

HOUSING NEEDS

ASSESSMENT

June 2024



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EXECUTIVE SUMMARY

The City of Leduc is committed to ensuring that residents have access to housing that is safe, affordable, and suitable to fit the broad and dynamic needs of its current and future residents.

In October 2023, the City of Leduc engaged Urban Matters to support its Planning & Economic Development Department to undertake a comprehensive Housing Needs Assessment and Strategy to conduct research and engagement to help identify and respond to housing needs and issues that have emerged in the community since 2008, when the City of Leduc released its Attainable Housing Strategy.

This Housing Needs Assessment presents an outline of the data available in relation to housing in Leduc and establishes key insights to be used in the development of the Housing Strategy report.

The Needs Assessment intends to capture the current housing situation in the City of Leduc along the Housing Continuum to better understand where efforts should be made to address gaps in the future.

The purpose of this report is to provide a baseline analysis to inform the strategy that will be developed subsequently. This report looks at a demographic community profile of Leduc, current housing stock, and future growth. This Needs Assessment also addresses future community growth in Leduc and the housing typologies that will be required to support households in Leduc. Information is presented and analyzed pertaining to housing in the community, and along the Housing Continuum Spectrum. This assessment will be used to inform the City's final Housing Strategy report.

Housing Continuum Spectrum Illustration



Overview of Key Findings

- Leduc's population is becoming more diverse over time, with both the underage 14 and 65+ cohorts growing in proportion. Migration to the city is increasing as well.
- Leduc's economic growth and proximity to major employment areas, combined with relative housing affordability within the region, will continue to attract workers and families migrating for employment.
- More than half of all housing in Leduc has been constructed since 2001, with housing generally in good condition across the city.

- Most of Leduc's housing stock is comprised of single-detached homes (63%), but development typologies are slowly shifting towards more dense forms of housing, including townhouses and duplexes. Most homes have three or more bedrooms, but one or two person households are becoming more numerous across the city over time.
- Prices for single-detached homes in Leduc have increased by approximately 20% between 2018 and 2023, now exceeding more than \$417,000. At the same time, prices for apartments have declined by 15% (\$170,000). The decline in apartment prices may be explained by a lack of new units coming to market (i.e. older units are available).
- Homeownership rates in Leduc are high (73%), but the total number renter households have increased by 18% between 2016 and 2021 over time and this trend may continue.
- Homeownership for single detached homes is generally affordable for couples with children and other Census families, but couples without children, one-parent families, and non-Census families¹ have to spend more than 30% of pre-tax incomes to afford shelter costs. Apartment ownership is affordable for all family types, except for non-Census families.
- Rental rates are affordable for all household types in Leduc, except for three or more-bedroom units for non-Census family types. Lack of supply is creating upward pressure on average rents.
- Close to one-in-ten Leduc households is in core housing need, primarily due to affordability (i.e. spending more than 30% of pre-tax incomes on shelter costs). Of the 1,145 households in core housing need, renter households account for 66% (750).
- There is a lack of supply of affordable, below-market rental units, and rent-geared-to-income units within Leduc. There are also no emergency or transitional / short-term supportive housing options within Leduc, creating a gap within the overall housing continuum in the city.
- Leduc households engaged through this work are concerned about long-term affordability, availability of appropriate unit types for downsizing, starting families, and aging in place. Businesses, community organizations, and developers are grappling with increased pressure on affordability, rising labour costs, material shortages, and overall high demand for housing.

Based on population projections examined, Leduc's population could exceed 40,365 by 2029. This assumes an average annual growth rate of 2.2% (Nichols Applied Management). Over the last 10 years, population growth in Leduc has regularly met or exceeded 'high' growth scenarios that have been developed. It is possible that the annual growth rate projected in this analysis will need to be revised upward over time, with provincial population data suggesting Alberta is growing at a historically rapid rate (4.4% in 2023, or more than 200,000 people).² Projecting an average annual growth rate of 2.2% between 2021 and 2029 suggests the following may occur in Leduc:

- The total number of households will increase by 2,551 by 2029, with 967 additional renter households and 1,584 owner households. Growth in all household types is expected, led by non-Census families (519) and couples without children (482).

¹ A non-Census family is defined as either one person living alone or a group of two or more persons who live together but do not constitute a Census family (e.g. a roommate)

² <https://www.alberta.ca/population-statistics>

- Based on projected growth by household type, the following units will need to be developed in Leduc between 2021 and 2029 to accommodate population increases, broken down by number of bedrooms by unit:
 - Studio or 1-bedroom: 153 units
 - 2-bedroom: 546 units
 - 3-bedroom: 1,061 units
 - 4+ bedroom: 791 units
- To keep pace with population growth under this scenario, a minimum of 367 new residential dwellings will need to be developed per year between 2024 and 2029, which is slightly above the rate observed in 2022 (350) and 2023 (352).
- The total number of households in Leduc in core housing need (i.e. spending more than 30% of income on shelter, living in housing in need of major repairs, and/or not having enough bedrooms for the size and makeup of the household) is projected to increase over time, reaching 1,551 households by 2029 (an increase of 226 between 2021 and 2029).

HOUSING NEEDS ASSESSMENT (HNA)

CONCLUSIONS

The purpose of this report is to provide a baseline analysis to inform the strategy that will be developed subsequently. This report looks at a demographic community profile of Leduc, current housing stock, and future growth. This Housing Needs Assessment also explores future community growth in Leduc and the housing typologies that will be required to support households in Leduc.

The HNA presents information in the following topic areas:

1. **Community Profile:** provides an overview of Leduc's population and demographic history, as well as economic and household formation trends that may impact future housing need.
2. **Housing Profile:** examines Leduc's existing housing stock by dwelling type, tenure and trends (rental vs. ownership), age and condition, sizes of dwellings, affordability, homelessness, and prevalence of core housing need to understand challenges and opportunities within the City's existing housing stock.
3. **Projections:** presents population projections based on past studies commissioned by the City of Leduc to derive housing-related implications of community growth over the next 5 years (2024-2029), including prevalence of core housing need and number of units by bedroom type needed to accommodate projected growth.
4. **Community Engagement:** presents insights gathered through extensive community engagement with Leduc and region residents, local businesses, community organizations, and developers active within the City of Leduc.

This section presents an overview of research findings for each of the above areas. Please see Appendix A for the detailed HNA Report and Appendix B for the What We Heard Report from community engagement efforts.

A NOTE ON DATA SOURCES

The HNA collected information to inform key findings through two key methods:

Quantitative data analysis of City of Leduc demographic information obtained through statistics Canada, the Canadian Mortgage and Housing Corporation and community survey results; and

Qualitative input collected through engagement with key stakeholders. This report has been informed by extensive public engagement work, which included a public survey (1,001 responses, 708 complete surveys), and targeted stakeholder conversations with developers, businesses, and community organizations (13 organizations).

DATA LIMITATIONS

Considerations should be applied when reviewing the data and findings of this report as follows:

1. Demographic data is sourced from published Statistics Canada Census of Population. Data is subject to random rounding and, at times, is a 25% representative sample.
2. The 2021 Statistics Canada Census Population was released in 2022 and it reports on some 2020 data. Where available, updated data points on housing have been provided.
3. In March of 2020, the World Health Organization announced that Covid-19 was characterized as a global pandemic. This had far reaching societal impacts but most notably lead to a complete shut down of international travel, many restrictions on hospitality and accommodation industries, and many office based work environments shifting to online or remote work arrangements.
4. In February of 2022 Russia invaded Ukraine resulting in the Canadian Government introducing flexible immigration measures including the Canada Ukraine Authorization for Emergency Travel allowing Ukrainians to stay in Canada until it is safe for them to return home.
5. Market conditions have changed considerably throughout the past three years. Interest rates have risen, and households have had to deal with the rising costs of shelter, food, and transportation.

HNA KEY FINDINGS

Leduc's Population is Growing and Becoming More Diverse Over Time

- Leduc's population grew by 14% between 2016 (29,993) and 2021 (34,094).³ As of the 2023 Census, Leduc's population has grown to 36,060 (2.9% on average per year).⁴
- The EMRB growth projections forecast Leduc's population ranging from 49,600 (low) to 68,000 (high) by 2044. On an annualized basis, this represents a growth rate of 1.6 – 3.9% per year, respectively. Over the last 5 years, Leduc has at a rate of 2.9% on average, which falls slightly above



³ Statistics Canada Census 2021

⁴ City of Leduc Census 2023

the mid-way point of this range. If population growth continues at 2.9% per year, Leduc's population could reach 59,860 by 2044.

- Around 7% of Leduc's population identifies as Indigenous as of 2021, an increase from just 3% in 2006. This is comparable to Alberta rates (6.8%).
- Leduc's population in the 0-14 and 65+ age cohorts are growing.
 - Twenty two percent (22%) of Leduc's population is comprised of individuals under the age of 14 as of 2021, compared to 21% of the population in 2016.
 - Fourteen percent (14%) of Leduc's population is above the age of 65 as of 2021, compared to 12% of the population in 2016.
- Twelve percent (12%) of Leduc's population identified as an immigrant as of the 2021 Census, compared to 10% in 2016. More than half (54%) of Leduc's immigrant population has arrived since 2011.
- Inter and intra-provincial migration is also driving population growth in Leduc. According to the 2023 Census, of households that indicated they had lived at their residence for less than one year, 42% had moved to Leduc from elsewhere in Alberta, 17% from elsewhere in Canada, 5% from outside of Canada, and the remaining 36% moved from elsewhere in Leduc.
- In conclusion, the data indicates as populations increase (youth, senior, and Indigenous) and more of the City's population are newcomers to Canada, effort will need to be made to ensure that specific housing needs can be met in Leduc (e.g. multigenerational living units, age-appropriate housing, and affordable rental and home ownership options).

Leduc's Economic Growth Will Continue to Attract New Residents



- Oil and gas, retail, construction, health care and social assistance, manufacturing, and transportation and warehousing are major employment sectors in Leduc.
- The median household income in Leduc in 2020 was \$100,000, \$4,000 higher than the Alberta rate. Around 24% of households in Leduc earn less than \$60,000 per year, and 24% earn more than \$150,000.
- Likely impacted by the COVID-19 pandemic, Leduc's unemployment rate reached 12% in 2021 (11.5% in Alberta overall). While city-level data is unavailable as of 2024, Alberta's unemployment rate has since decreased to 7%. It is likely that employment has rebounded in Leduc, as well.
- Major projects underway and recently in the Leduc area include the 65 Avenue Interchange (\$112 million), construction of Ohpaho Secondary School (\$51 million), maintenance and expansion at Edmonton International Airport (\$320 million), and development of new business parks in Leduc County (\$65 million).
- Leduc's proximity to Edmonton, Nisku, Edmonton International Airport, and major warehousing and trade operations in Leduc County further supports strong employment opportunities for Leduc residents.
 - Completion of the 65 Avenue Interchange will greatly enhance connectivity to the airport and employment and development areas west of Highway 2, creating new opportunities for individuals to live in Leduc and work in the City and at the airport or even commute to other communities for work, all while living in Leduc.

- In conclusion, when the City of Leduc is compared to other communities elsewhere in Alberta and Canada, Leduc appears to have a competitive advantage for attracting individuals moving to the area for employment due to its proximity to major employment areas, a growing diversity of employment sectors, and a high median household income. However, this advantage may erode quickly if the housing supply cannot keep up with the demand of employment and population growth.

Most Housing in Leduc Has Been Developed in the Last Twenty Years, With Development Not Slowing



- Close to sixty percent (58%) of Leduc's existing housing stock (7,515 units) was constructed within the last twenty (20) years (between 2001 and 2021).
- Seventy-five (75%) of homes in Leduc have three or more bedrooms compared to just twenty (20%) having two bedrooms. More than half (57%) of Leduc households are either one or two-person households.
- Home conditions in Leduc are comparable to neighbouring communities, with 95% of occupied dwellings requiring only regular maintenance and minor repairs.
- Data from 2021 to 2024 year-to-date (Jan – May) indicates the following unit types were issued building permits over this period:

Dwelling Type	2021	2022	2023	2024 (May) YTD
Apartment	0	0	0	0
Duplex / Semi-Detached	52	22	28	22
Townhouse	43	33	30	36
Single-Detached	196	221	202	102
Secondary Suite	75	72	68	60
Total	366	348	328	220

- As illustrated in the table above, there was a slight decline in the overall number of residential building permits issued in Leduc between 2021 and 2023. This decline may be partially explained by rising mortgage rates, supply chain disruptions, and other factors beyond the control of the City.
- Within the first five months of 2024, the City has issued 220 residential building permits and is on track to issue more permits in 2024 than in the last several years.
- As of February 2024, there were 376 vacant residential lots available within Leduc, nearly all of which are in developing greenfield areas on the periphery of the city. Most of these lots are zoned Residential Narrow Lot. A total of 489.6 hectares of land has been reserved for planned residential development.

- Housing starts in the Edmonton Census Metropolitan Area (CMA) are up 55% in Q1 2024 compared to the same period in 2023, with more than 3,500 starts underway. Inventories in the CMA remain low and prices elevated compared to previous ten-year periods.⁵
- Leduc's shift to online permitting (CityView Portal) and fast-tracking service has the city well-positioned to attract development. Quick approval times, streamlined processes, and responsive staff providing excellent service to applicants ensure that the City is not getting in the way of new development to meet demand.
- In conclusion, Leduc has experienced significant residential growth in the last 20 years and the rate of development has increased over time. While some development disruptions were experienced over the course of the COVID-19 pandemic, 2024 YTD permit data illustrates a notable upward trend in permitting. With record setting growth occurring in the Edmonton CMA, the City of Leduc is well-positioned and well-regarded within the development industry to quickly respond to high demand and quickly and efficiently issue building permits.

Single Detached Homes are Predominant, But This is Slowly Changing



- As of 2021, nearly two-thirds (63%) of Leduc's housing stock was comprised of single detached dwellings (13% higher than in Edmonton)
- However, this percentage has declined slightly (2%) between 2016 and 2021, suggesting that housing typologies are slowly shifting.
- Development permit data in recent years suggests a gradual increase in the number of non-single detached residential units being developed in Leduc, with the number of building permits for single detached units holding steady between 2021 – 2023.
- Over the past five years, average prices for single-detached family homes have increased on average by 20%, (\$417,500 as of 2023). Over the same period, apartment prices have declined by 15% (\$169,950).
- Including utilities, insurance, and taxes, the monthly shelter costs for a single detached home in Leduc at a median purchase price is approximately \$3,323 per month.
 - Couples without children, one-parent families and non-Census family households in Leduc are unable to afford shelter costs for single detached homes in Leduc without spending more than 30% of their incomes on shelter costs.
- In conclusion, the predominant residential built form in Leduc remains the single detached house. Over time, the number of building permits issued for non-single detached units has increased, suggesting that the unit type mix in the city will be more diverse in the future. Affordability, particularly for single detached homes as they become proportionally less prevalent, may be challenged for some households through greater demand and relatively lower supply.

https://bildalberta.ca/wp-content/uploads/2024/05/BILD_QuarterlyReport_2024Q1_v1.pdf

Homeownership Rates Are Decreasing, Renter Households Are Increasing

- Close to three-quarters (73%) of Leduc households report owning their home. This has decreased from 76% in 2006, with a subsequent increase in the percentage of households reporting renting (from 24% to 27%).
- There was a total of 1,246 primary rental units in Leduc as of 2021. Close to two-thirds (64%) of renters rely on the secondary rental market (i.e., units not deliberately developed to be rentals) to meet their housing needs. This presents some challenges in fully understanding rental availability comprehensively.
- Rental vacancy rates within the primary market have fluctuated over time, but have decreased from around 2% to 1% between 2021 and 2023. Vacancy rates of three or more bedroom units have increased slightly from 1.2% in 2021 to 1.7% in 2023. The vacancy rate for two-bedroom units in 2023 was 0.8%. In contrast, the vacancy rate Alberta-wide averaged 1.95% in 2023. The very short supply of rental units in Leduc may be contributing to rental rate increases observed.
- Rent increases have outpaced inflation, with one and two-bedroom units experiencing 17% growth in average rents since 2021. As of 2023, average rates range from \$1,180 for a one-bedroom unit, \$1,341 for a two-bedroom unit, and \$1,500 for a three-or-more-bedroom unit.
- In conclusion despite rapid increases in rental rates, rental units remain affordable for most household types in Leduc, except for non-Census households (e.g. roommates, single people). However, the tight supply and high demand for rental units may lead to further increases in average rental rates, putting greater pressure on renter households to afford housing. The key to avoiding this will be to increase the supply of purpose-built rental units to help alleviate the availability and affordability challenges.



Affordability is a Primary Challenge, Particularly for Renters

- Core Housing Need (CHN) (refers to whether a private household's meets at least one of the following criteria: spending more than 30% of pre-tax income on shelter costs, home requires major repairs, and/or not enough bedrooms) has declined in Leduc since 2016, attributed in part to financial support programs like the Canada Emergency Response Benefit (CERB) that have since concluded.
- In 2021, around 9% of Leduc households, totaling 1,145, experienced core housing need, marking a decrease from 10% in 2016. Among these households, renters constituted 66% and homeowners 34%. Comparatively, the City of Leduc in 2021 saw 22% of renter households, and 4% of homeowner households experienced core housing need.
- Of the 1,145 households in core housing need, 38% (435 households) are experiencing extreme core housing need (i.e., spending more than 50% of pre-tax household incomes on shelter costs).
- The primary driving factor for core housing need in Leduc is affordability, with 91% of households in core or extreme core housing need struggling with affordability. Only 9% of households in core housing need are struggling with suitability or adequacy of housing.
- Median prices for single detached homes have increased in recent years. With historically low mortgage interest rates (~2%) returning to more normal levels (~4-5%), affordability for many households will become more challenging, particularly as households renew mortgages at higher rates than their previous terms. These challenges may be most acutely experienced by current owners of single detached homes, as well as renter households looking to enter the housing market.



- At the same time, purchase prices for apartments have declined, suggesting greater demand for single detached homes over condos or other multi-unit developments in Leduc. Townhomes, duplexes, and triplexes may fill an important affordability gap for households in Leduc moving forward.
- In conclusion, periods of historically low interest rates during and in the immediate period following the COVID-19 pandemic have since returned to more historical averages and many households renewing mortgages over the next few years will have to grapple with higher interest rates and carrying cost. Housing prices, particularly for single detached units, have increased steadily. Lower purchasing power due to higher interest rates and lack of supply may impact renter households looking to enter the ownership market.

Availability of Housing is Also a Gap, Particularly for Below-Market Units



- Lack of supply is a primary driver of rent increases observed in Leduc in recent years, specifically purpose-built rentals. Vacancy rates are extremely low.
- There is also a lack of supply of affordable, below-market units and rent-geared-to-income units for seniors.
 - The Leduc Regional Housing Foundation (LRHF) operates 146 below-market and community housing units in Leduc (rents are 20-30% below-market rents). As of March 2024, there was a total waitlist of 97 individuals seeking units.
 - LRHF operates a 90-unit seniors' apartment units at two locations, with rents-geared-to-income. There are currently 49 individuals on the waitlist for seniors housing. There are also 11 individuals waiting for occupancy at Planeview Place, a supportive living facility.
- As of 2021, there were approximately 271 households in Leduc living in subsidized housing units, or 8% of all renters. Subsidies can include rent-geared-to-income arrangements, social or public housing, government assisted housing, non-profit housing, rent supplements, and housing allowances.
 - LRHF delivers a Rent Assistance Benefit program that provides tenants with financial support to assist with rent costs, which varies by household size and gross household income. There were 200 individuals, couples, or families in Leduc supported by the Rent Assistance Benefit program as of March 2024, with 29 individuals on the waiting list.
- With the closure of the Leduc HUB in March 2024, with 10 emergency shelter beds, there are no longer any emergency housing supports within Leduc. The City of Leduc's Family and Community Support Services (FCSS) employs a community navigator that is working to support former clients of the HUB to connect with services they may need.
 - There are also no short-term supportive housing options within Leduc, which typically provides 'second stage' housing for individuals exiting emergency shelters as a transition to more stable, long-term housing options.
- In conclusion, based on the household affordability analysis and waitlist data provided by LRHF, there is a shortage of affordable housing units within Leduc, specifically units with deep subsidies for individuals with fixed or limited incomes (e.g., AISH) and individuals with special needs or requiring greater levels of support (e.g., elderly singles, addiction and mental health challenges, and those with disabilities).

Engagement Data: Residents, Developers, and Community Organizations Recognize Housing Need



- Both owners and renters surveyed in Leduc have indicated concerns over short- and long-term affordability of housing, with 40% of owners and 67% of renters indicating that their current housing costs are unsustainable.
- Renters surveyed were more likely to identify a lack of units for rent and the cost of homeownership as key housing issues. Homeowners expressed greater concern over the lack of options for seniors, specifically supportive housing, home care, and smaller housing units for downsizing. Both groups expressed concern over costs of ownership and renting.
- Developers have identified affordability as a driving force behind housing demand, specifically when it comes to competitively priced single-detached homes. Challenges such as lot shortages and rising labour and material costs have necessitated developers to look at innovative solutions, including new housing types (e.g., narrow or zero-lot line developments) and increasing public engagement efforts to educate buyers of housing options available in Leduc.
- Community organizations have noted how rising living costs disproportionately impact vulnerable members of the community, which further contributes to housing insecurity and homelessness. Organizations suggested there is need for renewal of support networks and support services, particularly with the closure of the Leduc HUB. Waitlists for LRHF housing units are increasing month-over-month and more development is needed. Collaboration between the City, developers, businesses, community organizations, and other levels of government is desired.
- In conclusion, engagement data suggests that households, community organizations, and the development community are all concerned about housing affordability in Leduc. More units across the housing continuum are needed to ensure that homeownership is accessible and affordable for Leduc households, with community organizations noting the importance of also ensuring that other supports should be available to households with acute needs beyond just affordable housing.

Looking Ahead: Projecting Need Over the Next Five Years



- Based on previous population projections developed for the City of Leduc by Nichols Applied Management, assuming a 2.2% average annual growth rate, the City's population may exceed 40,000 by 2029 (40,365). This projection is in line with the City's high growth scenario as presented in the 2023 Annual Monitoring Report. Between 2021 and 2023, Leduc's growth rate exceeded both the Nichols and City of Leduc high-growth scenarios (2.9%). While potentially a conservative forecast, the Nichols growth projections have been used in this HNA based on the overall rigor of analysis.
 - Within this scenario, the total number of households in Leduc is projected to increase from 12,960 (2021) to 15,511 by 2029, with 4,447 renter households and 11,064 owner households. This equates to an additional 967 renter households and 1,584 owner households by 2029.
- As of 2021, there were 13,675 total housing units in Leduc, housing 12,960 households. This equates to 1.05 units per household. Projecting this rate forward to 2029, Leduc will need to develop between 1,836 (one unit per household) to 2,691 (1.05 units per household) additional housing units to accommodate population growth.

- To keep pace with population growth under this scenario, a minimum of 367 new residential dwellings will need to be developed per year, which is slightly above the rate observed in 2022 (348) and 2023 (328).
- Based on projected growth by household type, the following units will need to be developed in Leduc between 2021 and 2029 to accommodate population increases, broken down by number of bedrooms by unit:
 - Studio or 1-bedroom: 153 units
 - 2-bedroom: 546 units
 - 3-bedroom: 1,061 units
 - 4+ bedroom: 791 units
 - Total: 2,551 units
- The total number of households living in Leduc in core housing need (i.e. spending more than 30% of income on shelter, living in housing not in need of major repairs, and have enough bedrooms for the size and makeup of the household) is projected to increase over time, reaching 1,551 households by 2029 (an increase of 226 people, units ?? between 2021 and 2029).
 - The number of households living in Leduc in core housing need is projected to increase by 226 by 2029, or 1,551 households.
- With Building Industry and Land Development Association Alberta (BILD) reporting record-breaking housing starts in the Edmonton CMA in Q1 2024, Leduc will likely also experience increased development rates in 2024.
- Symbol like the others – OR remove symbols from the ones above =consistency
- In conclusion, strong population growth over the next 5 years will likely result in an additional 2,551 households calling Leduc home in 2029 (compared to 2021). The Edmonton CMA is experiencing record-setting housing development and Leduc is poised to experience similar growth. Growth projections, and therefore housing projections, may need to be updated based on the potential for beyond high growth scenario population increases to be experienced.



Potential Paths Forward

With the City of Leduc's Housing Strategy forthcoming, the following potential paths forward / important focus areas as derived from this report and engagement data should include:

1. **Affordability Strategies:** Implement targeted measures to enhance housing affordability, including incentives for developers to offer affordable housing units and explore innovative financing options.
2. **Diverse Housing Supply:** Foster collaboration between developers, policymakers, and community stakeholders to diversify housing options, catering to varied needs and preferences.
3. **Support Services:** Strengthen support services for vulnerable populations, including transitional housing programs and trauma-informed approaches, to address underlying needs and promote stability.
4. **Community Collaboration:** Facilitate ongoing dialogue and collaboration among stakeholders to foster inclusive decision-making processes and ensure housing strategies align with community needs.

5. **Policy Advocacy:** Advocate for policy changes at the local and regional levels to address regulatory barriers and streamline processes for affordable housing development.

CITY OF LEDUC HOUSING NEEDS

ASSESSMENT APPENDICES

Appendix A: Detailed HNA Report

Appendix B: What We Heard Report

APPENDIX A: CITY OF LEDUC DETAILED HOUSING NEEDS ASSESSMENT REPORT

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COMMUNITY PROFILE

This section of the report provides an overview of the past and present demographic and household composition of Leduc and how it has changed through the Census periods (2006 -2021), as well as potential implications on housing need in the community in the future.

DEMOGRAPHIC PROFILE

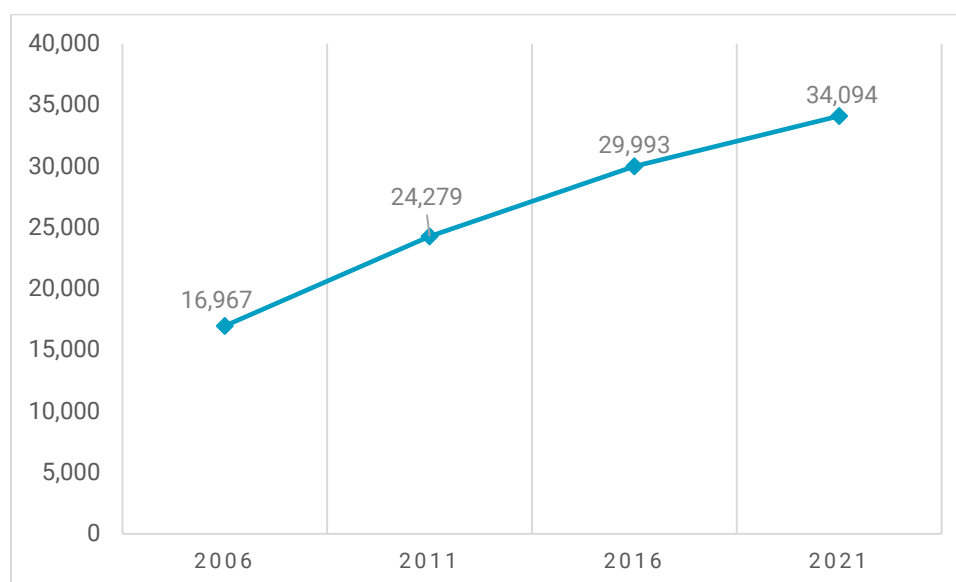
POPULATION

Trends in population have a significant impact on the amount and type of housing that is needed in Leduc.

Data Summary

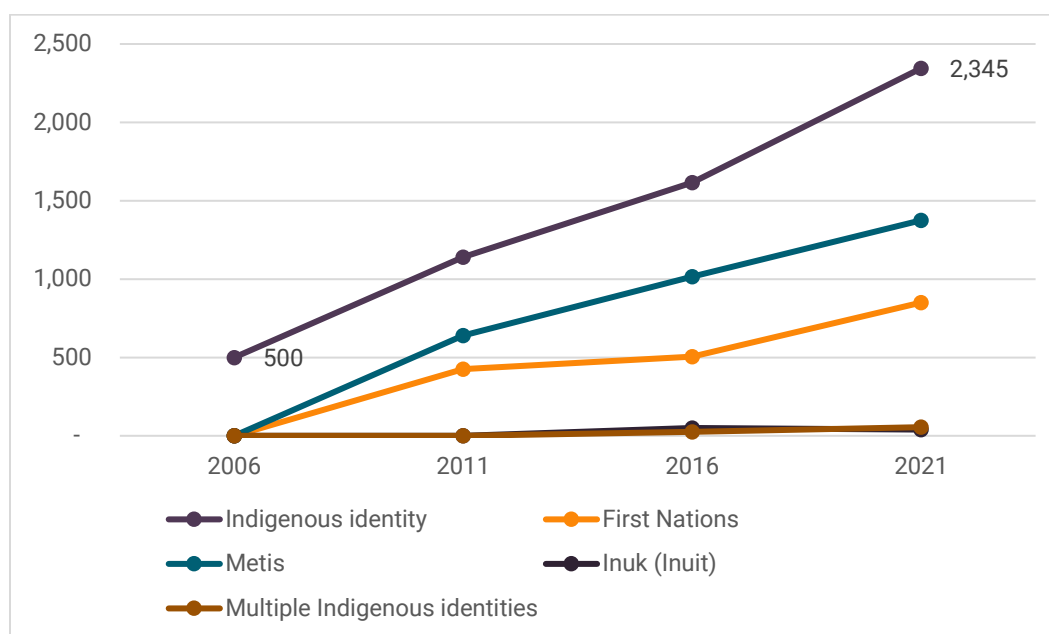
- In 2021 the population of Leduc was 34,094. Between 2006 to 2021, the population of Leduc doubled – or increased by 100% – while the population growth in Alberta was slower and increased by 30% over the same period.
- This is a 14% population increase from 2016 when the total population of the municipality was 29,993. Population growth between 2016 and 2021 was slower than between 2006 and 2011. EMRB projects that Leduc’s population could range from 49,600 to 68,000 by 2044.
- The Indigenous population as a percent of the total population in Leduc also increased between census periods from 3% in 2006 to 7% in 2021.

Figure 1: Leduc Total Population and Population Growth, 2006-2021



Source: Statistics Canada Census Program, Census Profile, Leduc 2006, 2011, 2016, 2021

Figure 2: Leduc Indigenous Population Growth, 2006-2021



Source: Statistics Canada Census Program, Census Profile, Leduc 2006, 2011, 2016, 2021

AGE

Trends in age distribution impact the type of housing that is needed as people move through different stages of life and abilities. Housing along the spectrum should be offered at all stages of life.

Data Summary

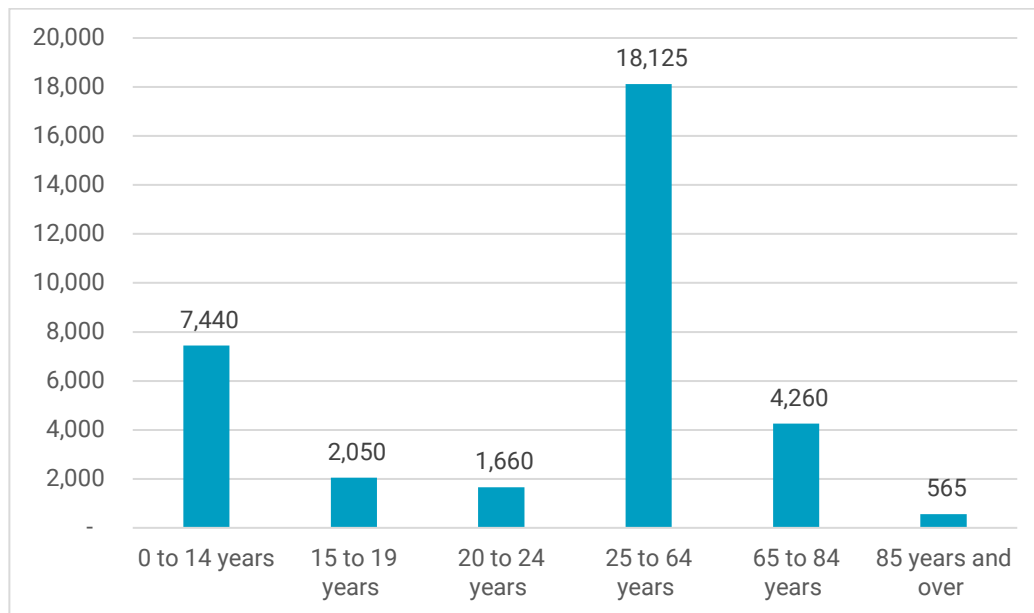
- The age groups represented in this section have been broken out by periods with housing implications.
- Individuals over 65 accounted for 14% of the population of Leduc in 2021; this is 2% higher than the 12% of the population over 65 in 2006. The 0 to 14 age group has also increased since the 2006 census from 19% to 22% in 2021. Both cohorts are growing as a proportion of the city's population.

Table 1 Average Age and Median Age, Leduc, 2021

	Average Age	Median Age
Leduc	37.6	36.8
Alberta	39.7	38.8

Source: Statistics Canada Census Program, Census Profile, Alberta, Leduc 2021

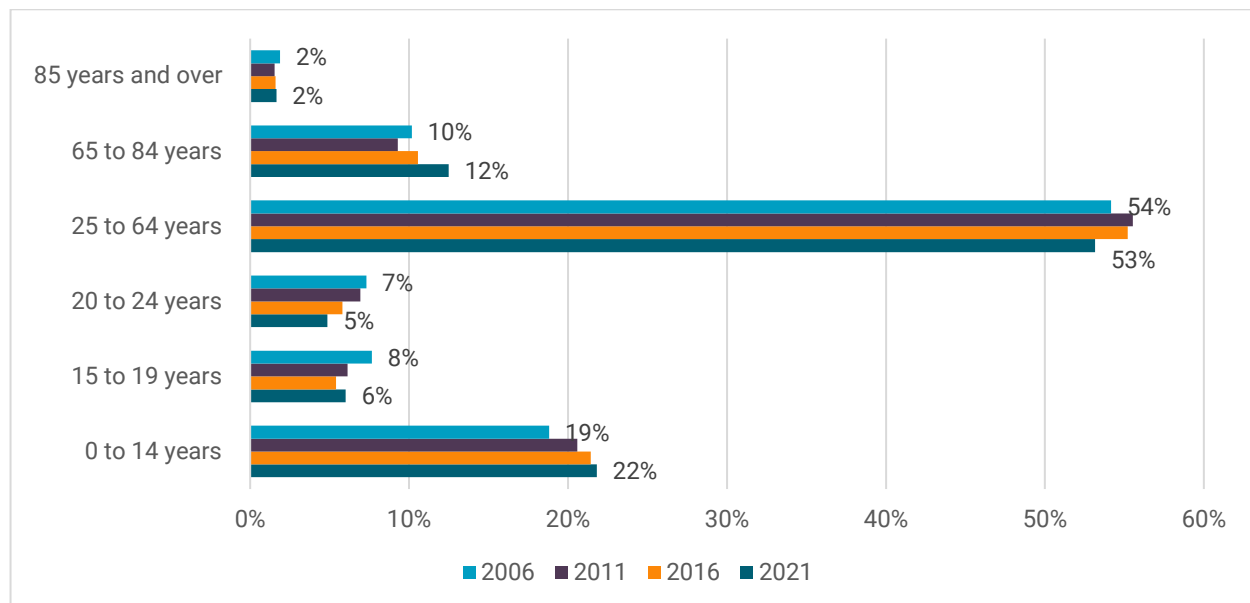
Figure 3 Population Breakdown, Leduc, 2021



Population is presented in the above age groupings to further illustrate the total population entering life stages where they may be forming households (e.g. moving out of family home for the first time).

Source: Statistics Canada Census Program, Census Profiles 2021

Figure 4 Population by Age Percentage Leduc, 2006-2021



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

MOBILITY

Mobility status refers to whether a person changed residences from the previous year (e.g. moved between 2020-2021). People change residences in the following ways⁶:

- Internal migrants include migrants who lived in Canada 1 year or 5 years ago. This includes persons who moved within Canada. Greater detail can be provided for internal migrants by identifying whether they crossed a provincial boundary or the limits of a large municipality, specifically a census metropolitan area (CMA) or census agglomeration (CA). Individuals who moved from elsewhere in Alberta are identified as (Interprovincial migrant).
- External migrants include migrants who did not live in Canada 1 year or 5 years ago.

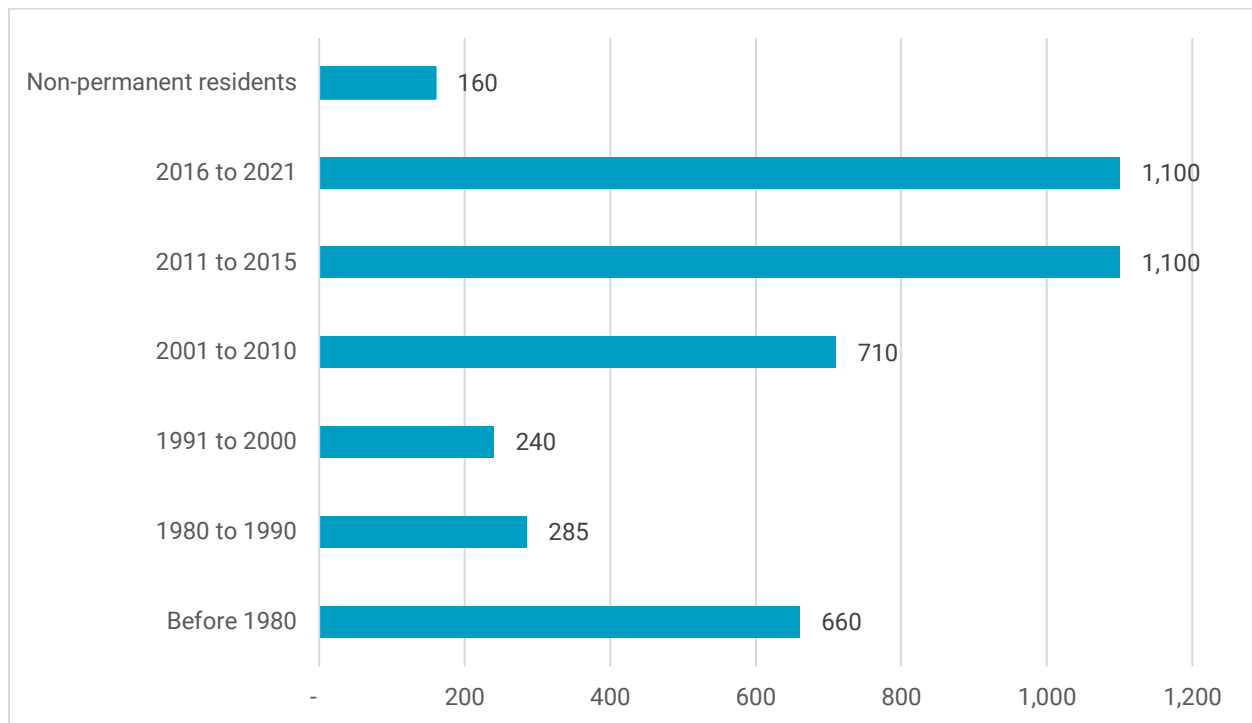
This is important as the number of residents who are moving to a municipality has a large impact on housing demand, and residents moving within a municipality demonstrates changes in housing need.

Data Summary

- In 2021, 15% of the Leduc population changed residences from the previous year. Seven (7%) of the population moved residences from within Leduc, followed by 6% who moved from elsewhere within Alberta. About 1% of the population changed residences from outside of Alberta or from outside of Canada.
- 12% of the population of Leduc identified as an immigrant on the 2021 census. This increased by 2% from the 2016 census.
- Of the 4,085 individuals who identified as immigrants 1,100 (27%) immigrated between 2011 and 2015, and 1,100 (27%) immigrated between 2015 and 2021.

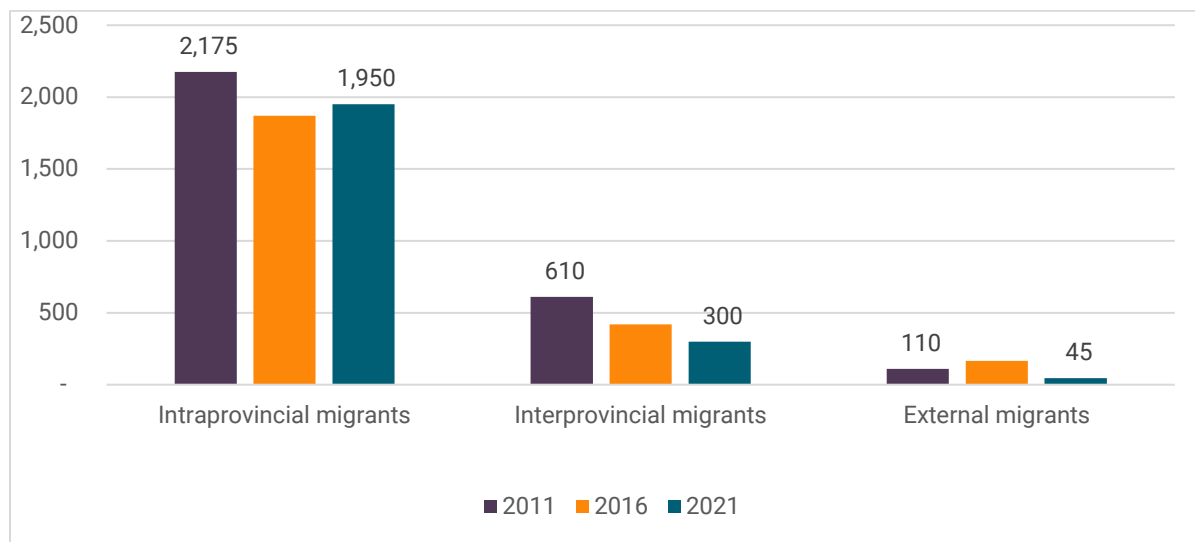
⁶ Mobility and Migration Reference Guide, Census of Population, 2021 (statcan.gc.ca)

Figure 5: Immigration Status and Period of Immigration by Count pre-1980 - 2021



Source: Statistics Canada Census Program, Census Profiles 2021

Figure 6: Mobility Status 1 Year Ago, Population in Private Households by Count⁷



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

⁷ Data not available for 2006

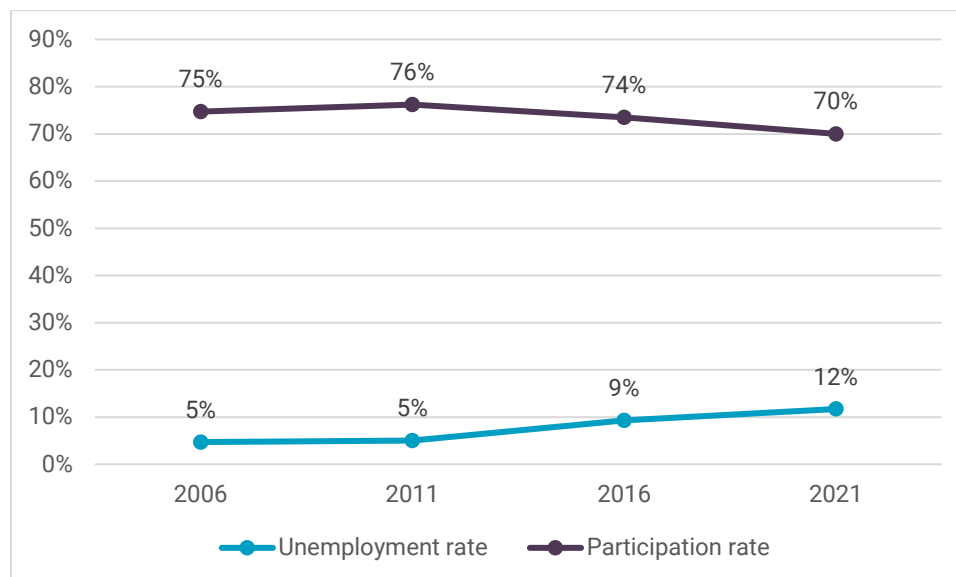
ECONOMY

It is important to understand Leduc's economic context as it relates to employment opportunities, household incomes, pull-factors attracting potential residents to the city, and overall affordability.

Data Summary

- Leduc's proximity to Edmonton, Nisku, Edmonton International Airport, and major warehousing and trade operations in Leduc County further supports strong employment opportunities for Leduc residents beyond what is available within the city itself.
- Major projects underway or recently completed in the Leduc area include the 65 Avenue Interchange (\$112 million), construction of Ohpaho Secondary School (\$51 million), maintenance and expansion at Edmonton International Airport (\$320 million), and development of new business parks in Leduc County (\$65 million).⁸
- Compared to other communities elsewhere in Alberta and Canada, Leduc's housing affordability is a competitive advantage for attracting individuals moving for employment. However, this advantage may erode quickly through greater demand and external factors such as high mortgage interest rates.

