I'm looked upon differently. And then being Indigenous — there's stereotypes out there. People are very hesitant to even call me back. It's discouraging. Is it because I'm native? Because I'm a single mom? Because I have all my kids? I don't know. It's just difficult."

Originally, Kaitlyn is from a reserve. She considered going home, but the housing in her home community wasn't great, either. Her sisters had been waiting months for home repairs. The biggest challenge in finding a place was affordability.

" The help [at the shelter] has been really awesome. They've been trying to give me as many resources as possible, but they only stretch so far. And Income Support… the payments per month help, but they don't help that much."

" It is impossible to find a two- or three-bedroom home for a reasonable price — where you're not paying over $2,000 a month, with some utilities included, and it's pet friendly. People don't want you smoking on the property. They don't want families. They don't want pets. They're asking for $1,800 a month for [a] two-bedroom. There's no washer, no garage, no utilities included. All of a sudden, you're up over $2,000 a month. So that has been my struggle: trying to find another place to live. In order to live comfortably, you have to be making a minimum of almost $30 an hour, if not more."

Kaitlyn knows other women in her shelter have gone back to their partners, even after fleeing abuse. Others have gone to live with friends, but the friends might have problems, too. One woman she knew relapsed into drinking once she went to stay with her friends. She knows women have to make difficult and sometimes unsafe choices to find an affordable place to live.

" I'm not here to judge nobody. Anybody can get money the way they want, but my main point is they're exposing themselves to harm because you don't know what other people can do."

Kaitlyn called many places over and over again. Then a space in a second-stage shelter opened up. It meant she had six to 24 months to stabilize, figure out a plan, and find a way to support her family. She had to move to a smaller community — one that's different from Edmonton — but she likes it. More importantly, her children like it. She was worried. All the moving around (with friends, a cousin, and then the emergency shelter) made it hard to get her children to school when they didn't know where they were staying from week to week.

Now, her children are in school, they feel safe, and they have friends. She would love it if she could stay in this community.

" Being here has allowed me and my family to feel safe. I can actually trust my kids to walk down the road to [catch] the school bus. I had wanted to live in Edmonton, but there's so much traffic for my young children… and my kids love that they have new friends. They like going for walks on the pathways. It's a beautiful town, and there's no crime. Everywhere has its good and bad points, but there's a lot of good for me here in this community."

Kaitlyn shares what she thinks would make a difference for people who are in situations such as hers.

" Violence can grow when families are forced to stay in abusive homes. Remember, little kids are watching. They're learning that it's OK to get screamed at or beat up. It's not good… We need affordable housing in safe areas, somewhere for us to go where we can feel safe and have the opportunity to restart." ■

WORKING OUTSIDE OF MANDATES

Many interviewees said services intended to strengthen protective factors for families and communities are now being pushed to working outside of their mandate. The work of these services is becoming more aligned with crisis intervention as more clients with more complex needs seek support in response to housing and affordability challenges. Some service providers reported feeling trapped because they see the need to undertake crisis work, especially in small communities where there are few other services. However, they also know that without addressing the underlying causes of housing issues, the need and urgency for crisis services will continually outweigh prevention services.

> “ We’re never going to be in a place where we have a shelter. That’s not a reality for us... But if we can protect and support seniors, [those with] lower incomes, the single parents, that will sustain and build the community. Then we, as a community, can work on supporting others because there may be more capacity to support those individuals who are fully houseless.”

Service provider interviewee

Voluntary organizations (many from faith groups or other types of grassroots communities) are providing services in the absence of an integrated system for housing and housing supports. While these groups can provide valuable assistance, their efforts, if undocumented, can lead observers to underestimate the extent and magnitude of the need.

> “ The system is... not providing enough support for everyone. If we step in and fill that gap — provide that support — then the system is not going to fix itself. It’s going to [look like] it’s working fine, and we don’t have to increase benefits or support. So, it’s that balance of doing it ourselves as a community, and advocating for some system change within the benefits and support programs.”

Service provider interviewee

Although the research team heard that housing and service providers are working collaboratively with voluntary organizations, responses to housing needs are more “ad hoc” than coordinated. In some cases, the needs of individuals are being addressed simply through the goodwill of others. The housing sector may continue to be underfunded when charitable work is filling in the gaps of permanent service needs.

Household Impacts

Interviewees shared personal experiences and observations about the effects of the housing landscape on individuals, including:

- Unacceptable housing;
- The loss of support networks available for housing resiliency;
- Compromising other basic needs for housing;
- Safety risks; and
- Adverse impacts on mental health and well-being.

The historic and systemic marginalization of priority populations often means these groups experience more barriers in their journey to find housing, and they are more vulnerable to experiencing these effects.

UNACCEPTABLE HOUSING

Interviewees shared many examples of people in housing requiring major repairs (inadequate), or accommodations that technically provided physical shelter but were precarious (e.g. living in vehicles or couch-surfing, which are forms of "hidden homelessness").

" You show up at a property thinking it's just one guy in a house, and then in actuality, there's one guy in a house that's heated by a wood stove because he doesn't have any power. And there's a modified school bus on the property in which his kid lives — his adult son. And then there's two tents. And there's a shed that someone's put a wood stove into. All of a sudden, there's 10 people on the property, not one."

Service provider interviewee

" We have people who are living in really unsafe conditions. They are living in RV trailers, sheds, garages, tents, renting rooms from people."

Service provider interviewee

Interviewees also spoke about people living with others to afford housing and other basic needs. Some were reported to be living with their families, while others found accommodations through existing networks and, in some cases, with strangers.

" [A lot of people are] having roommates — a lot of roommates — or having to move back with their parents. I don't even know of a couple that is living on their own... It's cheaper for them all to live together, so they're all crowded in one house. It's just a full, full house... There's so many different emotions and characters... People are just cramming into one household and managing."

Lived-experience interviewee

" We had one group of people — 16 of them living in one apartment. There was one gentleman paying $200 to live in the storage unit in the basement of the building. Some work days, some work nights, and they just switch beds. They would be hot bunking."

Service provider interviewee

Several service providers noted that an increasing number of families are living in campgrounds during the summer months since they cannot access affordable housing in their communities.

LOSS OF SUPPORT NETWORKS

A recurring theme among respondents was the destabilizing effect of interregional migration. As residents are forced to move in search of more affordable housing, they often lose the formal and informal support networks they have built that are vital to household stability. The research team heard that for many, the decision to move is seldom a preference for a new location.

Many interviewees expressed a preference to stay in their home communities where they have connections. This is particularly challenging for families who have local supports:

> " We had one mom crying because her child was just able to access some resources, and she could see the child flourish, but they couldn't live out here anymore. That's very devastating. It's hard on the family. They're relocating somewhere else and basically starting back at square one. It's sad because they have their services out here. They had to make that choice because they can't afford the rent here."
>
> **Housing provider interviewee**

Interviewees expressed a strong preference for community continuity, noting that social networks act as an essential safety net. When these ties are severed, the vulnerability of the household increases. Parents described the challenge of uprooting children from established schools and peer groups.

> " I can't move my daughter again. She just moved here in July with me. She went to the same school for the last four years, and then I moved her here, and she switched to [another school]. To move her again to a different location and a different school, and to try to [have her] make new friends is just not something I'm willing to do."
>
> **Lived-experience interviewee**

COMPROMISING BASIC NEEDS

Efforts to secure housing can require sacrificing other essential needs, such as food, transportation, medications, and access to health supports. Some housing providers highlighted their concern with this trend, noting that the choice between housing and health is becoming more common.

> " [We're hearing] stories of [people] having to choose food or medication over housing. It's quite sad."
>
> **Housing provider interviewee**

The research team heard from individuals who are unable to change their situations because the financial cost of relocating or securing a better situation would require letting go of other vital needs.

> " There are instances where I feel like I just want to leave this place, but I'm caught in this situation. I have nowhere to go. I even tried once just because I couldn't bear [it]. I packed up my things, and then I realized I can't do this because I can't afford it... If you want housing, you have to let go of other things. The kind of housing that you get also affects the other aspects of your well-being... That's a reality for most people. They have to trade off something important just because they want to prioritize a better housing situation."
>
> **Lived-experience interviewee**

This also manifests in regional commuting patterns and the geographical distribution of the workforce. The data also revealed that some newcomers — such as temporary foreign workers and individuals working minimum wage jobs — settle in Edmonton if they can find more affordable rental options and undertake long commutes to another regional municipality. Conversely, others live in surrounding communities and may pay more for housing while giving up other necessities.

SAFETY RISKS

Interviewees across all municipalities shared examples of the risks people take to find and secure housing amid affordability challenges. When residents need to secure a home within their financial means, they can become more vulnerable to predatory practices, criminal activity, and unsafe living environments. One interviewee spoke about their experience with rental fraud.

> " I met with the [landlord] in person. I spoke with neighbours, who verified the story. I had a tour… I did everything right, and it was a fraud. I lost my entire damage deposit. It was $1,700. I didn't realize that it was a fraud until it came time to move in, and I couldn't get a hold of anybody. That put me in a bad spot… I don't make a lot of money… It set me back months. Even the [police] officer said, 'This is where we usually give you tips on prevention but honestly, you did everything right.'… [It] made me feel even less secure about going on and finding more housing."
>
> **Lived-experience interviewee**

Housing at the lower end of the market may be characterized by unsafe conditions. Residents described living in buildings where security breaches and violence were common occurrences.

> " If you want to live in a $900 [per month rental], it comes down to, more or less, your safety. I realized that with people breaking into my building, running right into suites and beating people up and leaving before the cops come. I have to do that just to survive?"
>
> **Lived-experience interviewee**

In some cases, these arrangements can lead to disharmony in the home, abuse, and violence.

> " This is why we were trying to get out of my parents' home. It's been a struggle because my parents are very old school. My dad gets pretty aggressive and angry, and I hated growing up like that… The other day, he lost his temper… I was super upset about that, and my mom was like, 'Maybe you should find somewhere else to be living.'… So, yeah. It's been tough."
>
> **Lived-experience interviewee**

> " Lots of my friends… are moving in with their boyfriends… basically driven by financial reasons, and then they're in trouble, and then they're feeling trapped because they can't afford to live on their own… They're getting beat up, or they're getting exposed to other unhealthy situations"
>
> **Lived-experience interviewee**

The research team also heard about specific risks youth face. When traditional housing is out of reach, youth will turn to couch surfing. Without the protection of a formal lease or secure home, youth can be exposed to exploitation and trafficking.

> " Youth often resort to couch surfing, where they temporarily live with relatives, friends, families, or young adults who have their own accommodations. However, this arrangement is viewed as unstable and potentially hazardous… We've seen many situations where adults take advantage of youths and use them for trafficking and other exploitation purposes."
>
> **Municipal government interviewee**

MENTAL HEALTH AND WELL-BEING

The research team heard about the distress caused by living arrangements that are inadequate, overcrowded or require individuals to compromise their independence.

> " That's something you get used to — your car. I was in my car for 24 hours and didn't even mind because it was suddenly an alone space. [After having stayed in] shared rooms… you don't even want to go home. You'd rather sit in your car all night. I did that. I had a basement suite, and I would still sleep in my car some nights, just to be alone."
>
> **Lived-experience interviewee**

Others who have experienced homelessness spoke to the stigma associated with those conditions, as well as feelings of fatigue and hopelessness. The constant demand of meeting basic needs — staying warm and finding food — consumes a person's total mental capacity, leaving little room for anything else. One interviewee described this as a form of post-traumatic stress, where the body remains in a permanent fight or flight mode. This chronic adrenaline exhausts the system and makes the process of picking up the pieces feel overwhelming, even when circumstances begin to improve.

> "Still, even now as I sit here, I'm in shock — post-traumatic stress. You're on adrenaline, fight or flight, 24-7. When you live like that, it just wears your system."
>
> **Lived-experience interviewee**

Even after securing stable housing, an interviewee remained traumatized after years of housing precarity.

> " Now that I have found more stable housing, I'm still feeling insecure. Anything could happen. I've lost a rental before because, [although] the landlord had no intention of selling, suddenly the market went crazy, and he was offered all this money and couldn't say no. I realized how vulnerable I am, and I also realized how much that vulnerability affects my ability to be a productive human being."
>
> **Lived-experience interviewee**

One service provider said that without understanding the systemic influences at play, some individuals will blame themselves for their circumstances. Providers emphasized the importance of reframing these struggles to highlight personal resilience, noting that many individuals continue to succeed in areas like parenting and mental health, despite the weight of their housing circumstances.

> " They might be really struggling in one area, but that doesn't mean that they're not prevailing in others. I think those would be really important pieces to highlight, [and tell them for example]: 'OK, you couldn't afford to live on your own, but you know what? Mentally, you're doing really well… and your kids are fed, so you'll get there. At some point you're going to get there, and we'll help you along the way.'"
>
> **Service provider interviewee**

Profile 4:
'We're Here for Each Other'

Using they/them pronouns, Cam is a composite of five different lived-experience interviews.

