2016 UPDATE TO THE

Leduc

SUB-REGION HOUSING NEEDS ASSESSMENT ADDENDUM

APPROVED BY THE CAPITAL REGION BOARD APRIL 2016
This addendum to the Leduc Sub-Region Housing Needs Assessment provides an updated analysis of core housing need based on the Canadian Mortgage and Housing Corporation Core Need Data from the 2011 National Household Survey.
Foreword

The Sub-Region Housing Needs Assessment identifies housing need and demand to support planning for a diverse range of housing options within the Capital Region. In 2014, a Housing Needs Assessment Report was generated for the Leduc Sub-Region as a pilot. At that time, estimates of core need by the Canadian Mortgage and Housing Corporation, based on the 2011 National Household Survey, had not yet been published. The data is now available and this update provides an analysis of core need as an addendum to the Leduc Sub-Region Housing Need Assessment.

Housing Core Need Analysis

The primary problem associated with core housing need is affordability, especially among seniors and young lone-parent family households. The incidence of need among renters is five times higher than that of owner households. Across different age cohorts, seniors aged 65 years and over have the highest incidence of core need at 56% and are three times as likely to be in need as household maintainers less than 65 years of age. In part, the high levels of need among seniors reflect the low numbers of small sized, lower cost housing starts and limited numbers of existing rental stock available for smaller households.

63% of the future growth of households in need will be from households 65 years of age and over. Affordable housing units, such as bachelor and one-bedroom units, will be required to meet the needs of this age cohort. Some affordable family rental units will be required to address needs of family households, including lone-parent families.

Note: Totals may not add up due to rounding by Statistics Canada.
Households in Need
Determining need and demand for Non-Market Housing and Market Affordable Housing is one of several reasons for undertaking a housing needs assessment. Comparing the distribution of the households in Non-Market Housing need and Market Affordable Housing demand across the Region will point to current and future gaps. Consistent and reliable data is required to develop integrated plans to address housing imbalances in the Sub-Region and Region. Canada Mortgage and Housing Corporation (CMHC) has developed a Core Housing Need measure, which uses a two-step process to identify the number and incidence of households in need of housing:

• Does a household experience any one of or a combination of problems based on three standard measures of suitability (number of bedrooms compared to household composition), condition (need for major repair) and affordability (paying greater than 30% of income)? And,

• Is the household’s gross income below a specified threshold (which is calculated separately for each Census Metropolitan Area [CMA] and for each household size)?
Core Housing Need Estimates (2011)

Description
The absolute number of households in core need, along with the incidence rate of different household types reveals which subgroups (by tenure, age, and family type) experience challenges.

Findings
- Affordability is the most serious issue in Leduc Sub-Region, far outweighing problems of crowding and condition.
- Only 3% of the problems are crowding, compared to 13% for Region.
- 19% of households live in homes that are in poor condition, compared to 13% in the Region.
- 6% of owner households are in core need, although in terms of numbers, there are slightly more owner than renter households in need.
- Core housing need is more acute for renters, who have much lower average incomes.
- 21% of renter households (800) are in core need. In the Leduc Sub-Region, the incidence of need is more than three times higher for renters than for owners (975).

Assessment
- The high number of households in need living in homes that are in poor physical condition suggests a renovation assistance program and/or redevelopment of some of the older housing stock is required.
- The incidence of need is much higher among renter households than owner households. Owners also have an asset in their property that provides financial security not available to renters.
- Actions to address core need should focus on renter households.
**Description**
Renters have a high incidence of core need. The charts focus on renter households to identify those in greatest need.

**Findings**
- Although a small group in absolute size (250), lone-parents (predominantly female) experience a high prevalence of core need. 42% of all lone-parent families are in need.
- The largest group in core need are non-family, mainly single person households. The non-family group total 440 households representing 29% of all non-family households.
- 8% of couple families (140) experience core need.
- Many non-family (singles) households in core need are over 65 years of age and have low income.
- Across different age cohorts, seniors make up the largest group. 56% of seniors are in core need.
- Seniors are two-to-three times as likely to be in need compared to households less than 65 years of age (500).
- Non-senior renters (500) account for 65% of all renters in need, but their incidence of need (13%–16%) is much lower than for senior renters (56%).

**Assessment**
- See next page.
Description
Combining incidence of need by age and household type indicates who is in core need.

Findings
- The age groups and household types with the highest incidence of core need are:
  - Single renters 65 years of age and over (68%);
  - Lone-parent renters 15–29 years of age (57%) as well as those in next age cohort 30–44 years of age (40%)
  - Lone-parents 45–64 years of age (25%);
  - Core need is quite low for couple families because many have two incomes, but is notable for older couples (23%).