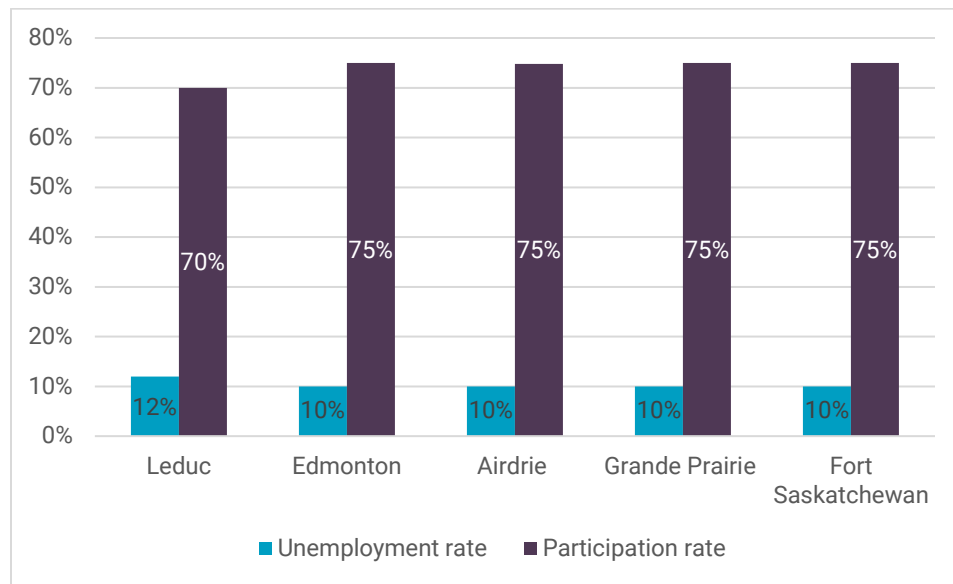
Figure 7 Unemployment and Labour Participation Rates



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, 2021, NHS Profile 2011

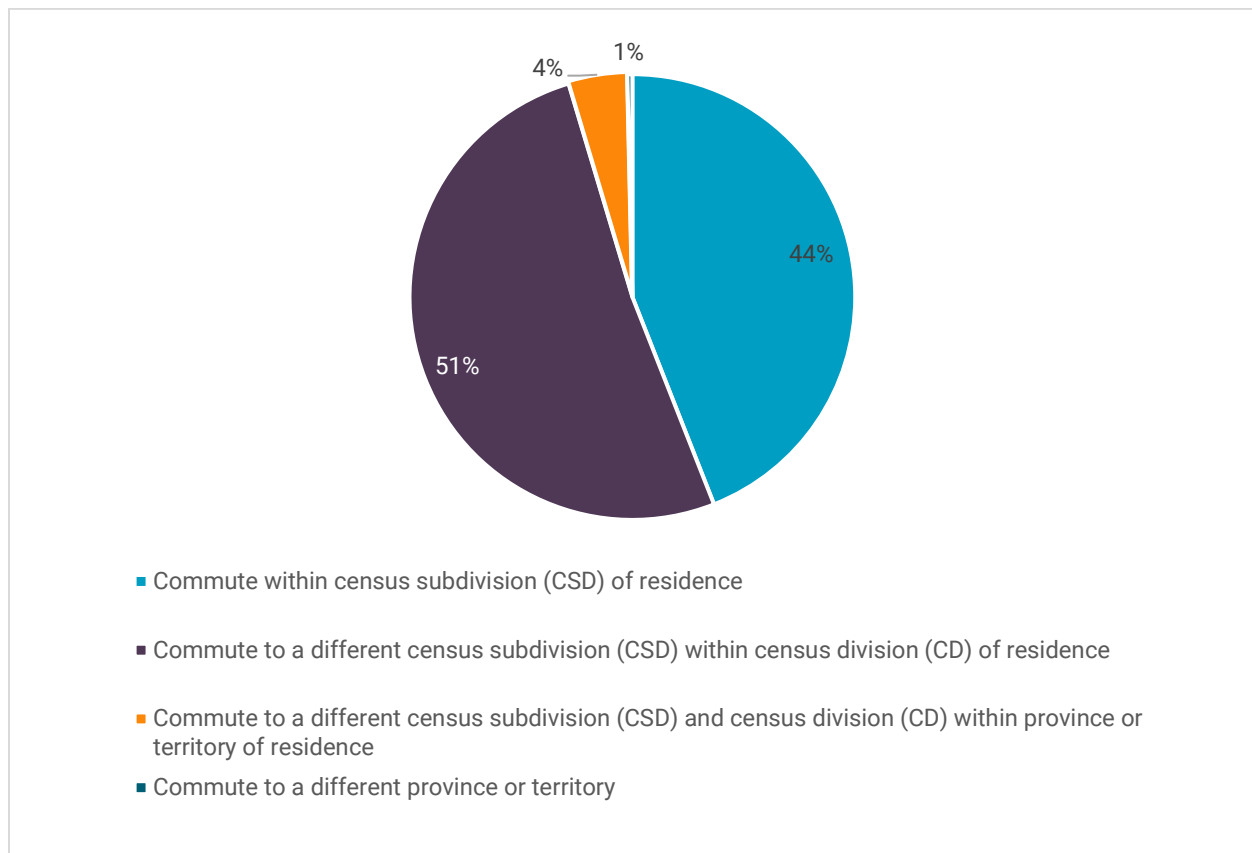
⁸ <https://majorprojects.alberta.ca/#/?includeNoEstimates=1&municipality=Leduc,Leduc-County>

Figure 8 Unemployment Rate Comparison by Municipality,



Source: Statistics Canada Census Program, 2021

Figure 9 Commute to Work for Working Population in Leduc, 2021



Source: Statistics Canada Census Program, 2021

Table 2 Comparative Percentages of People Living and Working Within the Same Census Subdivision, 2021

	Leduc	Edmonton	Airdrie	Grande Prairie	Fort Saskatchewan
Comparative Percentages of People Living and Working Within the same Municipality	44%	84%	39%	80%	46%

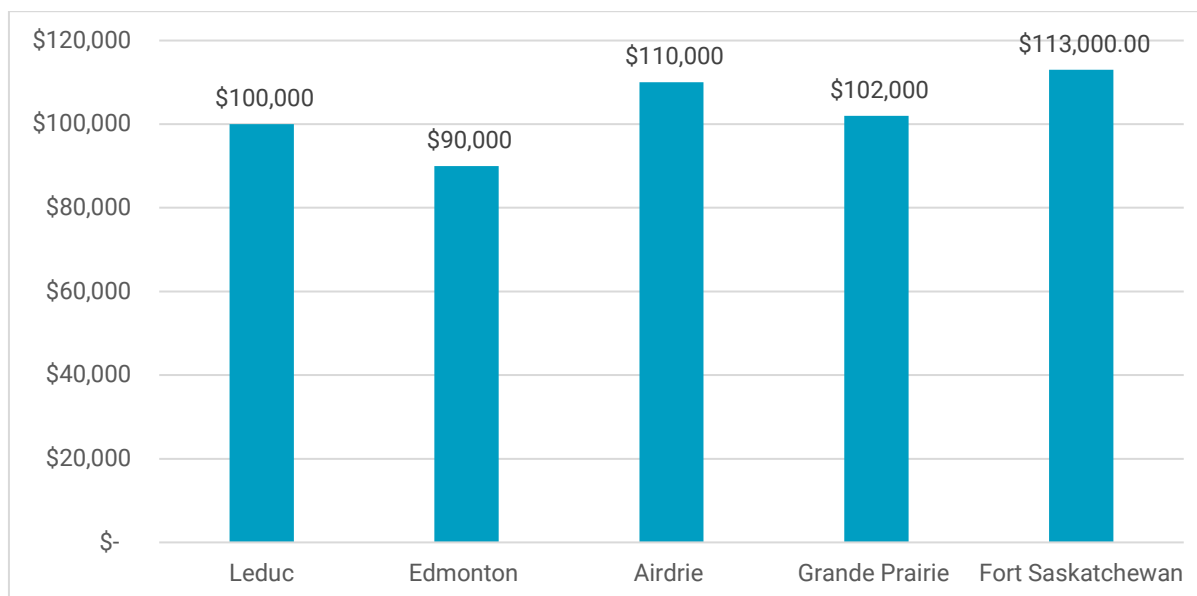
Source: Statistics Canada Census Program, 2021

Table 3 Largest Industry's by Workers (NAICS Sector), Leduc, 2021

1	Retail	12.3%
2	Construction	12.0%
3	Health care and social assistance	9.6%
4	Manufacturing	7.7%
5	Transportation and Warehousing	7.5%

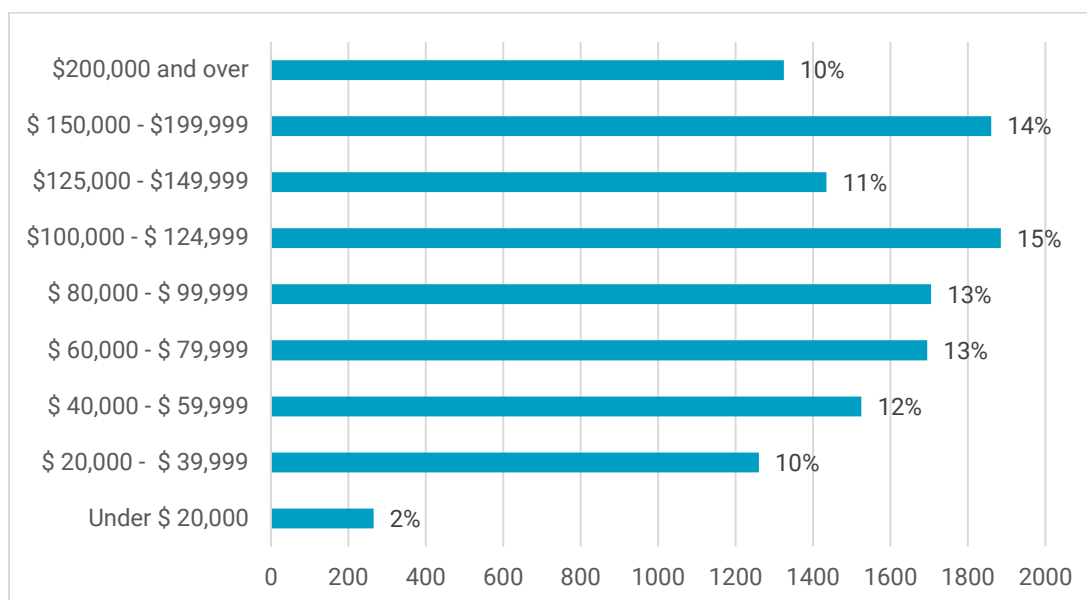
Source: Statistics Canada Census Program 2021

Figure 10 Comparative Median Incomes Before Tax, Comparison, 2021



Source: Statistics Canada Census Program 2021

Figure 11 Before Tax Private Household Income by Count, Leduc, 2021



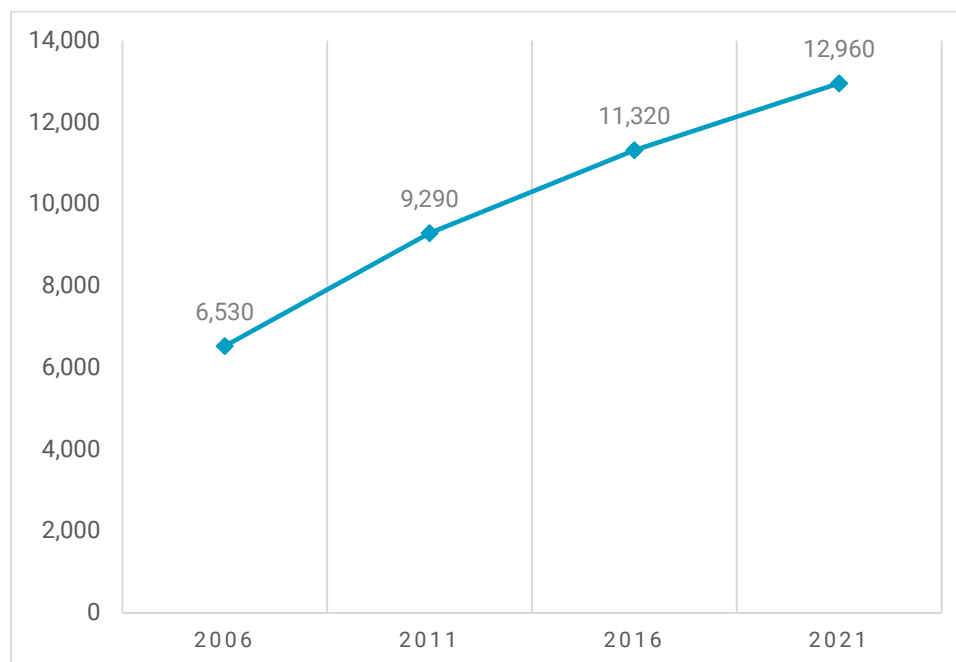
Source: Statistics Canada Census Program 2021

HOUSEHOLDS

Data Summary

- Leduc has experienced a 98% growth in households between 2006 and 2021. This is higher than Edmonton which saw a 33% growth in households, Grande Prairie, which saw a 43% increase in households, and Fort Saskatchewan, which saw an 84% increase in households, but less than Airdrie which saw a 160% increase in households over the same period.
- Since 2006, the average household size in Leduc has remained constant at 2.6 people per household. Household size is consistent amongst the comparable municipalities examined.
- Most households in Leduc (57%) are one and two person households. This is consistent with the proportion of one and two person households present in Leduc in 2011 and 2016.
- 74% of houses in Leduc are three or more bedrooms and 20% of houses are two bedrooms. There are far more households in Leduc with over three bedrooms than one or two bedrooms.
- 24% of primary household maintainers in Leduc are between 35 to 44 years. The primary household maintainers of renters is generally lower than the age of owner primary household maintainers with 47% of renter primary household maintainers between the ages of 25 and 44, this is 5% higher than the percent of owner primary household maintainers (42%) within the same age bracket.
- Compared to the other municipalities examined within this report, Leduc has a larger share of household maintainers within the 65 to 74 and 75 to 84 age demographic categories.
- 30% of households in Leduc are couples with children and 25% of households are couples without children. These households have median incomes of \$138,000 and \$106,000 respectively.
- 11% of households in Leduc are single parent households, these single parent households have a median income of \$69,500, this is substantially lower than the median income of couples with children. 23% of households in Leduc are single person households.

Figure 12 Number of Private Households Leduc, 2006-2021



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

Table 4 Median Household Size, Comparison, 2021

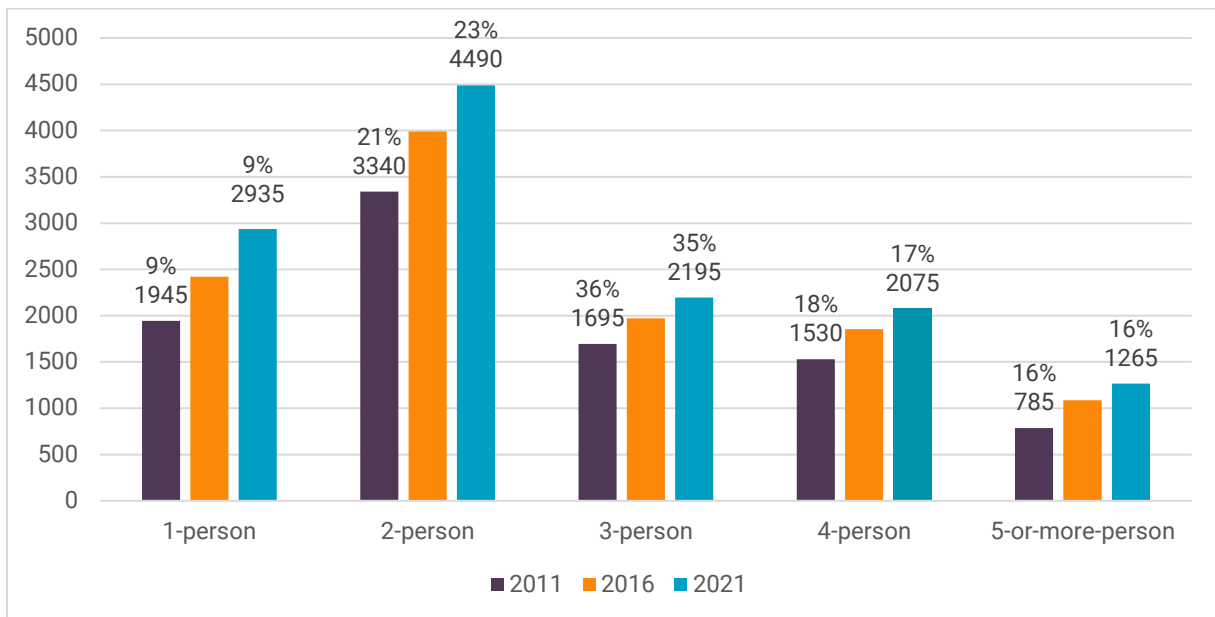
	Leduc	Edmonton	Airdrie	Grande Prairie	Fort Saskatchewan
Household Size (Persons)	2.6	2.5	2.8	2.6	2.6

Source: Statistics Canada Census Program, Census Profiles 2021

Table 5 Household Growth, Leduc, 2006 – 2021

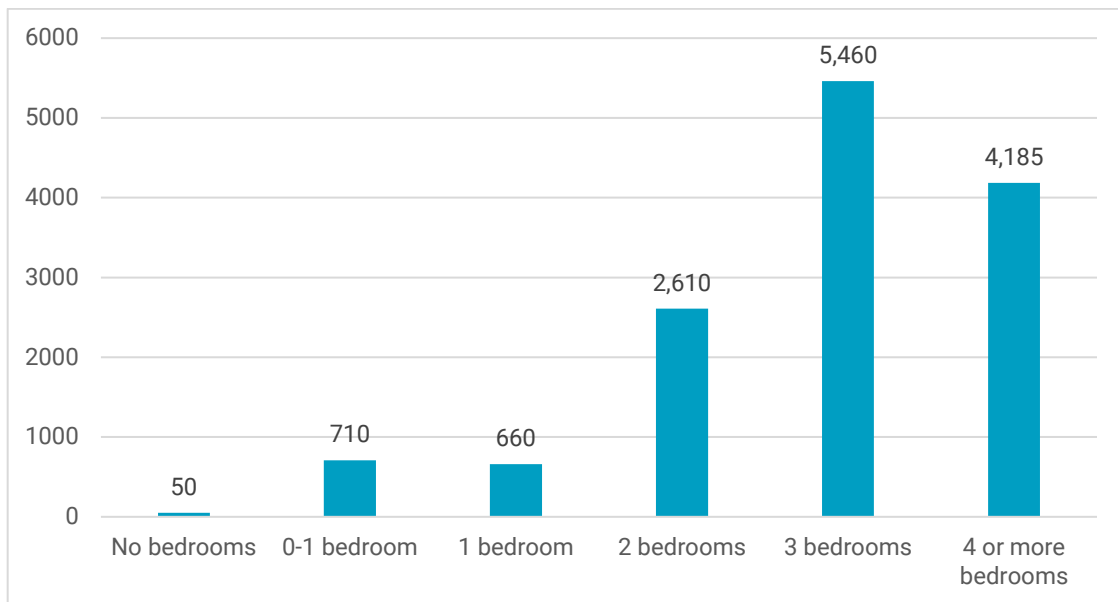
	Leduc	Edmonton	Airdrie	Grande Prairie	Fort Saskatchewan
Growth from 2006 to 2021	98%	33%	160%	43%	84%
Annual Growth Rate 2006 to 2021	5%	2%	7%	2%	4%

Figure 13 Private Household Size by Count in Leduc, 2006-2021⁹



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, 2021

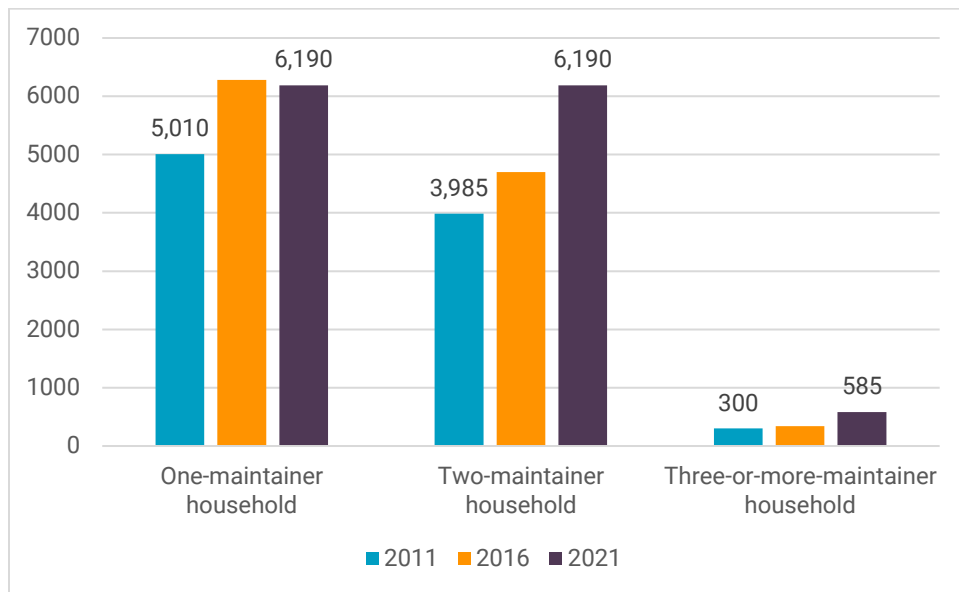
Figure 14 Housing Units by Number of Bedrooms for Private Households by Count



Source: Statistics Canada Census Program, Census Profiles 2021

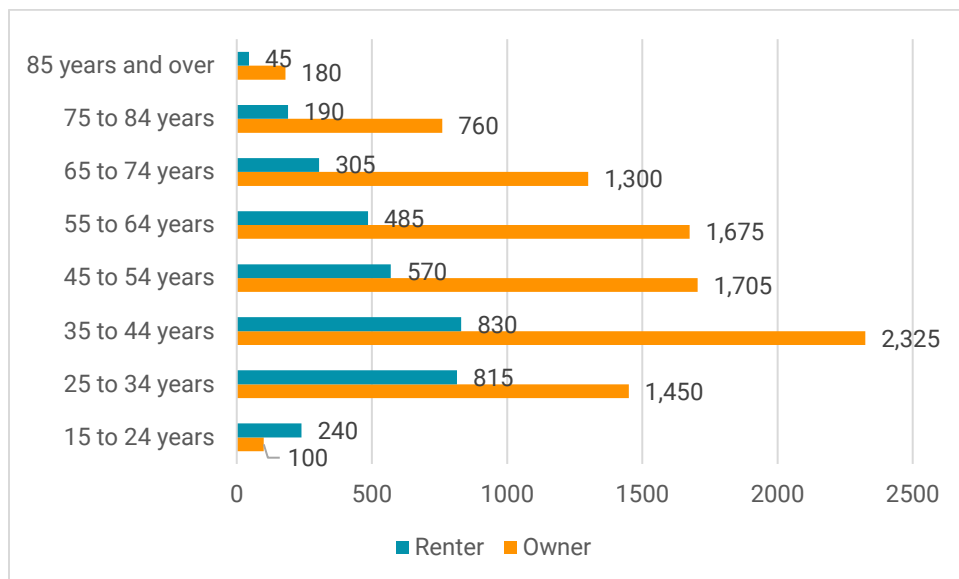
⁹ No Household Size Breakdown is available for 2006.

Figure 15 Household Maintainers in Leduc by Count, 2011-2021¹⁰



Source: Statistics Canada Census Program, Census Profiles 2011, 2016, 2021

Figure 16 Primary Household Maintainer by Age



Source: Statistics Canada Census Program, Census Profiles 2011, 2016, 2021

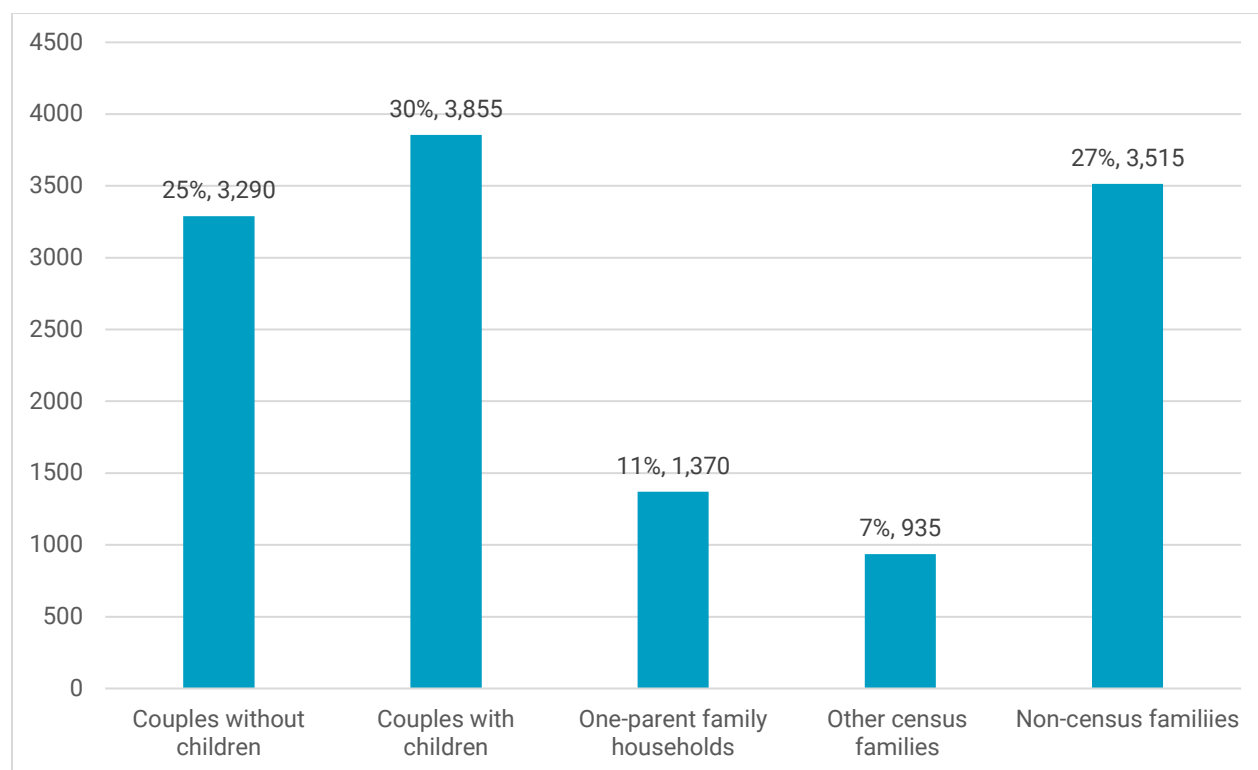
¹⁰ No data available from 2006

Table 6 Private Households by Age of Primary Household Maintainers in Leduc, 2021

	Leduc		Edmonton		Airdrie		Grande Prairie		Fort Saskatchewan	
15 to 24 years	335	3%	15,715	4%	530	2%	1,305	5%	415	4%
25 to 34 years	2,260	17%	72,840	18%	4,655	18%	5,695	23%	2,010	19%
35 to 44 years	3,150	24%	85,785	22%	7,680	29%	6,220	25%	2,405	23%
45 to 54 years	2,280	18%	70,715	18%	5,510	21%	4,355	18%	1,760	17%
55 to 64 years	2,155	17%	70,130	18%	4,105	16%	3,765	15%	1,770	17%
65 to 74 years	1,605	12%	48,765	12%	2,660	10%	2,195	9%	1,225	12%
75 to 84 years	950	7%	22,995	6%	920	3%	980	4%	575	6%
85 years and over	220	2%	9,455	2%	245	1%	305	1%	255	2%

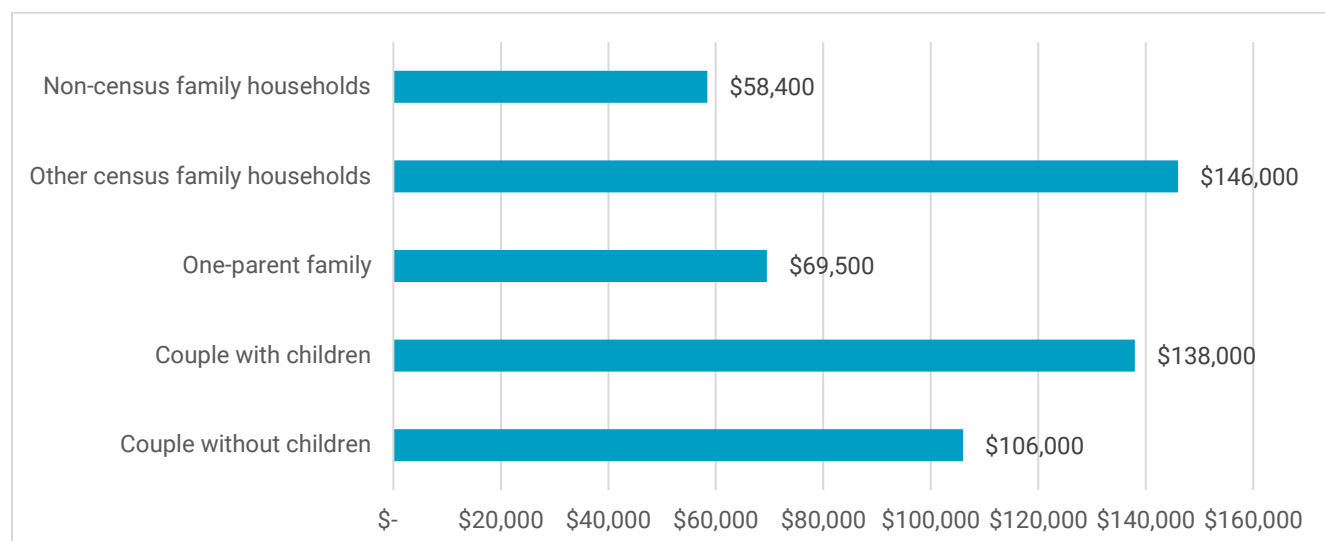
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 17 Household Composition in Leduc, 2021



Source: Statistics Canada Census Program, Census Profiles 2021

Figure 18 Median Total Income of Households in Leduc, 2021



Source: Statistics Canada Census Program, Census Profiles 2021

HOUSING PROFILE

The housing stock in a community includes the dwelling type (single family homes, multifamily homes, etc.) the tenure of homes (rental vs. ownership), age of housing, and size of dwelling. Understanding the mix of housing in Leduc enables the municipality to understand gaps, areas of risk, and potential strategic opportunities for the municipality.

Within this section a dwelling refers to a singular housing unit. This can include a single detached home, apartment, or multifamily unit.

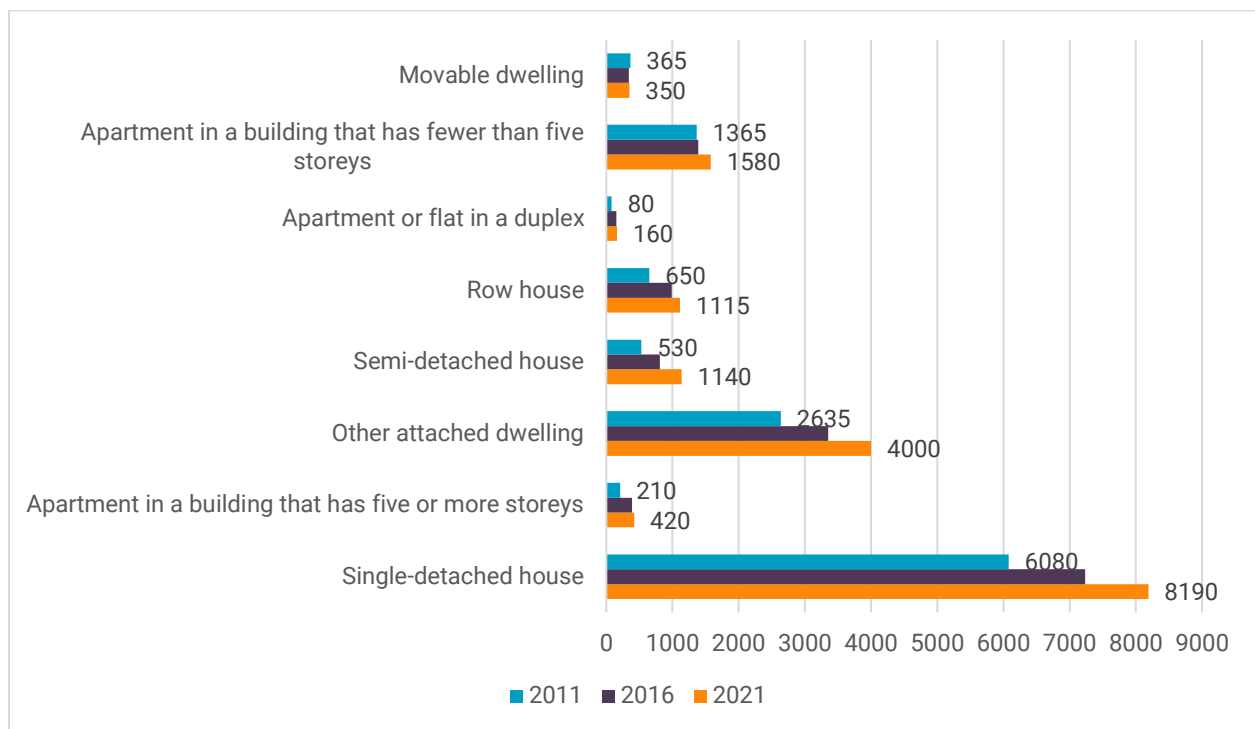
HOUSING STOCK

Data Summary

- 63% of the housing stock in Leduc is composed of single detached dwellings. Compared to the other communities Leduc is 13% higher than Edmonton but on par with Airdrie, Grande Prairie and Fort Saskatchewan. As a percent of total housing stock single family homes have declined from 65% of total housing stock in 2016 to 63% of total housing stock in 2021.
- 58% of the dwellings in Leduc were built from between 2001 and 2021. This is comparatively higher than Edmonton as only 38% of the dwellings in Edmonton were built over this same period. The percent of new dwellings in Leduc between 2001 and 2021 (58%) is a little lower than the percent of new dwellings in Airdrie (73%) over the same period.
- The proportion of owners in Leduc has decreased from 76% to 73% from 2006 to 2021. In comparison to the other municipalities examined Leduc has a lower proportion of owners (73%) than Airdrie (79%) and Fort Saskatchewan (76%) but higher than Edmonton (64%) and Grande Prairie (66%).

- There has been a shift in the housing tenure experienced by households in Leduc, in 2006 24% of households were renters whereas in 2021 27% of households in 2021 were renters. The proportion of renters in Leduc is more than Airdrie and Fort Saskatchewan but less than Grande Prairie and Edmonton.
- The reported condition of the homes in Leduc is on par with the other communities examined. 95% of occupied dwellings in Leduc only require regular maintenance and minor repairs.
- Development permits in Leduc indicate a shift away from single family homes and towards row housing. This is evidenced by the change in housing mix from 56% single family homes in 2019 to 45% single family homes in 2024. Semi-detached homes have also declined as a percent of building permits issued in Leduc. In 2019 33% of all building permits issued were for semi-detached or double homes; however, in 2023 only 20% of permits issued were for semi-detached housing. In 2024 only 17% of permits issued to date were for semi-detached housing. In Figure 19 below, other attached dwelling refers to the subtotal of semi-detached, row housing, and apartments in buildings with fewer than 5 storeys.

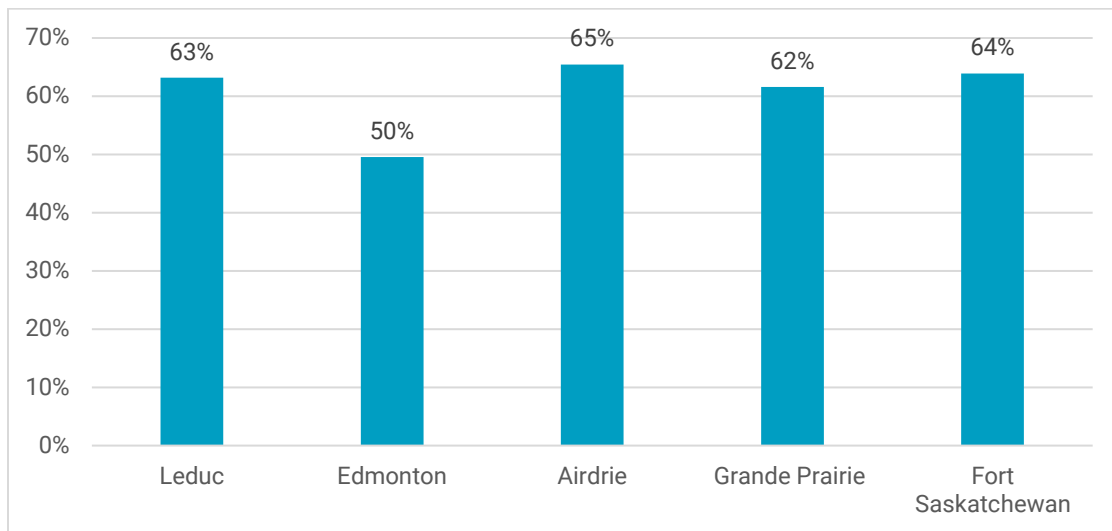
Figure 19 Dwelling Units in Leduc, 2011-2021¹¹



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

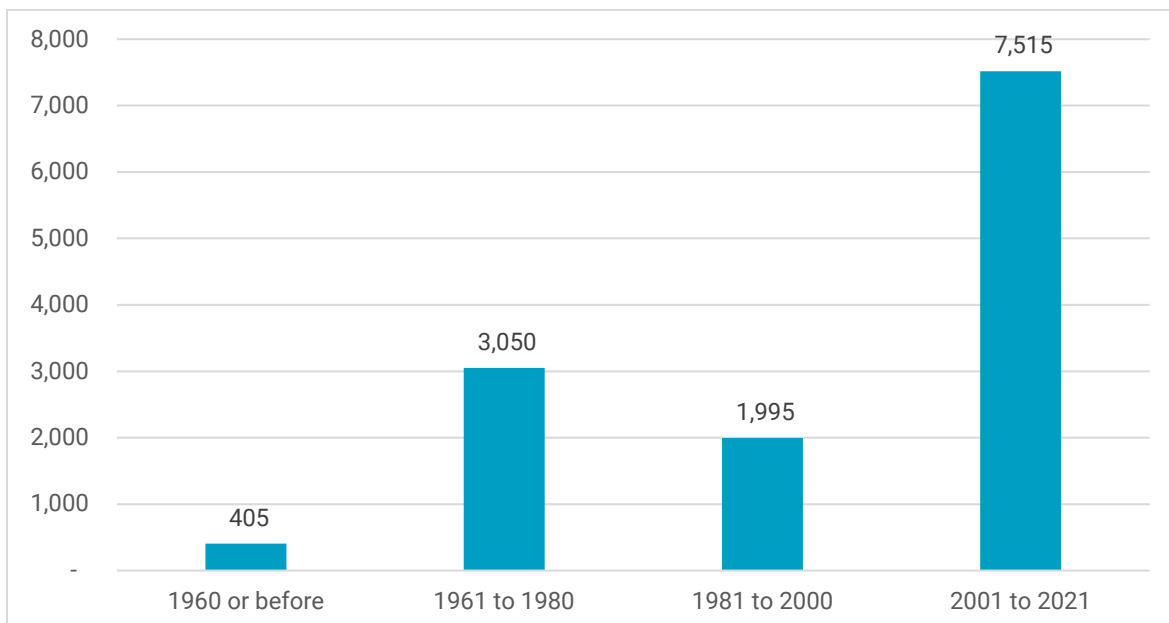
¹¹ No data available for 2006

Figure 20 Single Detached Dwellings as a Percentage of Total Housing Stock, Comparison, 2021



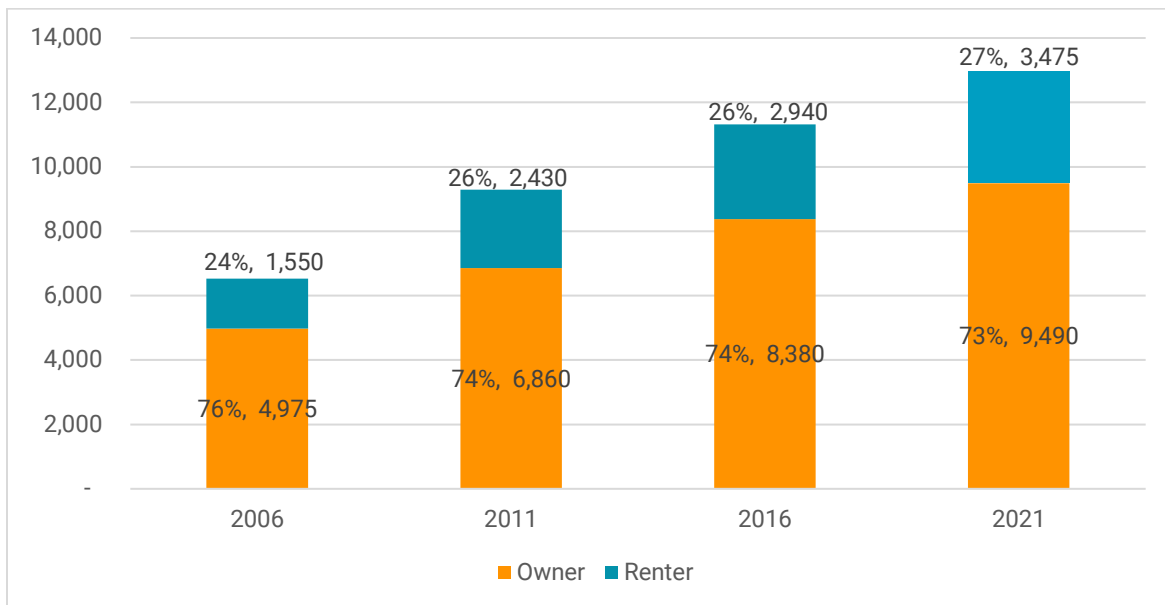
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 21: Housing by Period of Construction for Private Households, Leduc, 2021



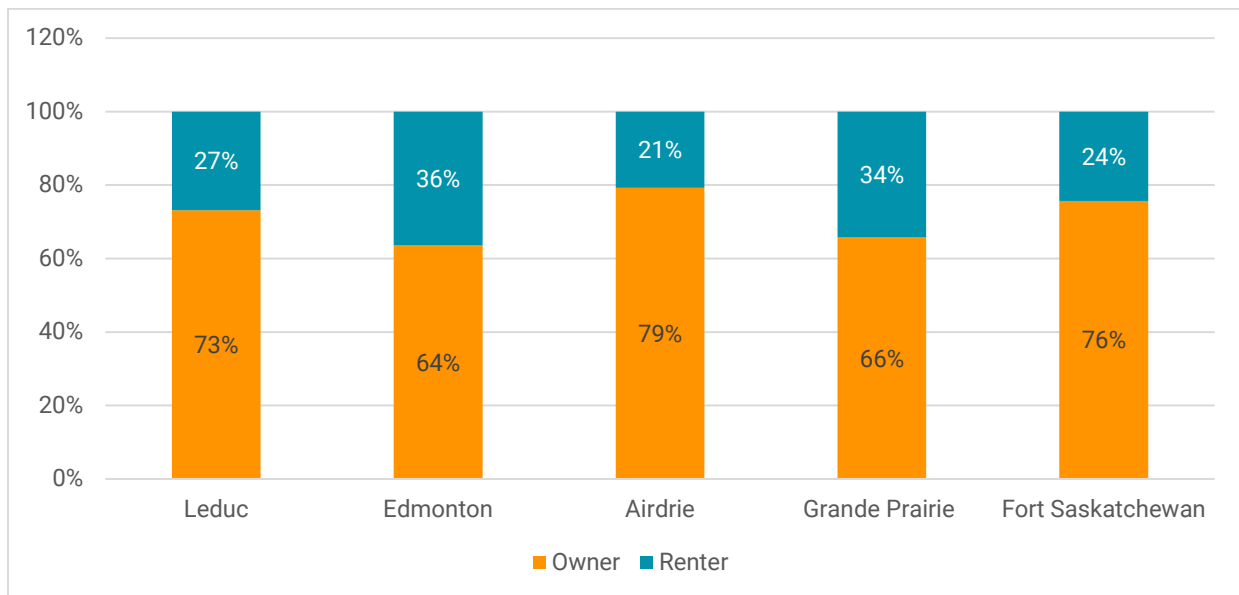
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 22 Private Households by Tenure, Leduc, 2006-2011



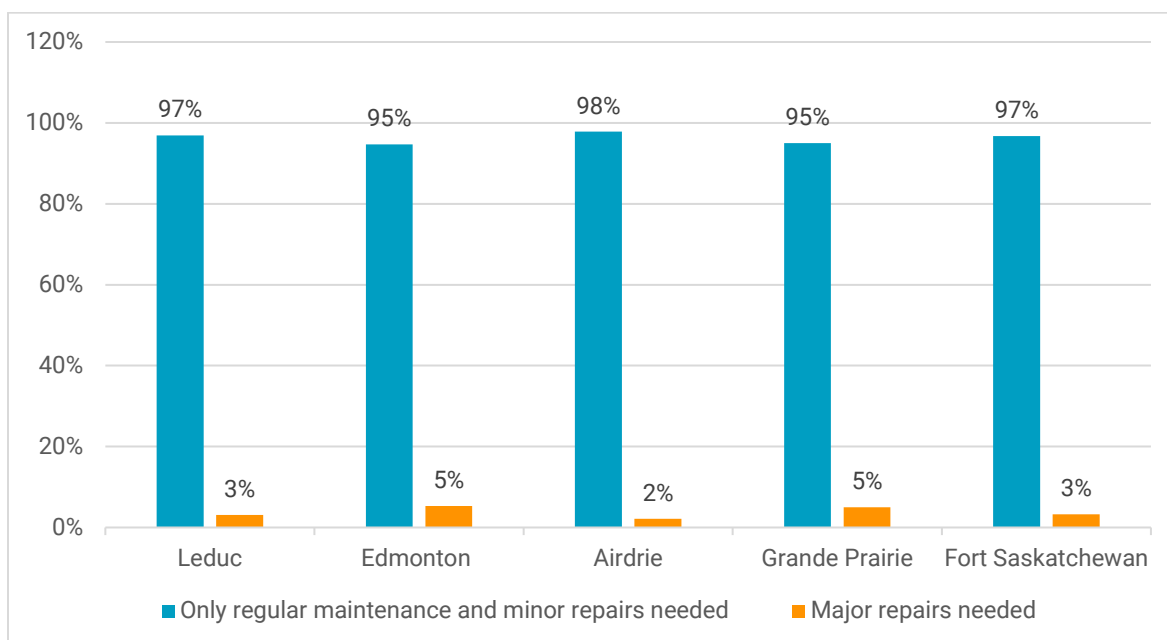
Source: Statistics Canada Census Program, Census Profiles 2006, 2016, 2021; NHS Profile 2011

Figure 23 Tenure Comparison by Municipality, Leduc, 2021



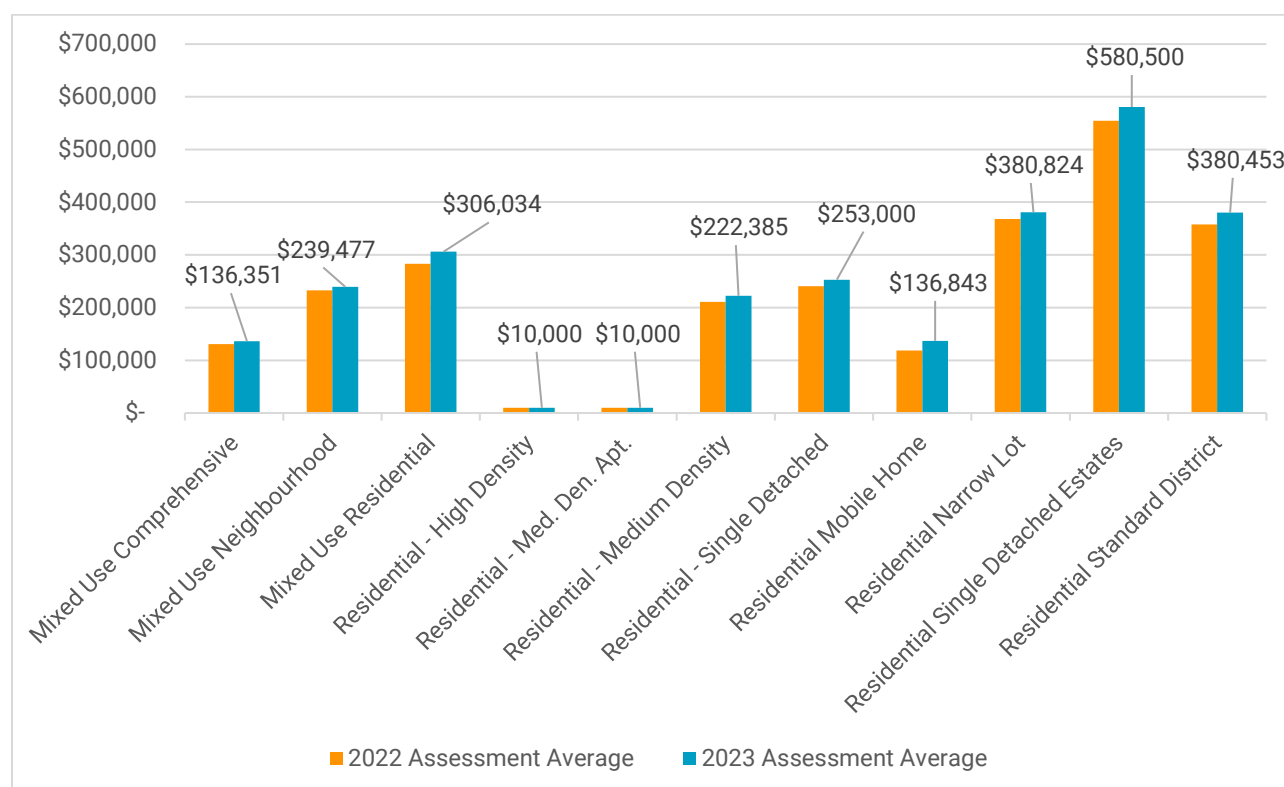
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 24 Occupied Private Dwellings by Dwelling Condition, Comparison, 2021



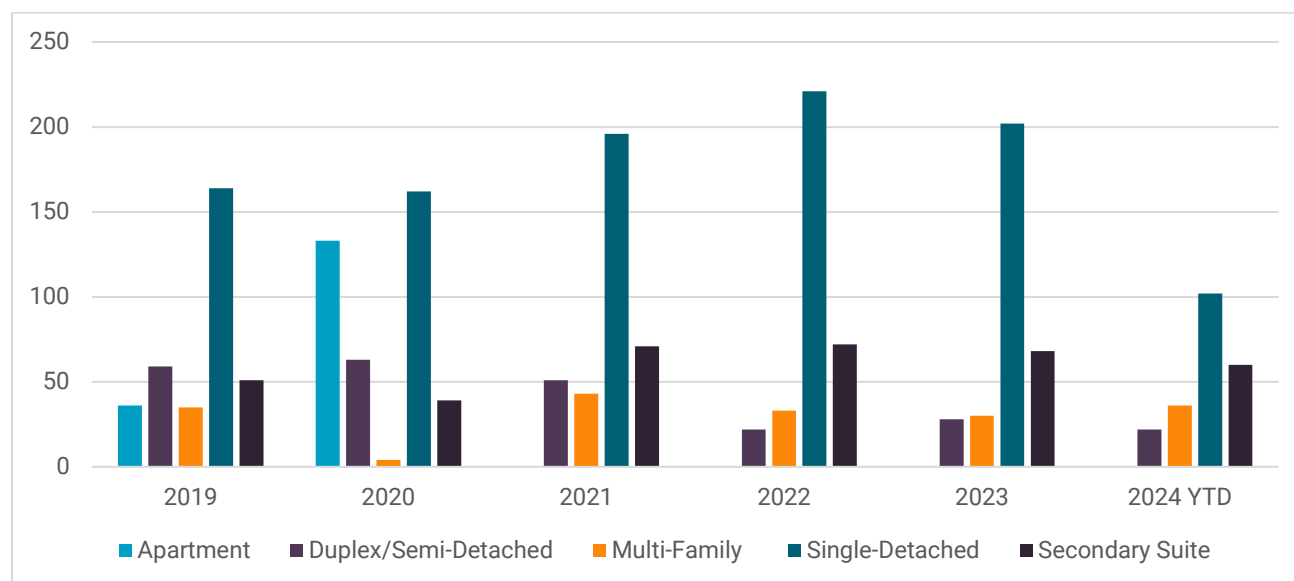
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 25 Average Assessment Value by Dwelling Type, Leduc, 2022 - 2023



Source: Leduc Property Assessment Data 2022-2023

Figure 26 Building Permits by Building Types, Leduc, 2019-2024 YTD (May 2024)



Source: Leduc Building Permit Data 2019-2023

HOMEOWNERSHIP TRENDS

Data Summary

- Average housing prices for single family homes have increased 20% in Leduc over the past five years. Apartment prices in Leduc have decreased in 15% in 2019. It should be noted that declining prices of apartments may be a reflection that no apartment stock has been developed in Leduc since 2020, with the existing stock aging.
- When examining the affordability of home ownership for different housing types, couples without children, one parent families, and non-census family's are unable to afford the median price of a single family home without spending over 30% of their income on shelter costs.
- Apartment ownership is within reach of all household types with the exception of non-census families. Non-census are primarily composed of one person households. These one-person households are likely facing difficulty finding suitable affordable apartment housing to purchase in Leduc.