Cam lost their housing at 17 years old. Their parents no longer wanted them in the family home, and Cam also wanted out. A few friends were willing to let Cam sleep over. The parents of those friends were supportive of Cam's stays, but only until the end of high school.

After graduation, Cam was told to be independent and find their own housing. They couldn't couch-surf forever. Cam was grateful for the space their friends provided, but all of a sudden, the future was uncertain. It was scary not to have a home. Cam knew their gender identity could be met with unwelcoming attitudes from others in the community and discrimination from potential employers.

> **" What I've noticed with my queer friends who have moved out is they are also often looking for queer roommates exclusively, because [of] that sort of shared history and understanding, and we know what we're in for. We're here for each other, and we're able to make it work."**

After tapping a small network of friends in the community, Cam was still not able to find a suitable roommate. They wanted to stay in their home municipality because it felt much safer than moving to Edmonton, even though the city has a larger 2SLGBTQIA+ community and greater access to support. Cam decided to move in with a cousin who was also looking for a roommate.

> **" I moved into this place thinking I would be safe for three years, and unbeknownst to me my cousin began using drugs. He ditched me, took half of my belongings with him when he left, and left me responsible for the remainder of the lease, which I'm still recovering from. So I was facing the fact that I'm gonna have to leave because I can't afford it all on my own. "**

One of the good things to come out of that living situation was a bond with the cousin's dog. The pet helped Cam's mental health immensely. Cam had a history of trauma and said "People with trauma tend to isolate themselves." But the dog gave Cam a reason to connect and keep going through a routine, even when times were tough.

The cousin left the dog behind as well. With nowhere else to go, Cam adopted the pet, and they began living on the streets together. The dog provided a sense of safety but also added complications. Cam now had to find food for both of them, and it was almost impossible to find a friend who would let Cam temporarily stay with a dog. They also knew that emergency shelters and other forms of housing wouldn't allow a dog. Cam couldn't imagine being completely alone, so they kept the dog despite it all.

Cam wanted to find a home more than ever and came across transitional housing for youth of the same age group in another municipality. Cam decided to explore that opportunity, especially after finding community and resources lacking in their home municipality.

Continued on next page >

“ The queer community back home is not what it used to be. Our one queer support group shut down. There seems to be almost nowhere to go where the support workers understand our context.”

Cam’s experience with transitional housing was not positive, even though the building displayed a rainbow flag and was supposed to be inclusive. They were constantly misgendered, and the staff did not seem to be interested in Cam’s idea of a safe space. Cam said:

“ It’s not members of our own community building these spaces… It’s not necessarily done with community consultation. They might run some programming or one-time training, but that’s it.”

Cam found other ways to survive. They have been sleeping in the doorway of a bank for six months.

“ I was OK with the manager, and I always cleaned up. There were other people that smoked cigarette butts in it and disrespected the space. I tried to make a point of getting out before they got there. I hated waking up to them.”

Cam has been doing odd jobs for friends or others found through their networks, and continues looking for opportunities to earn, but it’s not enough to afford any of the housing available in their community. Cam heard about an opportunity to move in with someone through their network of queer friends, but they can’t leave their dog behind.

“ I do feel that’s been my reason to not give up on life, as silly as that sounds, because who’s gonna look after my dog? It might sound trite, but when I’m having a bad day, my dog is the one thing that is always the same. My dog is protective of me — extra protective when I’m upset. It’s not the kind of dog that can be babysat by other people, or that would do well in another environment. Basically, if I can’t keep my dog, they would need to be put to sleep. I don’t see any reason to do that to an animal that’s given me their entire life.”

Through their experiences, Cam has made some observations about housing for the 2SLGBTQIA+ community.

“ In our community, folks are motivated. They want to get a place. They want to do these things and get stability that way, but there’s no opportunity for them to do that. They’re stuck in that cycle of houselessness and being at risk of houselessness all the time.

“ [They] are at the mercy of these landlords who really don’t care about them at all. One slip-up, and they’re evicted. Or landlords suddenly ‘need to renovate’ and they’re evicted because of that. When that happens, these people end up returning to that perpetual cycle. Learning to be housed when you have been on the street is a process. It takes time, and there is no room in this current housing system for that growth.”

Cam has connected with a support worker in the community who is helping with applications for Income Support, employment, and housing. Their trusting relationship has become a foundation that Cam feels they can build upon. However, Cam also feels that the housing situation in their home community is hopeless. They want to buy a car to provide shelter, transportation, and help with the search for housing. With the cost of gas and maintenance, Cam cannot see how they will also be able to save for a damage deposit and the first month’s rent. Cam is resilient and determined, but feeling hopeless at the same time.

“ It’s looking like one step forward, two steps back. It feels like this is never gonna happen for me. I’m going to be struggling until — I don’t know when. It would be really nice to be able to get structure and stability and my own space… I’ve never been able to do that.” ■

PROMINENT HOUSING NEEDS

Analysis of the data identified several prominent needs related to housing in the region. Complete communities require diverse housing to accommodate people from all walks of life. Even with available options, however, households must have adequate incomes to comfortably cover housing costs.

For the growing number of people struggling to find and secure homes, housing and social service providers offer critical support. Investment is necessary to expand and integrate services as communities work to prevent homelessness.

At the same time, these organizations must take client feedback into account to provide effective assistance. Those relying on these services often point to the need for housing located near supports and basic amenities. For others, housing isn't a home without access to a community that understands their unique needs and experiences.

Diverse Housing

A complete community requires a comprehensive mix of housing options along the entire housing spectrum. For many lived experience interviewees, the availability of affordable housing was cited as a primary factor that allowed them to regain a sense of safety and begin rebuilding their lives. One interviewee highlighted a need for simple, secure, and drug-free spaces that prioritize personal dignity and mental inner strength. Such environments provide the stability necessary for residents to navigate the challenges of daily life.

> "[I'd like] just single, small rooms where you get just a bed [and] a bathroom. You're in there, you're safe, and you're secure... And no drugs — the basic stuff would not be allowed. For people like me to get some of their inner strength and spiritual strength back to face one or two job interviews a week, it makes all the difference."
>
> **Lived-experience interviewee**

Adequate Income

The research confirmed that priority populations face unique vulnerabilities, often exacerbated by systemic discrimination and marginalization. These factors can leave these groups with lower incomes and fewer opportunities to increase their earnings. The team heard accounts of residents working multiple low-wage jobs to support themselves and their families. While this demonstrates significant resilience, interviewees noted that it is physically and mentally exhausting.

> "I have noticed a lot of women... working two jobs — two or three jobs — because I see the ladies at the dollar store, and I see them also working at the [fast food restaurant]... It might have to be something that I have to do... to afford living on my own with my kids, which I'm not opposed to. That's really exhausting, though. I don't know how women do that."
>
> **Lived-experience interviewee**

The findings reveal that for many residents in the EMR, full-time employment — and holding multiple jobs in some cases — is not a guarantee of housing security. This indicates a need for a regional economic environment where minimum and fixed incomes are aligned with the actual costs of housing. Without a closer alignment between earnings and housing costs, vulnerable households will remain in a cycle of working poverty, where they may need to compromise their physical and mental well-being to meet their most basic needs.

Supportive Communities

For many, housing is not just about the physical structure; it is also about the community and connections. Some interviewees from 2SLGBTQIA+ and veterans groups highlighted the importance of housing that allows residents to connect with one another, and the loss of identity and community can be an impact of housing instability. It was noted that for veterans, the transition from military to civilian life can lead to a profound loss of peer connection. There is a clear interest in housing models that prioritize cultural peer support, where residents can live in a community with others with shared backgrounds.

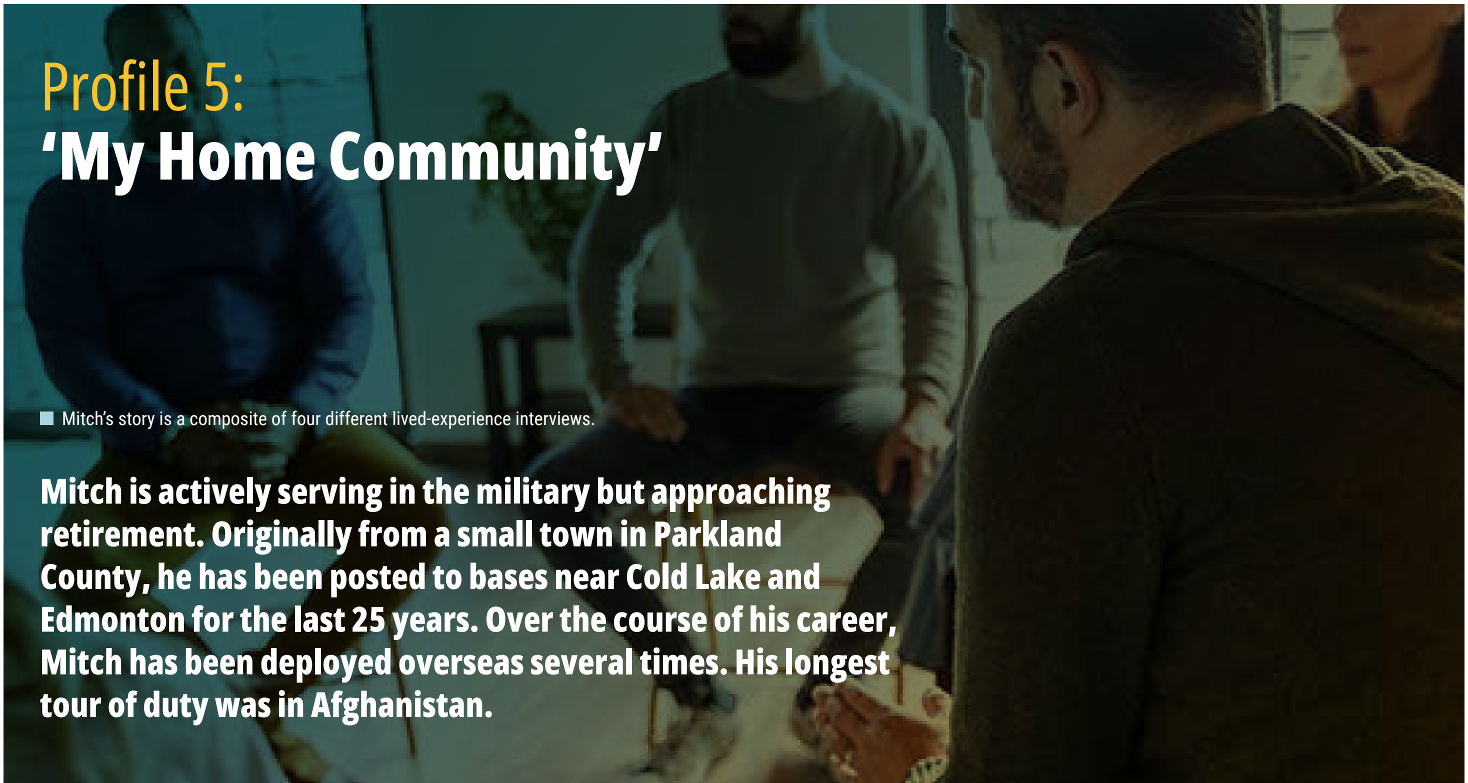
> "When you're serving in the military, you wear a uniform. You've got some pride... Then you come out [of military service]. You've lost your community. You've lost everything. You've lost your identity. We communicate differently even amongst ourselves. So when you look at NiGiNan[71] being an Indigenous cultural model [for housing], the same [approach] for a cultural model [specifically] for vets would be absolutely golden... You need to have peers that you're comfortable with."
>
> **Lived-experience interviewee**

The ability to bond with peers is associated with positive social, psychological, and health outcomes that help facilitate wider social connections[72]. One service provider said that for the 2SLGBTQIA+ community, thriving is contingent upon feeling safe and supported by those who understand their specific journeys and identities. Exploring housing models that integrate role models and community strength is a vital step toward helping priority populations grow from a state of survival to one of thriving.

> "When you put people where they're supported by community, that's where the thriving and the strength happens. That's key for us [in the 2SLGBTQIA+ community]... to want people to grow in their journeys, to grow in their identities... and in a position where they're safe, where they're supported, and where they have role models."
>
> **Service provider interviewee**

71 *NiGiNan Housing Ventures* is an Indigenous-led, registered non-profit charity formed to address particular housing needs of Indigenous Peoples living in Edmonton. NiGiNan is dedicated to providing affordable housing opportunities for individuals and families who have been unsuccessfully served by other organizations in Edmonton.

72 Robin Enns, Anna Kirova, and Danielle Connolly, "Examining Bonding and Bridging Activities in the Context of a Common Spaces Approach to Integration," Canadian Ethnic Studies 45, no. 3 (2013): 39–63.



Profile 5:
'My Home Community'

Mitch's story is a composite of four different lived-experience interviews.

Mitch is actively serving in the military but approaching retirement. Originally from a small town in Parkland County, he has been posted to bases near Cold Lake and Edmonton for the last 25 years. Over the course of his career, Mitch has been deployed overseas several times. His longest tour of duty was in Afghanistan.