Assessment
- Lone-parents and senior single renters have the highest need of all households in Leduc.
- In part, the high levels of need among seniors and lone-parents reflect the low numbers of small sized, lower cost housing starts and limited numbers of existing rental stock available for smaller households.

T1: Renters in Core Need by Household Type and Age of Maintainer

<table>
<thead>
<tr>
<th>Households</th>
<th>15–29 years</th>
<th>30–44 years</th>
<th>45–64 years</th>
<th>65+ years</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families</td>
<td>100</td>
<td>195</td>
<td>40</td>
<td>55</td>
<td>390</td>
</tr>
<tr>
<td>Couples</td>
<td>30</td>
<td>50</td>
<td>0</td>
<td>35</td>
<td>115</td>
</tr>
<tr>
<td>Lone-Parent</td>
<td>65</td>
<td>140</td>
<td>25</td>
<td>0</td>
<td>230</td>
</tr>
<tr>
<td>Non-Family</td>
<td>35</td>
<td>0</td>
<td>130</td>
<td>275</td>
<td>440</td>
</tr>
<tr>
<td>Total</td>
<td>135</td>
<td>200</td>
<td>170</td>
<td>365</td>
<td>835</td>
</tr>
</tbody>
</table>

Note: Totals may not add due to rounding by Statistics Canada.
Future Non-Market Housing Needs

Description
Projecting the annual growth in housing needs over the next six years is required for future planning. The growth in need, presented here, draws on an allocation of overall growth from the Region’s high projection scenario and uses the incidence of core need by age cohort from 2011.

Findings
- The number of renters in core housing need in Leduc is projected to grow on average by 74 annually over the next six years. During the same time period, growth by age cohorts varies considerably:
  - 15–24 age cohort will decrease marginally;
  - 25–44 age cohort will increase on average by 18 households every year, which is 25% of the growth in households in need;
  - 45–64 age cohort will increase on average by 9 households or 12% of the total every year;
  - 65–74 age cohort will increase on average by 37 households or 49% of the growth in households in need;
  - Those 75 and over will increase more slowly, by 10 per year or 14% of total growth every year.
- Over the next six years, household maintainers 65 years of age and over will dramatically expand their share of the total need and all other age groups will decline.

Assessment
- 63% of the future growth of households in need will be from households 65 years of age and over. Affordable housing units, such as bachelor and one-bedroom units, will be required to meet the needs of this age cohort.
- Family rental units will be required to address needs of family households, including lone-parent families.

T2: Growth of Renters in Core Housing Need by Age, 2015–21

<table>
<thead>
<tr>
<th>Age Cohorts</th>
<th>Number of New Households (Annual Average)</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>15–24</td>
<td>(1)</td>
<td>(1%)</td>
</tr>
<tr>
<td>25–44</td>
<td>18</td>
<td>25%</td>
</tr>
<tr>
<td>45–64</td>
<td>9</td>
<td>12%</td>
</tr>
<tr>
<td>65–74</td>
<td>37</td>
<td>49%</td>
</tr>
<tr>
<td>75+</td>
<td>10</td>
<td>14%</td>
</tr>
<tr>
<td>Total</td>
<td>74</td>
<td>100%</td>
</tr>
</tbody>
</table>

Note: Totals may not add due to rounding by Statistics Canada.
Where To From Here

- Both existing unmet needs, and future housing need and demand, are used in the development of public policy and planning for Non-Market and Market Affordable Housing in the Capital Region. The development of long-range plans and land use policies can ensure the housing market is balanced and functioning in an inclusive manner, as well as support initiatives to improve housing affordability.
- The next step in implementing the Capital Region Housing Plan is development of a Regional Planning Model that would incorporate both Non-Market and Market Affordable Housing.
- The result will be a Regional Housing Plan with a 5–10 year timeframe that (1) incorporates changing trends and gaps in the existing supply of housing with future housing need and demand, and (2) directs the supply of Non-Market and Market Affordable Housing throughout the Capital Region.

Prior Phase
- Capital Region Housing Plan
- Environmental Scan
- Sub-Regional Needs Assessment Framework
- Leduc and Strathcona/Ft. Saskatchewan Pilots

Where We Are Today
- Other Sub-Regional Needs Assessments — Edmonton, Lamont, Parkland, and Sturgeon

Future Phase
- Sub-Regional Planning Model
- Sub-Regional Housing Plans Development
- Regional Plan Development
- Regional Plan Delivery & Monitoring