Figure 27 Average Sales Price Over Time, Leduc, 2023

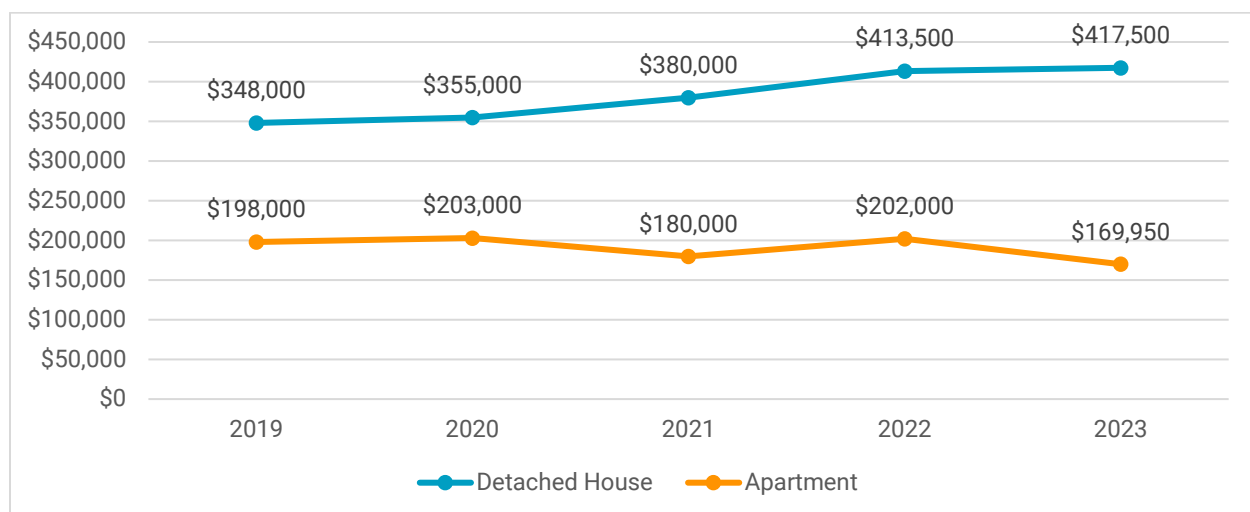


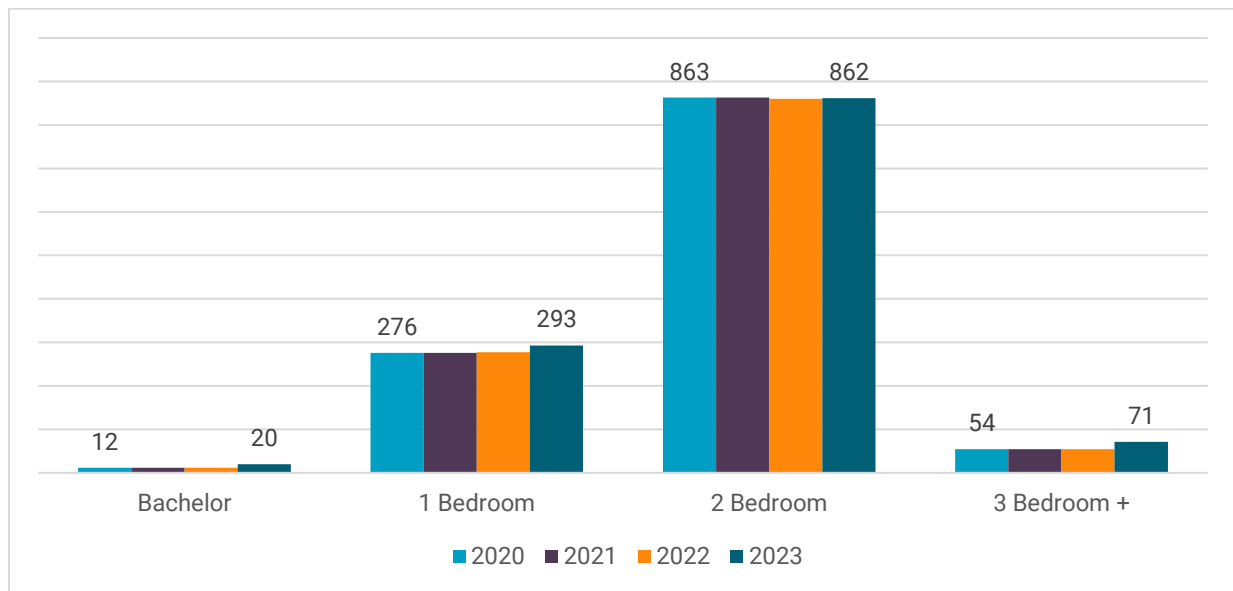
Table 7 Home Ownership Affordability Matrix

	Affordable Monthly Housing Costs	Single Detached Home \$ 3,323	Apartment \$ 1,469
Couple with Children	\$ 3,450	\$127	\$1,981
Couple without Children	\$ 2,650	-\$673	\$1,181
One-parent Family	\$ 1,738	-\$1,586	\$269
Other Census Family	\$ 3,650	\$327	\$2,181
Non-Census Family	\$1,460	-\$1,863	-\$ 9

- Table 7 illustrates the relative affordability of home ownership for various Census family types in Leduc, based on the total costs of ownership for a single detached home or apartment.
- Cells and values in green illustrate the total positive difference between a household's monthly income and money left over after paying for housing costs (i.e. housing is affordable)
- Cells and values in red illustrate the total negative difference between a household's monthly income and money left over after paying for housing costs (i.e. housing is not affordable)

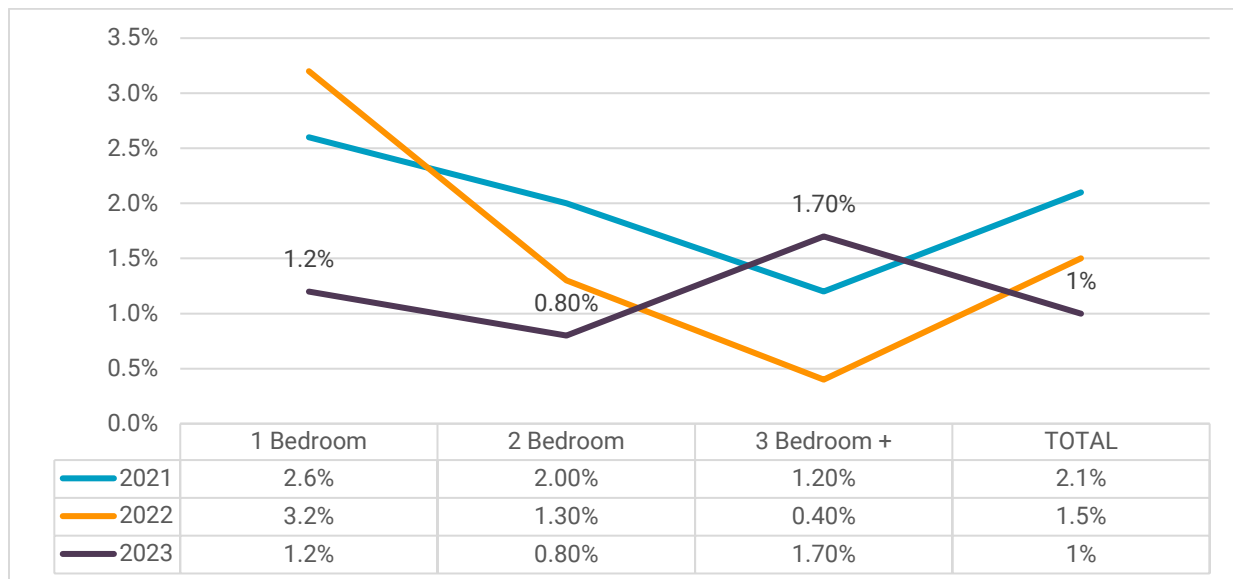
TRENDS IN RENTAL MARKET

Figure 28 Number of Private Apartment Units, Leduc, 2020-2023



Source: CMHC Rental Market Data, 2023

Figure 29 Vacancy Rates, Leduc, 2021-2023



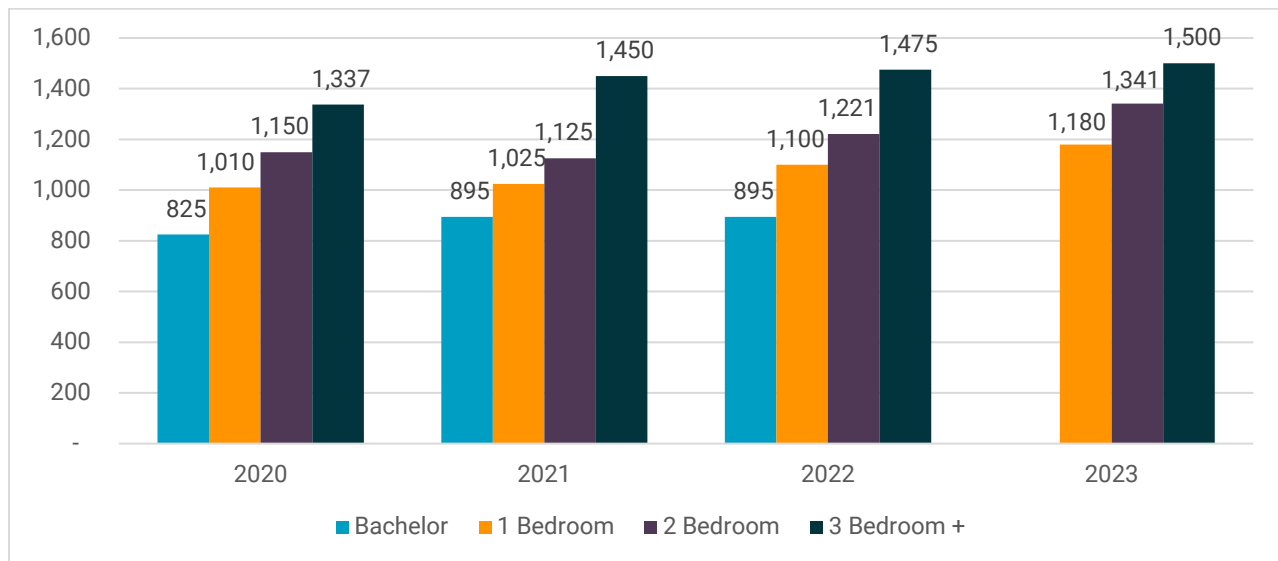
Source: CMHC Rental Market Data, 2023

Figure 30 Historical Change of Average Rents by Bedroom Type (%), Leduc, 2010-2023

	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
2010 October	-1.20%	1.90%	3.50%	-3.40%
2011 October	9.20%	1.20%	1.90%	4.50%
2012 October	9.00%	4.60%	3.10%	N/A
2013 October	5.80%	8.20%	4.90%	5.40%
2014 October	N/A	10.60%	5.70%	4.60%
2015 October	N/A	2.50%	-1.70%	N/A
2016 October	N/A	-13.20%	-8.50%	N/A
2017 October	N/A	0.00%	-2.60%	0%
2018 October	N/A	2.40%	3.90%	0%
2019 October	2.90%	4.70%	0.00%	4.60%
2020 October	0.00%	0.00%	1.40%	-3.80%
2021 October	N/A	-1.50%	0.00%	0.00%
2022 October	0.00%	6.00%	7.10%	0.00%
2023 October	N/A	8.00%	8.60%	0.00%

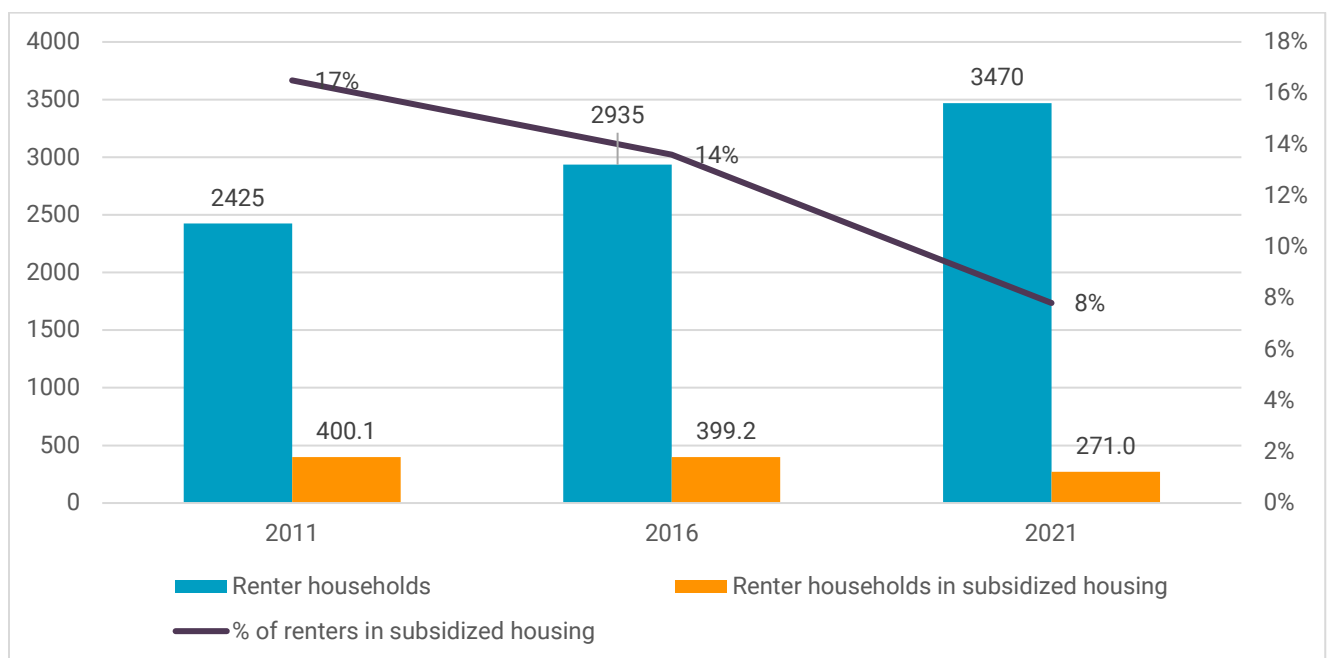
Source: CMHC Rental Market Data, 2023

Figure 31 Rental Rates, Leduc, 2020-2023¹²



Source: CMHC Rental Market Data, 2023

Figure 32 Renter Private Households in Subsidized Housing, Leduc,¹³ 2011-2021

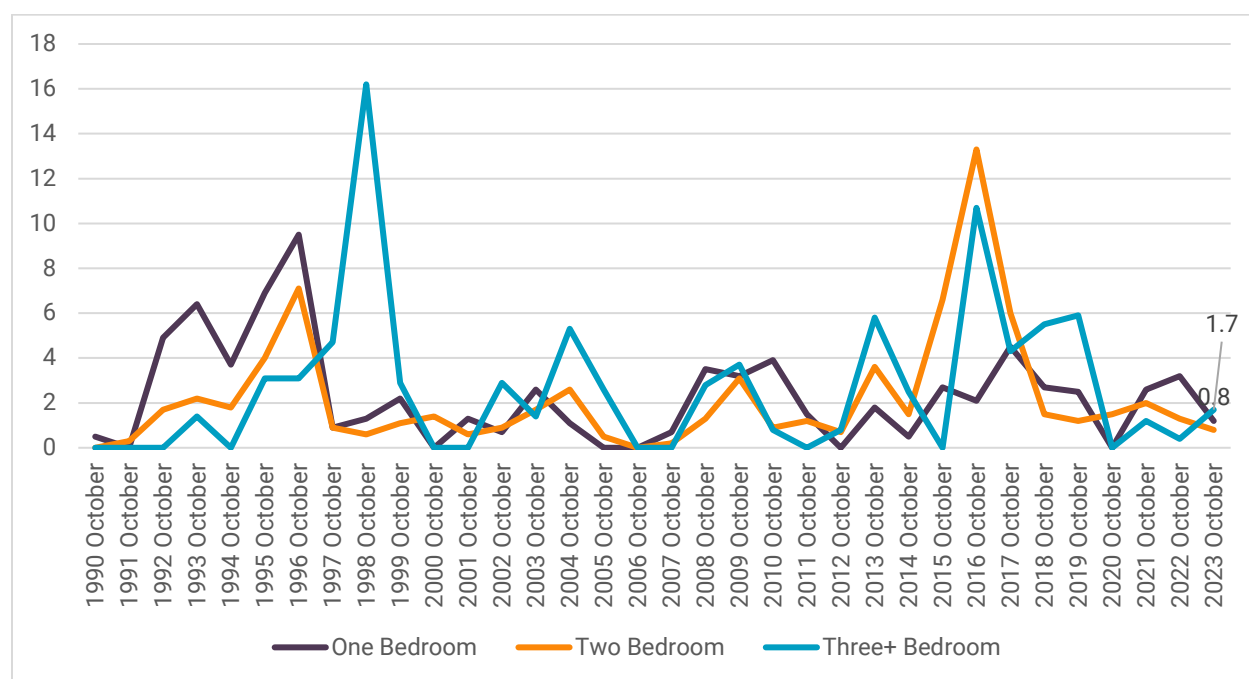


Source: Statistics Canada Census Program, Census Profiles 2006, 2016, 2021; NHS Profile 2011

¹² No Bachelor unit counts for 2023

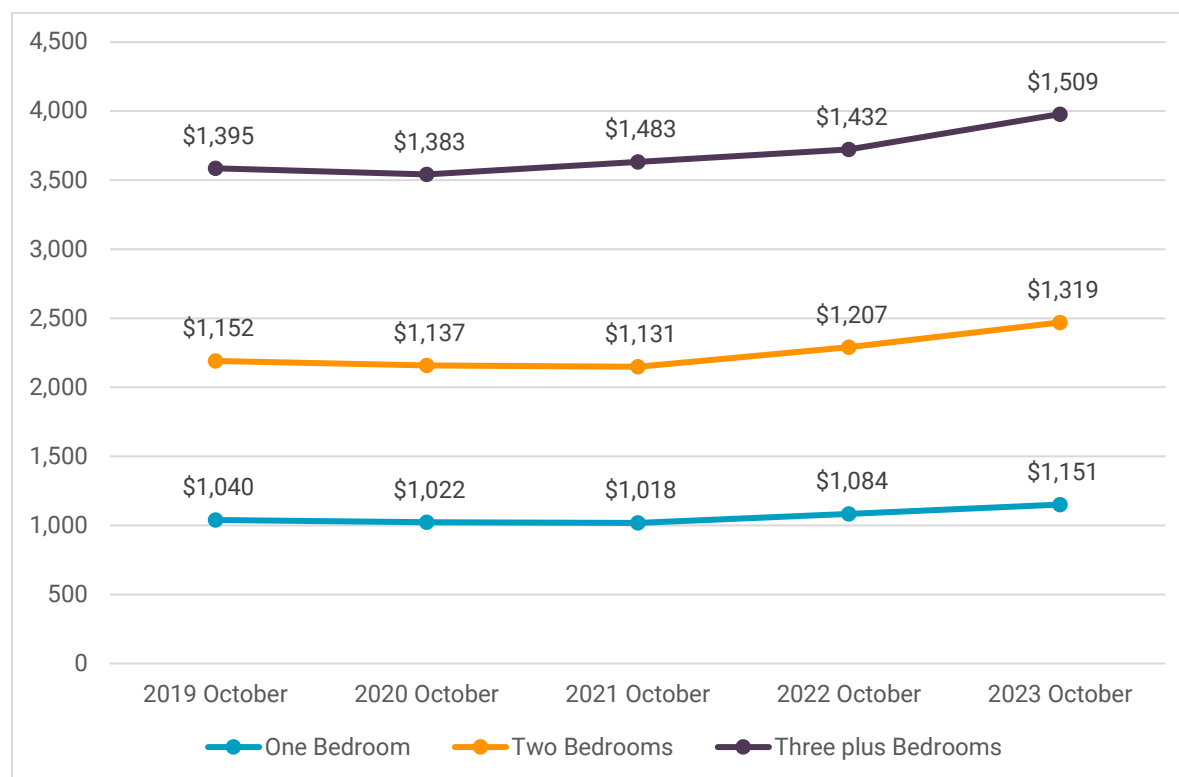
¹³ Subsidized Rental Housing Data Not Collected Until 2011

Figure 33 Vacancy Rates, Leduc, 1990-2023



Source: Canadian Mortgage and Housing Corporation, Leduc Vacancy Rates, 2023

Figure 34 Average Rents, Leduc, 2019-2023



Source: Canadian Mortgage and Housing Corporation, Average Rents, 2023

Table 8 Rental Affordability Matrix

	Affordable Monthly Housing Costs	One Bedroom Average Shelter Costs \$ 1,231	Two Bedroom \$1,409	Three Bedroom Plus \$1,609
Couple with Children	\$ 3,450		\$2,041	\$1,841
Couple without Children	\$ 2,650	\$1,419	\$1,241	\$1,041
One-parent Family	\$ 1,738		\$329	\$129
Other Census Family	\$ 3,650	\$2,419	\$2,241	\$2,041
Non-Census Family	\$ 1,460	\$ 229	\$ 51	-\$ 149

SHORT TERM RENTAL MARKET

As Leduc is an airport adjacent community it was also of interest to examine how many short term rentals were available in the area. AirDNA¹⁴ indicates that there are 35 short term rentals available in Leduc. 65% of these short-term rentals are homes, while 34% are private rooms. The remaining 1% are shared accommodations.

NON-MARKET HOUSING

The Leduc Regional Housing Foundation operates a variety of below market housing options that have been summarized below:

Below Market Housing (Rents are 20% - 30% lower than market rents):

Table 9 Below Market Housing Options, Leduc Housing Foundation, 2023

Building Name	Number of Units	Waitlist (March 2024)
The Willows	24	97
Yule Meadows	20	
Connect Crossing	12	
Gaetz Landing	14	
Linsford Gardens	64	
Leduc Terrace	12	
Planeview Place (Supportive Living)	121	11

¹⁴ AirDNA is an online platform that tracks short-term rental listings available in communities. See more at www.airdna.co

Table 10 Below Market Rents, Leduc Housing Foundation, 2023

Size of Unit	Rental Rates
Bachelor	\$ 730
Small One Bedroom	\$ 855
One Bedroom	\$ 905
Two Bedroom	\$ 1,025
Three Bedroom	\$ 1,125
Four Bedroom	\$ 1,260

Table 11 Seniors' Housing (Rent Geared to Income), Leduc Housing Foundation, 2023

Building Name	Number of Units	Waitlist (March 2024)
Goldage Apartments	40	49
West Grove Apartments	50	

- Both Goldage Apartments and West Grove Apartments are rented at 30% of income.
- Social and Community Housing programs in Leduc include a 64-unit townhouse program which utilizes a Government deep subsidy program whereby rent is geared to income. Income thresholds are determined by the Government of Alberta.
- Senior Supportive Living Program includes 121 units with the following rental amounts.
- Information on average length of time households spend waiting for units once waitlisted was unavailable at the time of writing.

Table 12 Senior Supportive Living Program, Leduc Housing Foundation, 2023

Suite Type	Rent (Single)	Rent (Couple)
Standard	\$ 928	N/A
Medium	\$ 975	N/A
Large	\$ 1,025	\$ 1,442
Double	\$ 1,077	\$ 1,494
One Bedroom (standard)	\$ 1,346	\$ 1,753
One Bedroom (large)	\$ 1,414	\$ 1,832

LRHF is currently constructing a new building that is scheduled to be available in summer 2024 through its Affordable Housing Program, with 24 units focusing on women fleeing violence.

HOUSELESSNESS

As articulated in the City of Leduc's award-winning awareness campaign launched in 2023, homelessness is never anyone's plan. Many factors can contribute to an individual's lived experience with housing instability and homelessness, including social determinants of health. Social determinants of health are non-medical factors that influence health outcomes, including income and social supports, education, housing, working life conditions, food security, basic needs, early childhood development, social inclusion, discrimination, and access to affordable and quality health care. Many of these determinants are complex and interdependent, creating unique situations where individuals can find themselves housing insecure or homeless for myriad reasons.

For example, a Leger poll conducted in late-2023 estimates that close to half of Canadians (47%) are living paycheck-to-paycheque.¹⁵ With the cost of living increasing greatly in the last few years, the difference between being able to afford one's rent or mortgage payment could be one small emergency expense that could trigger a complex cascade of complicating factors that may render an individual, couple, or family housing insecure or homeless. Empathy is critically important for understanding homelessness as an outcome of complex intersections of one's lived experience, rather than as being a choice or decision that one has made.

The City of Leduc's Homelessness Prevention and Poverty Framework (2022)¹⁶ focuses on four key priority areas, including access to housing:

Access to Housing

- Approaches housing from a continuum perspective, with success being individuals and households moving from the left of the continuum (emergency shelters) to the right (long-term stable housing)
- Gaps along the housing continuum identified in the Framework include emergency spaces, short-term supportive housing, supportive housing for non-elderly singles, including those with special needs, addictions, and mental health challenges, smaller bachelor and one-bedroom units, and affordable units overall.
- Goals: make housing more affordable and accessible for low-income residents; provide temporary housing to people who are homeless; provide affordable and appropriate housing to people with mental health and addictions

The Homelessness Prevention and Poverty Framework identifies that there are currently no emergency or short-term supportive housing spaces available in Leduc. At the time the Framework was published, the Leduc HUB was operating a 12-space facility in the winter months (with no spaces available between spring and fall). Since publication of the Framework, the Leduc HUB has since ceased operations.

Housing goals presented in the Framework include:

- Advocating to Alberta Seniors and Housing to increase the number of rental supplements/housing allowances
- Ensuring existing temporary emergency housing is available all year
- Collaborating with regional municipalities to advocate to senior levels of government for funding to fill affordable housing gaps
- Provide transitional and permanent supportive housing with community-based supports

Building on the Framework, the City then formed a Homelessness Task Force in late-2023 with representatives from the City, Leduc HUB, Leduc Downtown Business Association, Leduc RCMP, AHS, and

¹⁵ <https://debtsolutions.bdo.ca/how-to-live-paycheque-to-paycheque/>

¹⁶ https://www.leduc.ca/sites/default/files/City%20of%20Leduc%20HomelessnessFramework_FinalReport.pdf

the Rural Development Network. The Task Force released a Final Report of its findings in February 2024.¹⁷ Highlights of the Final Report include:

- There are approximately 80 – 95 individuals in Leduc that are currently homeless
- There is a need to increase winter and summer shelter capacity to a minimum of 15 beds to a maximum of 20 beds
- There is need to ensure that the homeless population in Leduc has access to two meals per day
- The Leduc HUB's location lease was set to expire in June 2024 (it has since expired). The HUB is no longer providing services and a new provider may need to be engaged to provide services.
- Key amenities that should be within walking distance to homeless daytime and overnight services include the Library and FCSS, hospital, bottle depot, and fast food

Solutions for finding a long-term permanent location for a homelessness centre in Leduc include partnering with another organization already established in the City (e.g. churches, other non-profits), City of Leduc providing land or another building, and identifying a partnership opportunity to retrofit a local hotel for emergency shelter services, wrap around supports, and supportive housing. These recommendations should be further explored in the Housing Strategy.

HOUSING INDICATORS / CORE HOUSING NEED

CMHC defines Core Housing Need (CHN) as a household whose housing does not meet the minimum requirements of at least one of the following indicators:

- Adequacy: is reported by their residents as not requiring any major repairs
- Affordability: costs less than 30% of total before-tax household income
- Suitability indicators: has enough bedrooms for the size and composition of the resident households according to the National Occupancy Standards (NOS) requirements.

In addition, the household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (ie. it meets all three housing standards).

CHN is a standard measurement that enables communities to monitor three key housing-related challenges (adequacy, affordability, and suitability), changes over time, and differences between comparable communities.

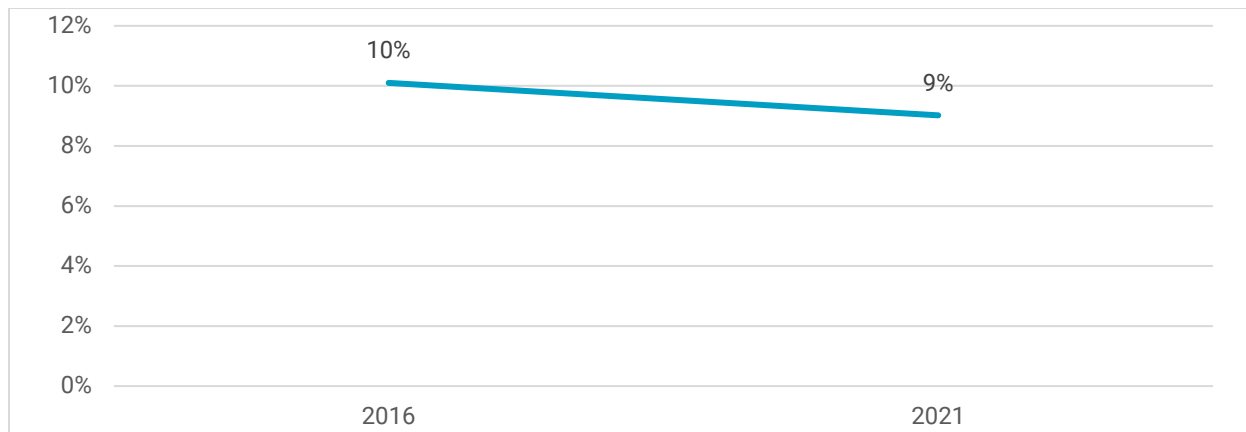
Data Summary

- Overall, CHN has decreased since the 2016 census period. This is likely due to households receiving the Canadian Emergency Response Benefit increasing the household's income and suppressing the actual CHN experienced within the community.
- When comparing core housing need to other communities, Leduc is seeing lower CHN than Edmonton and Grande Prairie and slightly higher than Airdrie and Fort Saskatchewan.

¹⁷ <https://pub-leduc.escribemeetings.com/filestream.ashx?DocumentId=13753>

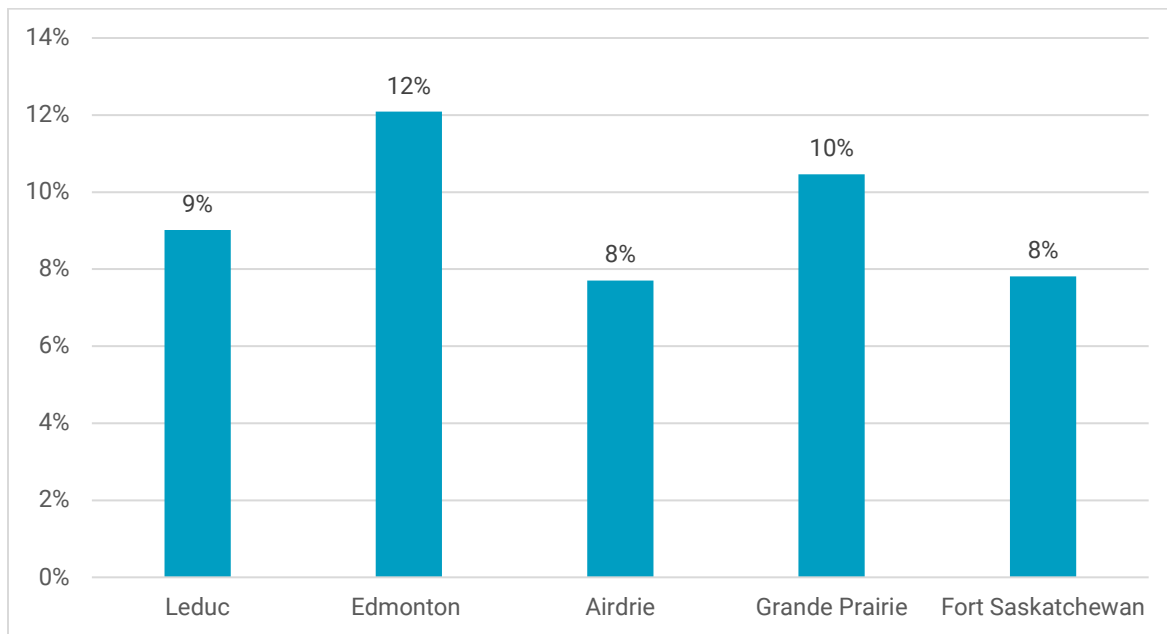
- Of the 34% owner households in CHN, 21% have a mortgage and 13% do not indicating that there are 150 households in Leduc who are in CHN with the absence of regular mortgage costs. This suggests that households without mortgages in CHN may be struggling with other housing costs, including utilities and taxes.
- 17% of renters in CHN are housed within subsidized housing. As the Leduc Housing Foundation has a waitlist currently of 157 there is evidence that additional housing supports needed in the municipality.
- 91% of households in CHN are in core housing need due to affordability challenges, indicating that there is not a substantial issue in the suitability or adequacy of housing stock in Leduc.
- 22% of the renters in Leduc are in CHN indicating that CHN is primarily being experienced by renter households in Leduc.
- 38% of households in CHN are experiencing extreme CHN, spending more than 50% of their income on shelter costs.

Figure 35 Core Housing Need in Leduc Over Time, Leduc, 2016-2021



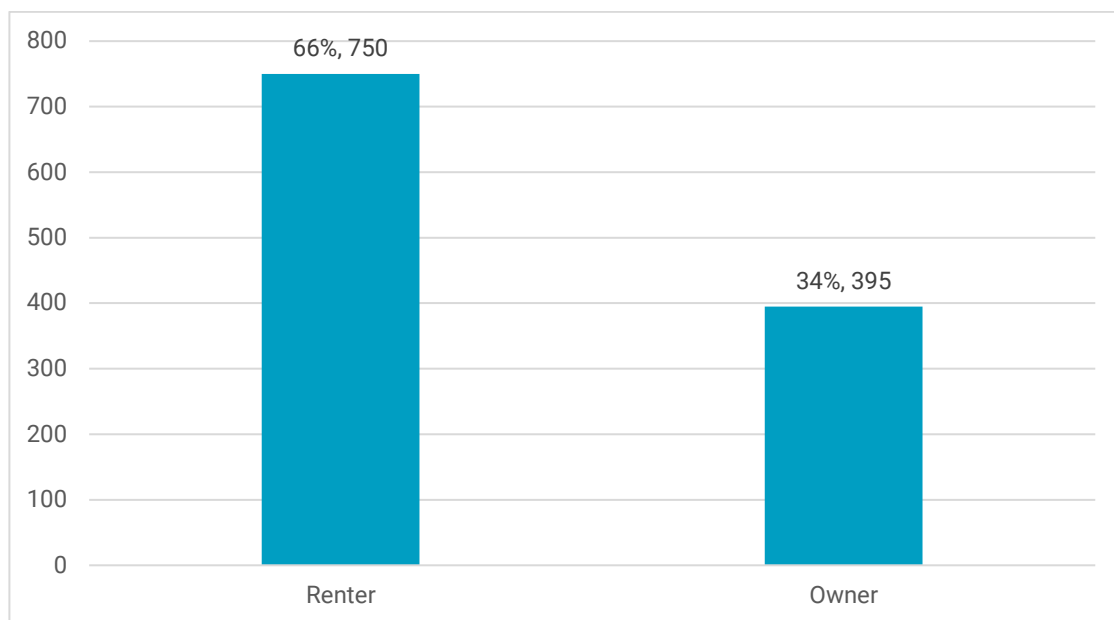
Source: Statistics Canada Census Program, Census Profiles 2016, 2021

Figure 36 Core Housing Need Comparison by Municipality, Comparison, 2021



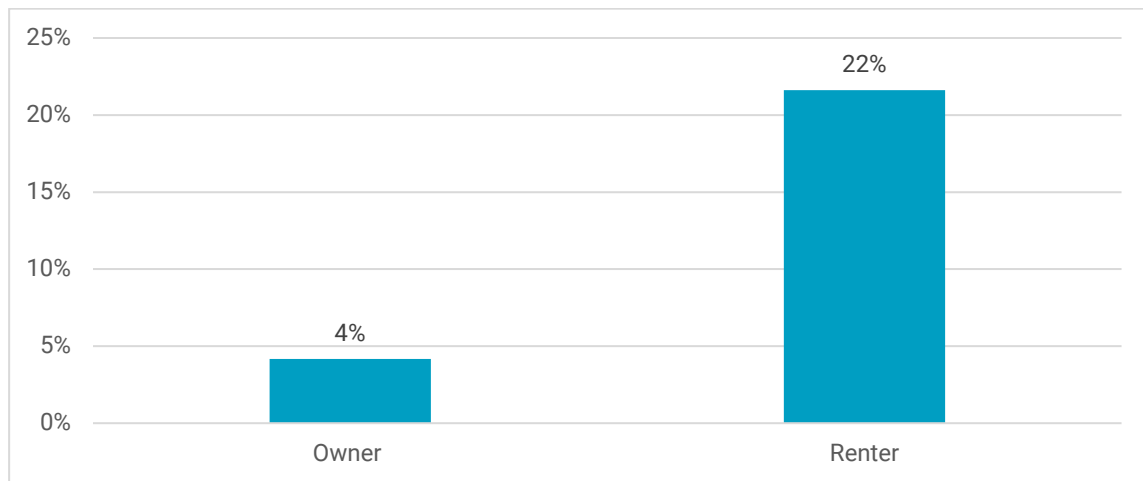
Source: Statistics Canada Census Program, Census Profiles 2006, 2016, 2021

Figure 37 Core Housing Need as a Percent of all Core Housing Need by Tenure, Leduc, 2021



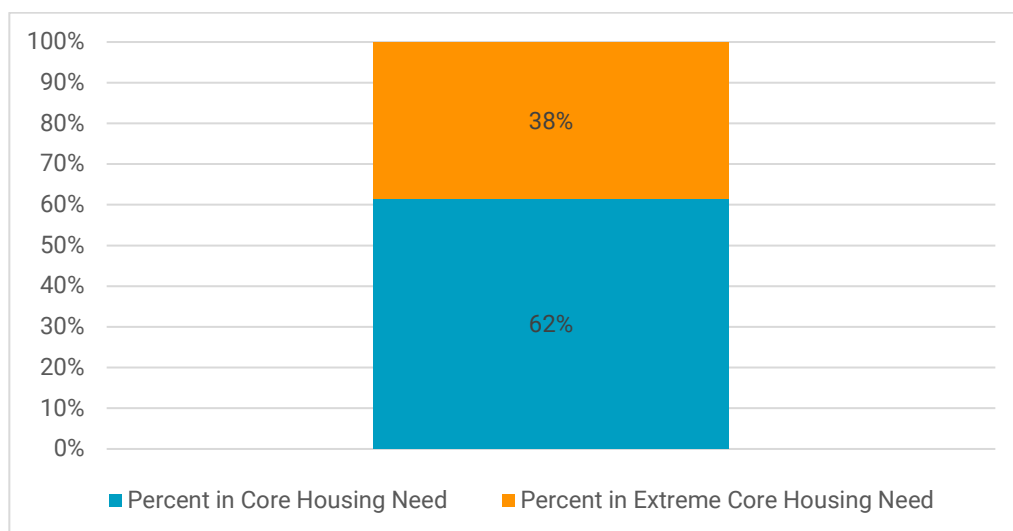
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 38 Core Housing Need as a Percent of all Owner and Renter Households, Leduc, 2021



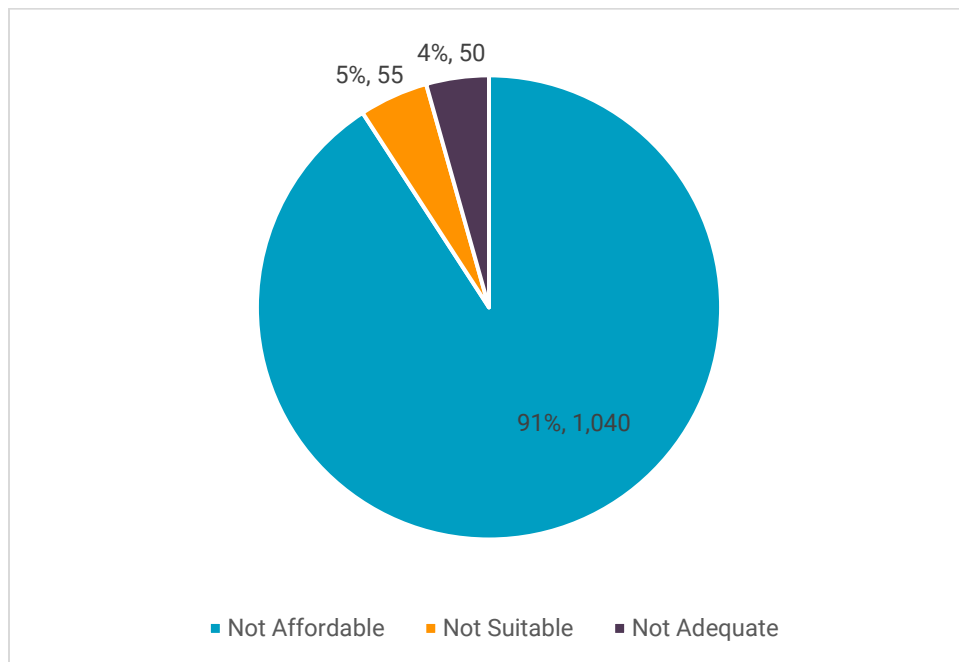
Source: Statistics Canada Census Program, Census Profiles 2021

Figure 39 Extreme Core Housing Need, Leduc, 2021



Source: Statistics Canada Census Program, Census Profiles 2021

Figure 40 Core Housing Need by Characteristic, Leduc, 2021



Source: Statistics Canada Census Program, Census Profiles 2021

PROJECTIONS

METHODOLOGY

Population projections were derived from a report delivered to the City of Leduc from a Report produced by Nichols Applied Management on future population of Leduc. Population has been assumed to grow at a 2.2% annual growth rate.

POPULATION PROJECTIONS

Population projections were derived from a study conducted by Nichols Applied Management. These projections were utilized to understand housing implications of community growth over the next 5 years.

Projections determining core housing need into the future were derived using an average of core housing need experienced over the last four census periods. This approach was determined as there decrease in households experiencing core housing need in the last census and that may have been due to the Canadian Emergency Response Benefit supporting households meet their needs.