" When you're in the military, your home becomes where the government decides to post you. If you ask me where my 'home community' is, that's a question that's more tied to my military identity than it is to my birthplace or where my family or friends live."

Mitch is married and has two children; one is in high school, and the other is in middle school. He used to live in the permanent married quarters (PMQs) in the Griesbach neighbourhood in Edmonton. The rent was affordable, although the roof leaked, and the home was often in need of repairs. Mitch and his family decided to leave military housing and rent market housing so they could have more choice over their living conditions. They found a house that suited them well. Sharing space with civilians can be a challenge in apartment buildings or other multi-family homes, where Mitch doesn't always see "respect for the rules and maintenance of the space."

Housing was affordable for the family until three years ago, when costs started climbing, and the household's income did not keep up with inflation. The rent increased from $1,300 per month to $1,950 per month in three years, and it was almost impossible to find extra income to meet the gap. Mitch had been struggling with symptoms of post-traumatic stress disorder (PTSD), and his wife is a full-time caregiver to their youngest child, who has a medical condition that requires extra care. On top of it all, Mitch's medical insurance provider had recently stopped covering a medication that their youngest child needs, which adds another $150 to their monthly expenses.

Where they were living paycheque-to-paycheque three years earlier, now they were dipping into credit just to cover basic needs, including food, shelter, transportation, and medication. They were lucky not to have more expenses. Mitch knew other people who could no longer afford rent on top of their automobile payments and bank loans. Some of them were even sleeping in their vehicles. Commuting, traveling to medical appointments, and shuttling children to and from school are very difficult using public transit alone.

After confiding in a colleague, Mitch was directed to a veterans association for assistance, but he was hesitant to check it out. The organization operates a food bank and he wasn't looking for a hand-out. Instead, the colleague encouraged him to attend a weekly coffee meeting for veterans. It was hosted by the same veterans association and provided a space to connect with others who understand the unique challenges of military life. Mitch agreed. He was feeling desperate, and like so many people in the military, he wasn't comfortable sharing his struggles with civilians.

Continued on next page >

“ When you go into basic training, they take your head apart, and they put it back together their way. Even when people leave, they can’t restart, so our brain is still wired their way.”

At the veterans coffee meeting, Mitch heard from others who were also struggling with housing. Many were active members like him earning $70,000 a year and supporting families with children. Their partners couldn’t work either because of the cost of childcare. Many also said they use the veterans food bank because they were not in military housing and could not afford market rents. The food bank provided food hampers, diapers, and pet food so that clients could use their limited funds for housing.

Some shared disappointment over the decision to remove the PMQs in Griesbach. Even though those homes were older, they were affordable and better than no housing at all. Several said they could be out of a home soon if rents keep climbing or their incomes don’t increase. One officer among them, a major, also admitted to struggling. He was the sole wage earner in his family and didn’t have any unreasonable expenses, but still relied on the food bank.

Mitch learned that the veterans association helped with more than just food. The organization referred people to counselling or support groups, and also provided emergency funding to help cover utilities or medication. Mitch never thought of himself as someone who would ask for help, but he realized that he needed to create some financial stability for his family. After hearing stories about veterans who had served their country for 30 years and still lost their homes, he was worried that his family would end up in the same situation if he continued racking up debt.

He talked to some of the administrators at the veterans association and learned that almost all were volunteers. They offered to conduct a financial assessment for Mitch and put his family on the hamper program. He was also invited to support the organization as a volunteer. He likes the idea of contributing, but it makes him wonder about the future of these services that depend so much on community support.

Mitch continues to attend the veterans support group when he can. In addition to providing a food hamper, the organization also covered the cost of his child’s medication for a few months so Mitch can start paying off the debt. While grateful to all the people working to fill these needs even after leaving military service, Mitch is still concerned about his family’s future as he approaches retirement.

“ When you leave the military... you’ve lost your identity. You’ve lost everything that made you feel good about yourself. All of a sudden — financially — you’re in deep, deep [trouble].”

Mitch hopes that more retirement housing for veterans will be built so that he and his family can find somewhere affordable to live on a military pension. A co-housing arrangement with peers would also help his mental health and provide his family with stability. He believes that with the right financial, medical, and mental health support, veterans can be a pillar of the community and give back to others. ■

Investment in Housing and Social Services

Many interviewees spoke of the relief, gratitude, hope, and stability that come with access to housing and social services. Where these services are unable to assist those in housing need, the data revealed that volunteers, private donations, and charitable funds through faith organizations are filling in the gap. Investment in housing development and support can have a significant impact on the many community members facing housing challenges. Throughout the region, interviewees described the resiliency that regional housing authorities, foundations, and providers bring to communities.

> "We're [a housing authority], not just a property manager. We have invested in a full-time employee just to marry service needs [with] services available… [and we connect people] with the resources they need. This was unheard of 10 years ago… and I'm [challenging] some of our team, because [we've] got to think differently."
>
> **Housing provider interviewee**

Adequate investment helps to expand and appropriately integrate services to help people obtain and maintain housing. One interviewee described the various elements of support needed to secure employment and housing.

> "To say to someone who is homeless, 'We can get you work for tomorrow. Are you ready to go? They provide boots.' Well, no. I need two weeks of sleep and good eating, and preparation to psych myself up for that day of work. And then you need all the accompanying things like transportation, the assurance you have someplace to go after to rest, where you're safe and clean, and your stuff will be there, and you can leave it there when you go to work."
>
> **Lived-experience interviewee**

Municipalities are not only responding to homelessness, but also working to prevent it. As mentioned by one interviewee previously, "Everyone is one situation away from needing affordable housing." Managing the growing need for affordable housing requires preventive services. For example, Family and Community Support Services (FCSS) is a joint municipal-provincial partnership that funds preventative social service programs aimed at increasing social inclusion and equity.

> "As a community, we want to be able to support all our residents. It's hard when we have to send them to the city because we don't have the pathway for them in our community. It would be nice to have all of the resources that are available in the city, and little hubs in every community, so that we can have a small portion of those supports and systems within our community. We want that system to work."
>
> **Municipal government interviewee**

Including Lived Experiences

The perspectives of lived-experience interviewees reveal some of the effects of support systems as well as opportunities for improvement. One affordable housing interviewee described a situation in which the input of residents could help with the more relevant and efficient use of resources.

> " One day, this guy with the agency bought us a TV to use in our common area. But we had one in there, and it was quite good. Now we have this enormous television that's been sitting there for about a year that nobody has ever turned on. So we asked, 'Could we raffle it off?'"
>
> **Lived-experience interviewee**

These insights can be applied to different types of support for the housing sector, from the prioritization of repairs in affordable housing residences to the development of municipal planning policies.

RESPONSES TO HOUSING NEED

Governments, nonprofits, and even individual households are responding to housing needs in the region in a variety of ways.

Interviewees said pathways to stable and affordable housing are complex and often involve paperwork, advocacy, and trade-offs. For the growing number of people facing these challenges, housing and social service providers help with basic needs, applications, and routine tasks that allow residents to secure housing.

However, people experiencing housing insecurity are often independent and resilient. Many don't access these resources unless there are no other options, and sometimes find support through networks of friends, neighbours, and colleagues.

"My friend said, 'You can't be sleeping on the street.' He's just in a little apartment with his wife and her brother and his son, so he has no room in his place, even on the couch. He said, "From 10 p.m. or 11 p.m. until 7 a.m., I'm at work. You can sleep in the back of my car if you want.' So that's where I was up until a week ago."

Lived-experience interviewee

"There are benefits to living in a building with other people compared to living alone. Everybody looks after one another. Every once in a while, we'll phone one another for wellness checks. For instance, [senior neighbour]... let one of us know that she's in hospital. If she comes back, we'll be there to help her along."

Lived-experience interviewee

"I came from India, landed in Ontario, and then I moved here. My co-worker helped me search for a room. He helped me every time to find a room and to learn how to rent. I pay rent by myself, but he helped me. I had no friends here — no relatives here."

Lived-experience interviewee

On a wider scale, government programs provide benefits for low-income households, while policies enable housing diversity and development incentives. When plans for affordable housing involve established communities, educational campaigns can raise awareness and help residents understand the value of these developments.

Some efforts to address housing challenges in the region involve collaboration among municipalities, different orders of government, and housing, as well as social service providers. Interviewees also noted opportunities for alignment and integration to support more complete communities.

Housing and Social Services

The housing and social services sector focuses on direct, day-to-day interventions from financial advocacy to basic needs support. As housing precarity increases, service providers noted they are seeing a shift in their daily work. Service providers are not only helping people find places to live, they are now also managing the complex trade-offs residents make in the pursuit of affordable housing.

" We work with people to help them become as financially stable as they can be... We will meet with people as many times as it takes to help them complete an application."

Service provider interviewee

Some service providers indicated that they are working collaboratively with other organizations and municipalities to support residents' needs, thereby finding ways to save money and increase efficiency.

" We have a quarterly working group, and the goal is: how can we collaborate to save each other money?... We'd put [someone experiencing homelessness] in a hotel for two weeks, then we'd find housing for him. We'd pay first month's and last month's [rent] and get [them] set up... Now we refer them to [the agency] who's funded to do housing, so we're saving a lot of money now because of that meeting. We're still helping, but we're not doing all the work. We're sharing the work amongst the agencies."

Service provider interviewee

Some municipalities are subsidizing mental health counselling and transportation to other municipalities so residents can access the supports needed to maintain their housing.

" We've created transportation to get you to [nearest city]. We've also set up mental health subsidies for mental health counselling sessions. For therapy, there's an option that we have here. So we're building that foundation [but could use more].""

Service provider interviewee

Small municipal funds for home repairs, cleaning and maintenance provide a touchpoint for vulnerable seniors, ensuring they remain healthy and socially connected while staying in their homes.

" We have a subsidized program for seniors who are vulnerable... [Seniors] are fully supported by us to have service workers come in once or twice a month and help them with [tasks such as] grocery shopping or housekeeping... We're trying to keep them in their homes for longer and keep them healthy. It is also a nice way for them to connect with people, so that we know that they're doing OK."

Service provider interviewee

One municipality has designed a formal homeshare program. The research team heard that municipalities would like to keep exploring this model as a promising effort.

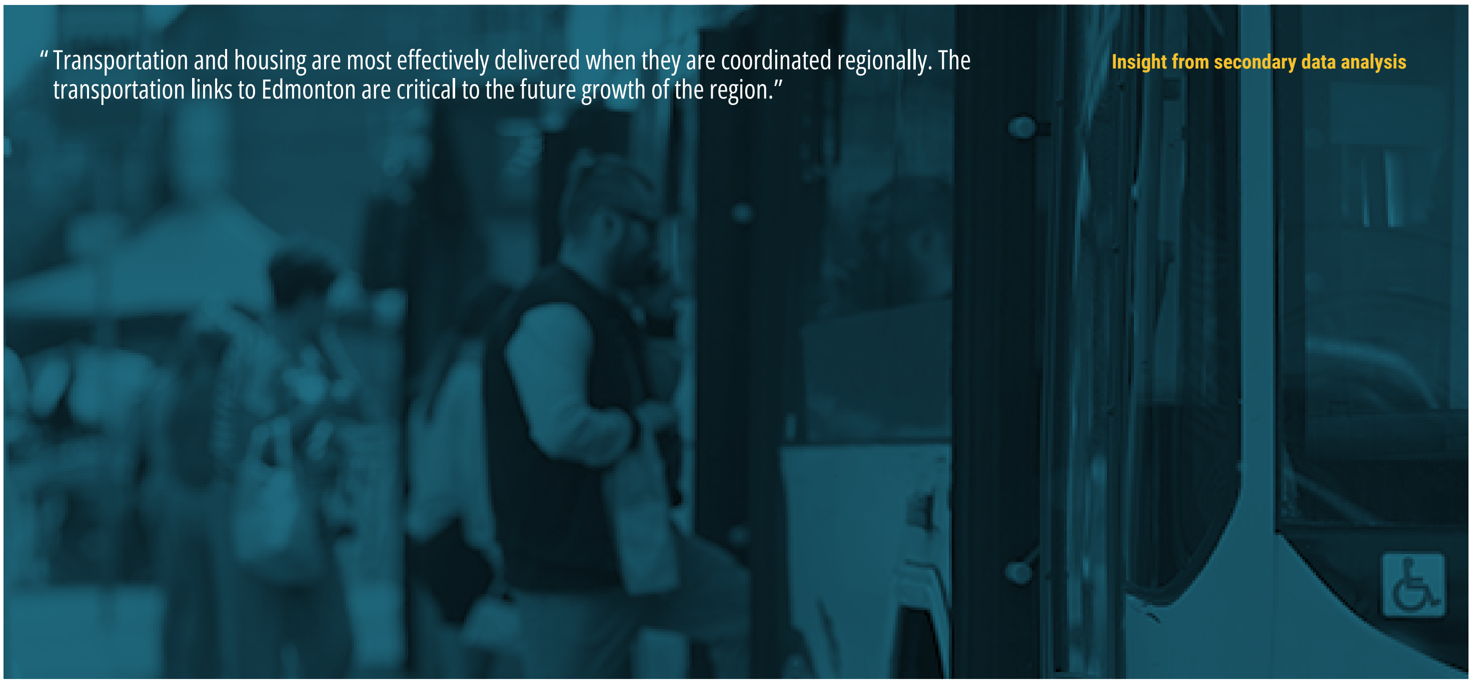
" The idea is that you have a homeowner — [maybe] an older adult who wants to age in place — and we would match them with someone who would potentially be willing to help out with household tasks or errands in exchange for reduced rent. It allows that one person to age in place and have help around the home, and it helps that other person to have more affordable rent and potentially a more appropriate place to live as well."

Municipal government interviewee

Efforts at the Policy and Systems Level

Current efforts to address housing issues at the policy and systems level focus on program-based interventions such as emergency financial aid and administration of the Rental Assistance Benefit, regional integration, and systems reform.

There was a growing consensus amongst interviewees that housing is more effective when integrated with transportation. Regional coordination helps ensure residents can access meaningful employment and services, such as healthcare.



> "Transportation and housing are most effectively delivered when they are coordinated regionally. The transportation links to Edmonton are critical to the future growth of the region."

Insight from secondary data analysis

> "Co-developing housing and transportation is something that we're working on. We want to be 'the most liveable community.'"

Municipal government interviewee

Complete communities in the EMR may not require every municipality to have every type of housing available if a robust regional network with transportation and services allows residents to remain in their community of choice as their needs change with age or income.

Interviewees from all municipalities noted a need for a systematic and predictable model of housing projects based upon an intergovernmental commitment to housing. They suggested that funding models that are long-term, predictable, and separate from the "political climate" would be most effective.

> "The problem with [housing] policy at present is that it is shaped by public opinion, when it should be shaped instead by public interest."

Municipal government interviewee

Profile 6: 'There's Nowhere Else'

Layla is a composite of three different lived-experience interviews.

Layla, a single mother of two children, has been looking for affordable housing for more than seven years.

"Back in 2015, I lost my license. I was struggling with addiction and alcohol. So I cleaned up my act, and I did all that, but it's been difficult... [Not being able to drive] limits me to everything, like finding a job."

She has been staying at her parents' house, first because there was no safe transitional housing available, and now because there is no affordable housing available in her municipality or the surrounding areas.

"I've been kicked out of places because I couldn't afford the rent. Housing situations change for me... My boyfriend and I broke up, or I had another kid... Most recently, I was living together with the dad of my youngest, and he was drinking heavily, so we had to move out and separate. I always end up back in... my parents' basement because there's nowhere else I can afford."

Layla wants to stay in her home community, where she has access to a support system. By expanding her work experience, increasing her income, and finding stability, Layla plans to build a better life for her children. Her family, friends, and support workers are part of the foundation she needs to realize that future.

"When I lived in Edmonton, I had friends. But they weren't really my friends. Once I got sober, they stopped talking to me. So to have those people here in my community — that understand me and understand my situation and my background and not have anybody judge — is awesome. This community is close. Everybody's close."

Layla is connected to community services that help with the search for housing. She is also independently looking for rentals, as well as budgeting and planning for the next step.

"I would love it if there was more [housing] here. There's a house for rent right now, but it's $2,195 monthly, and it's way over my budget. I am on the wait list for the low-income building here. My experience living with my parents isn't the greatest, so I need to find something. I even applied for a one-bedroom apartment, even though I need at least two bedrooms. That lady messaged me, and she said that they have a one-bedroom available. And I'm like, 'Can I manage that with the kids?' I want out of my parents' place that bad."

Continued on next page >

There are limited employment opportunities in Layla's community, and limited transportation options that would allow her to work in a neighbouring municipality. As a result, she has only been able to find seasonal or part-time work. Most of the jobs available pay minimum wage ($15 per hour). Averaging 20 work hours per week, she earns about $1,200 per month before taxes.

Layla is in the process of getting her license back, but she will need an ignition interlock device, or "blow box," for her car due to a history with alcohol. Getting back on the road will cost hundreds of dollars and likely cut into savings she earmarked for a damage deposit.

Layla is thinking of returning to Income Support, but she doesn't want to rely on social assistance. The program doesn't provide her with sufficient funds to eventually achieve independence, she explained. Benefits under Alberta's Income Support program are structured differently for individuals living with family compared to those living on their own. Housing costs are presumed to be lower for the former.

The local Family and Community Support Services (FCSS) office has been a lifeline that connects Layla to community programs and government support. It's also where she developed a trusting relationship with a staff member who is invested in Layla's success.

" I get very overwhelmed when it comes to paperwork. That's why I didn't have support for so long. Even as someone who worked in community services myself — whose job it was to navigate these systems — I did not have the fortitude to navigate those systems on my own. It's so defeating. FCSS support has made all the difference. Through their programs in the community, I've used the food bank and bread basket[73]... and that's been a real lifesaver. That gives me some pride as well, especially around the holidays, when I want to make a meal for my kids."

Still, Layla's circumstances have left her exhausted, and she is starting to feel hopeless about the future because of the lack of housing and employment options in her community.

" My job is seasonal, so it will be coming to an end soon. I've been actively looking for full-time work, but there is so little available, or people just won't hire me." ■

73 A bread basket is a community-based food assistance program, often volunteer run, which provides free or highly affordable essential groceries to individuals in need.

CONCLUSION

SYNTHESIS OF REGIONAL FINDINGS

Together, these two reports provide a comprehensive overview of the housing landscape across the Edmonton Metropolitan Region (EMR). By combining a quantitative analysis of market trends with qualitative lived-experience insights, the research reveals a region that is managing significant structural shifts. While the EMR has seen substantial population growth of 7.5%, this expansion has coincided with a tightening of the housing market. Currently, 10.6% of all regional households (55,720) are in core housing need. For renters, this proportion is much higher at 23%. By 2034, more than 65,000 households are expected to be in core housing need, with a need for an additional 16,000 new below-market units for residents unable to afford market rents.

A primary driver of regional strain is a narrowing financial margin for households already spending a high percentage of their incomes on shelter. The median income for renter households in the region tends to be at least $45,000 less than that of owner households, and 36% of renter households are spending over 30% of their gross income on housing. The lack of a financial buffer creates housing precarity, where a single medical emergency or vehicle repair can push a household into crisis.

This precarity is particularly acute for priority populations. Households led by single mothers face the highest regional rate of core housing need at 23.5%, followed by Indigenous-led households (19.3%), and youth-led households (16.4%).

By combining a quantitative analysis of market trends with qualitative lived-experience insights, the research reveals a region that is managing significant structural shifts.

This precarity is compounded by a structural misalignment between the existing housing stock and the shifting needs of residents. Single-detached homes remain the predominant dwelling type at over 56%, while projections through 2034 indicate that nearly 60% of new demand will be for one-bedroom units. This creates a bottleneck where households cannot move through the continuum as their housing needs change over time.

Crucially, the qualitative findings demonstrate that sustainable and stable housing requires much more than a physical dwelling. Housing stability must be integrated into a broader ecosystem of supports. For a household to flourish, the home must be connected to reliable transportation networks, essential amenities, and a broader community where residents feel a sense of belonging and safety. Without these enabling factors, a housing unit remains isolated; residents may have a place to stay, but they lack the mobility to reach employment, the proximity to access healthcare, or the peer networks required to maintain mental well-being. A lack of safe, affordable options can lead vulnerable residents into precarious living arrangements where personal safety and financial security are compromised.

For a household to flourish, the home must be connected to reliable transportation networks, essential amenities, and a broader community where residents feel a sense of belonging and safety.

Ultimately, the housing landscape in the EMR reflects a growing degree of regional interconnectedness. As residents move across municipal boundaries to access employment, health care, and essential services, they contribute to both local and regional economies. This is a strength of the EMR, with growth in one jurisdiction generating impacts across the region.

The RHNA offers a baseline of data that provides the EMR with a clear view of its path towards a robust housing ecosystem. By analyzing structural shifts, market trends, and lived experiences, this report highlights the shared challenges facing municipalities across the region and establishes a deeper understanding of how the EMR's housing assets can continue to support a diverse and growing population. With a strong appreciation for housing as foundational social infrastructure, the region is well-positioned to leverage its growth as a tool for stability, shared economic prosperity, and inclusive communities.

By analyzing structural shifts, market trends, and lived experiences, this report highlights the shared challenges facing municipalities across the region and establishes a deeper understanding of how the EMR's housing assets can continue to support a diverse and growing population.

APPENDICES

APPENDIX 1

Household Projections Based on HART Methodology

TABLE 21

Household Projections for 2034 Based on HART Methodology

Municipality	Households 2024	Projected Family Households 2034	Projected Non-Family Households 2034	Projected Total Households 2034	Projected Increase in Households 2024-2034
City of Beaumont	7,799	8,864	1,673	10,594	2,795
City of Edmonton	412,600	316,766	160,449	477,215	64,615
Town of Devon	2,522	1,828	758	2,674	151
City of Fort Saskatchewan	11,555	10,710	4,072	14,794	3,239
City of Leduc	14,447	13,884	4,905	18,802	4,355
Leduc County	4,662	4,042	1,092	5,134	471
Town of Morinville	4,120	3,814	1,279	5,120	1,000
Parkland County	11,874	10,174	2,827	13,028	1,154
City of St. Albert	26,895	22,558	7,921	30,479	3,584
City of Spruce Grove	15,978	15,359	5,460	20,851	4,873
Town of Stony Plain	7,803	6,626	2,922	9,563	1,760
Strathcona County	39,032	33,885	11,015	44,900	5,869
Sturgeon County	6,710	5,883	1,338	7,237	527
EMRB	**565,995**	**454,394**	**205,710**	**660,389**	**94,394**

NOTE: Numbers may not sum to totals due to Statistics Canada's rounding and suppression.

TABLE 22

Housing Demand Projections for 2034 by Tenure Based on HART Methodology

NOTE: Numbers may not sum to totals due to Statistics Canada's rounding and suppression.

Municipality	Projected Owner Households 2034	Projected Renter Households 2034
City of Beaumont	9,206	1,388
City of Edmonton	304,383	172,832
Town of Devon	2,054	620
City of Fort Saskatchewan	11,203	3,591
City of Leduc	13,759	5,043
Leduc County	4,470	663
Town of Morinville	4,278	842
Parkland County	11,976	1,052
City of St. Albert	25,274	5,205
City of Spruce Grove	15,949	4,902
Town of Stony Plain	7,011	2,552
Strathcona County	38,973	5,927
Sturgeon County	6,241	996
EMRB	**454,776**	**205,613**

Municipality	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
City of Beaumont	5,456	3,015	1,765	303	–
City of Edmonton	277,453	132,864	53,980	11,466	1,451
Town of Devon	1,684	643	258	1	–
City of Fort Saskatchewan	9,049	3,961	1,567	174	32
City of Leduc	10,900	4,818	2,670	370	30
Leduc County	3,247	1,232	633	22	–
Town of Morinville	3,102	1,294	572	126	–
Parkland County	8,863	2,687	1,380	70	–
City of St. Albert	19,779	7,376	2,899	398	27
City of Spruce Grove	12,433	5,494	2,470	422	–
Town of Stony Plain	6,298	2,173	983	93	–
Strathcona County	29,121	10,885	4,365	508	21
Sturgeon County	4,563	1,518	972	168	–
EMRB	**391,949**	**177,960**	**74,514**	**14,120**	**1,561**

TABLE 23

Housing Demand Projections for 2034 by Unit Size Based on HART Methodology

NOTE: Numbers may not sum to totals due to Statistics Canada's rounding and suppression.