Figure 41 Household Projections Leduc

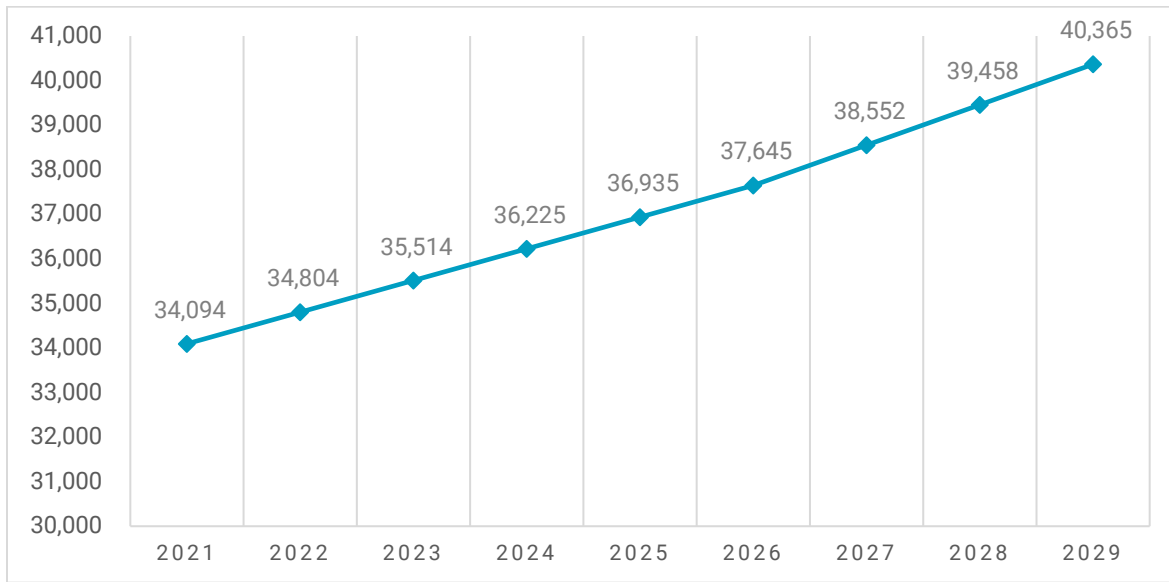


Figure 42 Household Projections by Tenure

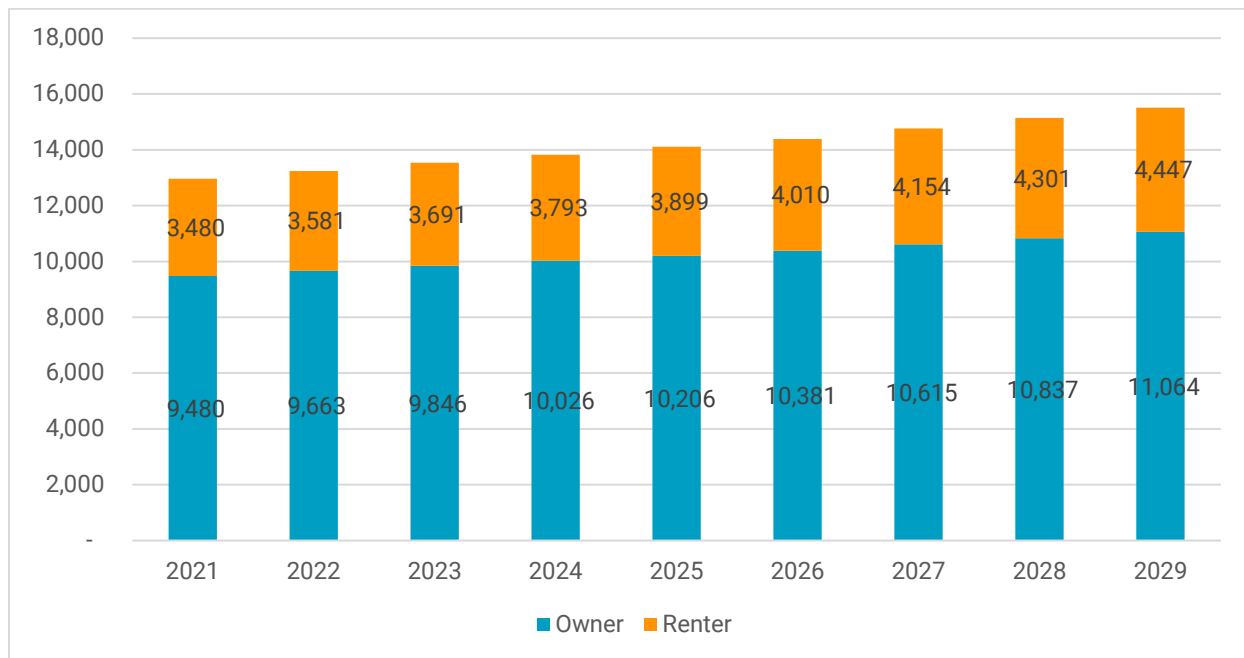


Table 13 Projected Households by Core Housing Need, 2022-2029

	2022	2023	2024	2025	2026	2027	2028	2029
Projected households in core household needs. Based on average of four census periods.	1,325	1,354	1,382	1,411	1,439	1,477	1,514	1,551

Based on previous population projections developed for the City of Leduc by Nichols Applied Management, assuming a 2.2% average annual growth rate, the City's population may exceed 40,000 by 2029 (40,365). This projection is in line with the City's high growth scenario as presented in the 2023 Annual Monitoring Report. Within this scenario, the total number of households in Leduc is projected to increase from 12,960 (2021) to 15,511 by 2029, with 4,447 renter households and 11,064 owner households. This equates to an additional 967 renter households and 1,584 owner households by 2029.

As of 2021, there were 13,675 total housing units in Leduc, housing 12,960 households. This equates to 1.05 units per household. Projecting this rate forward to 2029, Leduc will need to develop between 1,836 (one unit per household) to 2,691 (1.05 units per household) additional housing units to accommodate population growth. To keep pace with population growth under this scenario, a minimum of 367 new residential dwellings will need to be developed per year, which is slightly above the rate observed in 2022 (350) and 2023 (352).

With BILD Alberta reporting record-breaking housing starts in the Edmonton CMA in Q1 2024, Leduc is likely to also experience increased development in 2024. It will be important to monitor quarterly development trends by product type (e.g. single detached, duplex, multi-unit, manufactured homes, and secondary suites), particularly from the perspective of availability and affordability.

The number of households living in Leduc in core housing need is projected to increase by 226 by 2029, or 1,551 households.

Projections by Household Types

The projection of household types is determined by the distribution of households types in each age-tenure group as in Census 2021, which are applied to the projected number of households by age-tenure in section 4.3.1.

Table 145 Projected Households by Household Types, 2021-2029

Household Types	2021	2024	2029	Total Change 2021 - 2029	Total Change 2024 - 2029
Couple without Children	3,353	3,566	4,048	695	482
Couple with Children	3,819	4,038	4,426	607	388
Lone-Parent	1,345	1,449	1,623	278	174
Other-Census-Family	965	1,033	1,162	197	129

Non-Census-Family	3,478	3,733	4,252	774	519
Total	12,960	13,819	15,511	2,551	1,692

Projection by Bedroom Sizes

To estimate the size of new housing needed to meet the projected growth in households, the model applies the unit size required by each household type to the projected growth in households. It is assumed that the distribution of bedroom sizes by household types follow the existing distribution in 2021. For couple family households without children, it is assumed that 50% will prefer to live in 2-bedroom units. This reflects that some households may choose to live in a larger unit that exceeds the NOS minimum standards.

Table 15: Housing Needs by Household Type and Bedroom Size, City of Leduc, 2021-2029

	Projections Based on Existing Distribution of Bedroom Types (2021)			
Household Type	Studio and 1-bedroom	2-bedroom	3- bedroom	4+ bedroom
Couple without children	4%	21%	47%	28%
Couple with children	1%	8%	46%	45%
Lone-parent family	2%	24%	42%	32%
Other Census family	1%	6%	42%	51%
Non-Census-family	15%	35%	33%	17%

Source: Derived from Census data

Table 17: Projection of Households by Bedroom Types, 2021 - 2029

	2021	2024	2029	Changes 2021-29	Changes 2024-29
Studio or 1-bedroom	706	756	859	153	103
2-bedroom	2,613	2,794	3,159	546	365
3-bedroom	5,454	5,811	6,514	1,061	703
4+ bedroom	4,187	4,458	4,979	791	521
Total	12,960	13,819	15,511	2,551	1,692

Source: Derived from Census data

KEY AREAS OF HOUSING NEED

GAPS AND FOCUS AREAS

- Rental Housing Market Housing
- Aging Housing Stock
- Housing For Families
- Housing For Seniors
- People Experiencing Homelessness
- Indigenous Focused Housing

Based on population projections examined, Leduc's population could exceed 40,365 by 2029. This assumes an average annual growth rate of 2.2% (Nichols Applied Management). Over the last 10 years, population growth in Leduc has regularly met or exceeded 'high' growth scenarios that have been developed. It is possible that the annual growth rate projected in this analysis will need to be revised upward over time, with provincial population data suggesting Alberta is growing at a historically rapid rate (4.4% in 2023, or more than 200,000 people).¹⁸ Projecting an average annual growth rate of 2.2% between 2021 and 2029 suggests the following may occur in Leduc:

- The total number of households will increase by 2,551 by 2029, with 967 additional renter households and 1,584 owner households. Growth in all household types is expected, led by non-Census families (519) and couples without children (482).
- Based on projected growth by household type, the following units will need to be developed in Leduc between 2021 and 2029 to accommodate population increases, broken down by number of bedrooms by unit:
 - Studio or 1-bedroom: 153 units
 - 2-bedroom: 546 units
 - 3-bedroom: 1,061 units
 - 4+ bedroom: 791 units
- To keep pace with population growth under this scenario, a minimum of 367 new residential dwellings will need to be developed per year between 2024 and 2029, which is slightly above the rate observed in 2022 (350) and 2023 (352).
- The total number of households living in Leduc in core housing need (i.e. spending more than 30% of income on shelter, living in housing not in need of major repairs, and have enough bedrooms for the size and makeup of the household) is projected to increase over time, reaching 1,551 households by 2029 (an increase of 226 between 2021 and 2029).

¹⁸ <https://www.alberta.ca/population-statistics>

Potential Paths Forward

With the City of Leduc's Housing Strategy forthcoming, the following potential paths forward / important focus areas as derived from this HNA report and engagement data include:

1. **Affordability Strategies:** Implement targeted measures to enhance housing affordability, including incentives for developers to offer affordable housing units and explore innovative financing options.
2. **Diverse Housing Supply:** Foster collaboration between developers, policymakers, and community stakeholders to diversify housing options, catering to varied needs and preferences.
3. **Support Services:** Strengthen support services for vulnerable populations, including transitional housing programs and trauma-informed approaches, to address underlying needs and promote stability.
4. **Community Collaboration:** Facilitate ongoing dialogue and collaboration among stakeholders to foster inclusive decision-making processes and ensure housing strategies align with community needs.
5. **Policy Advocacy:** Advocate for policy changes at the local and regional levels to address regulatory barriers and streamline processes for affordable housing development.

By pursuing these strategies collaboratively, Leduc can work towards building a more inclusive and resilient housing landscape, ensuring that all residents have access to safe, affordable, and suitable housing options now and in the future.

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APPENDIX: SURVEY MONKEY RESPONSE DATA

APPENDIX: HOUSING GLOSSARY

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PROJECT OVERVIEW



The City of Leduc (the City) is committed to ensuring that residents have access to housing that is safe, affordable, and suitable to fit the broad and dynamic needs of its current and future residents.

The City engaged Urban Matters to support its Planning & Economic Development Department to undertake a comprehensive Housing Needs Assessment in early October 2023 in support of a broader Housing Strategy being developed concurrently. The purpose of the project was to conduct research and engagement to help identify and respond to housing needs and issues that have emerged in the community since 2008, when the City released its Attainable Housing Strategy.

This What We Heard Report presents a synopsis of the public survey responses and themes that emerged through other engagement efforts pertaining to the Housing Needs Assessment.

As a key starting point, it is valuable to note that the total population of Leduc is just over 36,000, as of 2023 the City experienced a 9.2% growth in population from the 2019 Census (City of Leduc, 2023).

ENGAGEMENT AT A GLANCE

Highlights



A comprehensive survey administered on Survey Monkey garnered 1,001 responses, demonstrating a robust engagement with a 71% completion rate. Of the total responses received, **708 complete surveys** demonstrated that the survey had gathered statistically significant insights, shedding light on various housing concerns. The survey captured perspectives from both residents and non-residents, underlining broader regional housing dynamics. Paper surveys were also available at the Library and Leduc District Seniors Centre.



Survey Insights

Renters: While renters in Leduc indicated the ability to secure housing relatively quickly, with 32% finding units in less than a month, affordability remains a persistent issue. While 67% find housing costs unsustainable, indicating a significant affordability gap.

Homeowners: Homeownership satisfaction appears high, yet 40% of owners grapple with affordability concerns. Additionally, a substantial portion of homeowners indicated having spare rooms, but hesitation to rent them out. Homeowners also noted rental rates are high, putting additional pressure on the overall housing market in the city.

Comparison: Both renters and owners expressed a shared preference for single-detached homes, and underscored the importance of affordability in housing choices. Moreover, the convergence of concerns around housing affordability suggests a need for holistic solutions.

Future Housing Needs: Preferences for housing types vary over time, with single-detached homes dominating near-future preferences. However, as demographics shift, supportive housing emerges as a crucial consideration, highlighting the importance of adaptable housing strategies.

Top 5 housing issues in Leduc	
Renter (114 responses)	Owner (553 responses)
Cost of renting is too high	Cost of home ownership is too high
Cost of home ownership is too high	Cost of renting is too high
Low availability / shortage of rentals	Lack of supportive housing for seniors
Homelessness	Lack of downsizing options for seniors
TIE – Mismatch between who needs housing and what type of housing is available, unstable rental arrangements	Seniors without adequate at home care

Table 16 – Top 5 Housing Issues in Leduc.

Results presented in the table above are a combined weighted ranking based on responses, with respondents able to rank their top 5 housing issues.



Round Table Discussion Insights

Developers and Builders: Affordability emerges as a driving force behind housing demand, particularly with single-family homes priced competitively. However, challenges such as lot shortages and inflated prices necessitate innovative solutions. Diversification of housing options, coupled with targeted market engagement, could address evolving needs and preferences.

Businesses & Community Organizations: Housing shortages and rising costs disproportionately impact vulnerable populations, contributing to homelessness and housing insecurity. To address these challenges, stakeholders advocate for proactive redevelopment efforts and community collaboration. Incentivizing affordable housing development and addressing workforce shortages could promote inclusivity and accessibility. Additionally, the impending closure of support networks underscores the urgency of tailored interventions, including diverse housing options and support services. Collaborative efforts among government, businesses, and nonprofits are essential for advocating for policy changes and fostering inclusive communities.



Key Themes from Leduc Community Organizations

Housing Instability	The rising cost of living affects the financial stability of vulnerable populations, which exacerbates housing insecurity and increases the stress of both staff and clients.
Strain on Organizations	Tangible action needed to manage concerns of staff burnout, limited resources/incoming donations, growing waitlists, a lack of affordable housing options, and funding shortages.
Collaboration	Collaboration and partnerships between government, businesses, and nonprofits is essential to navigate bureaucratic obstacles and address the diverse housing needs of residents.
Holistic Approach	Affordable housing options should be complemented with adequate support services and community engagement.

Diverse Housing Options

Inclusive communities with a mix of homeownership and rental options are necessary to ensure every individual has the right to live in their community of choice.

Engagement Intersections

Throughout engagement with residents, businesses, and community organizations, affordability and availability of housing emerged as key concerns. Households are grappling with increased cost of living across the board, with particular challenges pertaining to housing: households are concerned about rent and mortgage payments and availability of appropriate housing types to meet household needs.

Renters looking to enter the ownership market are concerned about being able to afford downpayments and carrying costs, as well as whether there will be available inventory for them to do so. Households that own their own homes are now looking to the future as to whether there will be opportunities for them to age-in-place in Leduc through downsizing or relocating to supportive or assisted living situations.

The development community recognizes affordability challenges and market demand for single-family and more dense forms of housing in Leduc, with shifting market preferences informing longer-term development decisions. Lot availability, high material and labour costs, and broader market demand are factors affecting immediate-term affordability of housing options.

Organizations either involved in providing housing or supports for households in need strive to provide immediate assistance in the form of subsidized units, food supports, and programming to support households with unique needs (e.g. those with disabilities, low-income, seniors) to thrive in Leduc. Gaps include a shortage of affordable housing, supportive or transitional housing units, as well as emergency shelter spaces.

Collaboration, innovation, and advocating for Leduc resident needs are important pathways for change along the housing continuum in the city.

Proposed Path(s) Forward

Affordability Strategies: Implement targeted measures to enhance housing affordability, including incentives for developers to offer affordable housing units and explore innovative financing options.

Diverse Housing Supply: Foster collaboration between developers, policymakers, and community stakeholders to diversify housing options, catering to varied needs and preferences.

Support Services: Strengthen support services for vulnerable populations, including transitional housing programs and trauma-informed approaches, to address underlying needs and promote stability.

Community Collaboration: Facilitate ongoing dialogue and collaboration among stakeholders to foster inclusive decision-making processes and ensure housing strategies align with community needs.

Policy Advocacy: Advocate for policy changes at the local and regional levels to address regulatory barriers and streamline processes for affordable housing development.

By pursuing these strategies collaboratively, Leduc can work towards building a more inclusive and resilient housing landscape, ensuring that all residents have access to safe, affordable, and suitable housing options now and in the future.

ENGAGEMENT APPROACH

HOW WE ENGAGED

A comprehensive Engagement Strategy was developed in partnership with the City in November 2023. In the process of creating the strategy, the following guiding objectives were identified:

1. To educate and inform the public and stakeholders about the project and overarching housing concepts/definitions.
2. To gather perspectives on Leduc's housing needs, gaps, barriers, and opportunities from the public and stakeholders.
3. To provide meaningful engagement opportunities for stakeholders to influence and shape the development of the City's Housing Strategy.
4. To use housing data and public input to inform relevant, feasible, and realistic implementation actions that are tailored to the City's needs.

Further to the objectives above, engagement activities have been delivered in alignment with the following principles outlined in the City of Leduc's Public Engagement Framework, which states that public engagement will be:

1. **Impactful and meaningful:** The public is involved in decisions that directly impact them and input is considered by the City as part of the decision-making process.
2. **Inclusive and accessible:** Opportunities to participate in public engagement are accessible and welcome diverse ideas, perspectives, and input.
3. **Transparent:** Public engagement opportunities are communicated clearly, openly, and in a timely way.
4. **Well-planned and intentional:** Public engagement opportunities reflect careful planning and preparation that supports the engagement purpose(s).
5. **Accountable:** Public engagement is reported on and evaluated to support continuous improvement.

The City of Leduc's Public Engagement Framework also includes an Engagement Spectrum ([Figure 43](#)), which helped to identify that the targeted levels of engagement for this project were to be *consult* and *involve*.

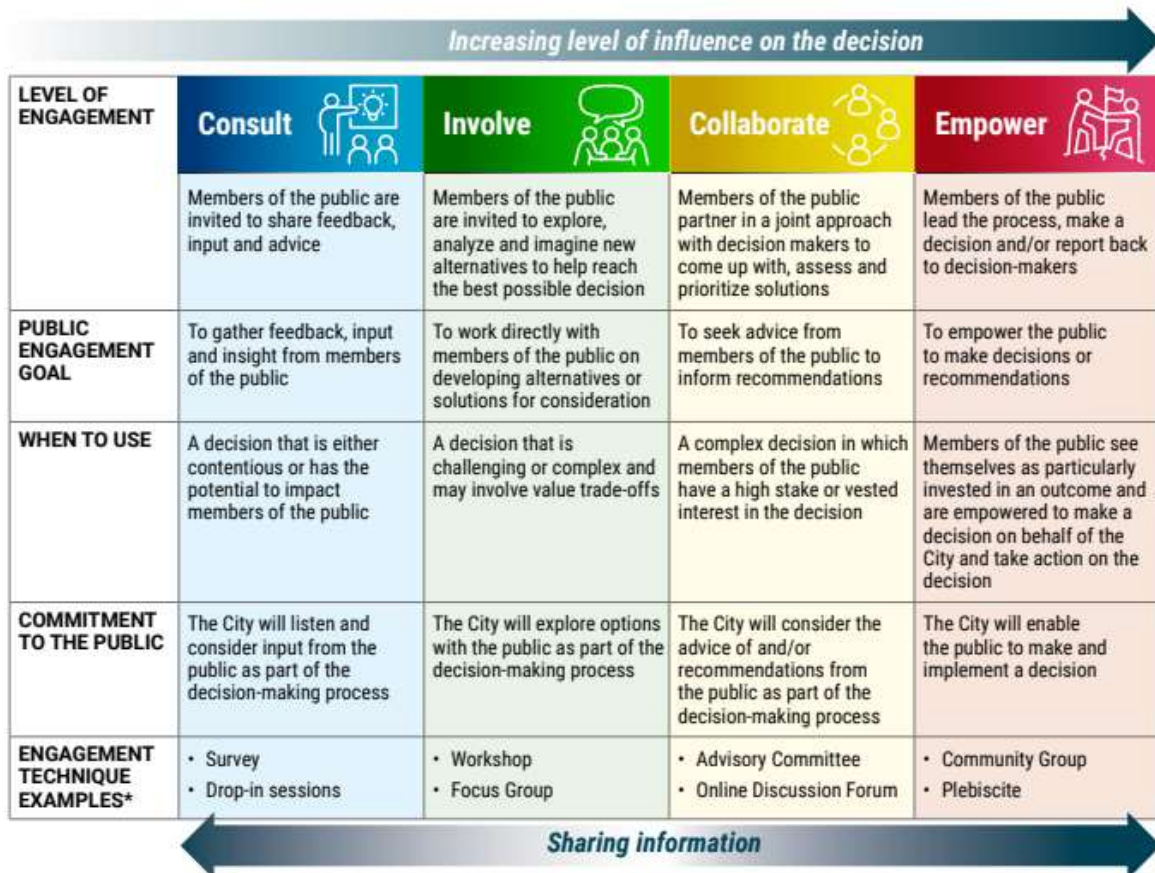


Figure 43 – City of Leduc Public Engagement Spectrum (Adapted from IAP2 Spectrum of Engagement)

HOUSEHOLD SURVEY

Development of a Household survey to be administered via the online platform Survey Monkey began in November 2023 and was launched in both digital and physical form to the public on Monday, February 5, and was circulated via the following channels:

- City of Leduc News Release
- Targeted Stakeholder Emails to Leduc Junior High and High School Principals, Youth Council, and business/developer/stakeholder/non-profit representatives
- Social Media (Facebook & Instagram)
- Paper Copies at the Library and Leduc and District Seniors Centre

The survey was closed to the public on Monday, February 26, at which time **1001 total individual responses** had been collected.

ROUNDTABLE DISCUSSIONS

A series of four roundtable discussions with targeted stakeholder groups were held, with two in-person sessions at the Leduc Civic Centre on Wednesday, March 20th, and two virtual sessions hosted by Urban

over Zoom on Monday, March 25th. Representatives from the City were present at the in-person sessions but were not present for Zoom sessions.

Conversations with **Builders & Developers**, **Leduc Business Organizations**, and **Leduc Community Organizations** were primarily guided by participant dialogue. Discussion topics and questions were prepared for each stakeholder group as a prompt to encourage attendees to consider the current and future state of housing in Leduc.

WHO WE ENGAGED

The project Engagement Strategy outlined Target Stakeholder groups for each type of proposed engagement, which will be expanded on in following section.

HOUSEHOLD SURVEY

Proposed target audiences for the Housing Strategy Survey included:

- Residents of Leduc, including couples and families, single parents, young adults (19+), youth (15-19) and seniors (65+)
- Businesses
- Developers
- Stakeholders
- Non-Profits

A wide, accessible distribution (virtual via shortened URLs linked on social media or QR code, and physical paper copies in public locations) of survey copies and methods of data entry allowed responses to be collected from nearly every residential community of Leduc. Responses were also collected from non-residents; resident and non-resident responses alike included representation from all eligible age demographics.

ROUNDTABLE DISCUSSIONS

The stakeholder groups engaged in the roundtable discussion sessions were as follows:

Date	Time	Stakeholder Group	Location	Invitees
Wednesday, March 20 th	10:00 am – 12:00 am	Developers and Builders	Leduc Civic Centre	• MLC, Cranston, City of Leduc
	1:00 pm – 3:00pm	Developers and Builders	Leduc Civic Centre	• Landmark Homes, Homes by Avi, Bedrock Homes, CHBA Edmonton, Private Home Consultation
Monday, March 25 th	10:30 am – 12:00 pm	Businesses*	Virtual - Zoom	• Leduc, Nisku, Wetaskiwin Chamber of Commerce • Leduc Downtown Business Association
	1:15 pm – 3:15 pm	Community Organizations	Virtual - Zoom	• Leduc Regional Housing Foundation • Leduc & District Food Bank • Leduc & District Seniors Centre • Leduc Linx • Leduc HUB Association • Leduc Youth Council • Habitat for Humanity – Leduc • City of Leduc FCSS

*Leduc Regional Housing Foundation attended the morning Businesses session instead of the afternoon Community Organizations session due to scheduling conflicts.

HOUSEHOLD SURVEY FINDINGS

STATISTICAL SIGNIFICANCE

While not an identified goal of the public survey, reaching statistical significance for a population size is an indicator of the level of confidence that can be had that collected data can reasonably be generalized to be representative of the broader population base.

A statistically significant sample size is calculated by taking the total population for a given audience, along with an acceptable margin for error (the smaller this number, the closer to having an exact answer at a given confidence level), and a sampling confidence level (expressed in a percentage, this indicates how confident you can be that the population would select an answer within a certain range).

For this survey, the 2023 Census total of 36,060 was used to calculate a **required sample size of 381 completed responses** to be 95% confident that any additional responses would fall within a +/- 5% margin for error.

At the time of survey closing, the City had received a **total of 708 complete surveys**, placing the collected data well within a statistically significant sample size.

SURVEY DESIGN

The survey consisted of up to 22 questions organized under four category headings, depending on whether the survey respondent was a resident or non-resident of the City of Leduc. The survey had an anticipated completion time of around 15 minutes and included an introduction giving an overview of the project, desired outcomes, and instructions on how to find more information and stay informed.

Online delivery was administered through Survey Monkey and allowed for automated survey navigation based on respondent's selections, while physical paper copies were created for each of the three respondent types: Non-resident, Resident – Renter, and Resident – Homeowner (see the **Appendix** for template copies). Information was gathered using a variety of question types, including drop-down, multiple choice, data matrix, ranked choice, and open-ended response. Additionally, some questions included "other" options, which asked the respondent to specify their own response if it was not a listed option.

Two collectors were created on Survey Monkey to prevent multiple submissions by the same individual. One was given to the City for manual response entry based on paper copy submissions, and the other was used to generate a shortened URL and QR code to be circulated for digital submissions. The Manual Entry collector allowed multiple responses from the same device, where the collector created for the QR code prevented this. Unfortunately, it appears that there was a human error in the circulation of the survey URL and QR codes, and responses collected indicate that the URL for the Manual Entry collector was circulated to the public. For this reason, and because Survey Monkey did not record IP addresses for anonymity purposes, we are **not able to guarantee that multiple submissions from the same respondent were not received**. However, due to the scale of the survey and the variety in recorded responses, it seems unlikely that multiple submissions from the same respondent were received.

Respondents were asked not to include any identifying information in long answer responses, and were not required to provide any additional identifying information such as name, addresses or phone contact information. IP addresses for online responses were not collected, and no response authentication was required to complete the survey.

Questions for current residents of Leduc were gathered under four broad category headings, as follow:

1. About You:

Respondents were asked to provide general demographic information related to:

- Neighbourhood of residence
- Gross annual household income
- Current living situation
- Number and age of household residents
- Type of property (rental versus owned)
- Length of housing search
- Type of dwelling (the City of Leduc's [Housing Glossary](#) was either linked or provided)
- Number of bedrooms (existing and desired; for owners, whether unused bedrooms could be rented out)
- Monthly costs of living (rent/mortgage, utilities, transportation, other)
- Whether housing costs were believed to be affordable

2. Housing Experience:

Respondents were asked to reflect on their experience of housing within the City of Leduc, regarding:

- Housing issues, either currently experienced or anticipated within the next five years
- Barriers encountered while searching for current home
- Anticipated housing types needed in the next 5-to-10, 10-to-20, or 20-to-30 years

3. Community Housing Issues:

Respondents were asked to reflect on the types of housing issues currently faced by their friends or family, and in the communities they live and/or work in. These included:

- Top 5 ranking of housing issues in Leduc
- Identification of missing housing options in Leduc

4. Tell Us Your Story:

Respondents were invited to expand on or share stories of housing challenges experienced in Leduc through an open-ended response, with the following prompting questions:

- When did you move to Leduc?
- Why did you choose Leduc?
- What challenges have you experienced when trying to move to Leduc, or while living in Leduc?
- Do you think you will stay in Leduc?

Questions for non-residents of Leduc were much briefer:

1. About You:

Respondents were asked to provide general information related to:

- Community of residence

- Why not Leduc?
- Barriers preventing relocation to Leduc
- Desired housing type
- Gross annual household income
- Current living situation
- Number and age of household residents
- Type of property (rental versus owned)

RESPONSE OVERVIEW

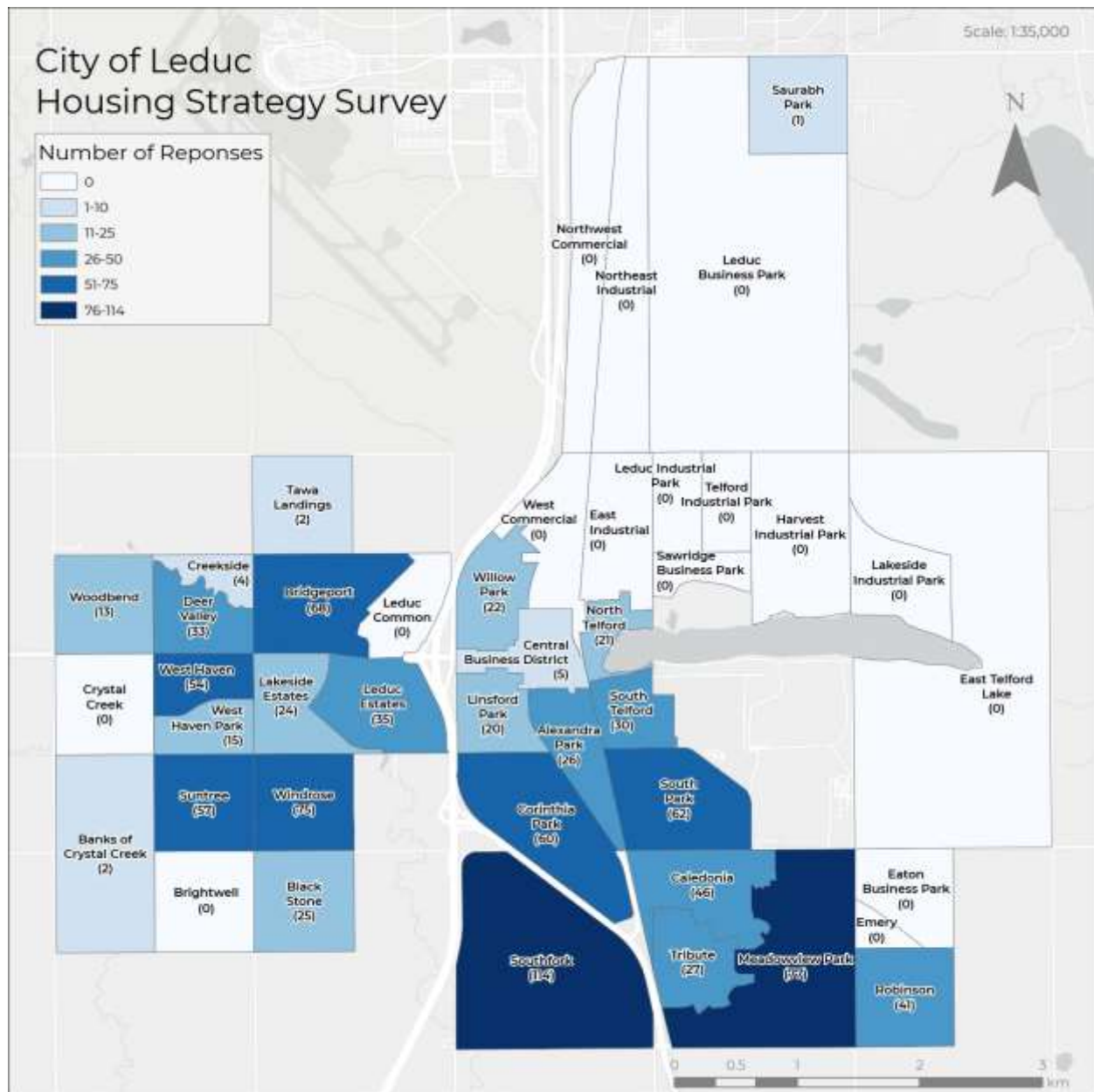


Figure 44 – Distribution of Response by Community

The responses received were distributed across the identified communities of Leduc, with the fewest coming from neighborhoods west of Highway 2 (Tawa Landings, Creekside, and Banks of Crystal Creek) and the greatest number coming from Southfork (114 received) and Meadowview Park (77 received). Several of the communities on the map above received zero responses, but these areas were not listed as options for respondents.

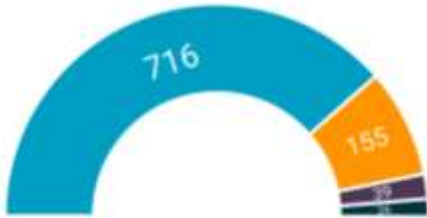


Figure 45 – Survey respondent profile (own, rent, neither rent nor own, non-residents)

Of the total 897 responses received from **current residents** of the City, roughly **72%** (716) **owned their own homes**, while **15%** (155) **currently rent their homes**, and about **3%** (24) **indicated that they neither rent nor own** (e.g., live rent-free with parents, partner/spouse, or adult children), or identified as having no fixed address (2).

Respondents were then asked to indicate their gross annual household incomes (inclusive of all wage earners, before tax).

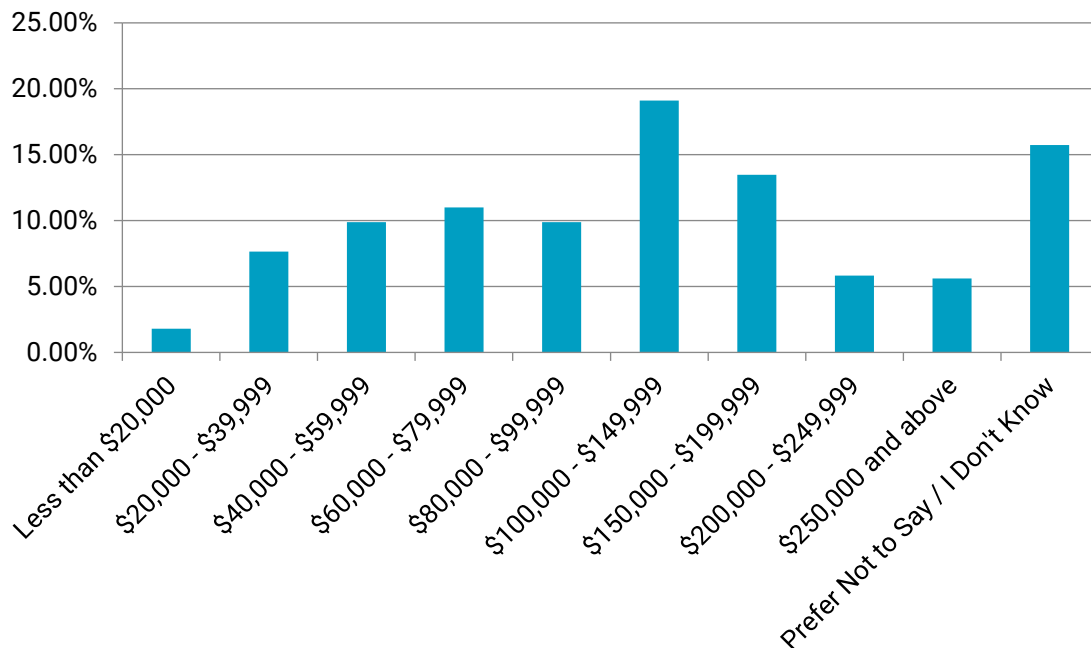


Figure 46 – Survey respondent household income distribution

Roughly half of responses received came from households indicating a gross income of \$100,000/year and above; of those, 8% (31) are renters, and 92% (335) own their homes. It is interesting to note that of the respondents earning above \$100K/yr, 33% (110) of owners and 48% (15) of renters feel that their housing costs are not affordable to them; a further 6% (21) of owners and 6% (2) of renters are not sure if their housing costs are affordable to them.

When asked to describe their living situation, the majority (70%) of respondents indicated living with a spouse/partner (with or without children); 14% indicated living on their own, and the remaining 16% were

fairly equally distributed among the remaining choices. One respondent indicated that they were currently experiencing homelessness.

The next question discussed the number, and age group of household members, which was cross-tabulated with living situation to get an idea of how many Leduc residents were represented by the survey results. Results of the cross-tab can be found in the table below.

	Individual Responses Received	Number of Residents Represented	Children (0-18)	Young Adults (18-34)	Adults (35-64)	Seniors (65+)
<i>I am a single parent living with children full-time</i>	37	115	61	25	29	0
<i>I am a single parent living with children part-time</i>	19	54	27	6	17	3
<i>I live in a multi-generational home (i.e., with children and parents/in-laws)</i>	30	131	29	29	54	19
<i>I live on my own</i>	121	116	2	11	55	41
<i>I live with my parent(s)</i>	23	78	10	30	36	2
<i>I live with my spouse/partner - with children</i>	345	1338	548	236	529	15
<i>I live with my spouse/partner - without children</i>	277	517	0	94	233	185
<i>I live with roommates</i>	19	52	2	26	19	4
<i>No other indicators</i>	2	4	2	0	2	0
<i>Other (please specify)</i>	23	57	7	12	24	9
	TOTAL	2462*	688	469	998	278

*Note – discrepancy between “Number of Residents Represented” and total of all age demographic columns due to 29 respondents selecting “Prefer Not to Say” regarding the age demographic breakdown of their household.

The **total number of residents represented by this survey is approximately 9.6% of the total population of Leduc**, based on 2023 census data.

Following these general demographic questions, common to both renters and homeowners, the survey’s branching logic split the two groups and directed them to renter-specific or homeowner-specific questions; discussions of the results are found in following sections.

RESIDENT RESPONSES – RENTER-SPECIFIC

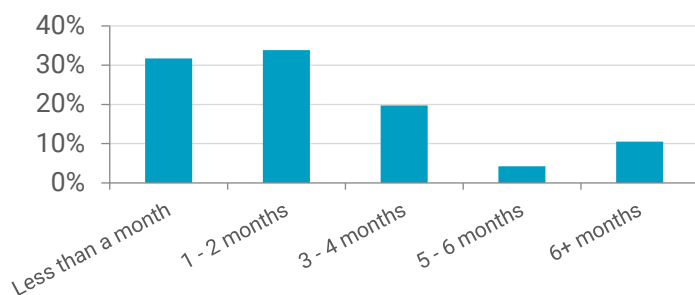


Figure 47 – How long did it take you to find your rental?

Respondents were then asked to provide information on how many bedrooms their current unit has, versus how many they have need for. The majority of respondents indicated having either 2- or 3-bedroom units, with 63% of all respondents indicating that their current rental was meeting their needs, 18% indicating that they could downsize by one or more bedrooms, and 19% indicating one or more additional bedrooms would be required to meet household needs.



When it comes to monthly rent payment, most respondents (73%) were paying between \$1,000 and \$2,000/month. 17% of respondents indicated rent payments above \$2,000, 8% indicated rent payments below \$1,000, and 3% of respondents preferred not to share. Of the group, 12% (17) of respondents indicated that their monthly rent payment was inclusive of their monthly utility payments.

Monthly utility payments varied wildly, with the average amounts (56% or 81 responses) falling between \$100 and \$550 per month. 19% (28) of respondents indicated paying more than the high end of this range, and 10% (14) indicated paying less on average. 3% (5) were unsure what their monthly utilities costs are.



Next, respondents were asked to consider their monthly transportation costs. Here, the majority (61% or 88 responses) indicated paying somewhere between \$100 to \$400 on average; 22% (31) indicated paying more than the high end of this range, and 13% (18) indicated paying less. 5% were unsure what their monthly transportation costs were.

Respondents were not asked to indicate which methods of transportation they utilized on a monthly or primary basis; this may be worth looking at, in light responses indicating dissatisfaction with transit and transportation in Leduc received in subsequent sections of the survey.

When asked if they believed their monthly housing costs were affordable, 66% (97) responded “No,” with a further 9% (13) responding that they were unsure. Only 25% (35) of renters who responded to the survey believed that their housing costs were affordable to them, a theme that appears throughout the remainder of the survey and will be discussed in subsequent sections. A small percentage of renters

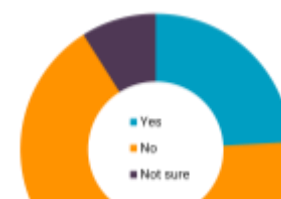
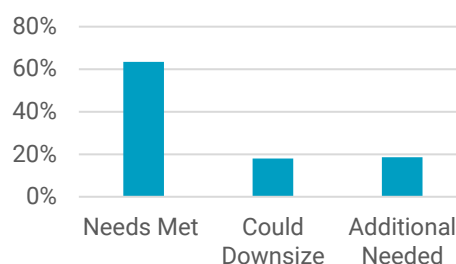


Figure 48 – Are your monthly housing costs affordable to you?

There were 155 responses collected from renters in Leduc. Most renters indicated a relatively brief hunt for their current rental, with 32% looking for less than one month, with 34% searching for 1-2 months.

The most popular rental types were apartments (40%), single detached homes (21%), and townhomes (18%).

Does your rental meet your needs for number of bedrooms?



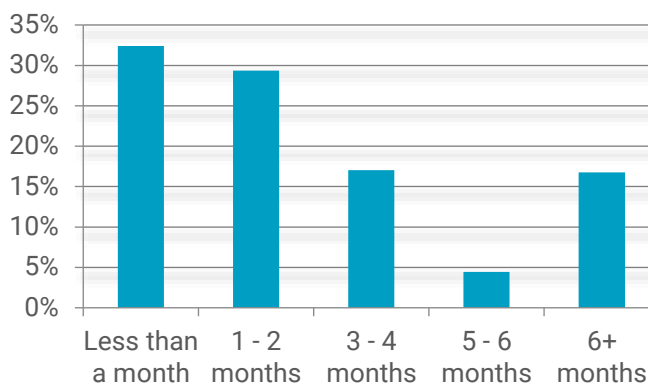
indicated receiving financial assistance to cover housing costs, with primary sources of assistance being rental subsidies (47%, or 7 respondents) and AISH (20%, or 3 respondents).

RESIDENT RESPONSES – HOMEOWNER-SPECIFIC

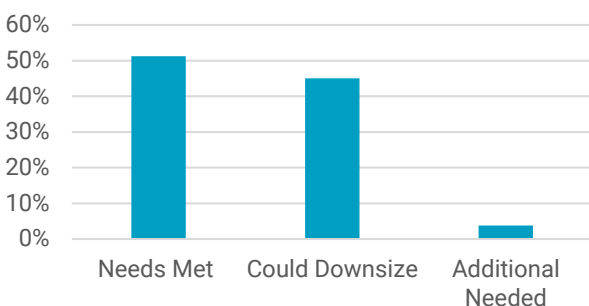
The total responses received from homeowners were about 4.5x that of the renters. Similarly to the renters, many homeowners were able to find their current home within 1-2 months, with 34% looking for less than a month, and 29% finding their home within between 1-2 months.

With 82% (544) of all received homeowner responses, single detached homes were by far the most popular, with duplex or semi-detached housing following at 10% (63). Of the single detached homes, 3% (19) of those indicated including a suite, either within the primary home or a garage or garden suite.

How long did it take you to find a home for purchase?



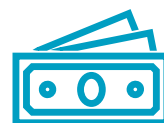
Does your home meet your needs for number of bedrooms?



Homeowners were also asked to provide information on how many bedrooms their current home has, versus how many they have need for. The majority (92%) of respondents indicated having at least 3- or 4-bedroom homes, with 51% of all respondents indicating that their current home was meeting their needs, 45% indicating that they could downsize by one or more bedrooms, and only 4% indicating one or more additional bedrooms would be required to meet household needs. As an additional question for homeowners only, the survey asked homeowners, "If you have spare/unused bedrooms in your home, would you

consider renting them out?" Very few responded to the affirmative, representing only 7% (47) of homeowners polled. The majority (66%) responded "No," an additional 8% (54) indicated that they were not sure if they would rent out their spare/unused rooms, and 19% (123) indicated that they did not have spare/unused rooms in their homes. Some comment responses received in later sections of the survey indicated that some homeowners felt frustrated with the bylaws required to have a legal income suite and expressed that they would consider a suite if the process were not financially or bureaucratically prohibitive. One interesting result of a crosstab report run on the correlation between spare/unused rooms and perceived affordability, is that of the respondents who indicated that they would not rent out a spare room, 22% (151) also indicated that they did not believe their housing costs were affordable to them.

Homeowners were then asked to indicate a range in which their monthly mortgage payments fell. 27% (175) of respondents indicated owning their home outright, while 50% (331) indicated a range of between \$1,000 and \$2,500 monthly. The remainder had 7% (45) indicating paying less than \$1,000 monthly and an additional 7% (44) with a monthly mortgage payment of greater than \$2,500. About 10% (64) indicated that they would prefer not to say. Additionally, 10% (64) homeowners indicated paying monthly condo fees, with the average amount falling between \$250 and \$550 monthly for about 5% (31), between \$0 and \$249 monthly for about 3% (17) and greater than \$550 for about 2% (15) of all homeowners.



Similarly to what renters reported, monthly utility payments for homeowners varied wildly, with the average amounts (76% or 503 responses) falling between \$100 and \$699 per month. 14% (94) of respondents indicated paying more than the high end of this range, and 5% (32) indicated paying less on average. 6% (37) were unsure what their monthly utilities costs are.

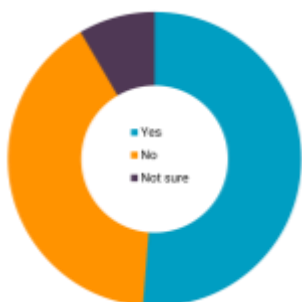


Figure 49 – Are your monthly housing costs affordable to you?

Next, respondents were asked to consider their monthly transportation costs. Here, the majority (59% or 391 responses) indicated paying somewhere between \$100 to \$400 on average; 18% (121) indicated paying more than the high end of this range, and 5% (36) indicated paying less. 8% (55) were unsure what their monthly transportation costs were. Again, respondents were not asked to indicate which methods of transportation they utilized on a monthly or primary basis; this may be worth looking at, in light responses indicating dissatisfaction with transit and transportation in Leduc received in subsequent sections of the survey.