TABLE 24

Housing Demand Projections for 2034 by Household Income Category and Household Size Based on HART Methodology

City of Beaumont	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	270	81	22	34	-	407
Low income	528	481	194	141	29	1,373
Moderate income	430	909	411	331	185	2,265
Median income	166	873	504	676	404	2,625
High income	122	967	780	1,243	812	3,924
TOTAL	**1,516**	**3,312**	**1,911**	**2,425**	**1,430**	**10,594**

City of Edmonton	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	8,397	1,578	424	69	44	10,512
Low income	54,864	19,485	5,021	3,116	1,533	84,019
Moderate income	34,351	29,681	11,738	7,891	5,606	89,267
Median income	23,756	39,930	20,238	16,235	10,935	111,094
High income	8,894	56,547	38,583	44,090	34,208	182,322
TOTAL	**130,263**	**147,221**	**76,003**	**71,402**	**52,325**	**477,215**

Town of Devon	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	64	22	-	-	-	86
Low income	223	168	57	-	9	457
Moderate income	152	189	51	34	1	428
Median income	115	295	159	89	95	753
High income	105	363	136	215	132	951
TOTAL	**659**	**1,037**	**403**	**339**	**236**	**2,674**

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City of Fort Saskatchewan	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	411	42	20	12	-	485
Low income	1,295	635	240	54	37	2,261
Moderate income	817	1,276	446	149	87	2,775
Median income	605	1,564	628	656	309	3,762
High income	319	1,759	1,128	1,519	785	5,510
TOTAL	3,448	5,276	2,462	2,390	1,219	14,794

City of Leduc	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	292	14	67	12	-	385
Low income	1,765	777	268	90	64	2,963
Moderate income	1,114	1,614	543	401	121	3,793
Median income	717	1,822	941	976	355	4,810
High income	229	2,280	1,443	1,506	1,393	6,850
TOTAL	4,117	6,506	3,261	2,985	1,933	18,802

Leduc County	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	259	48	-	-	-	307
Low income	317	407	122	2	-	848
Moderate income	211	447	164	75	22	919
Median income	109	459	181	186	187	1,122
High income	90	642	334	513	358	1,937
TOTAL	986	2,003	801	777	567	5,134

Town of Morinville	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	115	3	-	12	-	130
Low income	327	258	47	12	-	643
Moderate income	447	516	141	86	97	1,288
Median income	156	445	227	225	92	1,145
High income	83	550	460	501	321	1,914
TOTAL	1,128	1,772	874	836	510	5,120

Parkland County	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	510	117	9	-	18	653
Low income	947	1,133	62	83	-	2,225
Moderate income	574	1,556	210	85	13	2,438
Median income	236	1,468	479	272	193	2,648
High income	217	1,586	862	1,226	1,172	5,064
TOTAL	2,484	5,860	1,622	1,666	1,396	13,028

City of St. Albert	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	814	62	77	-	40	993
Low income	2,925	1,518	206	78	62	4,789
Moderate income	1,995	2,763	717	408	141	6,023
Median income	961	3,741	1,226	560	435	6,924
High income	418	3,643	2,492	3,572	1,625	11,750
TOTAL	7,113	11,727	4,718	4,617	2,304	30,479

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City of Spruce Grove	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	518	88	32	-	-	**637**
Low income	1,703	965	338	68	57	**3,131**
Moderate income	1,214	1,643	470	310	181	**3,817**
Median income	900	2,202	938	883	427	**5,351**
High income	330	2,340	1,719	2,193	1,333	**7,915**
TOTAL	**4,664**	**7,238**	**3,498**	**3,453**	**1,998**	**20,851**

Town of Stony Plain	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	115	5	-	-	-	**121**
Low income	1,195	374	113	87	15	**1,785**
Moderate income	674	936	186	44	-	**1,839**
Median income	405	936	257	220	149	**1,967**
High income	208	1,461	719	847	616	**3,851**
TOTAL	**2,597**	**3,713**	**1,274**	**1,198**	**781**	**9,563**

Strathcona County	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	1,397	167	72	31	-	1,666
Low income	3,701	2,500	317	128	83	6,729
Moderate income	2,862	4,317	1,089	461	243	8,972
Median income	1,070	4,928	1,811	1,199	793	9,801
High income	804	5,735	3,580	4,849	2,764	17,732
TOTAL	**9,834**	**17,647**	**6,869**	**6,668**	**3,883**	44,900

Sturgeon County	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	179	23	-	6	9	218
Low income	430	431	61	41	20	983
Moderate income	389	821	150	157	134	1,651
Median income	99	701	335	164	204	1,503
High income	75	915	546	789	557	2,882
TOTAL	**1,173**	**2,891**	**1,092**	**1,158**	**923**	7,237

EMRB Total	1 Person	2 Person	3 Person	4 Person	5+ Persons	TOTAL
Very low income	13,341	2,250	722	177	112	**16,601**
Low income	70,220	29,131	7,046	3,900	1,910	**112,207**
Moderate income	45,230	46,668	16,316	10,431	6,829	**125,474**
Median income	29,295	59,365	27,924	22,342	14,578	**153,504**
High income	11,895	78,788	52,781	63,064	46,075	**252,602**
TOTAL	**169,981**	**216,202**	**104,788**	**99,913**	**69,504**	**660,389**

NOTE: Numbers may not sum to totals due to Statistics Canada's rounding and suppression.

APPENDIX 2

Housing Projections Based on EMRB Growth Plan Review

The projections prepared for the EMRB Growth Plan Review project an increase of 131,279 households from 2024 to 2034, representing a 21.9% increase over the period. An additional 98,752 households are anticipated from 2034 to 2044, which represents a 13.5% increase over the 10-year period.

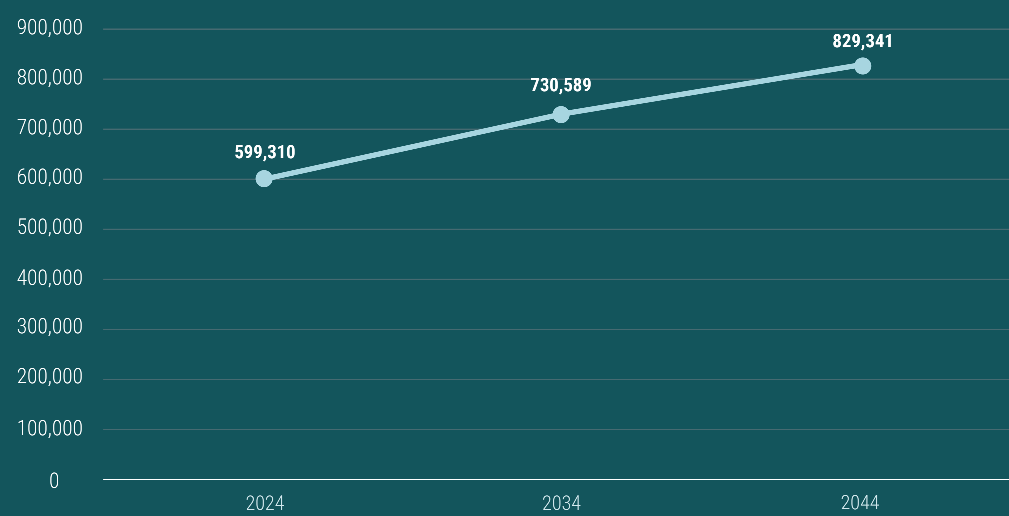

FIGURE 50

Projected Households 2024-2044

EMRB Growth Plan Review

SOURCE: Data provided by EMRB from projections prepared by Applications Management Consulting Ltd. for Population, Employment and Housing Forecast Reports, June 2023.

	TOTAL
Current number of households (2024)	599,310
Anticipated number of households (2034)	730,589
Anticipated Units by Type (2034)	730,588
Single	415,986
Semi-detached	52,748
Row	62,318
Apartment*	199,536
Anticipated average household size	2.5

TABLE 25

Anticipated Households by 2034 based on Projections from EMRB Growth Plan Review

*Apartment includes mobile and secondary units.

SOURCE: Consultant Calculations.

The following table provides a summary of anticipated future housing needs across different housing types over time by 2044.

Anticipated Units by Type (2034)	Increase 2024-2034	Increase 2034-2044
Single	78,771	57,322
Semi-detached	9,714	7,950
Row	10,837	6,304
Apartment*	31,957	27,176
TOTAL	**131,278**	**98,752**

TABLE 26

Anticipated Change in Households 2024-2034 and 2034-2044 based on Projections from EMRB Growth Plan Review

*Apartment includes mobile and secondary units.

SOURCE: Consultant Calculations.

APPENDIX 3

Municipal Housing Profiles

This section outlines the methodology used to create the following profiles of 13 municipalities in the EMR. These profiles provide a snapshot of housing conditions in each municipality and project future needs through 2034.

Data Sources and Modelling Tools

The profiles rely on a synthesis of primary and secondary data from the following sources:

- **2021 Census Data (Statistics Canada):** This provides the baseline for demographics, dwelling units, household characteristics, mobility, and economic indicators. This is also the baseline for 2034 priority population projections.
- **CMHC Housing Market Information Portal:** Used to capture current (2021) renter and owner households in core housing need.
- **Housing Assessment Resource Tools (HART):** Utilized for 2034 projections. HART calculates future trends by applying historical trends (from the 2011, 2016, and 2021 censuses) to 2034 population projections.

How to Read the Profiles

Each municipal profile is organized into standard categories.

Municipal Snapshot

- **Demographics:** Total population, percentage of EMR population, and population change from 2016 to 2021
- **Mobility:** Number of new residents who moved to the region and their origins
- **Housing Stock:** Total private occupied dwellings, breakdown by type, dwelling unit age
- **Economy:** Identification of the top three local industries and work-commute destinations to illustrate regional employment patterns

Data Constraints and Rounding

Where "0" is reported, it indicates that there are either no households in that category or the data has been suppressed due to Statistics Canada's confidentiality requirements. To protect individual privacy, random rounding is used; consequently, core housing need totals in one table may not align perfectly with totals in another.

Core Housing Need Analysis

This section identifies the number of residents in current and projected core housing need.

- **By Tenure:** Current (2021) and projected (2034) core housing need for both renters and owners.
- **By Income Category:** Households are grouped by income category, based on municipal Area Median Household Income (AMHI)
  - Very Low Income: Less than or equal to 20% of AMHI
  - Low Income: 21%-50% of AMHI
  - Moderate Income: 51%-80% of AMHI
  - Median Income: 81%-120% of AMHI
  - High Income: 121% or greater of AMHI
- **By Priority Population:** Projections for 10 priority population groups are based on 2021 Census data. Where PHM is noted, it refers to the Primary Household Maintainer (the person responsible for housing payments).

Definitions

To ensure clarity across all 13 profiles, the following definitions for household types are applied:

- **Family Households:** Refers to census families, including married or common-law couples (with or without children) and lone-parent families. This also includes grandchildren living with grandparents in the absence of parents.
- **Non-Family Households:** Refers to individuals living alone or groups of two or more people sharing a dwelling who do not constitute a census family (e.g., roommates).

CITY OF BEAUMONT

DEMOGRAPHICS

Population (2021)	**20,888**
Percentage of EMR population	1.5%
Population change 2016-2021	+19.7%

MOBILITY

People Moved To or Within Beaumont in 2020	**2,485**
Within Beaumont	800
From elsewhere in Alberta	1,365
From elsewhere in Canada	290
From outside Canada	35

DWELLING UNITS

Total Private Occupied Dwellings	**6,950**
Single-detached	80%
Semi-detached	6.6%
Apartment in a building with <5 storeys	6.6%
Row house	6.4%
Apartment/flat in a duplex	0.22%
Moveable	0.07%

Dwelling Unit Age

Built after 2001	**66.2%**

HOUSEHOLDS

Total Households	**6,950**
Owner households	87.2%
Renter households	12.8%

Household Income

Median	**$130,000**
Median renter	**$76,500**
Median owner	**$141,000**

Household Size

Average household size	**3 persons**
Two-person households	**30.9%**

ECONOMY

Top 3 Industries

1. Construction
2. Health Care and Social Assistance
3. Retail Trade

Commuting Destination

Within Beaumont	**19.4%**
To other municipality within census division of residence	**77%**
To a different municipality and region in Alberta outside the census division	**3.1%**
To a different province	**0.5%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	180	258
Owner household	175	247
TOTAL	**355**	**505**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	6,598	8,864
Non-family household	1,162	1,673
TOTAL	**7,760**	**10,537**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$655)	100	20	0	0	0	**120**
Low income ($655–$1,638)	40	85	60	45	0	**230**
Moderate income ($1,638–$2,620)	0	0	0	0	0	**0**
Median income ($2,620–$3,930)	0	0	0	0	0	**0**
High income (>=$3,931)	0	0	0	0	0	**0**
TOTAL	**140**	**105**	**60**	**45**	**0**	**350**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$655)	270	81	22	34	-	**407**
Low income ($655–$1,638)	528	481	194	141	29	**1,373**
Moderate income ($1,638–$2,620)	430	909	411	331	185	**2,265**
Median income ($2,620–$3,930)	166	873	504	676	404	**2,625**
High income (>=$3,931)	122	967	780	1,243	812	**3,924**
TOTAL	**1,516**	**3,312**	**1,911**	**2,425**	**1,430**	**10,594**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**106**
Households with physical activity limitation	**114**
Household head over 65	**189**
Household head under 24	**0**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**83**
Indigenous-led (PHM)	**30**
Women-led (PHM)	**379**
Single mother-led (PHM)	**159**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

CITY OF EDMONTON

DEMOGRAPHICS

Population (2021)	**1,010,899**
Percentage of EMR population	72.2%
Population change 2016-2021	+8.3%

MOBILITY

People Moved To or Within Edmonton in 2020	**146,785**
Within Edmonton	112,710
From elsewhere in Alberta	15,395
From elsewhere in Canada	10,140
From outside Canada	8,540

DWELLING UNITS

Total Private Occupied Dwellings	**396,400**
Single-detached	49.6%
Apartment in a building with <5 storeys	23%
Row house	9.8%
Apartment in a building with >5 storeys	7.4%
Semi-detached	7.1%
Apartment/flat in a duplex	2.6%
Moveable	0.5%
Other single attached	0.02%

Dwelling Unit Age

Built before 2001	**61.4%**

HOUSEHOLDS

Total Households	**396,405**
Owner households	63.6%
Renter households	36.4%

Household Income

Median	**$90,000**
Median renter	**$63,200**
Median owner	**$114,000**

Household Size

Average household size	**2.5 persons**
Two-person households	**31.1%**

ECONOMY

Top 3 Industries

1. Health Care and Social Assistance
2. Retail Trade
3. Construction

Commuting Destination

Within Edmonton	**84.1%**
To other municipality within census division of residence	**13.1%**
To a different municipality and region in Alberta outside the census division	**2.2%**
To a different province	**0.6%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	32,525	38,031
Owner household	13,630	15,901
TOTAL	**46,155**	**53,932**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	271,241	316,766
Non-family household	141,358	160,449
TOTAL	**412,599**	**477,215**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$455)	3,380	510	170	35	0	**4,095**
Low income ($455–$1,138)	22,470	7,755	3,145	1,705	740	**35,815**
Moderate income ($1,138–$1,820)	0	1,225	1,780	1,565	1,675	**6,245**
Median income ($1,820–$2,730)	0	0	0	0	0	**0**
High income (>=$2,731)	0	0	0	0	0	**0**
TOTAL	**25,850**	**9,490**	**5,095**	**3,305**	**2,415**	**46,155**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$455)	8,397	1,578	424	69	44	**10,512**
Low income ($455–$1,138)	54,864	19,485	5,021	3,116	1,533	**84,019**
Moderate income ($1,138–$1,820)	34,351	29,681	11,738	7,891	5,606	**89,267**
Median income ($1,820–$2,730)	23,756	39,930	20,238	16,235	10,935	**111,094**
High income (>=$2,731)	8,894	56,547	38,583	44,090	34,208	**182,322**
TOTAL	**130,263**	**147,221**	**76,003**	**71,402**	**52,325**	**477,215**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**704**
Households with cognitive, mental or addictions activity limitation	**8,174**
Households with physical activity limitation	**12,496**
Household head over 65	**16,024**
Household head under 24	**2,895**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**3,365**
Visible minority-led (PHM)	**17,131**
Indigenous led (PHM)	**5,736**
Women-led (PHM)	**30,199**
Single mother-led (PHM)	**9,276**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

TOWN OF DEVON

DEMOGRAPHICS

Population (2021)	**6,545**
Percentage of EMR population	0.5%
Population change 2016-2021	-0.5%

MOBILITY

People Moved To or Within Devon in 2020	**575**
Within Devon	190
From elsewhere in Alberta	310
From elsewhere in Canada	50
From outside Canada	20

DWELLING UNITS

Total Private Occupied Dwellings	**2,495**
Single-detached	78.4%
Apartment in a building with <5 storeys	9.2%
Semi-detached	6.6%
Row house	5.4%
Apartment/flat in a duplex	0.2%

Dwelling Unit Age

Built before 2001	**70%**

HOUSEHOLDS

Total Households	**2,495**
Owner households	77.2%
Renter households	22.6%

Household Income

Median	**$95,000**
Median renter	**$65,000**
Median owner	**$110,000**

Household Size

Average household size	**2.6 persons**
Two-person households	**35.7%**

ECONOMY

Top 3 Industries

1. Construction
2. Retail Trade
3. Health Care and Social Assistance

Commuting Destination

Within Devon	**32.3%**
To other municipality within census division of residence	**65.9%**
To a different municipality and region in Alberta outside the census division	**1.3%**
To a different province	**0%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	205	222
Owner household	110	116
TOTAL	**315**	**338**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	1,804	1,828
Non-family household	653	758
TOTAL	**2,457**	**2,586**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$475)	30	0	0	0	0	**30**
Low income ($475–$1,188)	130	75	20	0	0	**225**
Moderate income ($1,188–$1,900)	0	0	0	25	0	**25**
Median income ($1,900–$2,850)	0	0	0	0	0	**0**
High income (<=$2,851)	0	0	0	0	0	**0**
TOTAL	**160**	**75**	**20**	**25**	**0**	**280**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$475)	64	22	-	-	-	**86**
Low income ($475–$1,188)	223	168	57	-	9	**457**
Moderate income ($1,188–$1,900)	152	189	51	34	1	**428**
Median income ($1,900–$2,850)	115	295	159	89	95	**753**
High income (<=$2,851)	105	363	136	215	132	**951**
TOTAL	**659**	**1,037**	**403**	**339**	**236**	**2,674**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**67**
Households with physical activity limitation	**62**
Household head over 65	**93**
Household head under 24	**0**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**0**
Indigenous-led (PHM)	**31**
Women-led (PHM)	**176**
Single mother-led (PHM)	**83**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

CITY OF FORT SASKATCHEWAN

DEMOGRAPHICS

Population (2021)	**27,088**
Percentage of EMR population	1.9%
Population change 2016-2021	+12.8%

MOBILITY

People Moved To or Within Fort Saskatchewan in 2020	**3,580**
Within Fort Saskatchewan	1,825
From elsewhere in Alberta	1,415
From elsewhere in Canada	260
From outside Canada	80

DWELLING UNITS

Total Private Occupied Dwellings	**10,420**
Single-detached	63.9%
Apartment in a building with <5 storeys	16.8%
Semi-detached	13.7%
Row house	5.3%
Apartment/flat in a duplex	0.3%
Moveable	0.05%

Dwelling Unit Age

Built before 2001	**44.9%**

HOUSEHOLDS

Total Households	**10,420**
Owner households	75.7%
Renter households	24.3%

Household Income

Median	**$113,000**
Median renter	**$71,000**
Median owner	**$130,000**

Household Size

Average household size	**2.6 persons**
Two-person households	**35.4%**

ECONOMY

Top 3 Industries

1. Construction
2. Health Care and Social Assistance
3. Retail Trade

Commuting Destination

Within Fort Saskatchewan	**46.5%**
To other municipality within census division of residence	**48.3%**
To a different municipality and region in Alberta outside the census division	**4.7%**
To a different province	**0.5%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	520	686
Owner household	270	356
TOTAL	**790**	**1,042**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	8,401	10,710
Non-family household	3,144	4,072
TOTAL	**11,545**	**14,782**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$565)	135	0	0	0	0	**135**
Low income ($565–$1,413)	305	160	110	30	25	**630**
Moderate income ($1,413–$2,260)	0	0	0	0	0	**0**
Median income ($2,260–$3,390)	0	0	0	0	0	**0**
High income (>=$3,391)	0	0	0	0	0	**0**
TOTAL	**440**	**160**	**110**	**30**	**25**	**765**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$565)	411	42	20	12	-	**485**
Low income ($565–$1,413)	1,295	635	240	54	37	**2,261**
Moderate income ($1,413–$2,260)	817	1,276	446	149	87	**2,775**
Median income ($2,260–$3,390)	605	1,564	628	656	309	**3,762**
High income (>=$3,391)	319	1,759	1,128	1,519	785	**5,510**
TOTAL	**3,448**	**5,276**	**2,462**	**2,390**	**1,219**	**14,794**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**28**
Households with cognitive, mental or addictions activity limitation	**206**
Households with physical activity limitation	**298**
Household head over 65	**326**
Household head under 24	**71**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**43**
Indigenous-led (PHM)	**163**
Women-led (PHM)	**759**
Single mother-led (PHM)	**319**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

CITY OF LEDUC

DEMOGRAPHICS

Population (2021)	**34,094**
Percentage of EMR population	2.4%
Population change 2016-2021	+13.7%

MOBILITY

People Moved To or Within Leduc in 2020	**4,895**
Within Leduc	2,600
From elsewhere in Alberta	1,950
From elsewhere in Canada	300
From outside Canada	45

DWELLING UNITS

Total Private Occupied Dwellings	**12,960**
Single-detached	63.2%
Apartment in a building with <5 storeys	12.2%
Semi-detached	8.8%
Row house	8.6%
Apartment in a building with >5 storeys	3.2%
Moveable	2.7%
Apartment/flat in a duplex	1.2%
Other single attached	0.04%

Dwelling Unit Age

Built before 2001	**42.1%**

HOUSEHOLDS

Total Households	**12,965**
Owner households	73.2%
Renter households	26.8%

Household Income

Median	**$100,000**
Median renter	**$69,500**
Median owner	**$117,000**

Household Size

Average household size	**2.6 persons**
Two-person households	**34.6%**

ECONOMY

Top 3 Industries

1. Retail Trade
2. Construction
3. Health Care and Social Assistance

Commuting Destination

Within Leduc	**44%**
To other municipality within census division of residence	**51.3%**
To a different municipality and region in Alberta outside the census division	**4.3%**
To a different province	**0.4%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	750	1,012
Owner household	395	528
TOTAL	**1145**	**1,540**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	10,665	13,884
Non-family household	3,772	4,905
TOTAL	**14,437**	**18,789**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$505)	70	0	0	0	0	**70**
Low income ($505–$1,263)	570	210	125	60	20	**985**
Moderate income ($1,263–$2,020)	0	0	20	55	0	**75**
Median income ($2,020–$3,030)	0	0	0	0	0	**0**
High income (>=$3,030)	0	0	0	0	0	**0**
TOTAL	**640**	**210**	**145**	**115**	**20**	**1,130**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$505)	292	14	67	12	-	**385**
Low income ($505–$1,263)	1,765	777	268	90	64	**2,963**
Moderate income ($1,263–$2,020)	1,114	1,614	543	401	121	**3,793**
Median income ($2,020–$3,030)	717	1,822	941	976	355	**4,810**
High income (>=$3,030)	229	2,280	1,443	1,506	1,393	**6,850**
TOTAL	**4,117**	**6,506**	**3,261**	**2,985**	**1,933**	**18,802**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**29**
Households with cognitive, mental or addictions activity limitation	**290**
Households with physical activity limitation	**442**
Household head over 65	**580**
Household head under 24	**65**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**29**
Visible minority-led (PHM)	**58**
Indigenous-led (PHM)	**152**
Women-led (PHM)	**1,087**
Single mother-led (PHM)	**391**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

LEDUC COUNTY

DEMOGRAPHICS

Population (2021)	**14,416**
Percentage of EMR population	1%
Population change 2016-2021	+9.4%

MOBILITY

People Moved To or Within Leduc County in 2020	**1,125**
Within Leduc County	480
From elsewhere in Alberta	570
From elsewhere in Canada	35
From outside Canada	35

DWELLING UNITS

Total Private Occupied Dwellings	**5,295**
Single-detached	90.9%
Moveable	8.4%
Semi-detached	0.4%
Row house	0.1%
Other single attached	0.1%

Dwelling Unit Age

Built before 2001	**67.5%**

HOUSEHOLDS

Total Households	**5,295**
Owner households	88.5%
Renter households	11.5%

Household Income

Median	**$107,000**
Median renter	**$69,500**
Median owner	**$120,000**

Household Size

Average household size	**2.7 persons**
Two-person households	**39.8%**

ECONOMY

Top 3 Industries

1. Construction
2. Agriculture, Forestry, Fishing, and Hunting
3. Retail Trade

Commuting Destination

Within Leduc County	**22.3%**
To other municipality within census division of residence	**73.9%**
To a different municipality and region in Alberta outside the census division	**3.1%**
To a different province	**0.7%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	115	128
Owner household	245	269
TOTAL	**360**	**397**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	3,677	4,042
Non-family household	980	1,092
TOTAL	**4,657**	**5,134**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

Income	Number of Persons 1	2	3	4	5+	TOTAL
Very low income (<=$550)	80	30	0	0	0	**110**
Low income ($550–$1,375)	100	55	55	0	0	**210**
Moderate income ($1,375–$2,200)	0	0	0	0	0	**0**
Median income ($2,200–$3,300)	0	0	0	0	0	**0**
High income (>=$3,301)	0	0	0	0	0	**0**
TOTAL	**180**	**85**	**55**	**0**	**0**	**320**

Projected Total Households by Size and Income (2034)

Income	Number of Persons 1	2	3	4	5+	TOTAL
Very low income (<=$550)	259	48	-	-	-	**307**
Low income ($550–$1,375)	317	407	122	2	-	**848**
Moderate income ($1,375–$2,200)	211	447	164	75	22	**919**
Median income ($2,200–$3,300)	109	459	181	186	187	**1,122**
High income (>=$3,301)	90	642	334	513	358	**1,937**
TOTAL	**986**	**2,003**	**801**	**777**	**567**	**5,134**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**0**
Households with physical activity limitation	**0**
Household head over 65	**150**
Household head under 24	**0**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**0**
Indigenous-led (PHM)	**19**
Women-led (PHM)	**112**
Single mother-led (PHM)	**19**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

TOWN OF MORINVILLE

DEMOGRAPHICS

Population (2021)	**10,385**
Percentage of EMR population	0.7%
Population change 2016-2021	+5.5%

MOBILITY

People Moved To or Within Morinville in 2020	**1,170**
Within Morinville	440
From elsewhere in Alberta	590
From elsewhere in Canada	110
From outside Canada	355

DWELLING UNITS

Total Private Occupied Dwellings	**3,765**
Single-detached	73.2%
Row house	10.6%
Semi-detached	4.4%
Apartment in a building with <5 storeys	4.4%
Apartment in a building with >5 storeys	3.3%
Apartment/flat in a duplex	2.3%
Moveable	1.9%