When homeowners were asked if they believed their monthly housing costs were affordable, responses shifted a bit more to the affirmative than renters with 51% (341) responding "Yes"; 40% (268) did not believe their housing costs were affordable, and a further 8% (56) responded that they were unsure.

RESIDENT RESPONSES

Regardless of living situation, all self-identified residents of Leduc were asked to respond to the remainder of the survey, which included questions regarding Housing Experience and Community Housing Needs, as well as an opportunity to provide a description of their own experience looking for housing and living in the City of Leduc in their own words.

Housing Experience

This first question under Housing Experience asked respondents to consider a list of potential housing issues, and indicate whether they were currently experiencing these issues, anticipated to experience them in next five years, or whether they were a non-issue for the respondent. Of the 788 people who responded to this question, about 80% of indicated that the options listed were not an issue. Excluding those who indicated not facing any issues, the following issues emerged as being most pressing:

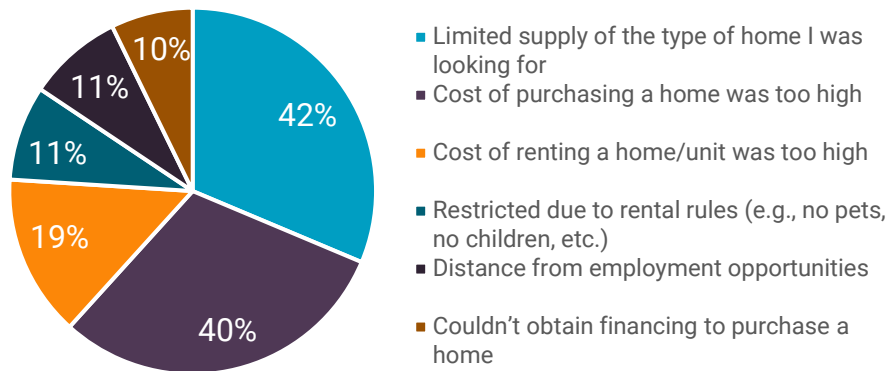
	Currently Experiencing	Anticipate in the Next 5 years
<i>I'm unsure if I will be able to purchase a home</i>	16%	9%
<i>Home is not well served by public transit</i>	16%	6%
<i>Home is too small for my needs (e.g., not enough bedrooms/bathrooms, inadequate storage, etc.)</i>	16%	9%
<i>Home does not provide enough parking</i>	15%	8%
<i>Home is too far from employment opportunities</i>	15%	6%
<i>Home is too far from amenities (e.g., library, recreation centre, etc.)</i>	12%	4%
<i>Home is too far from essential services (e.g., grocery stores, medical clinics, etc.)</i>	12%	4%
<i>I'm unsure if I will be able to afford future mortgage payments</i>	11%	26%
<i>I'm unsure if I will be able to afford future rent payments</i>	10%	9%
<i>Home is in poor condition and in need of repairs</i>	10%	23%

Table 2 - Housing Issues Experienced vs. Anticipated

The provided options seemed to resonate with respondents, and issues such as affordability, transit, housing size and type, and access to employment and amenities were experienced by greater than 10% of survey respondents. It is unclear why there is a discrepancy between issues currently experienced and those anticipated in the next five years, particularly with respondent percentages falling between the two timelines. However, somewhat predictably, more people anticipate struggling with mortgage payments and anticipate needing home repairs due to poor home conditions within the next five years.

Regarding the responses collected from the open-ended “Other (please describe) option,” residents in Leduc are grappling with a range of housing concerns and anticipate challenges especially relating to mortgage affordability and home repairs in the next five years. The overarching theme revolves around the high cost of living, including escalating costs of utilities and property taxes, causing financial strain for many. Lack of affordable senior living, limited housing options like smaller homes or condos, and difficulties finding competent resources for home repairs also stand out as pressing issues. Overall, the community expresses a need for more affordable and varied housing options, coupled with anxieties about rising living expenses and potential policy changes.

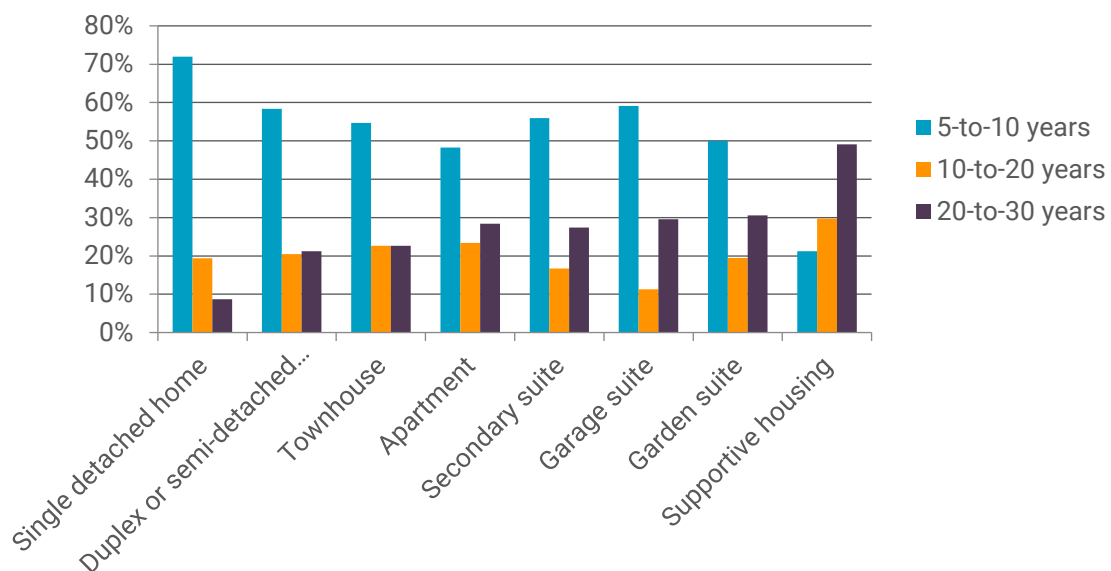
Next, respondents were asked to reflect on their experiences searching for housing in Leduc and asked to select any or all that applied. The most common barriers identified were (values are expressed as a percentage of the total question respondents):



Respondents were once again able to identify or expand by selecting “Other (please specify)”. Responses gathered here mainly emphasized the categories above, however, respondents added that apart from affordability relating to cost, they were also experiencing difficulty obtaining financing should they wish to purchase, had troubles with establishing home-based businesses, and were concerned about proximity to schools and their catchment areas.

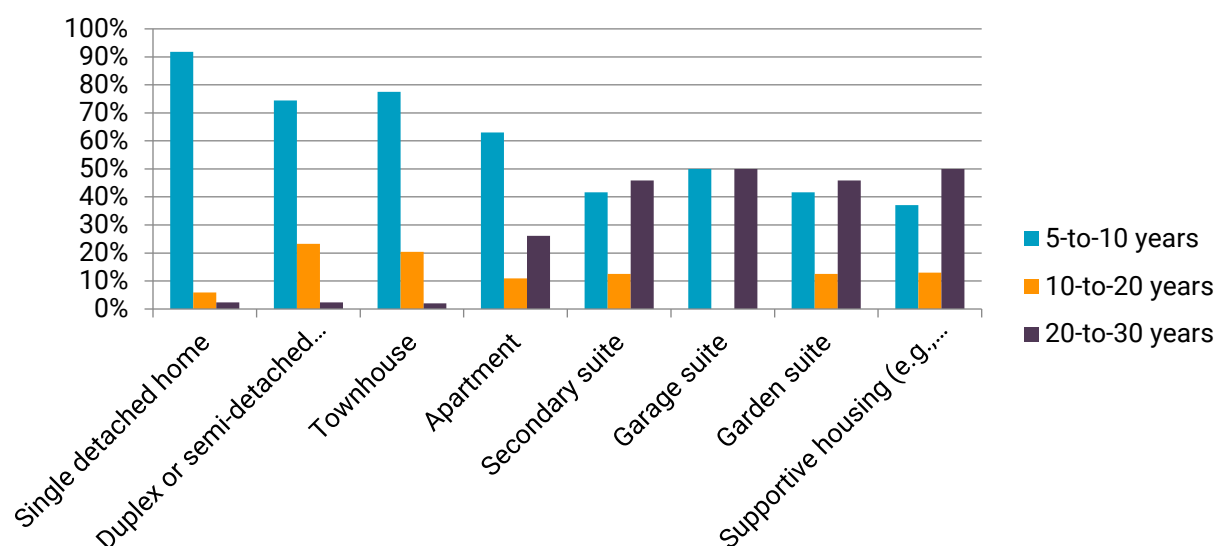
In both question responses and open-ended comments, respondents indicated a preference for single detached homes (66% of selected responses and 52% of the open-ended responses), particularly bungalow-style houses. This is reflected throughout the survey and emphasized by respondents looking for accessible or seniors housing. Apartments, duplexes or semi-detached, and townhomes followed, with about 5% of the responses each.

The final question in the Housing Experience section asked respondents to review a list of housing types, and indicate which, if any, they anticipated need in the next 5-to-10, 10-to-20, and 20-to-30 year horizons. Respondents were directed to refer to the Housing Glossary for more information via weblink. Respondents could select one horizon per housing type and were able to make a horizon selection for each type.

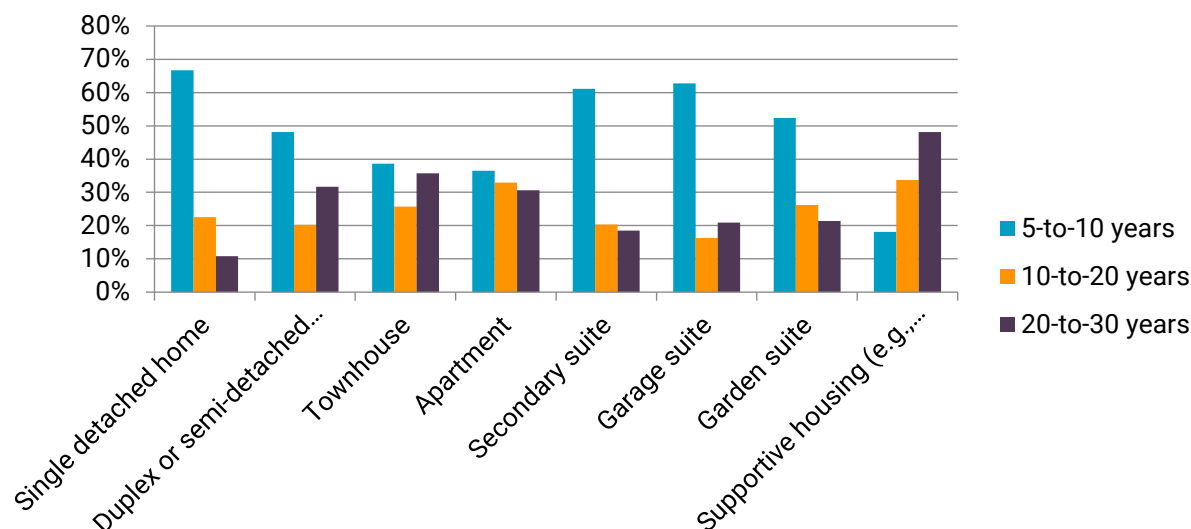


Respondents see the most need for all housing types in the immediate horizon, the only and notable exception being Supportive Housing on the 20-to-30 year horizon, which is in line with the rest of the survey. These results seem to indicate that most residents responding to this survey would fall within the pre-retirement to retirement age ranges, anticipating that housing needs would not differ greatly for at least 20 years. When comparing renter and owner households (see two graphs below), renter households feel there is greater need for single detached, duplex or semi-detached, and townhouse style homes in the next 5 years than is the case for owner households. There is also a discrepancy between what renters and household feel are housing needs over the next 10-30 years, with owner households far more likely to identify garage and garden suites as needs, whereas renters do not express a similar level of need. This may suggest that renters surveyed are more interested in moving into home ownership as opposed to continuing to rent, particularly unit types like secondary, garage, and garden suites.

Renter-Anticipated Housing Needs:



Owner-Anticipated Housing Needs:



Community Housing Needs

When asked to rank the top 5 housing issues in the City of Leduc, 35% of respondents agreed that the number one housing issue currently plaguing the City is the cost of home ownership. This was closely followed by high cost of renting. The complete top 5 list is as follows:

1. Cost of home ownership is too high (35%)
2. Cost of renting is too high (22%)
3. Low availability/shortage of rentals (13%)
4. Lack of supportive housing for seniors (12%)
5. Lack of downsizing options for seniors (7%)

In fact, the third issue specifically relating to housing for seniors ranked as 6th overall – residents recognize a need when it comes to housing for seniors! A mismatch of housing needed versus housing available, homelessness, and quality of available housing followed.

Respondents were also able to provide comment if an issue of importance to them personally was not included in the ranked-choice options. An analysis of the responses received can be roughly organized and grouped under the following issue headings:

- **Housing Affordability:** Many respondents express concerns about the cost of home ownership, rising property taxes, and utility costs. They mention the inability to afford housing, especially for seniors on fixed incomes, and the lack of options for downsizing due to high fees and taxes.
- **Homelessness and Safety:** There are considerable concerns about homelessness in Leduc, with several respondents expressing dissatisfaction with the presence of homeless shelters and associated increases in crime. Safety in neighborhoods is also a prevalent concern, with mentions of increased crime rates and lack of proactive policing.
- **Seniors Housing:** There is a clear demand for more housing options tailored to seniors, including affordable senior housing, bungalows without condo fees, and supportive housing for aging in place. Concerns about the lack of suitable housing for seniors and the impact on inheritance are highlighted.
- **Housing Density and Zoning:** Some respondents mention the need for more housing density and express frustration with zoning issues, such as mixed-density areas and changes in zoning types. Others call for higher architectural standards and more central locations for rental properties.
- **Infrastructure and Services:** Concerns are raised about the availability of essential services like public transportation, grocery stores, and recreation facilities. Some respondents also criticize the quality of infrastructure and services relative to the high taxes they pay.
- **Builder Standards:** Several respondents mention dissatisfaction with builder standards, including issues with garage sizes, property assessments, and the quality of rental homes. There are calls for higher standards for builders and better accountability.
- **Property Taxes and Financial Concerns:** Many respondents express frustration with high property taxes, utility costs, and overall cost of living. They feel that these costs are becoming unaffordable, particularly for seniors and those on fixed incomes.
- **Transportation:** Some respondents highlight the need for better transportation options, including a bus service to/from the airport and concerns about distance to community facilities.

Respondents were then asked to identify which housing types they felt were missing in Leduc and encouraged to select all that applied from the provided answers, as well as to expand further by selecting “Other (please specify).”



Please see Appendix B for definitions of housing terminology.

These responses also emphasize awareness and need regarding accessible or supportive housing options, especially for seniors, with strong support for emergency housing/homeless shelters – interestingly, a trend that is *not* reflected in the responses gathered in the “Tell Us Your Story” section of the survey, an analysis of which follows next.

An analysis of the responses received under “Other” can be grouped thusly:

- **Affordability and Income Geared Housing:** There's a strong emphasis on affordable housing options such as low-cost rentals, rent geared to income, and affordable market rental housing. This includes suggestions for rent caps, relaxed regulations on secondary suites, and incentives for affordable housing development.
- **Diverse Housing Options:** Residents are seeking a variety of housing options beyond detached single-family homes. Suggestions include mobile home parks, tiny homes parks, row housing,

duplexes, apartments, and garden or garage suites. There's also a desire for homes with basement suites or shared accommodations to accommodate diverse living situations.

- **Senior and End-of-Life Care:** Concerns about housing for seniors include the need for hospice palliative facilities, roomier and newer facilities for long-term care, and independent living options. Suggestions include transitional home ownership for downsizing seniors and shared accommodations for those needing care in the future.
- **Safety and Community Services:** Residents express concerns about traffic safety and the need for safe communities. There are also calls for more public services, such as improved transit, access to healthcare facilities, and assistance for vulnerable populations like the homeless and single parents.
- **Accessibility and Inclusion:** Suggestions include housing options for individuals with disabilities, emotional support animals, and single parents. There's also a desire for more inclusive housing developments, such as co-op housing and independent ownership options.
- **Economic Development and Job Opportunities:** Residents highlight the importance of job creation, particularly for youth, and the need to focus on homeownership rather than renting. There's also a desire for incentives to densify older neighborhoods and increase housing affordability.
- **Concerns about Real Estate Market and Taxation:** Residents express concerns about the real estate market, including lack of available properties, limited variety in housing sizes and prices, and the impact of high rents on taxpayers.

In summary, the survey data highlights a multifaceted landscape of housing issues in Leduc, ranging from affordability and homelessness to specific needs for seniors and challenges in infrastructure and services. These concerns reflect a community deeply invested in its housing landscape and seeking comprehensive solutions for a more sustainable and inclusive future.

Tell Us Your Story!

The open-ended Tell Us Your Story prompt at the close received a remarkable number of responses. In total, 369 respondents (representing about 50% of all completed surveys) took the time to communicate more about their experiences finding housing, living, and working in Leduc. These responses were then analyzed and grouped into five distinct thematic categories, presented below, with additional insights identified (note: responses presented are not verbatim to any individual response, but are a synthesis of many similar comments).

Here are the top 5 themes that emerged from the wealth of responses received:

1. **Housing Affordability and Accessibility:**

- Concerns about affordability (both home purchase and rental), high property taxes, and difficulties finding suitable accommodations, especially for individuals with disabilities.
- Frustrations with limited housing options for low-income families.
- Concerns about housing options for seniors and individuals with special needs, including affordability and support services.

2. Community Satisfaction:

- Appreciation for the small-town feel, safety, and amenities among long-term residents, with positive experiences and intentions to stay.
- Positive feedback from those satisfied with their homes, neighborhoods, and natural areas in Leduc.
- Criticism of the perceived lack of charm, heritage buildings, and cultural amenities.
- Concerns about the lack of recreational and cultural opportunities for youth.
- Mention of social issues affecting the perception of community inclusivity.
- Varied future plans, with some expressing a desire to stay long-term while others consider moving.
- Dissatisfaction with the lack of diverse businesses and entertainment options.

3. Crime, Safety, and Infrastructure:

- Growing concerns about crime, vandalism, and perceived connections to homelessness and drug-related problems.
- Issues related to public transit availability, criticism of infrastructure, and calls for increased RCMP presence.
- Critiques of local governance, dissatisfaction with city hall, and frustrations with responses to homelessness and crime.
- Mixed sentiments about staying in Leduc, balancing positive aspects with concerns about crime, safety, and growth.

4. External Factors, Proximity, and Transportation:

- Consideration of external factors, such as changes in employment, family dynamics, and economic considerations and lifestyle preferences.
- Choosing Leduc for its proximity to family, work, and amenities.
- Concerns about the lack of public transportation during specific shifts and potential changes in commuting patterns.
- Job-related factors influencing decisions, complaints about limited job opportunities, and dissatisfaction with salaries.

5. Community Engagement, Governance, and Specific Housing Issues:

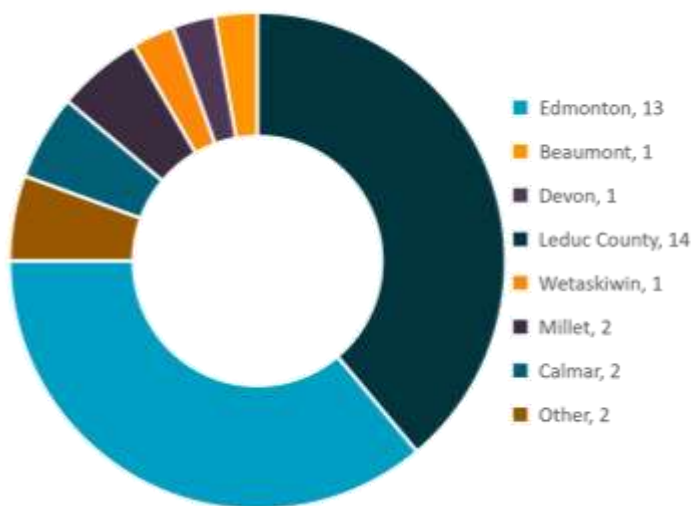
- Calls for improved communication regarding land development and planning, and concerns about the lack of plans for addressing the increasing population.
- Issues with specific builders, poor workmanship, and challenges faced by those needing single-floor housing.
- Criticisms of city council decisions, dissatisfaction with taxes, and concerns about consultation with residents.
- Difficulties faced by vulnerable populations, including seniors and those facing financial struggles, with critiques of city management, property assessments, taxes, and the perceived inadequacy of city services.

The themes above highlight a complex array of concerns and priorities within the community. Affordability and accessibility challenges, encompassing issues like high property taxes and limited housing options for vulnerable populations, emerge as key themes. Long-term residents express satisfaction with Leduc's small-town feel, but concerns about safety, crime, and infrastructure deficiencies are prevalent. The survey underscores a desire for enhanced community engagement, more inclusive governance, and improved communication regarding city planning. Economic factors, such as job opportunities and salary levels, also impact housing decisions. The need for cultural and recreational amenities, especially for youth, is emphasized, alongside concerns about homelessness and social issues.

"I feel there is nothing here for youth – like a pool hall or a place to go hang out that is safe for them. This is maybe why many of them are depressed and facing addiction problems which is hard to see. My son goes to LCHS and he thinks Leduc is a terrible community, he can't wait to graduate and leave. He has been threatened repeatedly and stolen from. He lost a friend to suicide in Leduc, and he sees people daily be harassed by kids that have no idea that there is a whole world outside this town. Students at LCHS dump food and slurpees on peoples' cars for fun. I know high school is a tough time, but perhaps we need more culture here so that we aren't raising a bunch of rednecks."

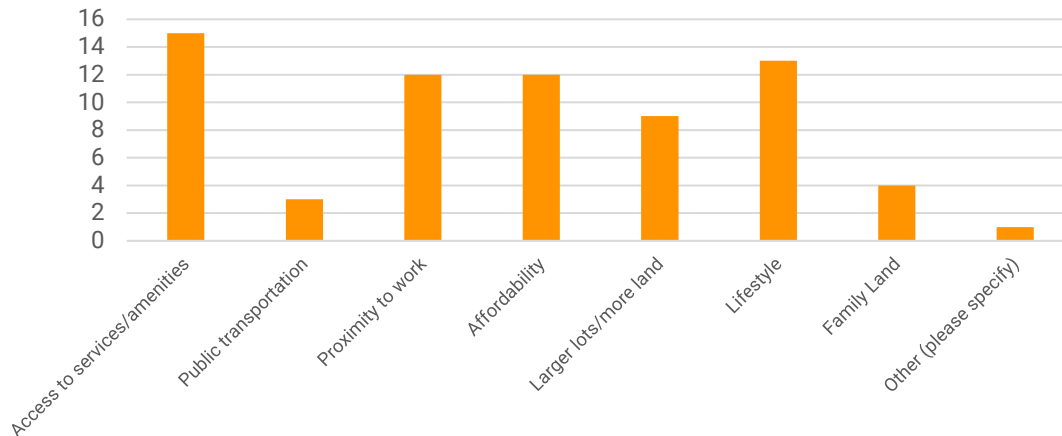
Ultimately, the assessment reflects a diverse range of perspectives, revealing the nuanced dynamics shaping the housing landscape in Leduc and the multifaceted considerations that influence residents' decisions regarding their living arrangements.

NON-RESIDENT RESPONSES

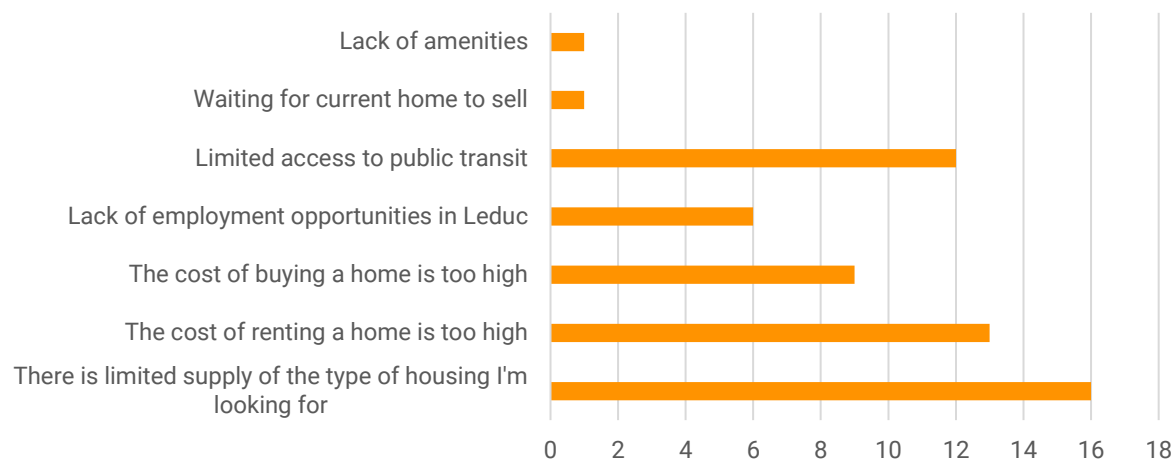


36 non-Leduc residents also completed the Housing Needs survey, with the majority received from Edmonton and Leduc County, but representation from several smaller surrounding communities like Millet, Calmar, Devon, and Beaumont. One response indicated residing out of province.

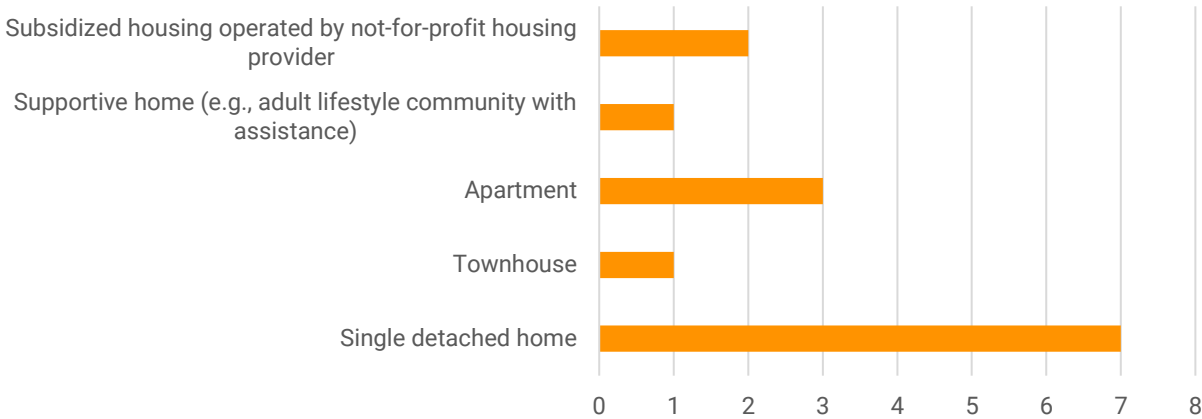
To discern "Why Not Leduc?" for these individuals, they were asked to indicate why they opted for their current community over the City of Leduc. Respondents were able to select all reasons that applied to their decision.



According to the responses received, the decision to live outside of the City of Leduc was largely driven by access to services/amenities, lifestyle, proximity to work, and affordability concerns. Following this reflection, non-residents were asked to indicate whether they had experienced any barriers preventing them from moving to the City of Leduc, had they desired to do so.

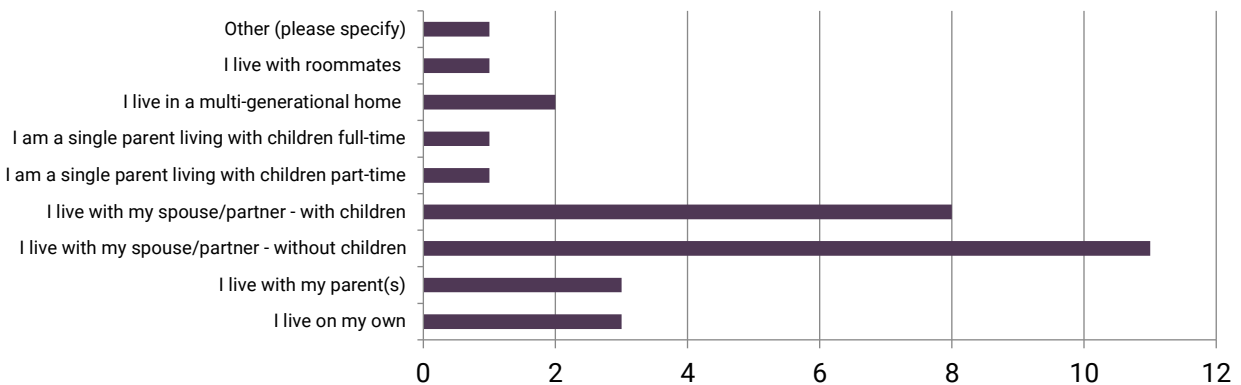


Similar to the concerns expressed by current residents of Leduc, the primary barrier faced by non-resident respondents was a limited supply of the type of housing they were looking for, as well as concerns regarding the high costs of renting or buying, and challenges relating to public transit access and availability. If respondents indicated a limited supply of the type of housing they were looking for, the survey logic directed them to an additional question to expand on their preferences:



These responses are again largely in line with responses received from residents. Results indicate primarily a desire for single detached homes, as well as some interest in subsidized and supportive housing.

To ascertain the purchasing power of non-resident survey respondents, they were also asked to indicate their gross annual household income (before tax, including all household wage-earners). 48% (14) of respondents indicated gross annual household incomes of greater than \$100,000, which correlated strongly with home ownership. Non-resident renters were more likely to earn less than \$100,000 a year (28% or 8 respondents). Only one non-resident indicated neither renting nor owning their current home ("I live in my car, choosing to sleep within Leduc corporate limits due to proximity to work and familiarity"), and 5 respondents, all homeowners, preferred not to indicate their household income on the survey.



Non-residents were also asked to provide information on their living situation. Again, most respondents (61% or 19 respondents) indicated living with a spouse/partner, with or without children. Two responses were received from single parents, two from a multigenerational home, three lived alone, one with roommates, and one response indicated homelessness.

ROUNDTABLE DISCUSSION FINDINGS

ROUNDTABLE DESIGN



A tailored list of questions and discussion topics around the current and desired states of housing in Leduc were prepared for each stakeholder group and used to prompt attendees; however, conversations were also fluid and largely driven by the responses of the session attendees.

Guiding questions for each stakeholder group generally addressed the following:

Builders & Developers

- What have you seen in the past 3-5 years for housing in Leduc, and where do you see the market heading over the next 5 years in terms of housing type mix?
- What are you seeing for household size, and what housing products are currently most in demand in Leduc? Do you see this changing in the future?
- What challenges do you encounter with housing development in Leduc, and what role do you think the City can and should play in housing development?

Leduc Business Organizations

- What kinds of challenges are you facing as an employer (or are you hearing from your members) when it comes to housing, and how has housing availability and affordability affected recruitment and retention?
- What trends do you anticipate for hiring in the future and the overall size of Leduc's workforce, and what sort of housing do you think is needed in Leduc to support workforce growth and development?
- Where should housing be located, and what role do you think the Housing Strategy should seek to address?

Leduc Community Organizations

- What are they hearing from their clients when it comes to housing in Leduc, and what challenges have you faced as an organization when it comes to housing? Are there any types of housing missing in Leduc?
- What are the tensions related to housing in the community (NIMBYism, stigma, misunderstandings), and who is most in need of housing / most vulnerable to housing disruptions?
- What kind of housing needs to be developed in Leduc in the future, and what kind of role do you think your organization could play in addressing housing needs?

KEY THEMES

In the roundtable discussions, participants from each of the three targeted stakeholder groups were encouraged to identify the challenges and opportunities of current and future housing in Leduc. Key themes emerged from each of the discussions, which help to provide insight into industry-specific barriers and solutions regarding housing in Leduc.

Key Themes from Stakeholder Groups	
Builders & Developers	<ul style="list-style-type: none"> • Diverse Housing Typologies • Affordability • Regulatory Flexibility • Stakeholder Collaboration
Leduc Business Organizations	<ul style="list-style-type: none"> • Affordability • Diversity of Housing • Shortages • (Re)development • Stakeholder Collaboration
Leduc Community Organizations	<ul style="list-style-type: none"> • Housing Instability • Strain on Organizations • Collaboration • Holistic Approach • Diverse Housing Options

BUILDERS & DEVELOPERS



Attended by representatives from Cranston, MLC, Landmark Homes, Homes by Avi, Bedrock Homes, CHBA, and Maclab Developments.

Housing in Leduc – Current

In Leduc's housing market, several key challenges have been identified that impact development and growth opportunities. These challenges include the need for diverse housing typologies to meet consumer demands, and concerns regarding affordability amidst rising labor and land costs. Additionally, ensuring adequate infrastructure and amenities, managing regulatory flexibility, and streamlining the permitting process are critical factors in addressing these challenges. Collaboration between developers, government entities, and community stakeholders is essential to continue to address obstacles and facilitate sustainable growth in Leduc's housing market.



In the current housing market, several noteworthy trends are shaping consumer preferences and driving demand. Firstly, there is a significant uptick in demand for townhomes, particularly those at mid-range price points. This reflects consumers' desire for affordable yet convenient housing options that offer value for money. Secondly, builders are emphasizing flexibility in housing design, incorporating features such as suites and stacked options to cater to diverse household compositions and lifestyle preferences. Developers noted that flexibility and willingness to hear frustrations around development challenges (and landscaping deposits) is appreciated.



Furthermore, affordability remains a key driver in the housing market, with Leduc positioned favorably compared to neighboring municipalities. This attracts discerning buyers seeking cost-effective housing solutions without compromising on quality. Additionally, there is a notable rise in demand for purpose-built rental units, highlighting the need for regulatory adaptation to meet evolving rental market dynamics.

Lastly, there's a noticeable shift towards multi-generational housing, with housing designs evolving to accommodate changing demographic trends and household compositions. This trend underscores the importance of staying attuned to consumer needs and preferences while adapting to market dynamics to remain competitive in the housing sector.

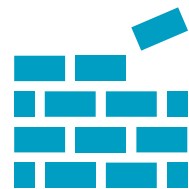
Housing in Leduc – Future

To sustain Leduc's position, continuing to be adaptable around the regulatory framework in a way that aligns with evolving housing trends and consumer preferences is necessary. This flexibility allows for agile responses to market dynamics, ensuring efficient housing development processes and maintaining market competitiveness.

Meeting the demand for diverse housing typologies, while maintaining affordability, is crucial. This includes catering to various household compositions and preferences, fostering inclusive community development, and attracting investment into the region. By engaging with stakeholders and investors, and investing in infrastructure to support growth, Leduc can continue to thrive as a vibrant hub for housing development and economic prosperity.

In the foreseeable future, the housing market is poised to undergo continued diversification to cater to the evolving needs and preferences of consumers. This underscores the significance of offering a wide array of housing options to maintain competitiveness. Moreover, a steadfast focus on affordability remains paramount, with developers endeavoring to strike a delicate balance between providing cost-effective housing solutions and ensuring quality living environments with desirable amenities.

Investment in infrastructure will play a pivotal role in supporting housing market growth, enhancing accessibility, and attractiveness to both residents and investors. As regulatory frameworks adapt to accommodate changing housing typologies and address pertinent challenges such as land scarcity and labor costs, a conducive environment for sustainable development will be fostered. Furthermore, future housing developments are expected to prioritize community engagement and amenities, aiming to create vibrant and desirable living environments that promote a sense of belonging and elevate overall quality of life.



Conclusions

The housing market in Leduc faces significant challenges, including the need for diverse housing options, and affordability concerns amidst rising costs. Addressing these challenges requires collaboration between developers, government entities, and community stakeholders to ensure sustainable growth. Despite these challenges, current trends such as increased demand for townhomes, flexibility in housing design, and a shift towards multi-generational housing reflect evolving consumer preferences. Looking ahead, the housing market is poised for continued diversification to meet consumer needs, with a focus on affordability, infrastructure investment, regulatory adaptation, and community-centric development. By meeting diverse housing demands, and investing in infrastructure, Leduc can sustain its position as an attractive housing market, fostering economic prosperity and vibrant communities in the future. The development community appreciates the overall flexibility shown by the City with regards to bring new units online, and are hopeful that this flexibility is maintained.

Key Themes from Builders and Developers

Diverse Housing Typologies	More housing diversity and flexible design is needed to address evolving consumer demands and to maintain competitiveness.
Affordability	A challenge to balance cost-effective housing solutions, quality environments, and desirable amenities with the rising labour and land costs.
Regulatory Flexibility	Regulatory frameworks must adapt to reflect current challenges and provide enough flexibility for development to react to housing market dynamics and consumer preferences.
Stakeholder Collaboration	Collaboration between developers, builders, government entities, and community stakeholders is needed to address housing challenges and to grow sustainably.

LEDUC BUSINESS ORGANIZATIONS



Attended by Leduc Regional Housing and Leduc Nisku Wetaskiwin Chamber of Commerce and Leduc Downtown Business Association.

Housing in Leduc – Current

The housing challenges in Leduc present a multifaceted issue that requires comprehensive solutions. Insights from Leduc Regional Housing highlight the pressing need for affordable housing, indicating a significant shortfall of around 960 units. This shortage not only affects individuals and families seeking stable accommodation but also exacerbates issues of homelessness and housing insecurity, as evidenced by the substantial increase in the waitlist despite efforts to increase available units. The Chamber's perspective sheds light on additional complexities, particularly regarding transitional housing and safety concerns in downtown areas. The recent closure of the HUB adds urgency to finding alternative solutions for vulnerable populations, such as those transitioning from rehab programs or facing homelessness.



Moreover, the challenges faced by landlords in maintaining affordable rental properties underscore the interconnected nature of housing issues, where market fluctuations, mortgage renewals, and tenant affordability intersect. Understanding the preferences of prospective tenants, such as the high demand for one-bedroom units and the challenges in filling larger units, can inform future housing developments and allocation strategies.

Furthermore, the discussion on rising building costs and the shortage of skilled trades workers underscores the broader economic context influencing housing availability and affordability. While there is a need for more housing construction to meet demand, challenges in recruitment and escalating costs present barriers to addressing this need effectively.

Housing in Leduc – Future

LRHF highlighted the pressing need for redevelopment, particularly in the downtown Planeview site area. She underscored the age of many existing houses, emphasizing the importance of modernization to

accommodate the city's growing population. The proposal to redevelop the Planeview site and add 40 more units addresses the immediate need for housing while aligning with the city's long-term vision for sustainable growth.

Moreover, LRHF emphasized the necessity of flexibility in senior housing solutions, recognizing that traditional models may no longer suffice in the face of changing demographics. By advocating for mixed housing options and partnerships with private developers, she demonstrated a forward-thinking approach to addressing the diverse needs of Leduc residents.

The Chamber echoed LRHF's call for redevelopment, emphasizing the potential for repurposing older buildings to create affordable housing options. An emphasis on aging-in-place solutions reflects a commitment to preserving community cohesion while accommodating changing demographic trends. Also highlighted was the importance of mixed-use developments in revitalizing commercial areas and fostering vibrant, walkable neighborhoods. The critique of past development decisions, such as the exclusion of residential components in certain areas, underscores the need for more holistic planning approaches that prioritize both economic and social sustainability.

Both LRHF and The Chamber emphasized collaboration and communication in shaping effective housing policies. Their advocacy for long-term planning and community engagement reflects a commitment to inclusive decision-making processes that prioritize the needs of all stakeholders.



Looking ahead, LRHF and The Chamber expressed optimism about Leduc's potential for continued growth and development. Their vision for the city includes a diverse range of housing options, vibrant commercial districts, and robust support systems for small businesses. By leveraging partnerships, embracing innovation, and fostering a sense of community, they envision a future where Leduc thrives as a dynamic and inclusive city for all its residents.

Conclusions

In discussions with Leduc Regional Housing, the Leduc Nisku Wetaskiwin Chamber of Commerce, and Leduc Downtown Business Association about housing needs in Leduc, several key conclusions have emerged. There's a significant shortage of affordable housing, leading to issues like homelessness and housing insecurity. Challenges include transitioning individuals and families from rehab programs into longer-term housing options (e.g. housing with supports, subsidized units, near market), and addressing safety concerns in downtown areas. Understanding tenant preferences, like the demand for one-bedroom units, can inform future developments. Rising building costs and a shortage of skilled workers also pose barriers to meeting housing demand. Looking to the future, redevelopment efforts in areas like Planeview



are essential to accommodate the growing population. Flexible senior housing solutions and mixed-use developments are advocated for to address diverse needs. Collaboration among stakeholders is crucial, with strategies including incentivizing affordable housing development and addressing workforce shortages. By taking a holistic approach, Leduc can work towards ensuring access to safe, affordable, and sustainable housing for all its residents and newcomers interested in settling in Leduc.

Key Themes from Leduc Business Organizations

Affordability	More affordable housing units are needed to address the growing waitlists faced by vulnerable populations and safety concerns in downtown areas.
Diversity of Housing	Future housing developments should be informed by tenant preferences and respond to the flexible housing needs of diverse populations/demographics.
Shortages	Affordable housing shortages exacerbate issues of housing insecurity & homelessness, while rising building costs and a shortage of skilled workers presents a barrier to housing supply.
(Re)development	Future development requires a holistic planning approach that prioritizes both economic and social sustainability, while redevelopment efforts (such as in Planeview) are needed to modernize and accommodate for the growing population.
Stakeholder Collaboration	Collaboration and communication among stakeholders is essential to establish effective housing policies, and to address challenges of affordable housing.

LEDUC COMMUNITY ORGANIZATIONS



Attended by: Leduc & District Food Bank, Leduc Community Living Association, Leduc Linx, and Habitat for Humanity. Representatives from Leduc and District Seniors Centre, Leduc HUB Association, Leduc Youth Council and City of Leduc FCSS were also invited but were unable to attend.

Housing in Leduc – Current

In the roundtable discussion with Leduc Community Organizations, participants underscored the multifaceted challenges faced by their clientele, particularly vulnerable populations, such as those with developmental disabilities. Rising costs across the board, including food and utilities, coupled with the distressing trend of individuals falling victim to fraud and scams, have severely impacted the financial stability of these vulnerable groups. Despite efforts to encourage savings for emergencies, many find themselves depleted due to unforeseen circumstances, exacerbating their housing insecurity.

A representative from Leduc Community Living Association echoed these concerns, highlighting the strain on support staff tasked with bridging the gap between clients' budgets and the escalating costs of living. The inability of clients to comprehend the complexities of inflation and rising expenses further complicates matters, leading to burnout among support workers who must navigate these challenges on behalf of their clients.



Leduc & District Food Bank provided a stark portrayal of the mounting stress and desperation among clients grappling with housing instability. The correlation between housing insecurity and heightened levels of aggression underscores the urgent need for tangible solutions. Additionally, the food bank's operational costs have soared

alongside increased demand and decreased donations, further straining resources and exacerbating the challenges faced by both clients and service providers.

Amidst these challenges, the organizations present discussed the hurdles they face in providing adequate support, including funding shortages and a lack of affordable housing options. The COVID-19 pandemic has only served to amplify these issues, with waitlists for housing services growing longer and existing programs stretched thin. Habitat for Humanity emphasized the importance of diversifying housing options to meet the varied needs of the community, advocating for the creation of bachelor and transitional units to address the housing gap.



The roundtable participants also addressed tensions within the community, including concerns over affordability and access to resources. Staff burnout emerged as a critical issue, with some leaving their positions due to the high cost of living in the region. The recent closure the HUB raised alarm bells about where displaced individuals would turn for assistance, heightening anxieties about community safety and the preservation of support networks.

Ultimately, the discussion underscored the pressing need for concrete actions to address the housing crisis, not just in Leduc but on a global scale. The consensus among participants was that dialogue alone would not suffice; tangible measures must be taken to alleviate the burden on vulnerable populations and ensure access to safe and affordable housing for all.

Housing in Leduc – Future



When the discussion turned to future housing needs in Leduc, several key points were raised by representatives from the organizations in attendance. Leduc & District Food Bank emphasized the importance of a support network for transitioning individuals into second-stage housing. The representative highlighted the need for one-bedroom or bachelor suites for those who struggle to live with others and suggested exploring housing subsidies to maintain affordable rent. This need was echoed by the Leduc Community Living Association. The discussion also touched on the significance of careful placement and quantity of transitional housing units, with suggestions including repurposing hotels for long-term stays.

Regarding the role of the City in housing development, Leduc & District Food Bank highlighted Leduc's existing low-income housing and emphasized the need for support services alongside housing. Other suggestions included training for trauma-informed approaches from Leduc Linx, and a shift in perspective towards honoring the right of every individual to live in their community of choice.

Habitat for Humanity stressed the importance of engaging with government and the business community to negotiate lower costs and build efficient homes. The organization advocated for inclusive communities with a mix of rental and homeownership options. Habitat for Humanity also mentioned the challenge of affordability in home ownership and the need for support from municipalities in working with developers.



Concerns were raised about bureaucratic obstacles hindering housing solutions and the need for collaboration among organizations. Suggestions included lobbying for government support, advocating for affordable housing grants, and fostering partnerships with social enterprises.

Overall, the discussion emphasized the need for a holistic approach to housing, combining affordable options with support services and community engagement. Collaboration between government, businesses, and nonprofits was seen as crucial in addressing the diverse housing needs of Leduc residents.

Conclusions

The discussions with Community Organizations on current housing needs in Leduc highlighted significant challenges faced by vulnerable populations, including rising costs, financial instability, and limited affordable housing options. Organizations like Leduc Community Living Association and Leduc & District Food Bank expressed concerns about the strain on support staff and the urgency of finding tangible solutions to address housing insecurity. Amidst these challenges, the COVID-19 pandemic exacerbated issues, leading to longer waitlists and stretched resources. The recent closure of the HUB further heightened anxieties about community safety. Looking to the future, discussions emphasized the importance of transitional housing, support services, and collaboration between government, businesses, and nonprofits to address diverse housing needs effectively. Key points included the need for bachelor suites, careful placement of transitional housing units, engaging with government and businesses to negotiate lower costs, and lobbying for affordable housing grants. Overall, there was a consensus on the necessity of a holistic approach to housing that combines affordability, support services, and community engagement.