Dwelling Unit Age

Built before 2001	**54.8%**

HOUSEHOLDS

Total Households	**3,770**
Owner households	83.4%
Renter households	16.7%

Household Income

Median	**$108,000**
Median renter	**$71,000**
Median owner	**$117,000**

Household Size

Average household size	**2.7 persons**
Two-person households	**33.7%**

ECONOMY

Top 3 Industries

1. Public Administration
2. Construction
3. Health Care and Social Assistance

Commuting Destination

Within Morinville	**26.8%**
To other municipality within census division of residence	**68.2%**
To a different municipality and region in Alberta outside the census division	**4.8%**
To a different province	**0.4%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	105	132
Owner household	145	184
TOTAL	**250**	**316**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	3,127	3,814
Non-family household	956	1,279
TOTAL	**4,083**	**5,093**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$545)	50	0	0	0	0	**50**
Low income ($545–$1,363)	80	65	20	15	0	**180**
Moderate income ($1,363–$2,180)	0	0	0	0	0	**0**
Median income ($2,180–$3,270)	0	0	0	0	0	**0**
High income (>=$3,271)	0	0	0	0	0	**0**
TOTAL	**130**	**65**	**20**	**15**	**0**	**230**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$545)	115	3	-	12	-	**130**
Low income ($545–$1,363)	327	258	47	12	-	**643**
Moderate income ($1,363–$2,180)	447	516	141	86	97	**1,288**
Median income ($2,180–$3,270)	156	445	227	225	92	**1,145**
High income (>=$3,271)	83	550	460	501	321	**1,914**
TOTAL	**1,128**	**1,772**	**874**	**836**	**510**	**5,120**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**0**
Households with physical activity limitation	**0**
Household head over 65	**129**
Household head under 24	**0**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**0**
Indigenous-led (PHM)	**20**
Women-led (PHM)	**223**
Single mother-led (PHM)	**88**

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PARKLAND COUNTY

DEMOGRAPHICS

Population (2021)	**32,205**
Percentage of EMR population	2.3%
Population change 2016-2021	-1.6%

MOBILITY

People Moved To or Within Parkland County in 2020	**2,685**
Within Parkland County	940
From elsewhere in Alberta	1,495
From elsewhere in Canada	190
From outside Canada	55

DWELLING UNITS

Total Private Occupied Dwellings	**11,915**
Single-detached	88.5%
Moveable	10%
Semi-detached	0.8%
Apartment in a building with <5 storeys	0.3%
Row house	0.2%
Apartment/flat in a duplex	0.1%
Other single attached	0.1%
Apartment in a building with >5 storeys	0.04%

Dwelling Unit Age

Built before 2001	**68.6%**

HOUSEHOLDS

Total Households	**11,915**
Owner households	92.1%
Renter households	7.9%

Household Income

Median	**$115,000**
Median renter	**$76,000**
Median owner	**$123,000**

Household Size

Average household size	**2.7 persons**
Two-person households	**41.9%**

ECONOMY

Top 3 Industries

1. Construction
2. Retail Trade
3. Health Care and Social Assistance

Commuting Destination

Within Parkland County	**17.7%**
To other municipality within census division of residence	**75.8%**
To a different municipality and region in Alberta outside the census division	**5.7%**
To a different province	**0.8%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	145	161
Owner household	555	612
TOTAL	**700**	**773**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	9,467	10,174
Non-family household	2,371	2,827
TOTAL	**11,838**	**13,001**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$585)	130	45	0	0	0	**175**
Low income ($585–$1,463)	215	155	75	50	15	**510**
Moderate income ($1,463–$2,340)	0	0	0	0	0	**0**
Median income ($2,340–$3,510)	0	0	0	0	0	**0**
High income (>=$3,510)	0	0	0	0	0	**0**
TOTAL	**345**	**200**	**75**	**50**	**15**	**685**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$585)	510	117	9	-	18	**653**
Low income ($585–$1,463)	947	1,133	62	83	-	**2,225**
Moderate income ($1,463–$2,340)	574	1,556	210	85	13	**2,438**
Median income ($2,340–$3,510)	236	1,468	479	272	193	**2,648**
High income (>=$3,510)	217	1,586	862	1,226	1,172	**5,064**
TOTAL	**2,484**	**5,860**	**1,622**	**1,666**	**1,396**	**13,028**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**65**
Households with physical activity limitation	**202**
Household head over 65	**311**
Household head under 24	**0**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**16**
Indigenous-led (PHM)	**33**
Women-led (PHM)	**387**
Single mother-led (PHM)	**93**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

CITY OF ST. ALBERT

DEMOGRAPHICS

Population (2021)	**68,232**
Percentage of EMR population	4.9%
Population change 2016-2021	+4%

MOBILITY

People Moved To or Within St. Albert in 2020	**6,895**
Within St. Albert	3,550
From elsewhere in Alberta	2,575
From elsewhere in Canada	630
From outside Canada	135

DWELLING UNITS

Total Private Occupied Dwellings	**25,935**
Single-detached	70.4%
Apartment in a building with <5 storeys	13.4%
Row house	7.2%
Semi-detached	7%
Apartment in a building with >5 storeys	1.1%
Apartment/flat in a duplex	0.7%
Moveable	0.2%
Other single attached	0.02%

Dwelling Unit Age

Built before 2001	**68.4%**

HOUSEHOLDS

Total Households	**25,935**
Owner households	82.9%
Renter households	17.1%

Household Income

Median	**$117,000**
Median renter	**$74,000**
Median owner	**$131,000**

Household Size

Average household size	**2.6 persons**
Two-person households	**36.7%**

ECONOMY

Top 3 Industries

1. Health Care and Social Assistance
2. Retail Trade
3. Public Administration

Commuting Destination

Within St. Albert	**39.7%**
To other municipality within census division of residence	**57.4%**
To a different municipality and region in Alberta outside the census division	**2.4%**
To a different province	**0.5%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	780	897
Owner household	835	950
TOTAL	**1615**	**1,847**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	20,455	22,558
Non-family household	6,440	7,921
TOTAL	**26,895**	**30,479**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$590)	355	70	0	0	0	**425**
Low income ($590–$1,475)	575	280	195	75	40	**1,165**
Moderate income ($1,475–$2,360)	0	0	0	0	0	**0**
Median income ($2,360–$3,540)	0	0	0	0	0	**0**
High income (>=$3,541)	0	0	0	0	0	**0**
TOTAL	**930**	**350**	**195**	**75**	**40**	**1,590**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$590)	814	62	77	-	40	**993**
Low income ($590–$1,475)	2,925	1,518	206	78	62	**4,789**
Moderate income ($1,475–$2,360)	1,995	2,763	717	408	141	**6,023**
Median income ($2,360–$3,540)	961	3,741	1,226	560	435	**6,924**
High income (>=$3,541)	418	3,643	2,492	3,572	1,625	**11,750**
TOTAL	**7,113**	**11,727**	**4,718**	**4,617**	**2,304**	**30,479**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**41**
Households with cognitive, mental or addictions activity limitation	**341**
Households with physical activity limitation	**482**
Household head over 65	**799**
Household head under 24	**76**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**147**
Indigenous-led (PHM)	**88**
Women-led (PHM)	**1,269**
Single mother-led (PHM)	**423**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

CITY OF SPRUCE GROVE

DEMOGRAPHICS

Population (2021)	**37,645**
Percentage of EMR population	2.7%
Population change 2016-2021	+10.4%

MOBILITY

People Moved To or Within Spruce Grove in 2020	**5,235**
Within Spruce Grove	2,675
From elsewhere in Alberta	2,135
From elsewhere in Canada	330
From outside Canada	90

DWELLING UNITS

Total Private Occupied Dwellings	**14,275**
Single-detached	63.4%
Apartment in a building with <5 storeys	14.8%
Semi-detached	12.7%
Row house	5.9%
Moveable	2.4%
Apartment in a building with >5 storeys	0.5%
Apartment/flat in a duplex	0.4%
Other single attached	0.1%

Dwelling Unit Age

Built before 2001	**40.1%**

HOUSEHOLDS

Total Households	**14,275**
Owner households	76.3%
Renter households	23.6%

Household Income

Median	**$106,000**
Median renter	**$68,500**
Median owner	**$123,000**

Household Size

Average household size	**2.6 persons**
Two-person households	**34.7%**

ECONOMY

Top 3 Industries

1. Construction
2. Retail Trade
3. Health Care and Social Assistance

Commuting Destination

Within Spruce Grove	**36.6%**
To other municipality within census division of residence	**58.4%**
To a different municipality and region in Alberta outside the census division	**4.3%**
To a different province	**0.7%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	775	1,041
Owner household	435	585
TOTAL	**1210**	**1,626**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	11,902	15,359
Non-family household	4,037	5,460
TOTAL	**15,939**	**20,819**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$530)	210	25	0	0	0	**235**
Low income ($530–$1,325)	345	300	185	50	40	**920**
Moderate income ($1,325–$2,120)	0	0	20	20	0	**40**
Median income ($2,120–$3,180)	0	0	0	0	0	**0**
High income (>=$3,181)	0	0	0	0	0	**0**
TOTAL	**555**	**325**	**205**	**70**	**40**	**1,195**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$530)	518	88	32	-	-	**637**
Low income ($530–$1,325)	1,703	965	338	68	57	**3,131**
Moderate income ($1,325–$2,120)	1,214	1,643	470	310	181	**3,817**
Median income ($2,120–$3,180)	900	2,202	938	883	427	**5,351**
High income (>=$3,181)	330	2,340	1,719	2,193	1,333	**7,915**
TOTAL	**4,664**	**7,238**	**3,498**	**3,453**	**1,998**	**20,851**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**343**
Households with physical activity limitation	**379**
Household head over 65	**474**
Household head under 24	**109**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**29**
Visible minority-led (PHM)	**80**
Indigenous-led (PHM)	**204**
Women-led (PHM)	**1,152**
Single mother-led (PHM)	**467**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

CITY OF STONY PLAIN

DEMOGRAPHICS

Population (2021)	**17,993**
Percentage of EMR population	1.3%
Population change 2016-2021	+4.7%

MOBILITY

People Moved To or Within Stony Plain in 2020	**2,595**
Within Stony Plain	1,180
From elsewhere in Alberta	1,215
From elsewhere in Canada	195
From outside Canada	10

DWELLING UNITS

Total Private Occupied Dwellings	**7,135**
Single-detached	58.1%
Apartment in a building with <5 storeys	18%
Semi-detached	10.1%
Moveable	5.5%
Row house	4.3%
Apartment in a building with >5 storeys	2.5%
Apartment/flat in a duplex	1.5%
Other single attached	0.1%

Dwelling Unit Age

Built before 2001	**48.4%**

HOUSEHOLDS

Total Households	**7,130**
Owner households	73%
Renter households	27%

Household Income

Median	**$92,000**
Median renter	**$60,800**
Median owner	**$106,000**

Household Size

Average household size	**2.4 persons**
Two-person households	**37.9%**

ECONOMY

Top 3 Industries

1. Construction
2. Health Care and Social Assistance
3. Retail Trade

Commuting Destination

Within Stony Plain	**31.5%**
To other municipality within census division of residence	**62.2%**
To a different municipality and region in Alberta outside the census division	**4.6%**
To a different province	**1.7%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	515	644
Owner household	290	363
TOTAL	**805**	**1,007**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	5,504	6,626
Non-family household	2,287	2,922
TOTAL	**7,791**	**9,548**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$455)	45	0	0	0	0	**45**
Low income ($455–$1,138)	425	110	65	30	0	**630**
Moderate income ($1,138–$1,820)	0	30	40	20	15	**105**
Median income ($1,820–$2,730)	0	0	0	0	0	**0**
High income (>=$2,731)	0	0	0	0	0	**0**
TOTAL	**470**	**140**	**105**	**50**	**15**	**780**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$455)	115	5	-	-	-	**121**
Low income ($455–$1,138)	1,195	374	113	87	15	**1,785**
Moderate income ($1,138–$1,820)	674	936	186	44	-	**1,839**
Median income ($1,820–$2,730)	405	936	257	220	149	**1,967**
High income (>=$2,731)	208	1,461	719	847	616	**3,851**
TOTAL	**2,597**	**3,713**	**1,274**	**1,198**	**781**	**9,563**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**194**
Households with physical activity limitation	**281**
Household head over 65	**422**
Household head under 24	**33**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**20**
Indigenous-led (PHM)	**100**
Women-led (PHM)	**716**
Single mother-led (PHM)	**254**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

STRATHCONA COUNTY

DEMOGRAPHICS

Population (2021)	**99,225**
Percentage of EMR population	7.1%
Population change 2016-2021	+1.2%

MOBILITY

People Moved To or Within Strathcona County in 2020	**8,680**
Within Strathcona County	4,970
From elsewhere in Alberta	2,995
From elsewhere in Canada	485
From outside Canada	235

DWELLING UNITS

Total Private Occupied Dwellings	**37,125**
Single-detached	79.6%
Apartment in a building with <5 storeys	6.7%
Semi-detached	5.7%
Row house	4.3%
Moveable	2.5%
Apartment in a building with >5 storeys	0.9%
Apartment/flat in a duplex	0.2%
Other single attached	0.01%

Dwelling Unit Age

Built before 2001	**62.2%**

HOUSEHOLDS

Total Households	**37,125**
Owner households	86.8%
Renter households	13.2%

Household Income

Median	**$124,000**
Median renter	**$76,500**
Median owner	**$134,000**

Household Size

Average household size	**2.6 persons**
Two-person households	**38.1%**

ECONOMY

Top 3 Industries

1. Health Care and Social Assistance
2. Construction
3. Retail Trade

Commuting Destination

Within Strathcona County	**42.1%**
To other municipality within census division of residence	**54.4%**
To a different municipality and region in Alberta outside the census division	**2.7%**
To a different province	**0.8%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	805	940
Owner household	965	1,118
TOTAL	**1,770**	**2,058**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	30,297	33,885
Non-family household	8,731	11,015
TOTAL	**39,028**	**44,900**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$620)	535	85	30	0	0	**650**
Low income ($620–$1,550)	475	300	160	110	65	**1,110**
Moderate income ($1,550–$2,480)	0	0	0	0	0	**0**
Median income ($2,480–$3,720)	0	0	0	0	0	**0**
High income (>=$3,721)	0	0	0	0	0	**0**
TOTAL	**1,010**	**385**	**190**	**110**	**65**	**1,760**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$620)	1,397	167	72	31	-	**1,666**
Low income ($620–$1,550)	3,701	2,500	317	128	83	**6,729**
Moderate income ($1,550–$2,480)	2,862	4,317	1,089	461	243	**8,972**
Median income ($2,480–$3,720)	1,070	4,928	1,811	1,199	793	**9,801**
High income (>=$3,721)	804	5,735	3,580	4,849	2,764	**17,732**
TOTAL	**9,834**	**17,647**	**6,869**	**6,668**	**3,883**	**44,900**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**24**
Households with cognitive, mental or addictions activity limitation	**351**
Households with physical activity limitation	**496**
Household head over 65	**780**
Household head under 24	**54**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**30**
Visible minority-led (PHM)	**175**
Indigenous-led (PHM)	**85**
Women-led (PHM)	**1,306**
Single mother-led (PHM)	**363**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

STURGEON COUNTY

DEMOGRAPHICS

Population (2021)	**20,061**
Percentage of EMR population	1.4%
Population change 2016-2021	-2.1%

MOBILITY

People Moved To or Within Sturgeon County in 2020	**1,420**
Within Sturgeon County	445
From elsewhere in Alberta	825
From elsewhere in Canada	135
From outside Canada	15

DWELLING UNITS

Total Private Occupied Dwellings	**7,020**
Single-detached	89.7%
Moveable	6.3%
Semi-detached	3.9%
Row house	0.1%
Apartment in a building with <5 storeys	0.1%

Dwelling Unit Age

Built before 2001	**68%**

HOUSEHOLDS

Total Households	**7,025**
Owner households	86.8%
Renter households	13.2%

Household Income

Median	**$124,000**
Median renter	**$97,000**
Median owner	**$135,000**

Household Size

Average household size	**2.8 persons**
Two-person households	**38.7%**

ECONOMY

Top 3 Industries

1. Construction
2. Public Administration
3. Health Care and Social Assistance

Commuting Destination

Within Sturgeon County	**20.9%**
To other municipality within census division of residence	**72.9%**
To a different municipality and region in Alberta outside the census division	**5.9%**
To a different province	**0.3%**

Households in Core Housing Need (CHN)

Tenure	Current CHN (2021)	Projected CHN (2034)
Renter household	30	32
Owner household	220	238
TOTAL	**250**	**270**

Household Projections by Type

Type	2024 Estimated Households*	2034 Projected Households
Family household	5,550	5,883
Non-family household	1,148	1,338
TOTAL	**6,698**	**7,221**

** Derived from 2021 Census population.*

Current Households in Core Housing Need by Size and Income

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$625)	105	0	0	0	0	**105**
Low income ($625–$1,563)	55	35	0	0	25	**115**
Moderate income ($1,563–$2,500)	0	0	0	0	0	**0**
Median income ($2,500–$3,750)	0	0	0	0	0	**0**
High income (>=$3,751)	0	0	0	0	0	**0**
TOTAL	**160**	**35**	**0**	**0**	**25**	**220**

Projected Total Households by Size and Income (2034)

	Number of Persons					
Income	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
Very low income (<=$625)	179	23	-	6	9	**218**
Low income ($625–$1,563)	430	431	61	41	20	**983**
Moderate income ($1,563–$2,500)	389	821	150	157	134	**1,651**
Median income ($2,500–$3,750)	99	701	335	164	204	**1,503**
High income (>=$3,751)	75	915	546	789	557	**2,882**
TOTAL	**1,173**	**2,891**	**1,092**	**1,158**	**923**	**7,237**

Projected Households in Core Housing Need by Priority Population (2034)

Priority Population	TOTAL
Transgender or non-binary households	**0**
Households with cognitive, mental or addictions activity limitation	**0**
Households with physical activity limitation	**0**
Household head over 65	**113**
Household head under 24	**0**

Priority Population	TOTAL
New-migrant-led (last 5 years) (PHM)*	**0**
Visible minority-led (PHM)	**0**
Indigenous-led (PHM)	**15**
Women-led (PHM)	**103**
Single mother-led (PHM)	**15**

** PHM is Primary Household Maintainer, the person primarily responsible for paying the rent/mortgage.*

APPENDIX 4

Interviewee Statistics

This appendix provides a breakdown of individuals who were interviewed for the qualitative report.

TABLE 27

Breakdown of Interviewees

Municipality	Sub-regional Housing Foundation	Number of Lived-Experience Participants	Number of Housing Sector and Municipal Government Participants
City of Fort Saskatchewan	**Heartland Housing**	11	1
Strathcona County Municipality	**Heartland Housing**	2	5
County-wide perspective of these municipalities			3
Town of Morinville	**Homeland Housing**	2	1
City of St. Albert	**Homeland Housing**	2	7
Sturgeon County Municipality	**Homeland Housing**	1	2
County-wide perspective of these municipalities			2
City of Beaumont	**Leduc Regional Housing Foundation**	1	3
Town of Devon	**Leduc Regional Housing Foundation**	3	2
City of Leduc	**Leduc Regional Housing Foundation**	1	2
Leduc County Municipality	**Leduc Regional Housing Foundation**	1	2
County-wide perspective of these municipalities			1
Town of Stony Plain	**Meridian Housing Foundation** (Note: subregion known as the Tri-municipal Region)	4	1
City of Spruce Grove	**Meridian Housing Foundation** (Note: subregion known as the Tri-municipal Region)	2	0
Parkland County Municipality	**Meridian Housing Foundation** (Note: subregion known as the Tri-municipal Region)	2	2
County-wide perspective of these municipalities			2
Perspectives from Edmonton related to the region		3	6
Cross-regional			3
Total Number of Respondents		**35**	**45**

TABLE 29

Interviewees by Priority Population Group

Designated Priority Populations	Lived-experience Participants Who Identified with Priority Population[74]	Organizational Participants Who Support this Priority Population
Survivors (especially women and children) fleeing domestic violence	2[75]	3
Women-led households, especially single mothers	20	6
Seniors 65+	14	4
Young adults aged 18-29	4	4
Indigenous peoples	2	
Racialized people	8	
Recent immigrants, especially refugees	5	
2SLGBTQIA+	1	2
People with physical health or mobility challenges	3	
People with developmental disabilities	0	1
People dealing with mental health and addictions issues	6	4
Veterans	4	1
People experiencing homelessness	4	4

74 These numbers are based on self-identification.

75 Interviews focused on survivors fleeing domestic violence. While this group is predominantly women and children, participants included one woman, as well as one father and his children, to reflect the diverse realities of domestic abuse.

APPENDIX 5

Glossary of Terms

Acceptable housing meets each of the three indicator thresholds established by the Canada Mortgage and Housing Corporation (CMHC):

- Adequate housing does not require any major repairs;
- Affordable housing costs less than 30% of a household's before-tax income; and
- Suitable housing has enough bedrooms for the size and composition of resident households.

Accessible housing and universally designed homes include features that allow people of varying mobility levels to live independently. Design features include zero-step entries, as well as wider hallways and doorways to accommodate wheelchairs or walkers. These homes have bathrooms, kitchens, and bedrooms that are accessible to everyone.

Affordable housing is operated, funded, or created with government subsidies. It is offered at below-market rents for households that earn less than the median income for their household size. There are different types of affordable housing to meet different needs:

Area median household income is the median income of all households in a given area.

Co-operative (co-op) housing is a type of housing option where residents do not own their units outright. Each resident is a shareholder in the corporation that owns the land, and housing costs are often less expensive than market rents. Varieties include non-profit housing cooperatives, either stand-alone co-operatives or those created in partnership with another non-profit; student housing co-ops; and Indigenous co-ops, which may be developed in partnership with Indigenous governments and organizations. Co-operative housing does not include homeownership co-ops or equity co-ops requiring an investment that, along with any profit earned, is returned to co-op investors.

Core housing need is a concept developed by CMHC to describe households that do not meet one or more of the adequacy, suitability, or affordability standards (see Acceptable Housing), and would have to spend 30% or more of their before-tax income to access acceptable local housing.

Emergency shelters provide short-term lodging for people experiencing homelessness.

Family (or census family) household is defined as a married couple and the children, if any, of either or both spouses; a couple living common law and the children, if any, of either or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling. All members of a particular census family live in the same dwelling. Children may be biological or adopted, regardless of age or marital status, as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling. Grandchildren living with their grandparent(s), but with no parents present, also constitute a census family.

Housing starts are defined as the beginning of construction, usually when concrete has been poured for the whole of the footing around the residential structure.

Market housing is rented or purchased at market rates.

Non-family households have either one person living alone in a private dwelling, or a group of two or more persons sharing a private dwelling, but do not constitute a census family.

Non-market housing refers to housing that is provided for income groups not served by the private market. This type of housing is typically made affordable through public and/or non-profit ownership of housing units, or through subsidies that allow low-income households to access housing in the private market.

Priority populations have been identified by CMHC and the National Housing Strategy as priorities for affordable homes because they are over-represented among households in core housing needs. They include:

- **Survivors** (especially women and children) fleeing domestic violence who leave their homes because they fear or have experienced violence within that setting;
- **Women-led households**, especially single mothers;
- **Seniors** 65 years of age and older;
- **Young adults** from the ages of 18 to 29;
- **Indigenous Peoples** from Métis, Inuit, and First Nations (including status and non-status Indians) groups;
- **Racialized people or communities**, including visible minorities, who face barriers based on racial prejudice;
- **People with physical health and mobility challenges** that substantially limit one or more basic physical activities, such as walking, climbing stairs, or lifting (this group includes people with sensory disability conditions such as blindness or hearing loss);
- **Recent immigrants**, especially refugees, who have settled in Canada over the last five years;
- **2SLGBTQIA+**, which refers to two-spirit, lesbian, gay, bisexual, transgender, queer/questioning, intersex, and asexual peoples, as well as those with other sexual orientations and gender identities;
- **People with developmental disabilities** who may have significant limitations in both intellectual capacity and adaptive skills (such as those living with Down syndrome, fetal alcohol syndrome, or autism);
- **People with mental health and addiction issues**, including a wide range of disorders affecting mood, thinking, and behaviour (e.g. depression, schizophrenia, problem gambling, and substance use disorders);
- **Veterans**, including former members of the Canadian Armed Forces who successfully underwent basic training and were honourably released from service; and
- **People experiencing homelessness**, such as individuals or families without stable, permanent, and acceptable housing.

Purpose-built rental housing is also known as the primary rental market or secure rentals. It includes multi-unit buildings (three or more units) that are built specifically for the purpose of providing long-term rental accommodations.

Rent geared to income is a type of subsidized housing assistance where rent is generally set at 30% of the household's gross income.

Secondary rental housing units, such as rental condominiums, were not purpose-built for the rental market but have been added to the rental market by the owner.

Short-term rentals (STRs) are dwellings or individual rooms within a dwelling that are rented to guests for 30 days or less. Short-term rental transactions are typically arranged through digital platforms such as Airbnb, VRBO, Kijiji, or Facebook Marketplace.

Suppressed household formation refers to households that would have formed but did not due to factors such as supply constraints and limited or unaffordable options. Potential households instead find alternative living arrangements that include residing with parents or roommates and may find themselves in overcrowded or unstable living situations.

Supportive housing is a type of affordable housing for very low-income to low-income individuals or households that require on-site support services to live independently. Residents sign a lease and pay rent while also receiving financial help, support with life skills, and support services for health and wellness.

Tenure refers to whether a household owns or rents their housing.

Transitional/interim housing provides temporary housing for people transitioning from shelters to permanent housing.