Key Themes from Leduc Community Organizations

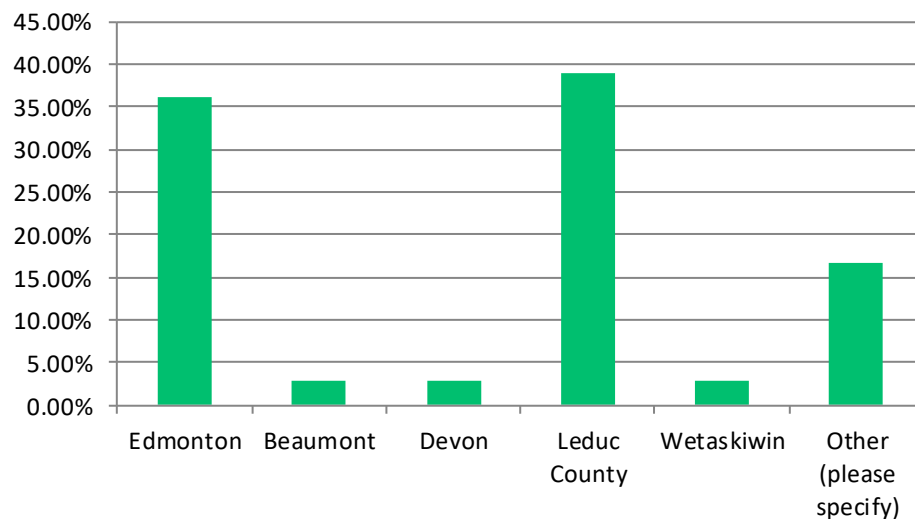
Housing Instability	The rising cost of living affects the financial stability of vulnerable populations, which exacerbates housing insecurity and increases the stress of both staff and clients.
Strain on Organizations	Tangible action needed to manage concerns of staff burnout, limited resources/incoming donations, growing waitlists, a lack of affordable housing options, and funding shortages.
Collaboration	Collaboration and partnerships between government, businesses, and nonprofits is essential to navigate bureaucratic obstacles and address the diverse housing needs of residents.
Holistic Approach	Affordable housing options should be complemented with adequate support services and community engagement.
Diverse Housing Options	Inclusive communities with a mix of homeownership and rental options are necessary to ensure every individual has the right to live in their community of choice.

APPENDIX: SURVEY MONKEY RESPONSE DATA

City of Leduc Housing Strategy Survey			
Which neighbourhood do you currently live in?			
Answer Choices		Responses	
Alexandra Park	2.60%		26
Black Stone	2.50%		25
Bridgeport	6.79%		68
Caledonia	4.60%		46
Corinthia Park	5.99%		60
Creekside	0.40%		4
Deer Valley	3.30%		33
Lakeside Estates	2.40%		24
Leduc Estates	3.50%		35
Linsford Park	2.00%		20
Meadowview Park	7.69%		77
North Telford	2.00%		20
Robinson	4.10%		41
Southfork	11.39%		114
South Park	6.19%		62
South Telford	3.00%		30
Suntree	5.69%		57
Tribute	2.70%		27
West Haven	5.29%		53
West Haven Park	1.50%		15
Willow Park	2.20%		22
Windrose	7.49%		75
Woodbend	1.30%		13
I live outside of Leduc	3.90%		39
My neighborhood is not listed (please specify)	1.50%		15
Answered			1001
Skipped			0
<div> <div>Which neighbourhood do you currently live in?</div> </div>			
Respondent ID	Response Date	My neighborhood is not listed (please specify)	Tags
110015600988	Mar 01 2024 (T9E 0H7		Saurabh Park
110015514974	Feb 20 2024 (Grant MacEwan Blvd		West Haven
110015498685	Feb 17 2024 (I live in Leduc but NO IDEA which neighborhood it		N/A
110015481298	Feb 15 2024 (Leduc county		
110015456706	Feb 13 2024 (Central business district		Central Business District
110015444117	Feb 12 2024 (Aspen creek		Banks of Crystal Creek
110015436558	Feb 11 2024 (No name		N/A
110015432323	Feb 10 2024 (Central business district		Central Business District
110015431678	Feb 10 2024 (5106 49 ave		Central Business District
110015427303	Feb 09 2024 (Aspen Creek		Banks of Crystal Creek
110015424034	Feb 09 2024 (Apartment row 47 Street		North Telford
110015416292	Feb 08 2024 (Central Business District		Central Business District
110015413245	Feb 08 2024 (MacEwan Greens Apartments		Tawa Landings
110015401080	Feb 07 2024 (Central business district		Central Business District
110015388452	Feb 06 2024 (Macewan Green Apartments		Tawa Landings

If you do not currently live in Leduc, where do you live?			
Answer Choices		Responses	
Edmonton	36.11%	13	
Beaumont	2.78%	1	
Devon	2.78%	1	
Leduc County	38.89%	14	
Wetaskiwin	2.78%	1	
Other (please specify)	16.67%	6	
Answered		36	
Skipped		965	

If you do not currently live in Leduc, where do you live?

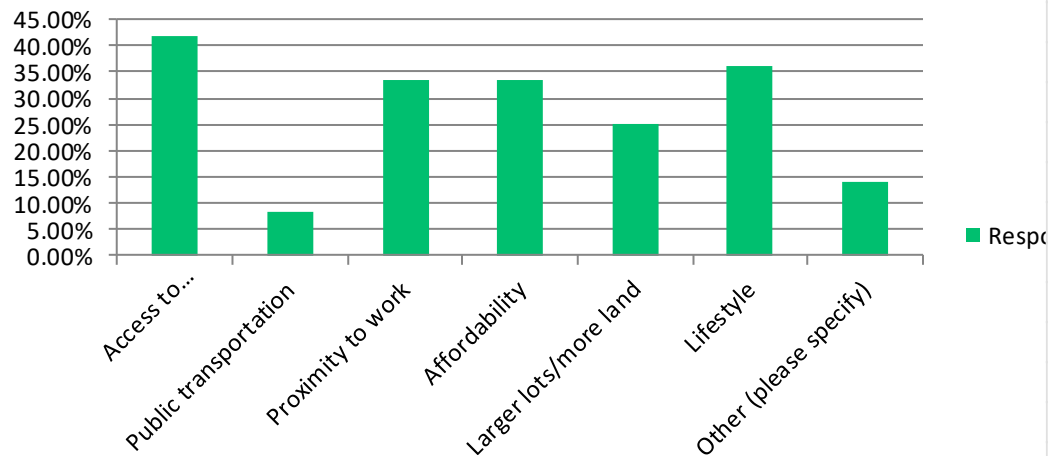


Respondent ID	Response Date	Other (please specify)	Tags
110015514407	Feb 20 2024	(Millet, Wetaskiwin Cour	Millet
110015456350	Feb 13 2024	(No response provided	No Respons
110015432382	Feb 10 2024	(Vancouver, but I own re	Out of Provir
110015418310	Feb 08 2024	(Calmar	Calmar
110015415225	Feb 08 2024	(Calmar	Calmar
110015401569	Feb 07 2024	(Millet	Millet

Why did you choose your current community (please select any/all that

Answer Choices	Responses	
Access to services/amenities	41.67%	15
Public transportation	8.33%	3
Proximity to work	33.33%	12
Affordability	33.33%	12
Larger lots/more land	25.00%	9
Lifestyle	36.11%	13
Other (please specify)	13.89%	5
	Answered	36
	Skipped	965

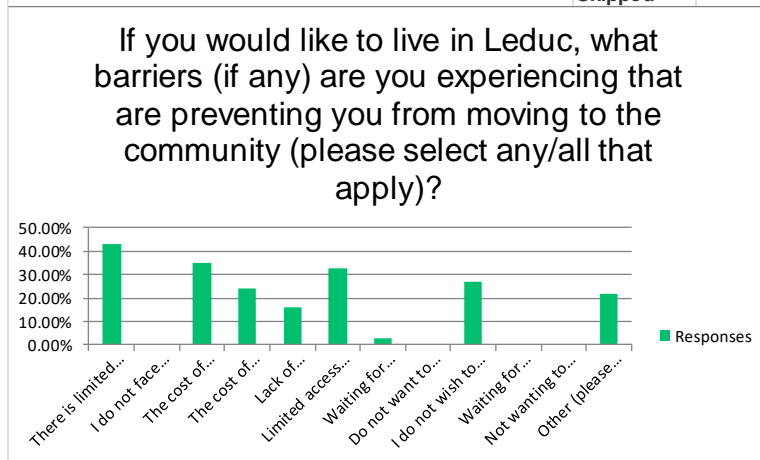
Why did you choose your current community (please select any/all that apply)?



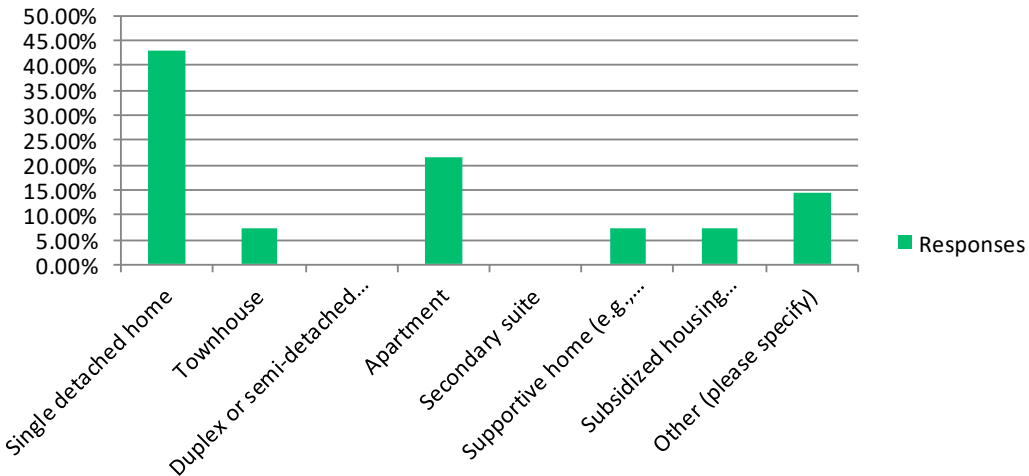
Respondent ID	Response Date	Other (please specify)	Tags
110015456350	Feb 13 2024	(Started a business 35 y	Family Land,
110015419904	Feb 08 2024	(Family property	Family Land
110015412963	Feb 08 2024	(Family Land	Family Land
110015410824	Feb 08 2024	(Family land passed dov	Family Land
110015384152	Feb 06 2024	(University in the 1970's	University

If you would like to live in Leduc, what barriers (if any) are you experiencing that are preventing you from moving to the community (please select any/all that apply)?

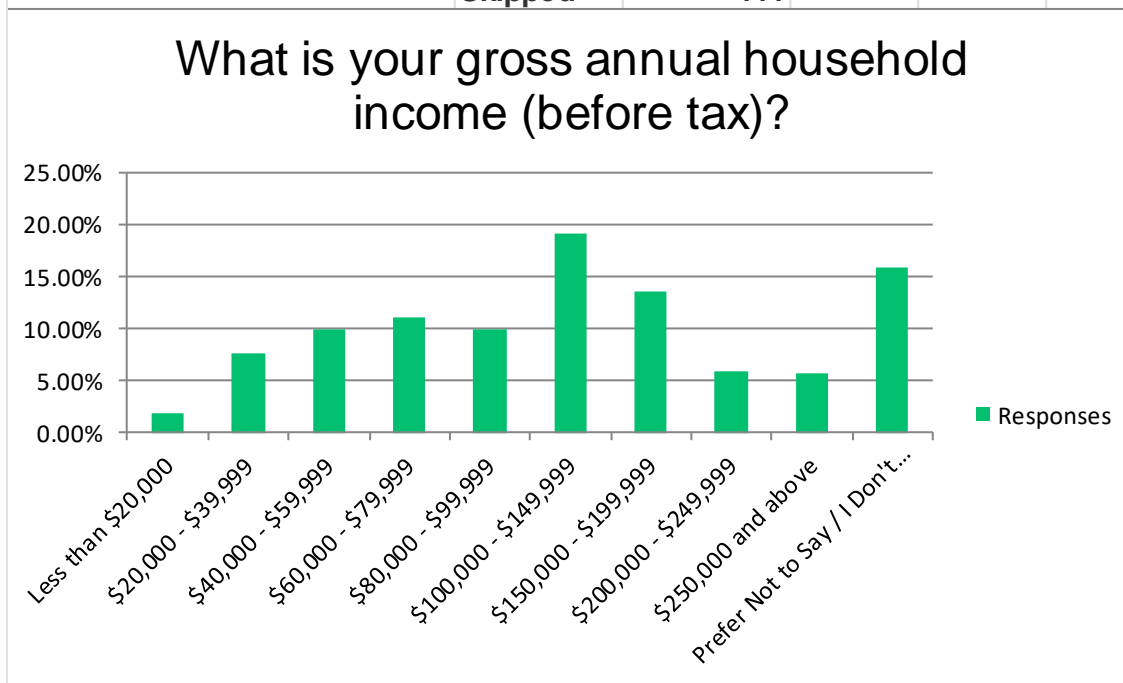
Answer Choices	Responses
There is limited supply of the type of housing I'm looking for	43.24% 16
I do not face any barriers preventing me from moving to Leduc	0.00% 0
The cost of renting a home is too high	35.14% 13
The cost of buying a home is too high	24.32% 9
Lack of employment opportunities in Leduc	16.22% 6
Limited access to public transit	32.43% 12
Waiting for current home to sell	2.70% 1
Do not want to break an existing lease early to move	0.00% 0
I do not wish to move to Leduc	27.03% 10
Waiting for current home to sell	0.00% 0
Not wanting to break an existing lease to move	0.00% 0
Other (please specify)	21.62% 8
Answered	37
Skipped	964



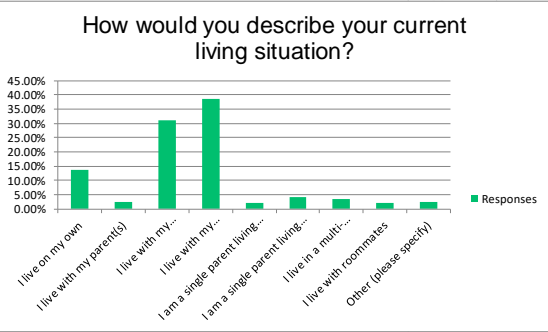
Respondent ID	Response Date	Other (please specify)
110015456350	Feb 13 2024	(Looking to move out of Leduc.
110015456081	Feb 13 2024	(Not ready yet to relocate.
110015419904	Feb 08 2024	(Once family needs to move I will move back to town
110015418836	Feb 08 2024	(Only acreage close access to low city density appeals to me
110015412963	Feb 08 2024	(I love living close enough to town
110015411148	Feb 08 2024	(Waiting on secure employment in Leduc prior to moving back
110015410824	Feb 08 2024	(No reason. May consider it in the years to come.
110015398348	Feb 07 2024	(Lack of amenities

Which type of housing are you searching for?		
Answer Choices		Responses
Single detached home	42.86%	6
Townhouse	7.14%	1
Duplex or semi-detached house	0.00%	0
Apartment	21.43%	3
Secondary suite	0.00%	0
Supportive home (e.g., adult lifestyle community with assistance)	7.14%	1
Subsidized housing operated by not-for-profit housing provider	7.14%	1
Other (please specify)	14.29%	2
Answered		14
Skipped		987
<div><div><div>Which type of housing are you searching for?</div></div></div>		
Respondent ID		Response Date
110015514407		Feb 20 2024 (Subsidized housing
110015498855		Feb 17 2024 (Bungalow

What is your gross annual household income (before tax)?					
Answer Choices		Responses			
Less than \$20,000		1.80%	16		
\$20,000 - \$39,999		7.64%	68		
\$40,000 - \$59,999		9.89%	88		
\$60,000 - \$79,999		11.01%	98		
\$80,000 - \$99,999		9.89%	88		
\$100,000 - \$149,999		19.10%	170		
\$150,000 - \$199,999		13.48%	120		
\$200,000 - \$249,999		5.84%	52		
\$250,000 and above		5.62%	50		
Prefer Not to Say / I Don't Know		15.73%	140		
		Answered	890		
		Skipped	111		

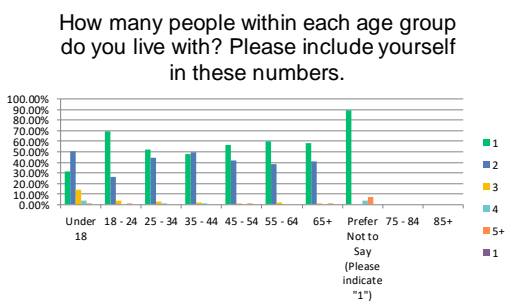


How would you describe your current living situation?		
Answer Choices		Responses
I live on my own	13.53%	121
I live with my parent(s)	2.57%	23
I live with my spouse/partner - without children	30.98%	277
I live with my spouse/partner - with children	38.59%	345
I am a single parent living with children part-time	2.13%	19
I am a single parent living with children full-time	4.14%	37
I live in a multi-generational home (i.e., with children and parents/	3.36%	30
I live with roommates	2.13%	19
Other (please specify)	2.57%	23
Answered		894
Skipped		107



Respondent ID	Response Date	Other (please specify)
110015601030	Mar 01 2024	(1 adult and 1 adult child
110015507560	Feb 19 2024	I pay rent to my dad and I live with my dad
110015506590	Feb 19 2024	(My spouse and elderly Mother
110015503058	Feb 18 2024	(Mother/daughter
110015489802	Feb 16 2024	(Live with spouse, children and adult children
110015486382	Feb 15 2024	(With partner, with her parent and younger brother
110015455704	Feb 13 2024	Adult daughter and her partner
110015449424	Feb 12 2024	Why is this questioned asked??!!
110015438060	Feb 11 2024	(3 people
110015423644	Feb 09 2024	(None of your business
110015419482	Feb 08 2024	(Other
110015417041	Feb 08 2024	(My homeless sister and daughter live with me and my husband
110015416669	Feb 08 2024	(Retired couple
110015412426	Feb 08 2024	(Homeless
110015412120	Feb 08 2024	(I'm a caregiver for my mother.
110015411949	Feb 08 2024	(i have custody of my grandson and live with my sister and her family
110015411128	Feb 08 2024	(None of your business
110015400866	Feb 07 2024	(Single retired with adult dependents
110015398513	Feb 07 2024	(Living with roommates, single parent of four kids living without my children, cannot afford rent in leduc for my family
110015386623	Feb 06 2024	(I e on my own, in a condo complex
110015385671	Feb 06 2024	(NA
110015373174	Feb 05 2024	(Live with spouse, child, and brother in law
110015372823	Feb 05 2024	(Parent whose child lives with them

How many people within each age group do you live with? Please include yourself in these numbers.													
	1	2	3	4	5+	1	1	Total					
Under 18	31.34%	115	50.14%	184	13.90%	51	3.54%	13	1.09%	4	0.00%	0	367
18 - 24	69.12%	94	26.47%	36	3.68%	5	0.00%	0	0.74%	1	0.00%	0	136
25 - 34	51.85%	98	44.44%	84	3.17%	6	0.53%	1	0.00%	0	0.00%	0	189
35 - 44	47.75%	138	49.83%	144	1.73%	5	0.69%	2	0.00%	0	0.00%	0	289
45 - 54	56.46%	118	41.63%	87	1.44%	3	0.00%	0	0.48%	1	0.00%	0	209
55 - 64	60.00%	105	38.29%	67	1.71%	3	0.00%	0	0.00%	0	0.00%	0	175
65+	58.38%	115	40.61%	80	0.51%	1	0.00%	0	0.51%	1	0.00%	0	197
Prefer Not to Say (Please indicate "1")	89.29%	25	0.00%	0	0.00%	0	3.57%	1	7.14%	2	0.00%	0	28
75 - 84	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
85+	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
Prefer not to say													0
Answered													878
Skipped													123



Do you rent or own your home/unit?		
Answer Choices		Responses
Rent	17.28%	155
Own	79.82%	716
Neither rent nor own (e.g., live rent-free with parents, partner/spo	2.68%	24
No fixed address (please describe)	0.22%	2
Answered		897
Skipped		104

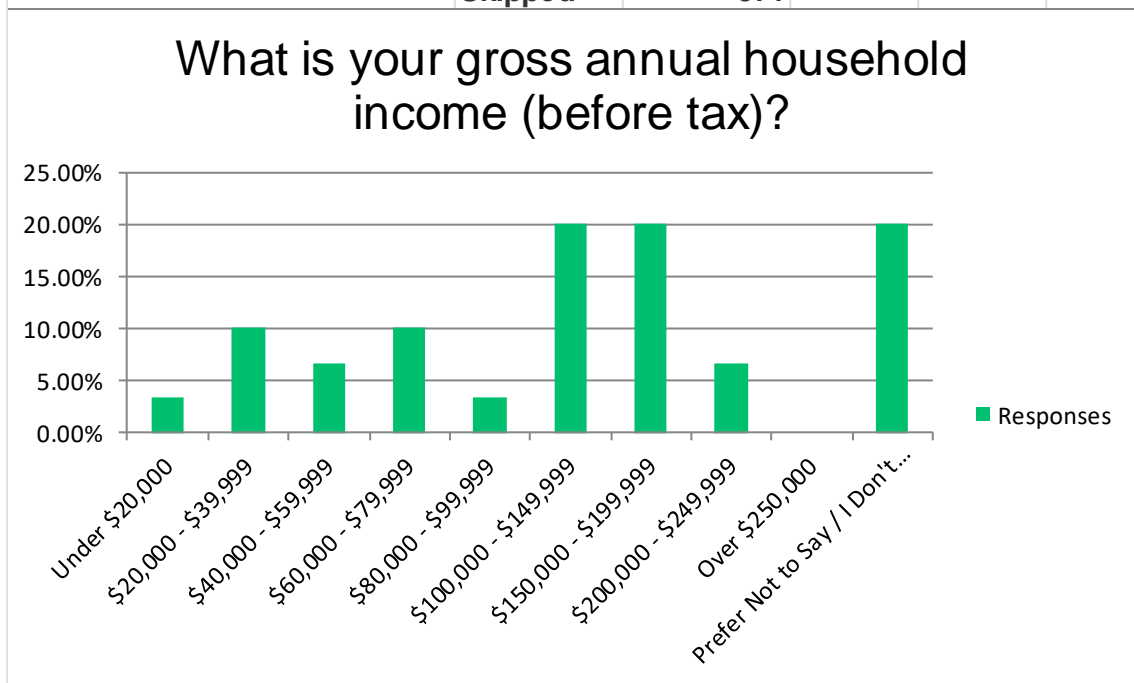
Do you rent or own your home/unit?

Category	Percentage
Rent	17.28%
Own	79.82%
Neither rent nor own (e.g., live rent-free with parents, partner/spouse, or adult children)	2.68%
No fixed address (please describe)	0.22%

■ Responses

Respondent ID	Response Date	No fixed address (please describe)
110015414282	Feb 08 2024	(CoL test to see where this leads to
110015412426	Feb 08 2024	Homeless

What is your gross annual household income (before tax)?				
Answer Choices		Responses		
Under \$20,000		3.33%	1	
\$20,000 - \$39,999		10.00%	3	
\$40,000 - \$59,999		6.67%	2	
\$60,000 - \$79,999		10.00%	3	
\$80,000 - \$99,999		3.33%	1	
\$100,000 - \$149,999		20.00%	6	
\$150,000 - \$199,999		20.00%	6	
\$200,000 - \$249,999		6.67%	2	
Over \$250,000		0.00%	0	
Prefer Not to Say / I Don't Know		20.00%	6	
		Answered	30	
		Skipped	971	



How would you describe your current living situation?		
Answer Choices	Responses	
I live on my own	9.68%	3
I live with my parent(s)	9.68%	3
I live with my spouse/partner - without children	35.48%	11
I live with my spouse/partner - with children	25.81%	8
I am a single parent living with children part-time	3.23%	1
I am a single parent living with children full-time	3.23%	1
I live in a multi-generational home (i.e., with children and parents/	6.45%	2
I live with roommates	0.00%	0
Other (please specify)	6.45%	2
	Answered	31
	Skipped	970

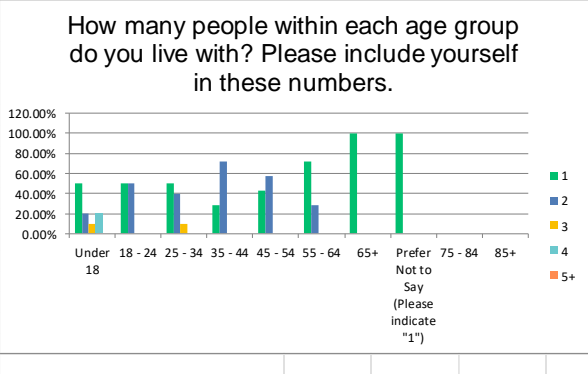
How would you describe your current living situation?

Living Situation	Percentage
I live on my own	9.68%
I live with my parent(s)	9.68%
I live with my spouse/partner - without children	35.48%
I live with my spouse/partner - with children	25.81%
I am a single parent living with children part-time	3.23%
I am a single parent living with children full-time	3.23%
I live in a multi-generational home (i.e., with children and parents/	6.45%
I live with roommates	0.00%
Other (please specify)	6.45%

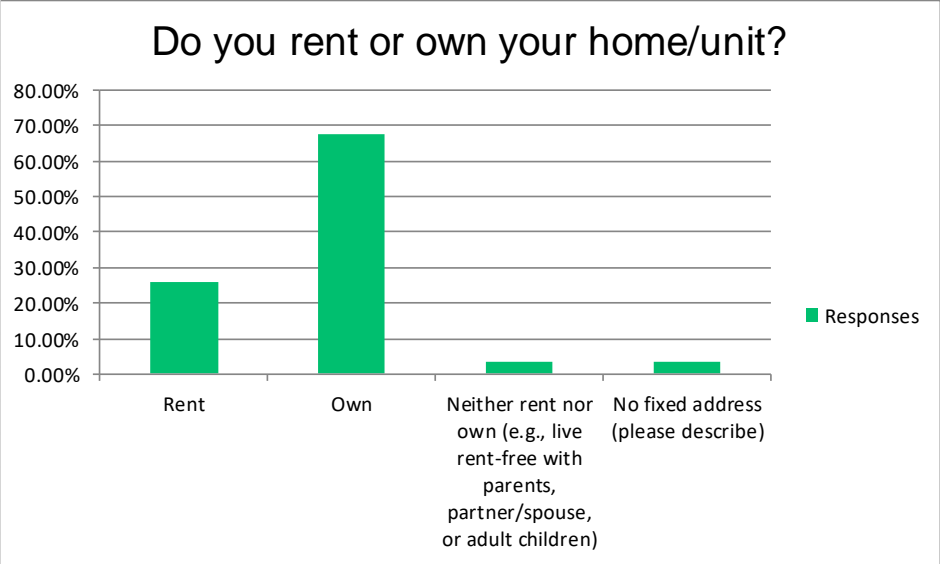
■ Responses

Respondent ID	Response Date	Other (please specify)
110015456293	Feb 13 2024	(Unhoused, alone.
110015385864	Feb 06 2024	(Own a home, live with r

How many people within each age group do you live with? Please include yourself in these numbers.											
	1		2		3		4		5+		Total
Under 18	50.00%	5	20.00%	2	10.00%	1	20.00%	2	0.00%	0	10
18 - 24	50.00%	2	50.00%	2	0.00%	0	0.00%	0	0.00%	0	4
25 - 34	50.00%	5	40.00%	4	10.00%	1	0.00%	0	0.00%	0	10
35 - 44	28.57%	2	71.43%	5	0.00%	0	0.00%	0	0.00%	0	7
45 - 54	42.86%	3	57.14%	4	0.00%	0	0.00%	0	0.00%	0	7
55 - 64	71.43%	5	28.57%	2	0.00%	0	0.00%	0	0.00%	0	7
65+	100.00%	3	0.00%	0	0.00%	0	0.00%	0	0.00%	0	3
Prefer Not to Say (Please indicate "1")	100.00%	2	0.00%	0	0.00%	0	0.00%	0	0.00%	0	2
75 - 84	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
85+	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
										Answered	31
										Skipped	970

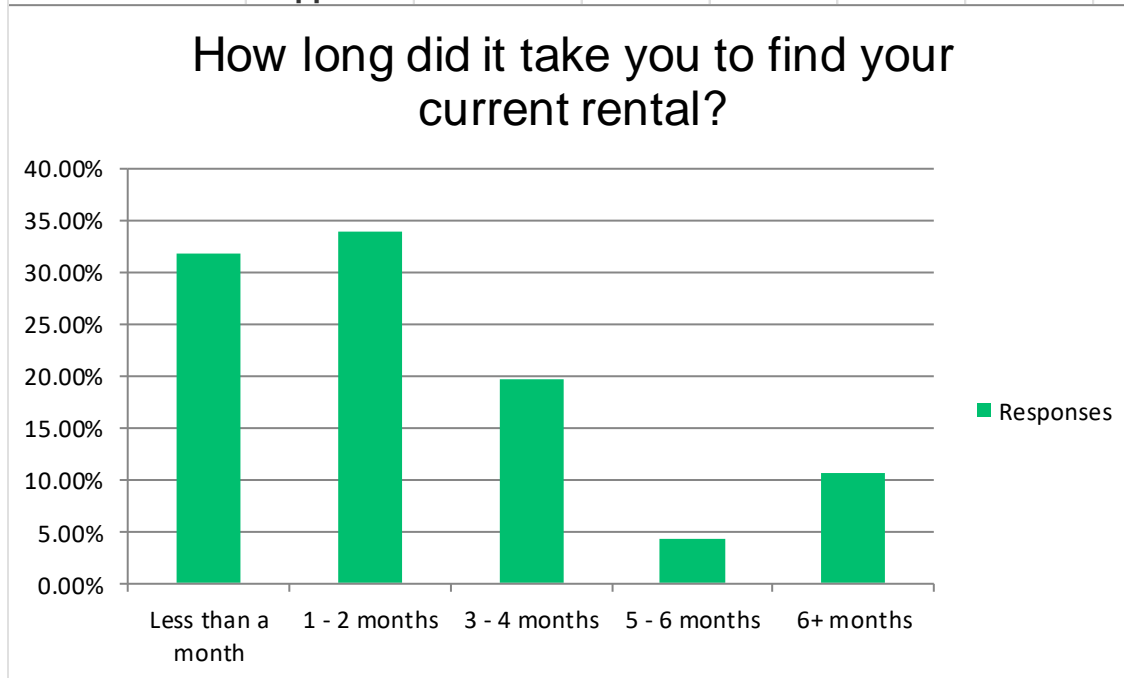


Do you rent or own your home/unit?		
Answer Choices		Responses
Rent	25.81%	8
Own	67.74%	21
Neither rent nor own (e.g., live rent-free with parents, partner/spouse, partner/spouse, or adult children)	3.23%	1
No fixed address (please describe)	3.23%	1
Answered		31
Skipped		970



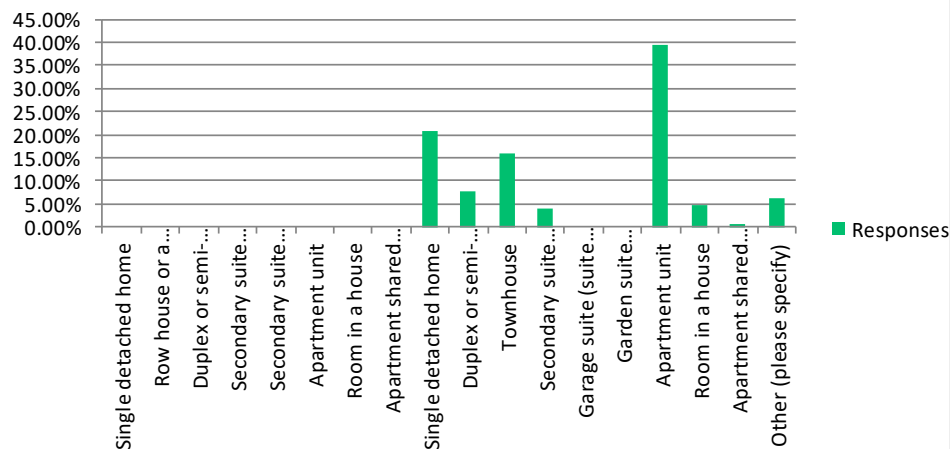
Respondent ID		Response Date	No fixed address (please describe)
110015456293		Feb 13 2024	(I live in my car, choosing to sleep with

How long did it take you to find your current rental?						
Answer Choices	Responses					
Less than a month	31.69%	45				
1 - 2 months	33.80%	48				
3 - 4 months	19.72%	28				
5 - 6 months	4.23%	6				
6+ months	10.56%	15				
	Answered	142				
	Skipped	859				



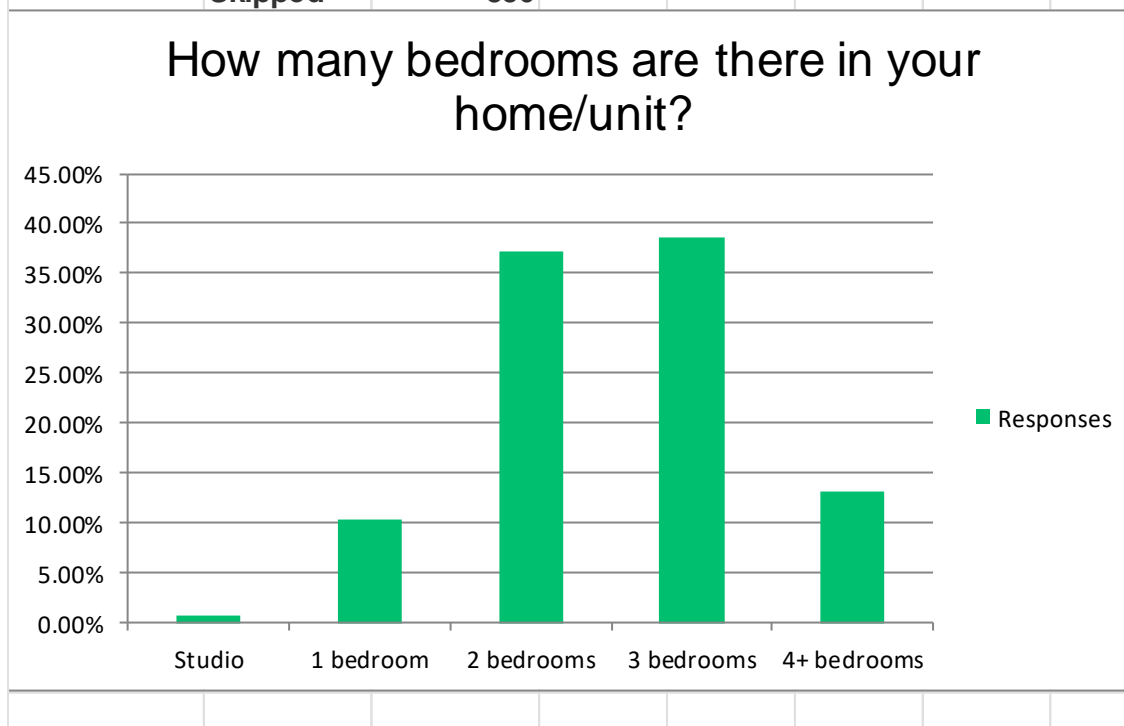
Which of the following best describe the type of unit you rent?		
Answer Choices	Responses	
Single detached home	0.00%	0
Row house or a townhouse	0.00%	0
Duplex or semi-detached house	0.00%	0
Secondary suite (within the primary home)	0.00%	0
Secondary suite (Garden or Garage Suite)	0.00%	0
Apartment unit	0.00%	0
Room in a house	0.00%	0
Apartment shared with others	0.00%	0
Single detached home	20.83%	30
Duplex or semi-detached house	7.64%	11
Townhouse	15.97%	23
Secondary suite (within the primary home)	4.17%	6
Garage suite (suite above a detached garage)	0.00%	0
Garden suite (detached suite)	0.00%	0
Apartment unit	39.58%	57
Room in a house	4.86%	7
Apartment shared with others	0.69%	1
Other (please specify)	6.25%	9
	Answered	144
	Skipped	857

Which of the following best describe the type of unit you rent?



Respondent ID	Response Date	Other (please specify)
110015500838	Feb 17 2024	4plex
110015456122	Feb 13 2024	Did not answer
110015432502	Feb 10 2024	Multi family
110015432323	Feb 10 2024	Coach home
110015424034	Feb 09 2024	Four plex
110015419063	Feb 08 2024	We rent BOTH upper and lower
110015416292	Feb 08 2024	Coach Home
110015412064	Feb 08 2024	Carriage home condo
110015373633	Feb 05 2024	Condo type

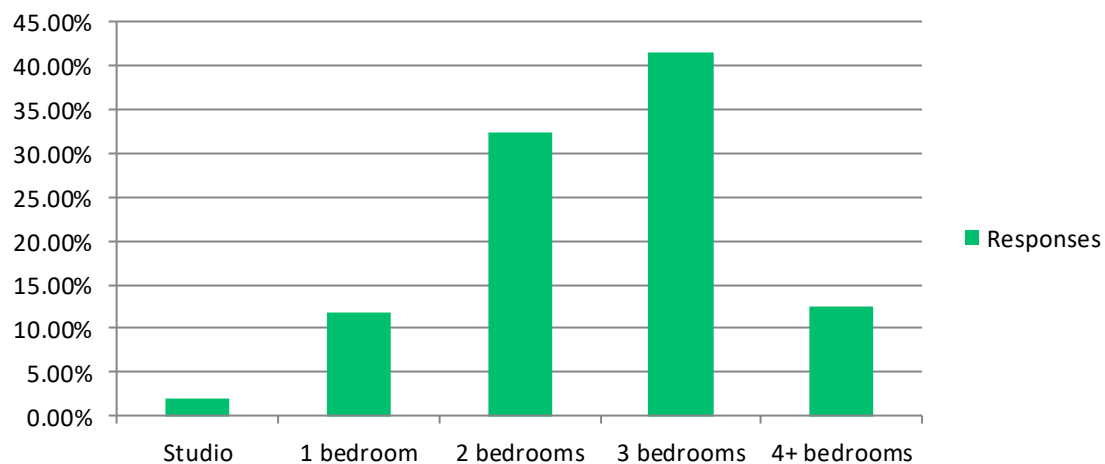
How many bedrooms are there in your home/unit?						
Answer Choices:	Responses					
Studio	0.69%	1				
1 bedroom	10.34%	15				
2 bedrooms	37.24%	54				
3 bedrooms	38.62%	56				
4+ bedrooms	13.10%	19				
	Answered	145				
	Skipped	856				



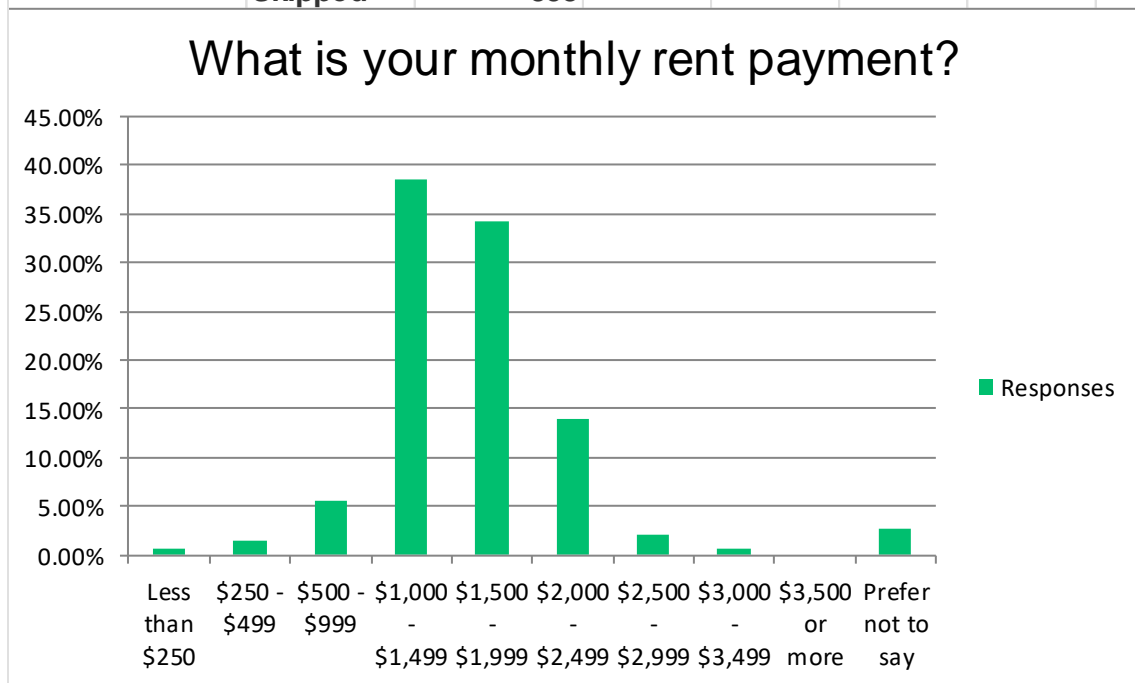
What is the minimum number of bedrooms that would meet your household's

Answer Choice:	Responses					
Studio	2.07%	3				
1 bedroom	11.72%	17				
2 bedrooms	32.41%	47				
3 bedrooms	41.38%	60				
4+ bedrooms	12.41%	18				
	Answered	145				
	Skipped	856				

What is the minimum number of bedrooms that would meet your household's current needs?



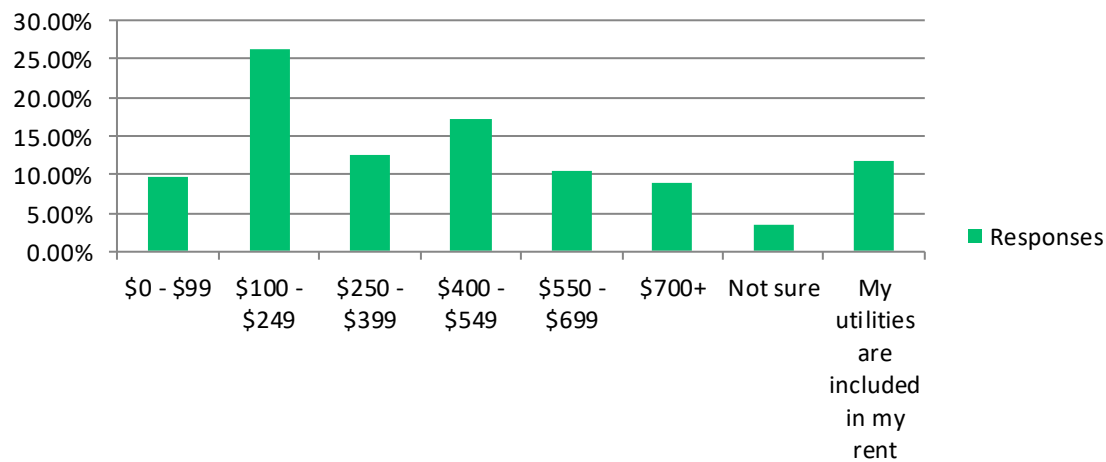
What is your monthly rent payment?							
Answer Choices	Responses						
Less than \$250	0.70%	1					
\$250 - \$499	1.40%	2					
\$500 - \$999	5.59%	8					
\$1,000 - \$1,499	38.46%	55					
\$1,500 - \$1,999	34.27%	49					
\$2,000 - \$2,499	13.99%	20					
\$2,500 - \$2,999	2.10%	3					
\$3,000 - \$3,499	0.70%	1					
\$3,500 or more	0.00%	0					
Prefer not to say	2.80%	4					
	Answered	143					
	Skipped	858					

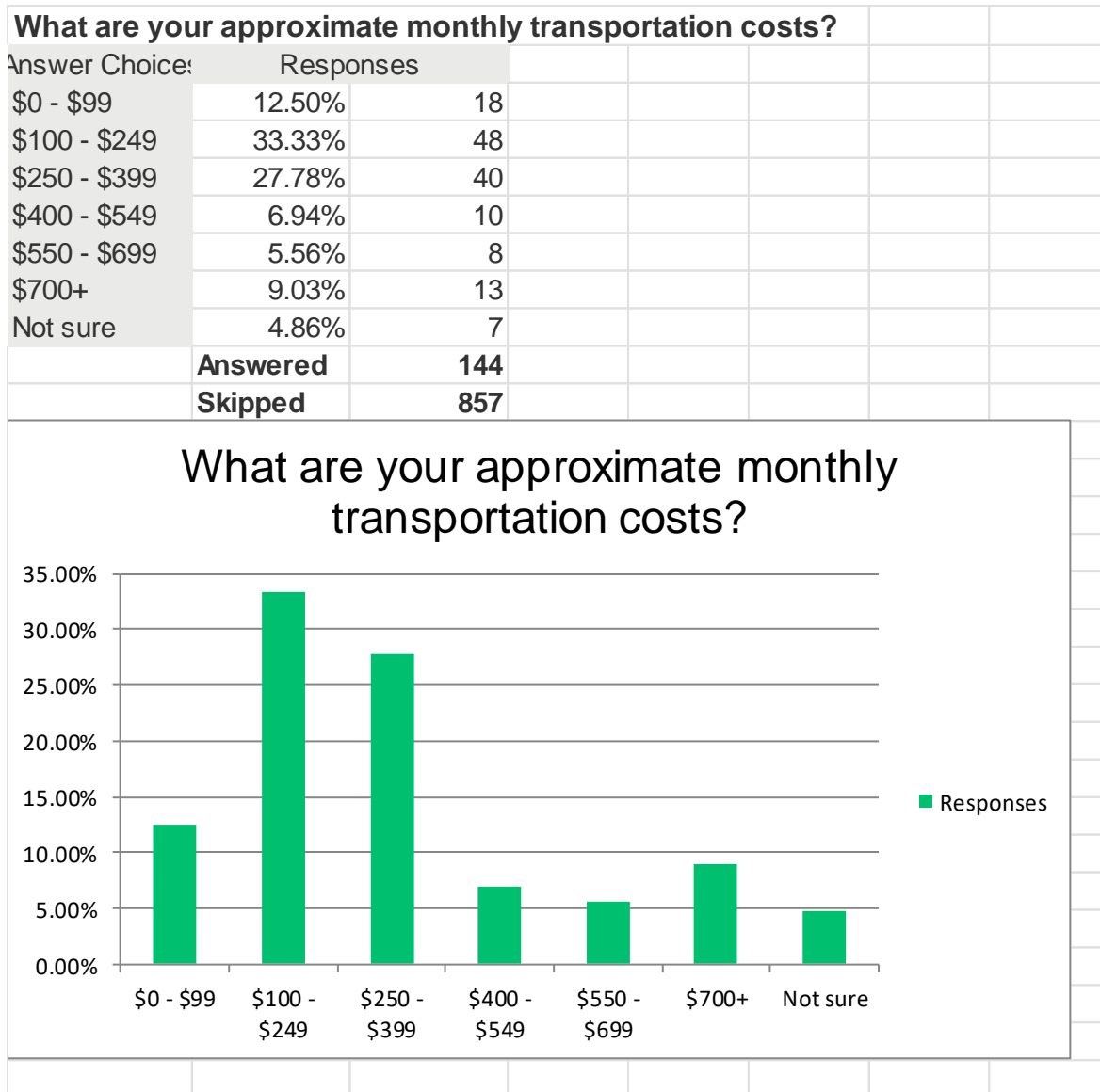


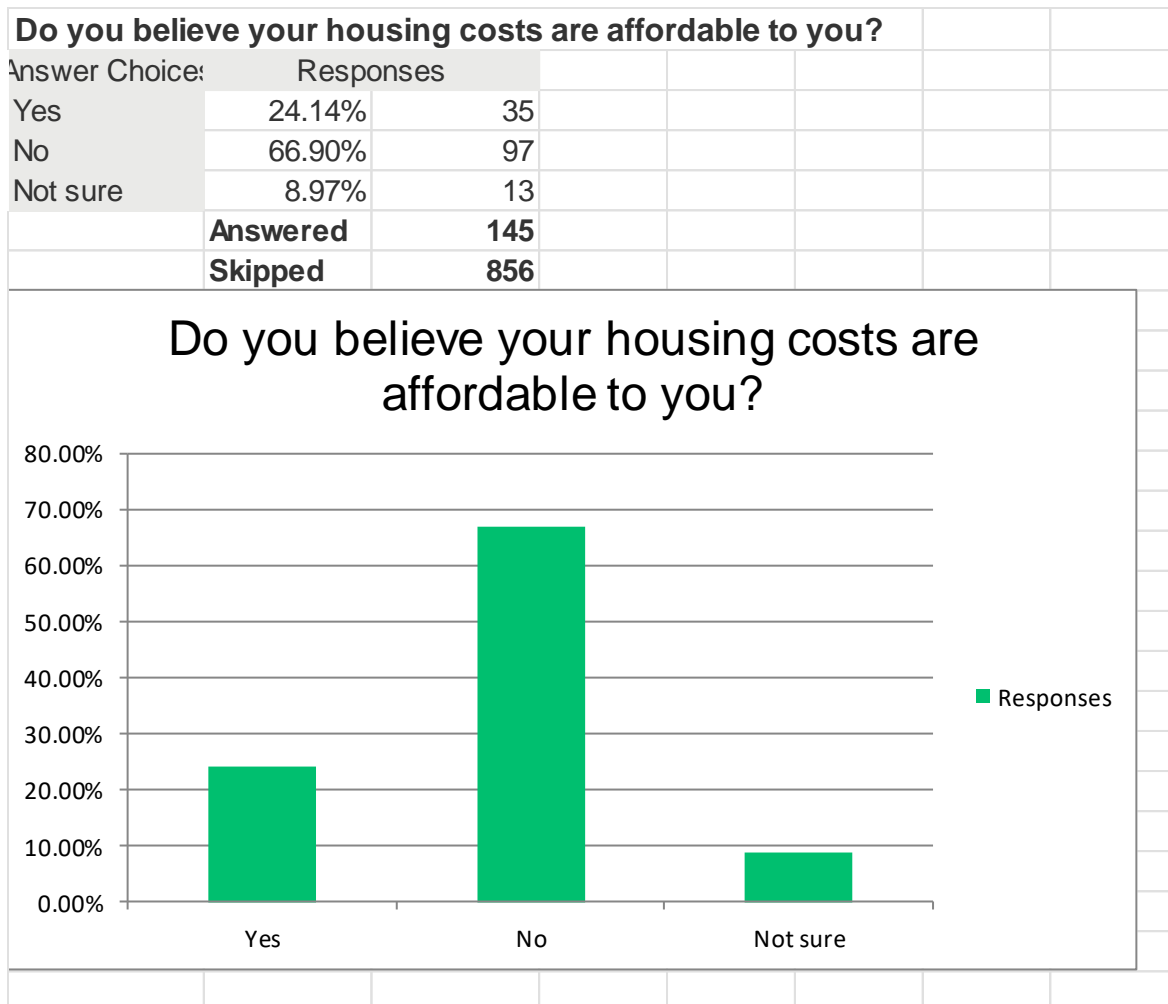
What are your approximate monthly utility (electricity, natural gas, water/wastewa

Answer Choices	Responses				
\$0 - \$99	9.66%	14			
\$100 - \$249	26.21%	38			
\$250 - \$399	12.41%	18			
\$400 - \$549	17.24%	25			
\$550 - \$699	10.34%	15			
\$700+	8.97%	13			
Not sure	3.45%	5			
My utilities are included in my rent	11.72%	17			
Answered		145			
Skipped		856			

What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?

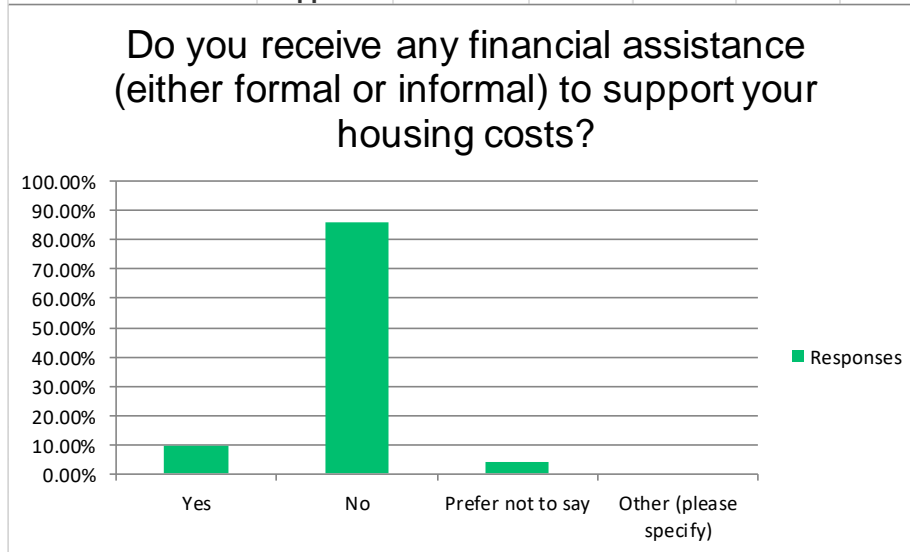


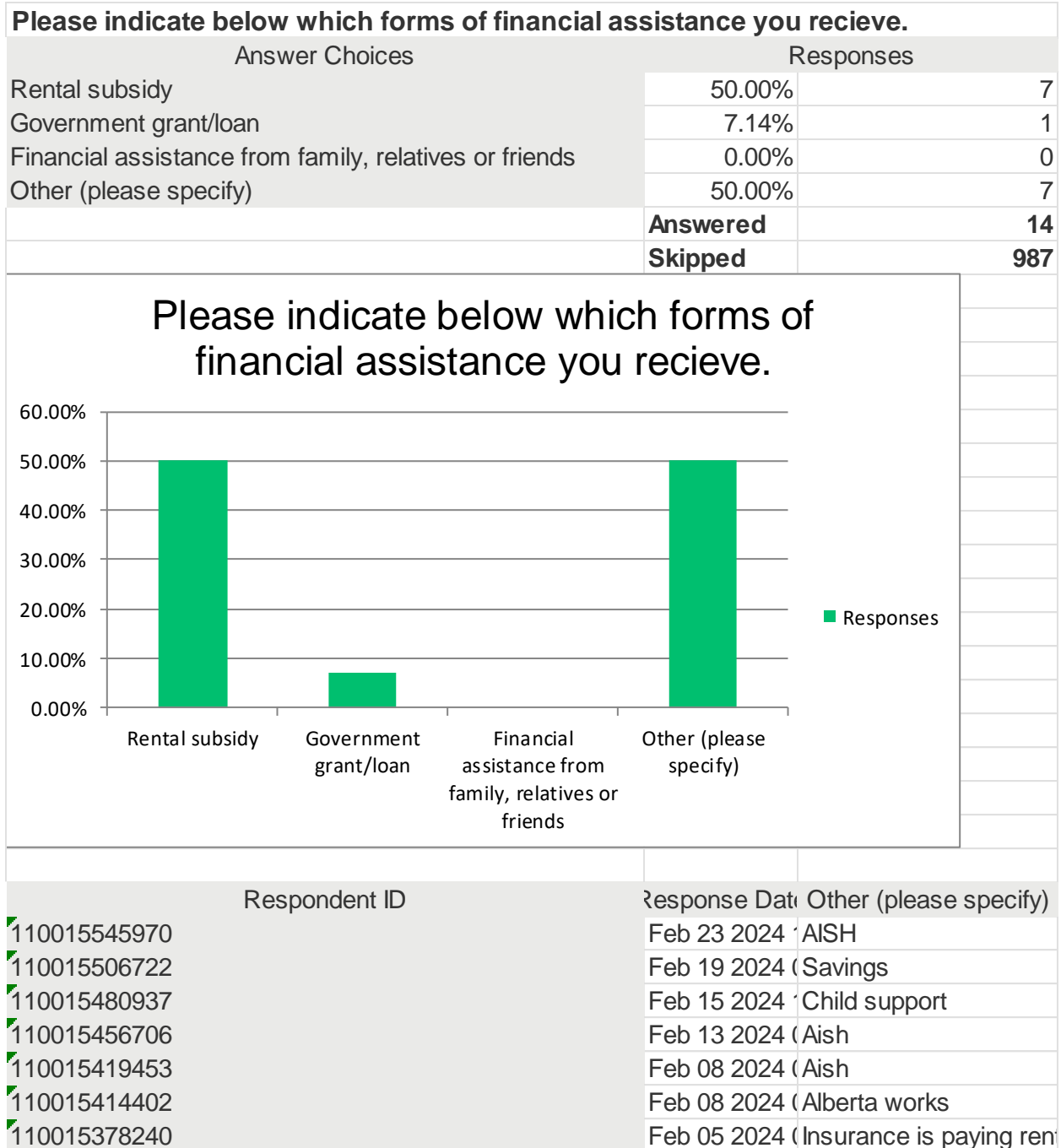




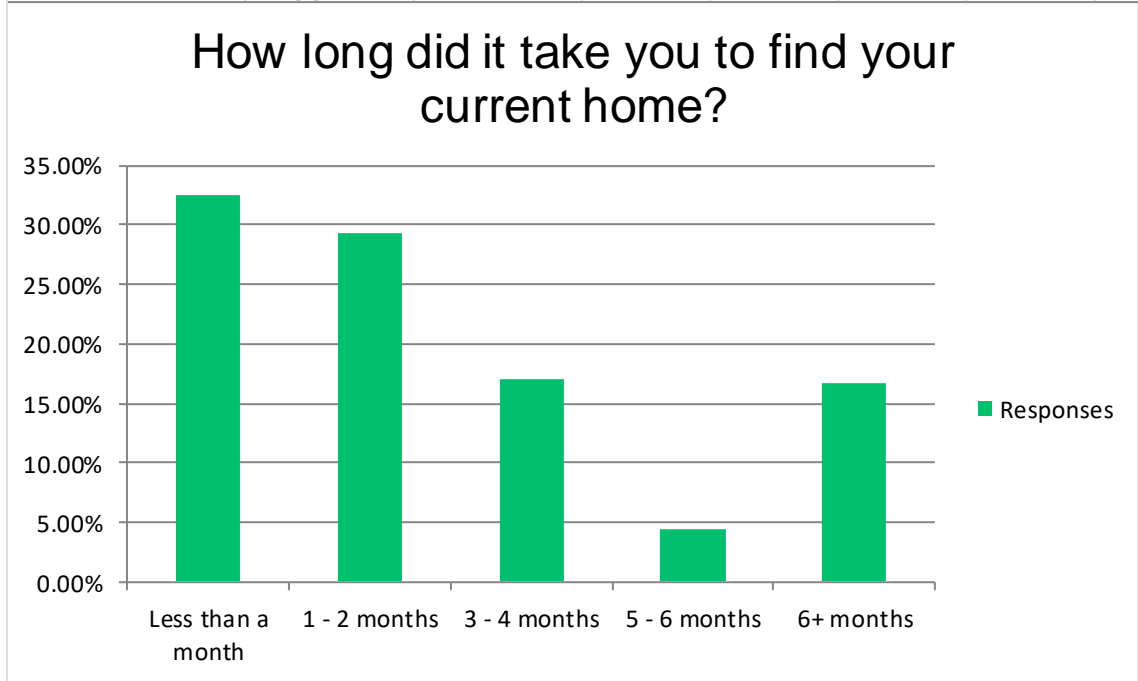
Do you receive any financial assistance (either formal or informal) to support your housing costs?

Answer Choices	Responses								
Yes	9.66%	14							
No	86.21%	125							
Prefer not to say	4.14%	6							
Other (please specify)	0.00%	0							
Answered		145							
Skipped		856							

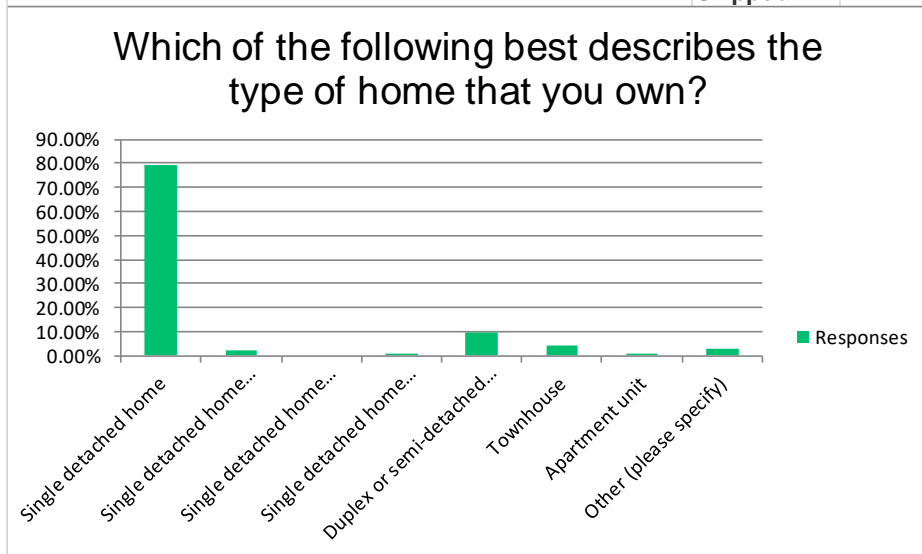




How long did it take you to find your current home?						
Answer Choices	Responses					
Less than a month	32.41%	211				
1 - 2 months	29.34%	191				
3 - 4 months	17.05%	111				
5 - 6 months	4.45%	29				
6+ months	16.74%	109				
	Answered	651				
	Skipped	350				

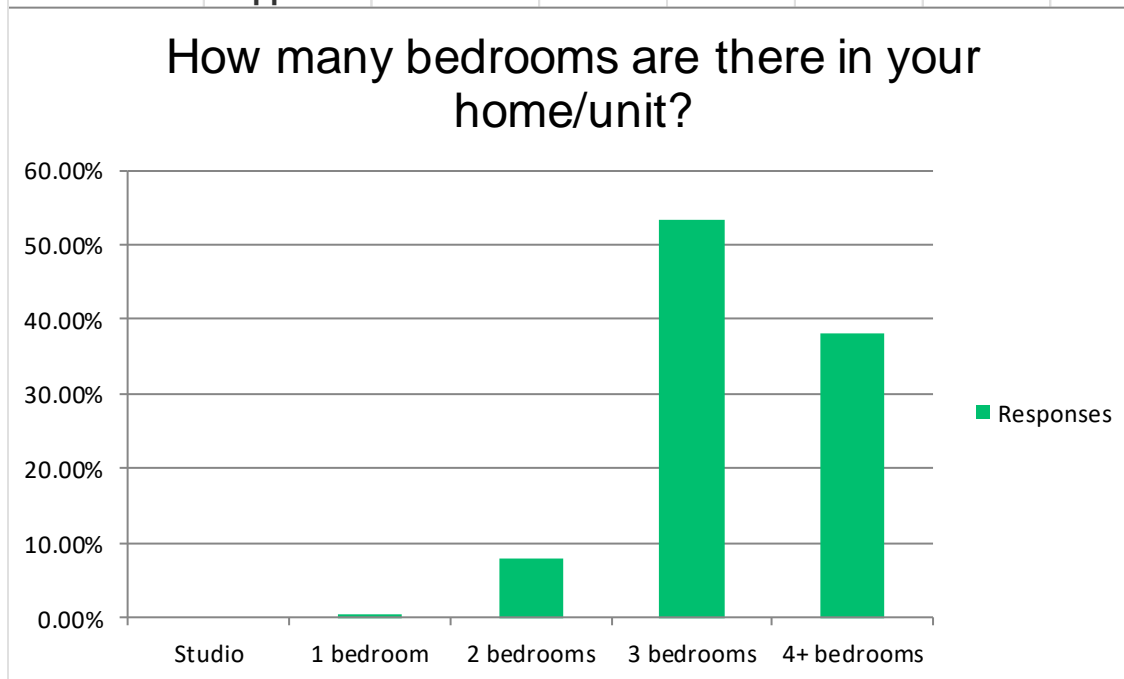


Which of the following best describes the type of home that you own?		
Answer Choices	Responses	
Single detached home	79.15%	524
Single detached home with a suite (within the primary home)	2.27%	15
Single detached home with a garden suite (detached suite)	0.00%	0
Single detached home with a garage suite (suite above a detached home)	0.60%	4
Duplex or semi-detached house	9.52%	63
Townhouse	4.08%	27
Apartment unit	1.06%	7
Other (please specify)	3.32%	22
	Answered	662
	Skipped	339



Respondent ID	Response Date	Other (please specify)
110015532301	Feb 22 2024	Mobile home / trailer
110015530519	Feb 22 2024	Mobile home
110015516115	Feb 20 2024	Mobile Home on Lease
110015501227	Feb 17 2024	Condo house
110015481095	Feb 15 2024	Single attached
110015444117	Feb 12 2024	Modular home
110015433239	Feb 10 2024	Single Attached
110015431678	Feb 10 2024	condo
110015430619	Feb 09 2024	Module
110015428796	Feb 09 2024	Single attached with roof
110015419892	Feb 08 2024	Condo
110015419487	Feb 08 2024	Two story with triple garage
110015419411	Feb 08 2024	Two story with attached garage
110015416423	Feb 08 2024	None of your business
110015414652	Feb 08 2024	Manufactured home
110015412931	Feb 08 2024	Condo apartment
110015412715	Feb 08 2024	Single attached
110015401359	Feb 07 2024	Condominium
110015386623	Feb 06 2024	Condominium
110015379309	Feb 05 2024	Mobile home
110015378473	Feb 05 2024	Mobile
110015377376	Feb 05 2024	Condo duplex

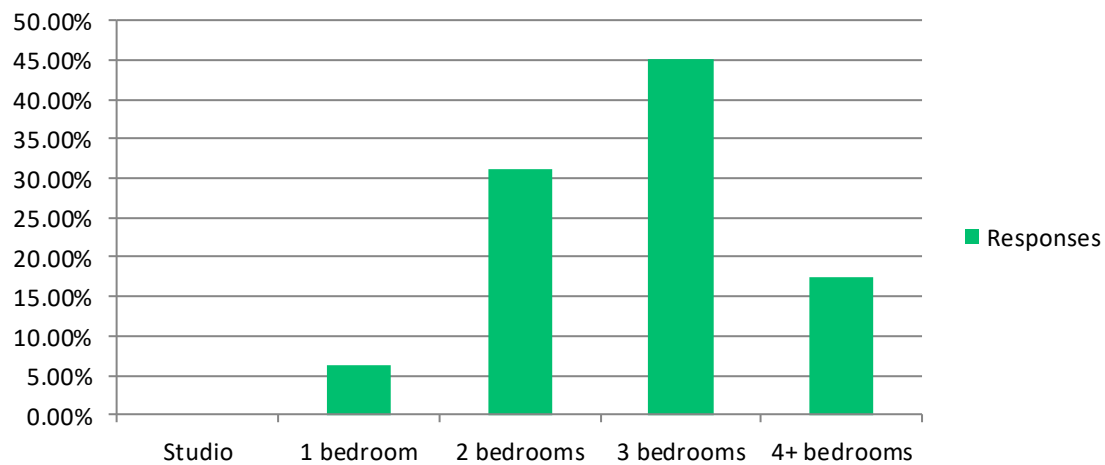
How many bedrooms are there in your home/unit?						
Answer Choice:	Responses					
Studio	0.00%	0				
1 bedroom	0.60%	4				
2 bedrooms	7.84%	52				
3 bedrooms	53.39%	354				
4+ bedrooms	38.16%	253				
	Answered	663				
	Skipped	338				



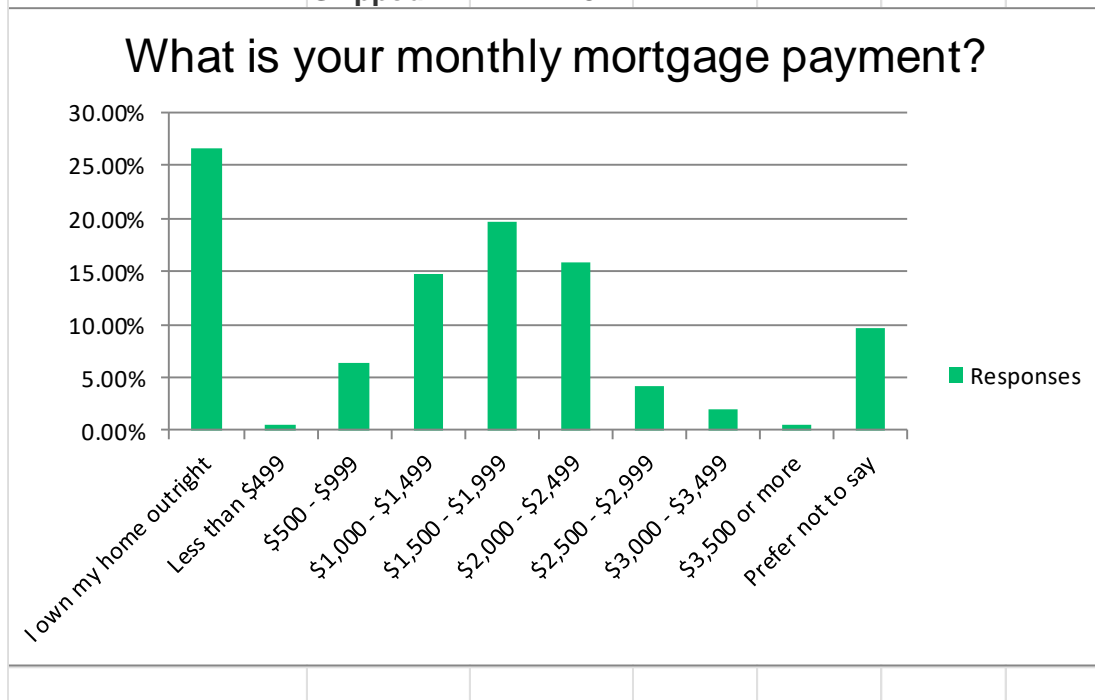
What is the minimum number of bedrooms that would meet your household's

Answer Choice:	Responses					
Studio	0.00%	0				
1 bedroom	6.33%	42				
2 bedrooms	31.22%	207				
3 bedrooms	45.10%	299				
4+ bedrooms	17.35%	115				
	Answered	663				
	Skipped	338				

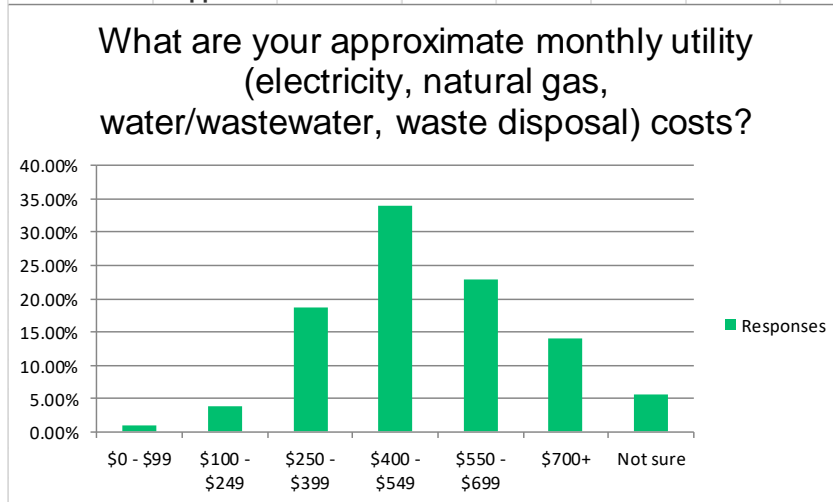
What is the minimum number of bedrooms that would meet your household's current needs?



What is your monthly mortgage payment?							
Answer Choices	Responses						
I own my home outright	26.56%	175					
Less than \$499	0.46%	3					
\$500 - \$999	6.37%	42					
\$1,000 - \$1,499	14.72%	97					
\$1,500 - \$1,999	19.73%	130					
\$2,000 - \$2,499	15.78%	104					
\$2,500 - \$2,999	4.10%	27					
\$3,000 - \$3,499	1.97%	13					
\$3,500 or more	0.61%	4					
Prefer not to say	9.71%	64					
	Answered	659					
	Skipped	342					



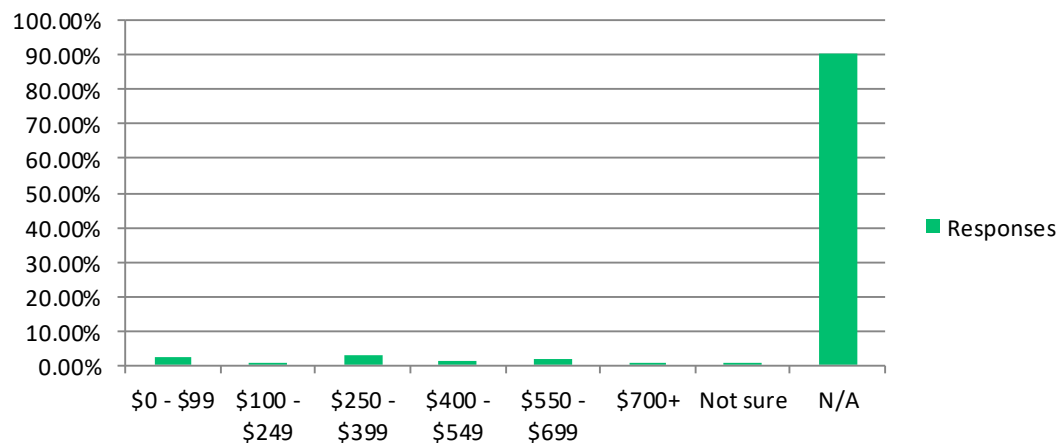
Answer Choice:	Responses
\$0 - \$99	0.90% 6
\$100 - \$249	3.90% 26
\$250 - \$399	18.77% 125
\$400 - \$549	33.93% 226
\$550 - \$699	22.82% 152
\$700+	14.11% 94
Not sure	5.56% 37
	Answered 666
	Skipped 335

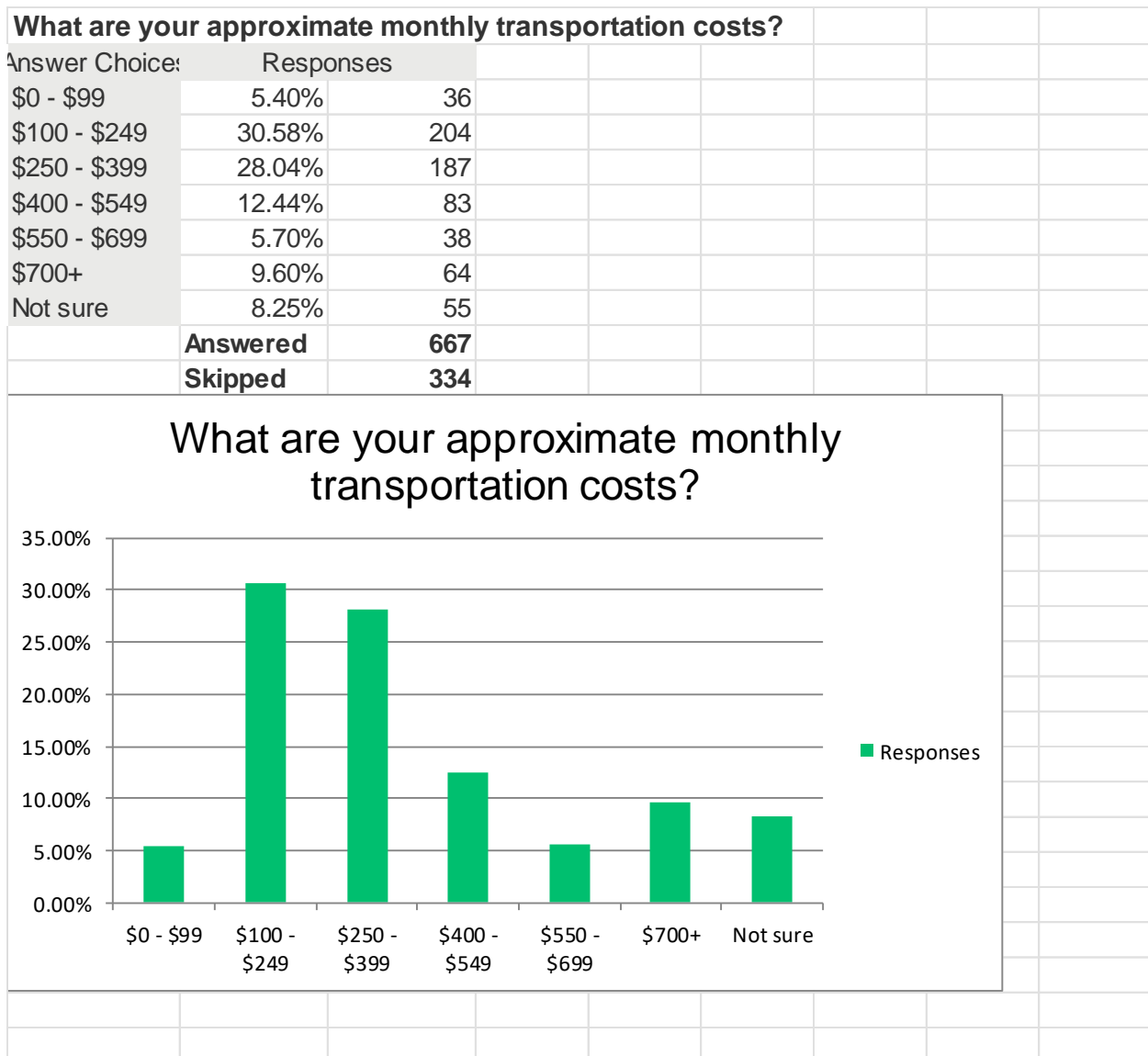


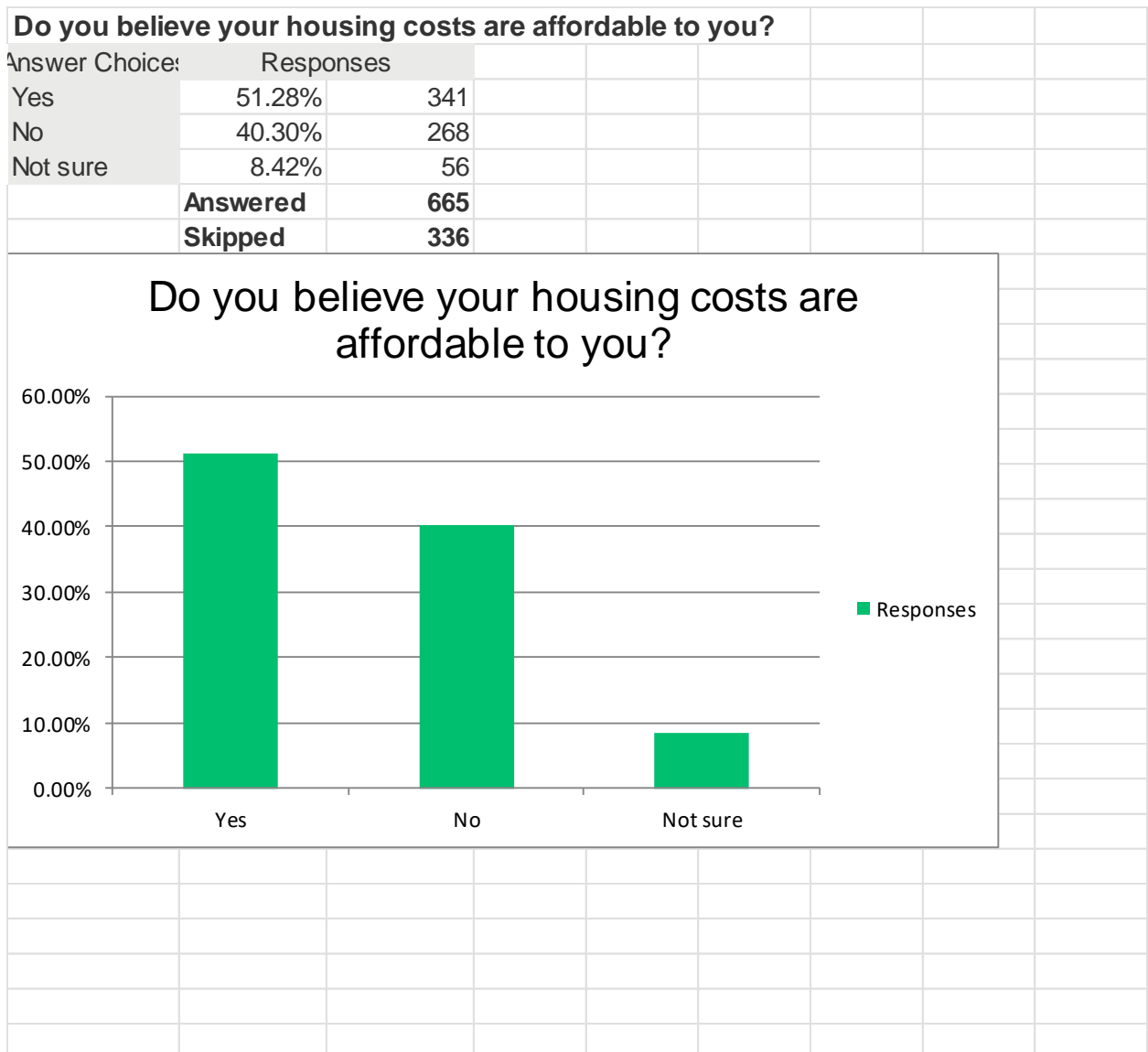
What are your approximate monthly Condo Fees (please select N/A if not applicable)?

Answer Choice:	Responses							
\$0 - \$99	2.27%	15						
\$100 - \$249	0.30%	2						
\$250 - \$399	3.17%	21						
\$400 - \$549	1.51%	10						
\$550 - \$699	1.66%	11						
\$700+	0.60%	4						
Not sure	0.15%	1						
N/A	90.33%	598						
	Answered	662						
	Skipped	339						

What are your approximate monthly Condo Fees (please select N/A if not applicable)?

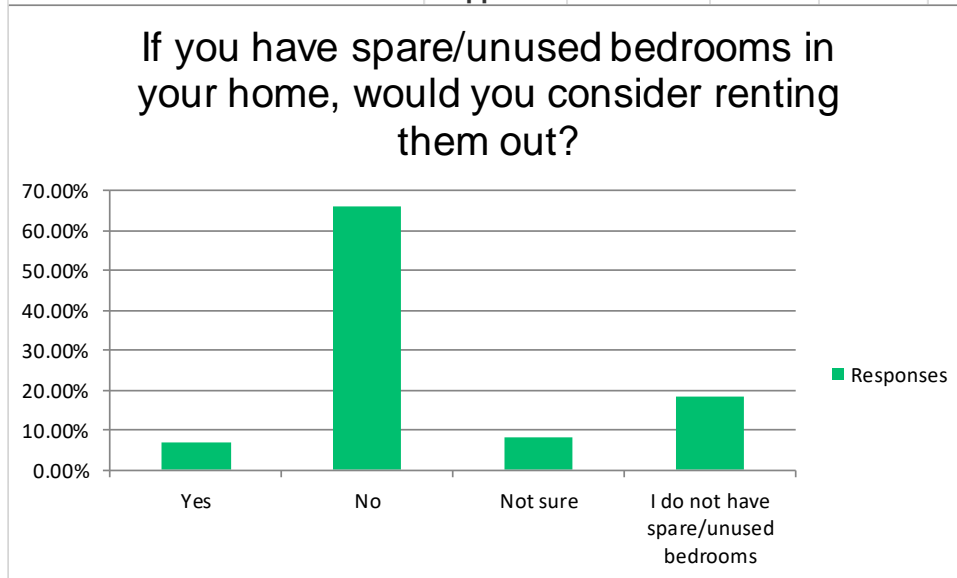






If you have spare/unused bedrooms in your home, would you consider renting them out?

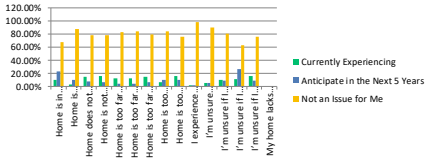
Answer Choices	Responses							
Yes	7.09%	47						
No	66.21%	439						
Not sure	8.14%	54						
I do not have spare/unused bedrooms	18.55%	123						
Answered		663						
Skipped		338						



Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years.

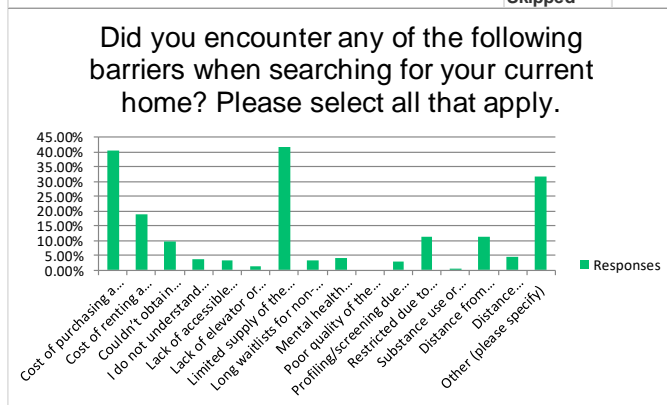
	Currently Experiencing	Anticipate in the Next 5 Years		Not an Issue for Me		Total
Home is in poor condition and in need of repairs	10.12%	78	22.83%	176	67.06%	771
Home is unsuitable for my mobility and accessibility needs	3.13%	24	9.79%	75	87.08%	766
Home does not provide enough parking	14.84%	114	7.55%	58	77.60%	768
Home is not well served by public transit	15.82%	121	6.14%	47	78.04%	765
Home is too far from amenities (e.g., library, recreation centre, etc.)	12.45%	95	4.46%	34	83.09%	763
Home is too far from essential services (e.g., grocery stores, medical services, etc.)	11.78%	90	4.19%	32	84.03%	764
Home is too far from employment opportunities	14.64%	112	6.27%	48	79.08%	765
Home is too large for my needs	6.85%	53	9.69%	75	83.46%	774
Home is too small for my needs (e.g., not enough bedrooms/bathrooms, etc.)	15.54%	119	9.40%	72	75.07%	766
I experience discrimination from my landlord	1.45%	11	0.79%	6	97.76%	743
I'm unsure about the stability of my rental lease	5.12%	39	4.86%	37	90.01%	761
I'm unsure if I will be able to afford future rent/mortgage payments	10.25%	78	9.07%	69	80.68%	761
I'm unsure if I will be able to purchase a home	10.84%	83	25.85%	198	63.32%	766
My home lacks adequate storage	16.18%	123	8.55%	65	75.26%	760
Other (please describe)	0.00%	0	0.00%	0	0.00%	0
						73
					Answered	788
					Skipped	213

Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years.



Respondent ID	Response Data	Other (please describe)	Tags
10015601030	Mar 01 2024 (Specifically, lacks adequ	Lack of Storage	
10015600988	Mar 01 2024 (CMHC will not insure mortgage due to age.		
10015600941	Mar 01 2024 (Specifically, lacks adequ	Lack of Storage	
10015600904	Mar 01 2024 (Specifically, lacks adequ	Lack of Storage	
10015551517	Feb 25 2024 (Leduc services have inc	Cost of Service Fees/Utilities	
10015548135	Feb 24 2024 (With expensive utilities a	Cost of Service Fees/Utilities, Property Taxes	
10015532301	Feb 22 2024 (Replacement mobile home - AB gov \$0 value legislation.		
10015525560	Feb 21 2024 (no medical centers acce	Not Housing-Related	
10015520227	Feb 21 2024 (Specifically, lacks adequ	Lack of Storage	
10015517860	Feb 21 2024 (Worried about what City Bylaws, Concern over new housing development types		
10015517821	Feb 21 2024 (Concerned about by-law Bylaws, Concern over new housing development types		
10015514422	Feb 20 2024 (Smoking bylaws not enfc	Not Housing-Related, Concern over other tenants	
10015514385	Feb 20 2024 (Specifically, lacks adequ	Lack of Storage	
10015506713	Feb 19 2024 (there is no indication tha	Homelessness/the Unhoused	
10015503378	Feb 18 2024 (Rent too high for my inc	Cost of rent/mortgage too high	
10015502708	Feb 18 2024 'I feel we could have mac	Bylaws	
10015501496	Feb 17 2024 'Would like to move out o	Property Taxes	
10015498685	Feb 17 2024 (PLEASE PROVIDE A BI	Lack of available transit	
10015497579	Feb 16 2024 (I pay way too much for r	Cost of rent/mortgage too high	
10015497218	Feb 16 2024 (I am unsure if I'll be able	Property Taxes	
10015488773	Feb 16 2024 (Discrimination is made t	Not Housing-Related	
10015487535	Feb 15 2024 'Even to afford to rent an	Cost of rent/mortgage too high	
10015484789	Feb 15 2024 (Need more single level h	Lack of desired housing types	
10015483608	Feb 15 2024 (The city tax assessment	Property Taxes	
10015483223	Feb 15 2024 (Rent is incredibly unreas	Cost of rent/mortgage too high	
10015481095	Feb 15 2024 'House taxes getting to th	Property Taxes	
10015480417	Feb 15 2024 'Taxes are too high and c	Property Taxes	
10015469405	Feb 14 2024 (I will need to downsize w	Lack of desired housing types	
10015458067	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage	
10015457978	Feb 13 2024 (Other tenants not follow	Concern over other tenants	
10015457933	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage	
10015457610	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage	
10015457484	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage	
10015457311	Feb 13 2024 (Utility costs increasing (Cost of Service Fees/Utilities	
10015457118	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage	
10015456740	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage	
10015456604	Feb 13 2024 (Housing crisis makes m	Lack of desired housing types	
10015455826	Feb 13 2024 'Specifically, lacks adequ	Lack of Storage	
10015449424	Feb 12 2024 'Discrimination is rampa	Not Housing-Related	
10015448051	Feb 12 2024 (Most of the homes built (Property Taxes, Poor condition/construction of housing	
10015436980	Feb 11 2024 (I am concerned about th	Property Taxes	
10015434313	Feb 10 2024 (Live in a 2 story, bungal	Lack of desired housing types, Home is unsuitable for mobility/accessibility	
10015432084	Feb 10 2024 'Owner mortgage is goin	Cost of rent/mortgage too high	
10015431600	Feb 10 2024 (Cannot find affordable s	Lack of desired housing types	
10015424345	Feb 09 2024 'I'm unsure if I will be able	Property Taxes	
10015423119	Feb 09 2024 (Dumb questions when a	Not Housing-Related	
10015422464	Feb 09 2024 (Interest rates are a majo	Cost of rent/mortgage too high	
10015420308	Feb 08 2024 'We've previously provide	Refugee housing	
10015419003	Feb 08 2024 (Future accessibility neec	Home is unsuitable for mobility/accessibility	
10015418036	Feb 08 2024 (If utilities keep skyrocke	Cost of Service Fees/Utilities	
10015416317	Feb 08 2024 (My building does 5% ren	Cost of rent/mortgage too high	
10015414447	Feb 08 2024 (The cost of everything is	Cost of rent/mortgage too high, Cost of Service Fees/Utilities, Property Taxes	
10015413164	Feb 08 2024 'New houses being built i	Lack of desired housing types	
10015412380	Feb 08 2024 'Rising property taxes, r	Cost of Service Fees/Utilities, Property Taxes	
10015411910	Feb 08 2024 'Not sure if I'll be able to	Cost of rent/mortgage too high	
10015411885	Feb 08 2024 'I am a senior & a widow	Cost of rent/mortgage too high, Cost of Service Fees/Utilities	
10015411949	Feb 08 2024 'I cannot afford to get my	Cost of rent/mortgage too high	
10015411295	Feb 08 2024 'Property taxes are too h	Property Taxes	
10015411162	Feb 08 2024 'Daughter can't afford to i	Cost of rent/mortgage too high	
10015398513	Feb 07 2024 (Home purchasing will ne	Cost of rent/mortgage too high	
10015395773	Feb 07 2024 'I have a steady income t	Cost of rent/mortgage too high	
10015386497	Feb 06 2024 (Should have had N/A as	Not Housing-Related	
10015384113	Feb 06 2024 'Finding competent resou	Lack of competent/affordable tradespeople	
10015383552	Feb 06 2024 'unsure about future cost	Cost of Service Fees/Utilities	
10015381255	Feb 06 2024 (I am concerned my city (Not Housing-Related	
10015379098	Feb 05 2024 (Unsure I can afford to liv	Cost of rent/mortgage too high, Cost of Service Fees/Utilities	
10015378240	Feb 05 2024 (This is a dual home - on	N/A	
10015378118	Feb 05 2024 (Love the area	Not Housing-Related	
10015376804	Feb 05 2024 (Few to no smaller housi	Lack of desired housing types	
10015376864	Feb 05 2024 (Dense neighborhoods a	Limited Parking, Privacy/noise concerns	
10015373862	Feb 05 2024 'Front yard is all driveway	Lack of green space	
10015373403	Feb 05 2024 'First question of 'house i	House will need repairs	
10015373578	Feb 05 2024 'Taxes are unbelievable t	Property Taxes	

Did you encounter any of the following barriers when searching for your current home? Please select all that apply.				
Answer Choices	Responses			
Cost of purchasing a home was too high	40.43%	319		
Cost of renting a home/unit was too high	19.01%	150		
Couldn't obtain financing to purchase a home	9.63%	76		
I do not understand the process for renting or buying a home	3.68%	29		
Lack of accessible housing options (e.g., wheelchair friendly)	3.55%	28		
Lack of elevator or other accessibility supports	1.39%	11		
Limited supply of the type of home I was looking for	41.70%	329		
Long waitlists for non-market housing	3.55%	28		
Mental health challenges	4.06%	32		
Poor quality of the housing type I was looking for	0.00%	0		
Profiling/screening due to ethnicity, sexual orientation, gender exp	3.04%	24		
Restricted due to rental rules (e.g., no pets, no children, etc.)	11.15%	88		
Substance use or addiction	0.25%	2		
Distance from employment opportunities	11.15%	88		
Distance from/accessibility to transit	4.56%	36		
Other (please specify)	31.56%	249		
Answered		789		
Skipped		212		

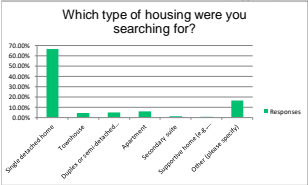


Respondent ID	Response Date	Other (please specify)	Tags
110015601030	Mar 01 2024	(My mortgage application	N/A
110015600988	Mar 01 2024	(Mortgage not possible c	N/A
110015600842	Mar 01 2024	(None identified	N/A
110015561977	Feb 26 2024	(No issues	N/A
110015559890	Feb 26 2024	(No issues	N/A
110015550406	Feb 25 2024	(none	N/A
110015549565	Feb 25 2024	(No issues	N/A
110015548135	Feb 24 2024	(No issues	N/A
110015546979	Feb 24 2024	(Bought 20yrs. Ago. No	N/A
110015545303	Feb 23 2024	(None	N/A
110015537215	Feb 23 2024	(No issues	N/A
110015536324	Feb 22 2024	(Not enough choices for	Couldn't obtain financing
110015534596	Feb 22 2024	(na	N/A
110015532301	Feb 22 2024	(Mobile home parks no k	Lack of availability of desired housing type
110015526722	Feb 21 2024	(Na	N/A
110015525560	Feb 21 2024	(no medical centers acc	Not housing-related
110015522338	Feb 21 2024	(The Leduc market mov	Lack of availability of desired housing type
110015520298	Feb 21 2024	(Restricted due to pets	Restricted due to rental rules
110015517926	Feb 21 2024	(None identified	N/A
110015517860	Feb 21 2024	(Areas that are mature f	Lack of availability of desired housing type,
110015517821	Feb 21 2024	(None identified	N/A
110015517785	Feb 21 2024	(None	N/A
110015517185	Feb 21 2024	(No issue	N/A
110015516910	Feb 21 2024	(We were not aware at t	Rentals affecting property values
110015515952	Feb 20 2024	(No	N/A
110015515873	Feb 20 2024	(I experienced the above	N/A
110015515601	Feb 20 2024	(None of the above	N/A
110015514401	Feb 20 2024	(None identified	N/A
110015514315	Feb 20 2024	(No issue in 1974	N/A
110015514247	Feb 20 2024	(No issue in 1978	N/A
110015514144	Feb 20 2024	(None identified	N/A
110015509102	Feb 20 2024	(purchased in 1996, not	N/A
110015507316	Feb 19 2024	(None	N/A
110015507290	Feb 19 2024	(N/a	N/A

110015507161	Feb 19 2024 (No issues	N/A				
110015507095	Feb 19 2024 (None of the above	N/A				
110015506874	Feb 19 2024 (Na	N/A				
110015506713	Feb 19 2024 (my home was purchas	N/A				
110015506195	Feb 19 2024 (We purchased our hom	N/A				
110015506037	Feb 19 2024 (N/A				
110015506000	Feb 19 2024 (the date the home was	N/A				
110015505932	Feb 19 2024 (No	N/A				
110015505720	Feb 19 2024 (Non of the above	N/A				
110015505360	Feb 19 2024 (No issues to speak of	N/A				
110015504183	Feb 19 2024 (No issues at the time of	N/A				
110015503979	Feb 18 2024 (Done	N/A				
110015503972	Feb 18 2024 (No	N/A				
110015503525	Feb 18 2024 (Na	N/A				
110015503452	Feb 18 2024 (None	N/A				
110015503058	Feb 18 2024 (Not an issue	N/A				
110015502791	Feb 18 2024 (Owned home for 46 yrs	N/A				
110015502788	Feb 18 2024 (I need affordable bunga	Lack of availability of desired housing type				
110015502367	Feb 18 2024 (Na	N/A				
110015502287	Feb 18 2024 (None of the above	N/A				
110015502187	Feb 18 2024 (These are pointed) Wh	N/A				
110015501989	Feb 18 2024 (No	N/A				
110015501507	Feb 17 2024 (No issues	N/A				
110015501506	Feb 17 2024 (Booking on demand transit	is not always possible, even when book				
110015501460	Feb 17 2024 (None of these issues	N/A				
110015500794	Feb 17 2024 (None	N/A				
110015500456	Feb 17 2024 (We bought our home 3	N/A				
110015499902	Feb 17 2024 (Does not apply to me	N/A				
110015498965	Feb 17 2024 (PLEASE PROVIDE A	Distance from/accessibility to transit				
110015497218	Feb 16 2024 (None	N/A				
110015494352	Feb 16 2024 (No	N/A				
110015490936	Feb 16 2024 (We bought the house 1	N/A				
110015490787	Feb 16 2024 (None	N/A				
110015490164	Feb 16 2024 (Na	N/A				
110015489966	Feb 16 2024 (Too dense—not enough	Population density				
110015489802	Feb 16 2024 (Did not experience barr	N/A				
110015489383	Feb 16 2024 (No problems	N/A				
110015489330	Feb 16 2024 (None, we built	N/A				
110015488773	Feb 16 2024 (Cut out the woke quest	N/A				
110015487313	Feb 15 2024 (No	N/A				
110015487326	Feb 15 2024 (We built 30 years ago	N/A				
110015486367	Feb 15 2024 (None	N/A				
110015486287	Feb 15 2024 (Not AP					
110015486134	Feb 15 2024 (None					
110015485989	Feb 15 2024 (None	N/A				
110015485906	Feb 15 2024 (None of these apply	N/A				
110015485070	Feb 15 2024 (None	N/A				
110015484556	Feb 15 2024 (None apply	N/A				
110015484071	Feb 15 2024 (NA	N/A				
110015483223	Feb 15 2024 (Other buyers offering w	Lack of availability of desired housing type,				
110015482781	Feb 15 2024 (No	N/A				
110015482610	Feb 15 2024 (None	N/A				
110015481968	Feb 15 2024 (No issues	N/A				
110015481512	Feb 15 2024 (Rent costs are way too	Affordability				
110015481095	Feb 15 2024 (None	N/A				
110015480759	Feb 15 2024 (None apply	N/A				
110015480739	Feb 15 2024 (No	N/A				
110015478562	Feb 15 2024 (gfh					
110015470437	Feb 14 2024 (I bought my house in 1	N/A				
110015460178	Feb 13 2024 (Our home was built well	N/A				
110015457978	Feb 13 2024 (Cost of rental was not 1	N/A				
110015457610	Feb 13 2024 (None identified	N/A				
110015456740	Feb 13 2024 (None identified	N/A				
110015456438	Feb 13 2024 (Lack of NEW condo un	Lack of availability of desired housing type				
110015456199	Feb 13 2024 (None identified	N/A				
110015456122	Feb 13 2024 (Did not answer	N/A				
110015456012	Feb 13 2024 (None identified	N/A				
110015455704	Feb 13 2024 (Bought home in 1995	N/A				
110015438060	Feb 11 2024 (NA	N/A				
110015437963	Feb 11 2024 (None. N/A	N/A				
110015437313	Feb 11 2024 (None of the above	N/A				
110015436980	Feb 11 2024 (We purchased our hom	N/A				
110015434859	Feb 10 2024 (We purchased 15 year	N/A				
110015434673	Feb 10 2024 (None	N/A				
110015434291	Feb 10 2024 (Custom built	N/A				
110015434122	Feb 10 2024 (Credit checks	Couldn't obtain financing				
110015433675	Feb 10 2024 (none	N/A				
110015433577	Feb 10 2024 (None	N/A				
110015433251	Feb 10 2024 (None	N/A				
110015432889	Feb 10 2024 (No barriers	N/A				
110015432502	Feb 10 2024 (Multi family, Perfect	N/A				
110015432162	Feb 10 2024 (Not well built, Shoddy c	Poor quality				
110015430687	Feb 09 2024 (Living with parents	N/A				
110015430591	Feb 09 2024 (No restrictions	N/A				
110015430121	Feb 09 2024 (None	N/A				
110015430113	Feb 09 2024 (n/a	N/A				
110015430037	Feb 09 2024 (n/a	N/A				
110015429523	Feb 09 2024 (Does not apply to me	N/A				
110015429221	Feb 09 2024 (None of the problems v	N/A				
110015428944	Feb 09 2024 (Did not encounter any	N/A				
110015428002	Feb 09 2024 (none	N/A				
110015427567	Feb 09 2024 (N/a	N/A				
110015427138	Feb 09 2024 (none	N/A				
110015424345	Feb 09 2024 (Distance from shoppin	Distance to shopping				
110015424338	Feb 09 2024 (No issues	N/A				
110015423305	Feb 09 2024 (N/a	N/A				
110015423265	Feb 09 2024 (Nothing	N/A				
110015423119	Feb 09 2024 (None	N/A				
110015423129	Feb 09 2024 (None of above	N/A				
110015422985	Feb 09 2024 (no	N/A				
110015422744	Feb 09 2024 (N/a	N/A				
110015420639	Feb 09 2024 (Many houses provided	Lack of availability of desired housing type				
110015420795	Feb 09 2024 (None	N/A				
110015419400	Feb 08 2024 (Have to be in specific a	School district restrictions				
110015419472	Feb 08 2024 (Saving for down payme	Saving for downpayment is difficult				
110015417650	Feb 08 2024 (None	N/A				
110015417574	Feb 08 2024 (Might be moving in the	N/A				
110015417373	Feb 08 2024 (None	N/A				
110015417125	Feb 08 2024 (None	N/A				
110015416824	Feb 08 2024 (none	N/A				
110015416502	Feb 08 2024 (Na	N/A				
110015416273	Feb 08 2024 (Not applicable	N/A				
110015416252	Feb 08 2024 (No barriers	N/A				
110015415506	Feb 08 2024 (No	N/A				
110015416150	Feb 08 2024 (Needed co signer	Couldn't obtain financing				
110015415803	Feb 08 2024 (Distance for children to	School district restrictions				
110015415815	Feb 08 2024 (None	N/A				
110015415703	Feb 08 2024 (No concerns as purcha	N/A				
110015415358	Feb 08 2024 (There is no bungalows	Lack of availability of desired housing type,				
110015415036	Feb 08 2024 (N/A	N/A				
110015414402	Feb 08 2024 (Owe too much money	Couldn't obtain financing				
110015414171	Feb 08 2024 (N/A	N/A				
110015413966	Feb 08 2024 (I had zero issues searc	N/A				
110015413835	Feb 08 2024 (Na	N/A				
110015413942	Feb 08 2024 (No issues	N/A				
110015413831	Feb 08 2024 (No issues	N/A				
110015413643	Feb 08 2024 (None of the issues des	N/A				
110015413345	Feb 08 2024 (None	N/A				
110015413164	Feb 08 2024 (Down Payment problem	Couldn't obtain financing, Saving for down				
110015413017	Feb 08 2024 (Nothing	N/A				
110015412931	Feb 08 2024 (Distance from a family	Not housing-related				
110015412731	Feb 08 2024 (When we bought 5 year	Affordability				
110015412380	Feb 08 2024 (I was no problem when	N/A				
110015412350	Feb 08 2024 (This is poorly construct	N/A				
110015412120	Feb 08 2024 (None	N/A				
110015412101	Feb 08 2024 (Bought 15 years ago. T	N/A				
110015412085	Feb 08 2024 (None	N/A				
110015412082	Feb 08 2024 (None of the above	N/A				
110015411960	Feb 08 2024 (N/A	N/A				
110015411941	Feb 08 2024 (thankfully we bought 20	N/A				
110015411956	Feb 08 2024 (No barriers	N/A				
110015411768	Feb 08 2024 (None	N/A				
110015411721	Feb 08 2024 (N/A	N/A				
110015411442	Feb 08 2024 (N/a	N/A				
110015411611	Feb 08 2024 (Not applicable	N/A				
110015411570	Feb 08 2024 (None of the above	N/A				

110015411495	Feb 08 2024	No issue	N/A			
110015411441	Feb 08 2024	No issues just decided	N/A			
110015411124	Feb 08 2024	None of above	N/A			
110015411099	Feb 08 2024	No issues	N/A			
110015411040	Feb 08 2024	Not applicable	N/A			
110015410949	Feb 08 2024	Bought home 30 years	N/A			
110015410791	Feb 08 2024	available lots	Lack of availability of desired housing type			
110015410823	Feb 08 2024	My taxes are way to high	Affordability			
110015410716	Feb 08 2024	Big houses seems to o	N/A			
110015408498	Feb 08 2024	(I have owned for many	N/A			
110015401772	Feb 07 2024	None	N/A			
110015400517	Feb 07 2024	(None of the above	N/A			
110015400396	Feb 07 2024	(None	N/A			
110015400106	Feb 07 2024	(Na	N/A			
110015398513	Feb 07 2024	(Emergency protection c	Landlord Difficulties			
110015398748	Feb 07 2024	(No issues	N/A			
110015398432	Feb 07 2024	(None	N/A			
110015398387	Feb 07 2024	(n/a	N/A			
110015397439	Feb 07 2024	(None	N/A			
110015395585	Feb 07 2024	(None	N/A			
110015392450	Feb 07 2024	(Home purchased over	N/A			
110015392011	Feb 07 2024	(Nothing	N/A			
110015389903	Feb 06 2024	(none	N/A			
110015388988	Feb 06 2024	(no	N/A			
110015388187	Feb 06 2024	(none	N/A			
110015387987	Feb 06 2024	(we had our home built	N/A			
110015387624	Feb 06 2024	(None	N/A			
110015386977	Feb 06 2024	(Did not have any of the	N/A			
110015386773	Feb 06 2024	(n/a when searching for	N/A			
110015386521	Feb 06 2024	(N/A	N/A			
110015386472	Feb 06 2024	(no problems	N/A			
110015385850	Feb 06 2024	(none	N/A			
110015385731	Feb 06 2024	(None	N/A			
110015385623	Feb 06 2024	(Been here for over 20 y	N/A			
110015384113	Feb 06 2024	(None	N/A			
110015382750	Feb 06 2024	(No barriers	N/A			
110015382643	Feb 06 2024	(None	N/A			
110015382115	Feb 06 2024	(DOES NOT APPLY	N/A			
110015381255	Feb 06 2024	(City has to many obsta	Obstacles for Home-base business			
110015380715	Feb 06 2024	(None above. What stup	N/A			
110015380616	Feb 06 2024	(None of the above	N/A			
110015380343	Feb 06 2024	(Property tax is too high	Affordability			
110015379986	Feb 06 2024	(None of the above	N/A			
110015379602	Feb 05 2024	(value for money, homes	Affordability, Poor quality			
110015379567	Feb 05 2024	(None	N/A			
110015379324	Feb 05 2024	(No barriers	N/A			
110015379309	Feb 05 2024	(I own my own place	N/A			
110015379012	Feb 05 2024	(NA	N/A			
110015378994	Feb 05 2024	(N/A	N/A			
110015378789	Feb 05 2024	(Most homes didnt have	Lack of availability of desired housing type			
110015378555	Feb 05 2024	(bought in Leduc becaus	Affordability			
110015378118	Feb 05 2024	(None apply	N/A			
110015377934	Feb 05 2024	(No issue	N/A			
110015377578	Feb 05 2024	(I had no issues	N/A			
110015377482	Feb 05 2024	(I own my home, so non	N/A			
110015376995	Feb 05 2024	(None above	N/A			
110015376993	Feb 05 2024	(no issues at all	N/A			
110015376864	Feb 05 2024	(Newer builds in Leduc	Population density			
110015376502	Feb 05 2024	(N/A	N/A			
110015376431	Feb 05 2024	(N/A	N/A			
110015376188	Feb 05 2024	(We purchased a condo	N/A			
110015374975	Feb 05 2024	(I built my house	N/A			
110015375345	Feb 05 2024	(None	N/A			
110015375173	Feb 05 2024	(Cost of Living is to high	Affordability			
110015374274	Feb 05 2024	(N/A	N/A			
110015373775	Feb 05 2024	(none	N/A			
110015373403	Feb 05 2024	(None of above applies.	N/A			
110015373578	Feb 05 2024	(Property taxes all are to	Affordability			

Which type of housing were you searching for?		Responses	
Answer Choices			
Single detached home	66.57%		219
Townhouse	4.26%		14
Duplex or semi-detached house	4.86%		16
Apartment	5.78%		19
Secondary suite	1.22%		4
Supportive home (e.g., adult lifestyle community with assistance)	0.91%		3
Other (please specify)	16.41%		54
Answered			329
Skipped			672

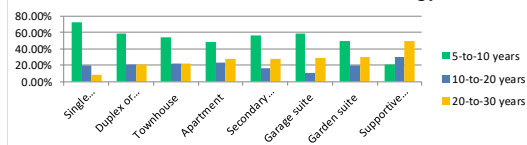


Respondent ID	Response Date	Other (please specify)
10015600988	Mar 01 2024 (Subsidized unit due to low income, single detached, senior, limited income (pension)	
10015600941	Mar 01 2024 (Townhouse and duplex also identified	
10015600944	Mar 01 2024 (Townhouse, duplex, and apartment also selected	
10015569990	Feb 25 2024 (Ranch style	
10015532301	Feb 22 2024 (Mobile home replacement	
10015515873	Feb 20 2024 (A single family detached home in Devon	
10015514422	Feb 20 2024 (Duplex or semi detached or apartment	
10015514385	Feb 20 2024 (None selected	
10015514199	Feb 20 2024 (Ranch style (in the 1980s), large enough for a family of 5 and an extra room for office.	
10015509622	Feb 20 2024 (Over 55 gated community	
10015507788	Feb 20 2024 (Single attached	
10015506273	Feb 19 2024 (Bungalow (one level living)	
10015503378	Feb 18 2024 (Single home or semi detached home in a housing co-op	
10015503215	Feb 18 2024 (a bungalow	
10015502855	Feb 18 2024 (House with a rentable basement suite.	
10015501227	Feb 17 2024 (Condo	
10015481512	Feb 15 2024 (Either a single detached home or a townhome	
10015469405	Feb 14 2024 (Single level, example: bungalow	
10015456926	Feb 13 2024 (Single detached and duplex or semi-detached	
10015444328	Feb 12 2024 (Apartment condo (newer)	
10015434313	Feb 10 2024 (Bungalow	
10015433239	Feb 10 2024 (Single Attached	
10015432323	Feb 10 2024 (Any of the above- just need a place I can afford that isn't hugely overpriced	
10015431678	Feb 10 2024 (2 bedroom condo for seniors	
10015431691	Feb 10 2024 (Was flexible	
10015430619	Feb 09 2024 (Modular	
10015420839	Feb 09 2024 (Single detached bungalow, with nice yard. We don't want a tall skinny house with postage stamp yard.	
10015419487	Feb 08 2024 (Bungalow with triple car garage	
10015419411	Feb 08 2024 (Bungalow with triple car garage. Shitty lots in Leduc	
10015418945	Feb 08 2024 (Acreage	
10015418946	Feb 08 2024 (We built so needed to find a lot big enough for a bungalow	
10015416377	Feb 08 2024 (Out of town	
10015415866	Feb 08 2024 (Literally any place that isn't going to cost a arm and a leg and my future sons life to be able to afford anything	
10015415358	Feb 08 2024 (Affordable bungalow - I'd say 2 bedrooms up & finished basement with 2 bedrooms downstairs. Even if they built little crescents with say 1,200 sq ft which would suit seniors with a little community hall to stay active and NO condo fees	
10015414652	Feb 08 2024 (Manufactured home	
10015412624	Feb 08 2024 (Not	
10015412692	Feb 08 2024 (There is no selection in Leduc for smaller living, not alot of apartments, carriage home, townhouse, ect. Not everyone wants to live in a 1600 two storey cookie cutter starter house and there is no such thing as a four Plex or small bungalow or small bungalow duplex here.	
10015412686	Feb 08 2024 (Attached	
10015412487	Feb 08 2024 (Bungalow	
10015412426	Feb 08 2024 (Transitional housing with support s for my addiction and mental health issues	
10015411910	Feb 08 2024 (A home with entrances upstairs and one for downstairs for visiting purposes.	
10015401333	Feb 07 2024 (Senior adult community living, smaller version housing, No fees.	
10015401359	Feb 07 2024 (Condominium	
10015400866	Feb 07 2024 (Adult bungalow villa with walkout basement	
10015394489	Feb 07 2024 (Was looking for a bungalow with a walk out basement	
10015389971	Feb 06 2024 (Bungalow	
10015388954	Feb 06 2024 (Something with little to no stairs	
10015386497	Feb 06 2024 (Bungalow style with 1 level only	
10015383764	Feb 06 2024 (not at this time	
10015383552	Feb 06 2024 (we wanted a single detached home, but not an overly large one. wanted something with a fenced yard.	
10015382211	Feb 06 2024 (bungalow	
10015376804	Feb 05 2024 (2-3 bedroom bugalow, need to age in place	
10015374465	Feb 05 2024 (I couldn't find a house for less than \$390 that was walking distance to shopping,school, amenities,now I am scared of my kids going to college or university in Edmonton because they will have to take the bus by the outlet mall,how????	
10015372853	Feb 05 2024 (New, accessible bungalow	

Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years.

	5-to-10 years		10-to-20 years		20-to-30 years		Total
Single detached home	71.93%	305	19.34%	82	8.73%	37	424
Duplex or semi-detached home	58.33%	77	20.45%	27	21.21%	28	132
Townhouse	54.69%	70	22.66%	29	22.66%	29	128
Apartment	48.23%	68	23.40%	33	28.37%	40	141
Secondary suite	55.95%	47	16.67%	14	27.38%	23	84
Garage suite	59.15%	42	11.27%	8	29.58%	21	71
Garden suite	50.00%	36	19.44%	14	30.56%	22	72
Supportive housing (e.g., adult lifestyle community with assistance)	21.21%	70	29.70%	98	49.09%	162	330
Other (please specify)							60
					Answered		673
					Skipped		328

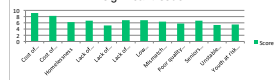
Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years. Please see the Housing Glossary for more information on terminology...



Respondent ID	Response Date	Other (please specify)	Tags
110015600941	Mar 01 2024	(Single, semi, and townhouse were both 5-10 and 10-20 years	
110015532301	Feb 22 2024	(Mobile home/ tiny home	Mobile home
110015525560	Feb 21 2024	(na	
110015514422	Feb 20 2024	(Supportive home in 5-1	Supportive/Adult Community
110015514401	Feb 20 2024	(Care home	Supportive/Adult Community
110015514315	Feb 20 2024	(assisted living or nursin	Supportive/Adult Community
110015514199	Feb 20 2024	(Supportive home in 5-1	Supportive/Adult Community
110015514118	Feb 20 2024	(Apartment identified for	Apartment/Condo
110015507788	Feb 20 2024	(Single attached immedi	Single Attached
110015507267	Feb 19 2024	(Hard to say but as we g	Apartment/Condo
110015506713	Feb 19 2024	(none of the above	N/A
110015503979	Feb 18 2024	(Done	N/A
110015503215	Feb 18 2024	(downsize to a smaller t	Downsize
110015502708	Feb 18 2024	(Could have a suite in o	N/A
110015501460	Feb 17 2024	(No others	N/A
110015500456	Feb 17 2024	(Retirement community	Supportive/Adult Community
110015498685	Feb 17 2024	(PLEASE PROVIDE A B	N/A
110015490787	Feb 16 2024	(Don't plan on moving fr	N/A
110015489383	Feb 16 2024	(Adult condo	Supportive/Adult Community
110015488773	Feb 16 2024	(None of the above	N/A
110015482610	Feb 15 2024	(None	N/A
110015481968	Feb 15 2024	(Will be staying in exist	N/A
110015469405	Feb 14 2024	(Bungalow or single leve	Bungalow
110015456740	Feb 13 2024	(No answer provided	N/A
110015456604	Feb 13 2024	(Single detached selecte	Single detached
110015456526	Feb 13 2024	(No answer provided	N/A
110015456199	Feb 13 2024	(No answer provided	N/A
110015456122	Feb 13 2024	(Did not answer	N/A
110015456012	Feb 13 2024	(No answer provided	N/A
110015455826	Feb 13 2024	(Selected single and dup	Single Attached, Single detached
110015437963	Feb 11 2024	(Not anticipating to need	N/A
110015436980	Feb 11 2024	(In home supports, I hav	Supportive/Adult Community
110015434673	Feb 10 2024	(None	N/A
110015433577	Feb 10 2024	(It would have been nice	Bungalow
110015433239	Feb 10 2024	(Single Attached 20-30	Single Attached
110015432675	Feb 10 2024	(Would like a Communit	Supportive/Adult Community
110015429221	Feb 09 2024	(I don't 'need' anything I	N/A
110015428944	Feb 09 2024	(None other are applicat	N/A
110015423479	Feb 09 2024	(None I'm good where I	N/A
110015418197	Feb 08 2024	(Housing with a nice vie	N/A
110015415358	Feb 08 2024	(A small community of a	Supportive/Adult Community
110015413966	Feb 08 2024	(I do not envision any ho	N/A
110015413345	Feb 08 2024	(None	N/A
110015412686	Feb 08 2024	(Attached	Single Attached
110015412426	Feb 08 2024	(Asap	N/A
110015411611	Feb 08 2024	(Won't need	N/A
110015401333	Feb 07 2024	(Senior adult housing, b	Supportive/Adult Community
110015400517	Feb 07 2024	(Not applicable	N/A
110015398432	Feb 07 2024	(None	N/A
110015395585	Feb 07 2024	(None other	N/A
110015394531	Feb 07 2024	(Seniors Wanting a dow	Supportive/Adult Community
110015389888	Feb 06 2024	(no	N/A
110015387624	Feb 06 2024	(None	N/A
110015385731	Feb 06 2024	(None	N/A
110015384113	Feb 06 2024	(Adult (Seniors) Only ho	Supportive/Adult Community
110015379986	Feb 06 2024	(None of the above	N/A
110015379567	Feb 05 2024	(None	N/A
110015379324	Feb 05 2024	(I do not plan on moving	N/A
110015376804	Feb 05 2024	(Small 2-3 BR detachec	Bungalow
110015376188	Feb 05 2024	(We are retired, next ho	Supportive/Adult Community

	1992		1993		1994		1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		Total	Score	
Cost of home ownership is too high	36.6%	244	14.0%	96	8.7%	60	8.0%	55	5.8%	40	5.4%	37	3.6%	25	4.0%	29	4.3%	30	3.0%	21	3.0%	21	3.0%	25	3.0%	21	3.0%	25	3.0%	21	3.0%
Cost of renting is too high	11.2%	82	22.1%	152	11.6%	80	8.9%	61	5.1%	56	7.3%	50	4.8%	33	7.3%	50	4.9%	34	6.1%	42	3.8%	28	2.7%	19	6.8%	15	6.8%	15	6.8%	15	6.8%
Homelessness	10.5%	72	6.4%	46	1.4%	9	1.7%	11	7.0%	8	4.2%	6	7.4%	51	0.0%	42	5.0%	38	7.8%	44	10.0%	49	13.4%	40	6.8%	6.2	6.8%	6.2	6.8%	6.2	6.8%
Lack of downsizing options for seniors	7.5%	52	7.5%	52	8.8%	59	6.7%	45	8.8%	59	6.7%	45	8.8%	59	6.7%	45	8.8%	59	6.7%	45	8.8%	59	6.7%	45	8.8%	59	6.7%	45	8.8%	59	6.7%
Lack of housing near employment opportunities	3.3%	23	4.2%	29	5.5%	36	5.5%	36	7.0%	33	9.0%	68	4.0%	33	9.0%	68	4.0%	33	9.0%	68	4.0%	33	9.0%	68	4.0%	33	9.0%	68	4.0%	33	9.0%
Lack of affordable housing for seniors	4.3%	31	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%	53	7.4%
Low availability/affordability of rentals	4.5%	30	4.5%	30	12.5%	88	11.5%	79	9.2%	63	8.9%	61	8.9%	60	8.0%	55	7.8%	54	7.0%	43	7.4%	53	5.4%	37	6.8%	6.7%	6.8%	6.7%	6.8%	6.7%	6.8%
Mismatch between who needs housing and what type of housing	3.8%	26	6.2%	43	8.1%	59	10.0%	69	11.3%	79	8.7%	60	8.6%	60	8.6%	60	8.6%	60	8.6%	60	8.6%	60	8.6%	60	8.6%	60	8.6%	60	8.6%	60	8.6%
Poor quality (unsafe homes in need of major repair)	4.0%	28	4.0%	28	5.8%	42	9.3%	70	6.4%	53	7.0%	64	8.2%	67	8.0%	63	8.0%	63	8.0%	63	8.0%	63	8.0%	63	8.0%	63	8.0%	63	8.0%	63	8.0%
Seniors without adequate at home care	7.0%	48	6.4%	58	8.6%	59	8.6%	60	9.3%	64	8.2%	62	9.3%	68	0.0%	62	8.7%	60	7.4%	51	8.1%	56	6.1%	42	6.8%	6.2	6.8%	6.2	6.8%	6.2	6.8%
Seniors unable to live in retirement, when they retire, etc.	2.0%	14	4.9%	34	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%	55	7.7%
Youth in risk of facing homelessness	2.4%	16	3.3%	23	3.6%	25	6.2%	43	9.7%	67	8.4%	58	11.5%	79	8.0%	68	9.2%	60	7.4%	51	8.1%	56	6.1%	42	6.8%	6.2	6.8%	6.2	6.8%	6.2	6.8%

Attribute	Score
Cost of	9
Cost of	8
Homeliness	6
Lack of	7
Lack of	5
Lack of	7
Low	7
Mismatch	6
Poor quality	6
Sensory	7
Unusable	6
Youth at risk	6



If an issue of importance to you was not listed above, please specify.

Answered
Skipped

173
828

Respondent ID	Response Date	Responses
1001560098	Mar 01 2024	(1-8 selected but not ranked. Purchase of present building, rent increase unsuitable.
1001560098	Mar 01 2024	(Did not answer
1001560098	Mar 01 2024	(I don't know
1001560084	Mar 01 2024	(Only identified 1 & 2
1001554697	Feb 24 2024	N/A
1001554049	Feb 23 2024	More housing for sale at affordable prices
1001553599	Feb 22 2024	(Safe neighborhoods and school catchment. All schools are too full
1001553398	Feb 22 2024	(Take older city buildings (extendedicare, maintenance/health unit) and utilize for homeless needs. Build new seniors care homes.
1001553261	Feb 22 2024	(Need more density. Everything is so spread out
1001553051	Feb 22 2024	(Disability access limited housing
1001552862	Feb 22 2024	(Not a concern to me
1001551818	Feb 21 2024	N/A
1001551792	Feb 21 2024	(Only identified 1 & 2
1001551786	Feb 21 2024	(#3: too many mixed-density areas and you at the City say it will be zoned this but then change it to a different type (makes it hard for people to buy their forever homes).
1001551691	Feb 21 2024	(Houses because no used for low income renters bringing down values in neighborhoods.
1001551602	Feb 20 2024	(I don't know enough about renting in Leduc or homelessness to answer the previous question.
1001551587	Feb 20 2024	(Leduc has become an extremely unsafe community to live in. There is a serious problem with lack of enforcement and proactive policing. As a result, I don't see myself remaining here in the next 5 years.
1001551440	Feb 20 2024	(1-3 selected but not ranked
1001551438	Feb 20 2024	(1-3 selected but not ranked
1001551419	Feb 20 2024	(Only identified 1-3
1001551411	Feb 20 2024	(Unsure of issues in Leduc regarding seniors.
1001551005	Feb 20 2024	(Not enough new homes being built to keep up with immigration.
1001550910	Feb 20 2024	(Affordable homes to downsize to. I need some of my equity to support myself and the smaller homes all seem to be the same price as my larger home.
1001550778	Feb 20 2024	(Lack of more expensive homes
1001550731	Feb 19 2024	(None
1001550671	Feb 19 2024	(Take in consideration the Safety for the citizens of Leduc due to the HUB. The HUB has to go. Your housing survey does not adequately describe the current housing in Leduc
1001550659	Feb 19 2024	(Get rid of the hub! It enabling drug addicts theres no help for them there. The crime in my neighborhood has gone up since you the city allow them to open and stay open. People are getting sick of the police doing nothing, its up to the the city to shut it down!
1001550652	Feb 19 2024	(Housing for people with addictions or irregular income
1001550406	Feb 19 2024	(Pet friendly rental
1001550463	Feb 19 2024	(Not many opportunities for youth besides organized sports. A youth centre is needed
1001550377	Feb 15 2024	(Set up housing for seniors
1001550270	Feb 18 2024	Senior bungalows without condo fees would be nice. Not enough bungalows or bivelews were built in leduc for the last 25 years as builders and city of leduc got greedy and stopped the codes that so many would be built in a block readus. The city allowed 2 story's to be built ever
1001550218	Feb 18 2024	(Crime in residential neighbourhoods and downtown areas!!
1001550149	Feb 17 2024	(Unaffordable property taxes. Pay way more than other city's.
1001550122	Feb 17 2024	(None
1001550059	Feb 17 2024	(Cheap, basic homes are being built too tightly into neighbourhoods that will look run down in 10-20 years. Would like to see higher architectural guidelines from the city for developers.
1001550045	Feb 17 2024	(I don't believe most of these are issues in Leduc. Homeless need some support but not indefinitely
1001550011	Feb 17 2024	(Poor standards for builders in communities. Le qualico
1001549900	Feb 17 2024	(None
1001549888	Feb 17 2024	(PLEASE PROVIDE A BUS TO/FROM LEDUC TO THE AIRPORT (70+% of Leduc People work at the airport?(?!))
1001549715	Feb 16 2024	(Need more affordable housing options
1001549435	Feb 16 2024	(Too many homeless people and criminals
1001548906	Feb 16 2024	(The need for green space to continue. In areas of high density, the need for wider streets, parks
1001548877	Feb 16 2024	(Homelessness is created by woke politicians
1001548731	Feb 15 2024	(Smaller homes less then 1000 square feet
1001548666	Feb 15 2024	(Costs for newcomers
1001548636	Feb 15 2024	(Lack of housing choice. No acreage availability within or near city limits. Sherwood park is an example of what I will look for in the future.
1001548525	Feb 15 2024	(Your survey provider needs attention
1001548507	Feb 15 2024	(None
1001548455	Feb 15 2024	(The hub project should be abandoned
1001548305	Feb 15 2024	(None
1001548278	Feb 15 2024	(Not sure about these issues
1001548154	Feb 15 2024	(High housing taxes
1001548105	Feb 15 2024	(Prime rates are to unstable which makes current homeowners at risk for losing the home they have.
1001548093	Feb 15 2024	(Commercial property. Check the walk score of most new communities. They are not walk able, with the influx if new Canadians we need to have walkable communities
1001548077	Feb 15 2024	(Lots are getting smaller and smaller. Harder to build larger homes with 3 car garages
1001545989	Feb 13 2024	N/A
1001545806	Feb 13 2024	(1-6 selected but not ranked
1001545797	Feb 13 2024	(Only identified as lack of housing near #1 bus route to Edmonton. 1-4 above are sequential order afterwards
1001545721	Feb 13 2024	(Only 1&2 ranked
1001545711	Feb 13 2024	(1-3 selected but not ranked
1001545660	Feb 13 2024	(1-8 selected and ranked the same
1001545619	Feb 13 2024	(Only #1 identified
1001545612	Feb 13 2024	(Did not answer
1001545601	Feb 13 2024	(Only identified 1 & 2
1001545582	Feb 13 2024	(1-10 were identified as the highest issues (all 1's) and 11 & 12 were identified as a level 3 issue
1001545570	Feb 13 2024	(Top 3 were identified by respondent; 4 & 5 inferred from other survey responses.
1001545557	Feb 13 2024	(Top 3 were identified by respondent; 4 & 5 inferred from other survey responses.
1001544800	Feb 12 2024	(N/A
1001544805	Feb 12 2024	(Lots of issue with the builder VICTORY HOMES from the start of purchase, they just ignore it. Our garage size is small compared to all other lane homes in Meadowview Way. They said the City approved it but they sold it to us as a 2 car garage but can only fit 1 which is not wh
1001544687	Feb 12 2024	(Utilities and taxes cost
1001544619	Feb 12 2024	(Property taxes continue to climb while services are being downgraded or cut completely
1001544551	Feb 12 2024	(Need more senior over 55 duplex housing
1001543731	Feb 11 2024	N/A
1001543698	Feb 11 2024	(The cost of utilities is sinking people, and the city charges fees!
1001543596	Feb 11 2024	(Emergency shelters for youths
1001543476	Feb 10 2024	(Too many restrictions on secondary suites, garage suites, and garden suites for families assisting senior family members. Leduc lacks affordable senior housing and then the city limits the ability of families to assist with the mentioned options.
1001543413	Feb 10 2024	(Very few upscale/executive condos or apartments
1001543412	Feb 10 2024	(Rental prices too high. Nowhere to rent for anyone who is on assistance or has poor or no credit
1001543345	Feb 10 2024	(I find rental homes are not taken care of as the renters don't own and therefore do not care.
1001543323	Feb 10 2024	(Property taxes and accountability of city spending.
1001543325	Feb 10 2024	(No
1001543059	Feb 09 2024	(Lack of bungalows
1001542952	Feb 09 2024	(Bad survey
1001542756	Feb 09 2024	(N/A
1001542604	Feb 09 2024	(High density Rental properties should be more central within Leduc for access to essential services.
1001542434	Feb 09 2024	(We have limited options available in Caledonia including gas stations, clothing stores, grocery, hardware, and big box stores.
1001542380	Feb 09 2024	(The number of hot/hot cottages to large families was VERY limited
1001542377	Feb 09 2024	(Crime is increasing due to edmonton homeless being moved to leduc
1001542320	Feb 09 2024	(Lack of bungalows for aging in home
1001542302	Feb 09 2024	(Not enough B I level or one level homes
1001542275	Feb 09 2024	(N/A
1001542246	Feb 09 2024	(Interest rates are soooooo high
1001542083	Feb 09 2024	(Lack of family friendly neighbourhoods. Having 'pathways' and 'parks' isn't all needed. Families need yards, low driving speeds, safe roads/sidewalks, front yards and backyards. Children need to be able to play outdoors independently - not just at a city provided park. New neigh
1001542079	Feb 09 2024	(None
1001541989	Feb 08 2024	(Interest rates
1001541948	Feb 08 2024	(We should not have a homeless shelter in Leduc, it has brought crime and danger to our community. On a regular basis we experience crime in Corinthia park that was not here before. People are passed out in alley ways and pushing shopping carts around. Unacceptable
1001541906	Feb 08 2024	(Property taxes I heard are disgustingly high too
1001541847	Feb 08 2024	(No rent controls, limits on rent increases
1001541861	Feb 08 2024	N/A
1001541704	Feb 08 2024	(There are no options for 60 year olds who need supports
1001541650	Feb 08 2024	(Shortage of executive lots with 3+ car garages
1001541617	Feb 08 2024	(No
1001541535	Feb 08 2024	(I find Leduc has either old or new homes. New aren't suitable for all, especially seniors, and the old are too pricey for age of homes. I'm afraid, with the growing age l of population, there just isn't enough of all housing needs. Leduc is way behind and I feel many will have to move i
1001541566	Feb 08 2024	(Taxes and city fees are extremely too high especially for retired seniors on fixed income
1001541533	Feb 08 2024	(HUB should be closed or relocated
1001541244	Feb 08 2024	(Supported transitional housing
1001541508	Feb 08 2024	(Shut down all homeless shelters
1001541481	Feb 08 2024	(No
1001541482	Feb 08 2024	(N/A
1001541444	Feb 08 2024	(There is too many homeless people in Leduc creating crime in once safe neighborhoods.
1001541331	Feb 08 2024	?
1001541324	Feb 08 2024	(Rent is too high for wages
1001541316	Feb 08 2024	(Lack of smaller housing options
1001541271	Feb 08 2024	(Lack of recreation facilities
1001541242	Feb 08 2024	(None
1001541212	Feb 08 2024	(Cost of assisted living private facilities. Not enough staff in existing public or for that matter private facilities.
1001541238	Feb 08 2024	(Rising property taxes and utility costs
1001541254	Feb 08 2024	(No
1001541235	Feb 08 2024	(Property taxes are way too high
1001541241	Feb 08 2024	(Drug addicts taking advantage of low income housing
1001541228	Feb 08 2024	(Lack of schools, grocery stores and gas stations in certain areas
1001541235	Feb 08 2024	(Taxes are far to high for what the city provides for infrastructure.
1001541191	Feb 08 2024	(Cost of living is unbalanced. Taxes, service charges, gas, electricity, food. We're in a financial super bubble/ready to burst.
1001541210	Feb 08 2024	(Really the problem is that the prices of everything (taxes included) is going up and incomes are not. People can't afford housing now when their income could have bought them a house 10-20 years ago.
1001541188	Feb 08 2024	(yes, can't afford living in my home anymore bills are way too high and property tax is way too high
1001541193	Feb 08 2024	(Property taxes are too high
1001541191	Feb 08 2024	(We are going to have a massive problem in the next 5-20 years with the severe lack of bungalows. Developers build almost exclusively 2 story homes in new areas, and with an aging population, this will be a huge problem.

1001541159	Feb 08 2024	Interest rates! On top of an ever increasing cost of living
1001541088	Feb 08 2024	Distance to community fitness facility
1001541094	Feb 08 2024	n/a
1001540849	Feb 08 2024	Seniors can't downsize because of low income for fees, condo taxes
1001540133	Feb 07 2024	Cost of home ownership is too high.
1001540043	Feb 07 2024	place for the homeless to continue - Hubb
1001539865	Feb 07 2024	none
1001539851	Feb 07 2024	No current stable emergency shelters
1001539874	Feb 07 2024	Supportive housing for a disabled child transitioning to adulthood
1001539743	Feb 07 2024	None
1001539714	Feb 07 2024	Lots are too narrow/small, no privacy, no parking
1001539617	Feb 07 2024	Seniors homes similar to the new apartment style built across from the hospital except the model should be condo living. The model as it stands would greatly lower the inheritance I want to pass on to my kids. A condo style would keep that inheritance in my family rather than en
1001539448	Feb 07 2024	Failure of the city to properly police property crimes
1001539201	Feb 07 2024	(Nothing
1001539059	Feb 06 2024	Overall cost of living, and rising costs (groceries, utilities, vehicle fuel, bank interest rates).
1001538910	Feb 06 2024	(Na
1001538898	Feb 06 2024	(no other issues
1001538874	Feb 06 2024	Lack of public transportation
1001538762	Feb 06 2024	There is no housing issues in Leduc, if you can't afford to buy a house in Leduc then don't
1001538680	Feb 06 2024	Townhomes being built these days have no yard for children
1001538677	Feb 06 2024	n/a
1001538649	Feb 06 2024	Property assessment/taxes are high. Our home assessment increased by 41K this year which is ridiculous!!
1001538647	Feb 06 2024	Crime in every neigourhood
1001538593	Feb 06 2024	(Smaller sq ft bungalows in adult community setting
1001538411	Feb 06 2024	Lack of supportive housing for non-seniors with mental, health and financial challenges
1001538316	Feb 06 2024	There are absolutely no options for single income homeowners. Down sizing affordably in Leduc is in possible unless you want to renovate which can be costly
1001538275	Feb 06 2024	Cost of Senior Housing is an issue.
1001538125	Feb 06 2024	(I am confused on how to complete this section
1001538071	Feb 06 2024	Communities that don't have to worry about the homeless population. Crime free
1001538055	Feb 06 2024	(A lack of starter homes. Many homes are costing around \$500K and are massive homes. Anything smaller or more affordable are purchased by people who are downsizing and have the money from their previous home to aid in the purchase. It feels like I will have to save for 10
1001538034	Feb 06 2024	(House is too expensive and property tax is too high.
1001537956	Feb 05 2024	Lack of transitional housing for homeless, risk of shelter closure due to city resistance to advocate with province
1001537909	Feb 05 2024	(Municipal taxes & utilities are far too high
1001537878	Feb 05 2024	(Houses are built with enough bedrooms upstairs
1001537848	Feb 05 2024	(Cost of living going up faster than income, ie rent going up \$125, may have to find a lesser apartment to rent, which I scary for seniors
1001537699	Feb 05 2024	(Taxes are way too high for service rendered
1001537699	Feb 05 2024	(no
1001537686	Feb 05 2024	(It is clear from budget discussions that the city does not have any serious intent on lowering the tax burden for homeowners.
1001537618	Feb 05 2024	(None
1001537610	Feb 05 2024	(None
1001537517	Feb 05 2024	(na
1001537427	Feb 05 2024	N/a
1001537357	Feb 05 2024	Cost of property taxes have become unaffordable

What housing options do you think are missing in Leduc? Select all that apply.For definitions of these housing types, please visit the Housing Glossary.			
Answer Choices	Responses		
Emergency housing/homeless shelters (that offer temporary shel	40.79%		257
Transitional/supportive housing (for individuals with physical, mer	37.30%		235
Assisted living facilities for seniors	44.60%		281
Residential care facilities for seniors	38.10%		240
Independent living facilities for seniors	49.68%		313
Accessible or adaptable housing options (either fully meeting the	21.75%		137
Non-market rental housing (affordable rental housing provided thr	37.94%		239
Market rental housing	20.63%		130
Non-market home ownership options (housing offered at a lower	31.59%		199
Market home ownership options	23.81%		150
Other (please specify)	9.21%		58
Answered			630
Skipped			371

What housing options do you think are missing in Leduc? Select all that apply.For definitions of these housing types, please visit the Housing Glossary.

Housing Option	Percentage of Responses
Emergency...	40.79%
Transitional/supportive...	37.30%
Assisted living...	44.60%
Residential care...	38.10%
Independent living...	49.68%
Accessible or...	21.75%
Non-market rental...	37.94%
Market rental...	20.63%
Non-market home...	31.59%
Market home...	23.81%
Other (please...	9.21%

Respondent ID	response Date	Other (please specify)
110015600988	Mar 01 2024	(Low mortgage/rent geared to income
110015546979	Feb 24 2024	/ N/A
110015545970	Feb 23 2024	/ Rent cap.
110015534596	Feb 22 2024	(hospice palliative facilities in Leduc
110015532301	Feb 22 2024	(Mobile home parks & tiny homes parks for individuals & family
110015530519	Feb 22 2024	/ Not sure of other above options
110015515873	Feb 20 2024	(Safe communities. There's a serious traffic problem with excessive speeding, lack of yielding for pedestrian's, children and school buses, and
110015515519	Feb 20 2024	(Affordable condos/townhouses/duplex/fourplex, etc.
110015515334	Feb 20 2024	(Row housing, duplex, apartments, options other than detached housing
110015509102	Feb 20 2024	(I would like to see something like Extencicare used for a homeless/temporary situation.....it is fine for short term. It is pretty bad for long term
110015507267	Feb 19 2024	(Not sure
110015506713	Feb 19 2024	(Homeless shelters in Leduc have to be gone. Leduc needs to assist the seniors in the city. We also need to build a larger hospital.
110015506000	Feb 19 2024	(1/ Relaxing the rules on secondary suites so that it isn't so onerous to meet the bylaw requirements and 2/ Establish some creative alternativ
110015502708	Feb 18 2024	/ City of leduc sold all the low cost rentals. This I know because del Svensson sold them all through Caldwell banker.
110015500456	Feb 17 2024	(I don't think most of these are serious in Leduc.
110015498685	Feb 17 2024	(PLEASE PROVIDE A BUS TO/FROM LEDUC TO THE AIRPORT (70+% of Leduc People work at the airport?!?!)
110015497579	Feb 16 2024	(More Public care not Private
110015494352	Feb 16 2024	(Bud the homeless out of the city
110015490164	Feb 16 2024	(Not sure
110015489383	Feb 16 2024	(Homes with a full syuite in the basement - & possibly 3 car garage - 1 for suite
110015489330	Feb 16 2024	(Stop allowing companies to buy houses and jack up the rent to ridiculous amounts.
110015487313	Feb 15 2024	/ Small home development - under 1000sq ft
110015486871	Feb 15 2024	(Rentals for professional single people that is affordable for one person. For example, if there is a dual income couple and a single person both
110015486367	Feb 15 2024	(Acreage homes.
110015482781	Feb 15 2024	(Not aware
110015481390	Feb 15 2024	(Garden and garage suites allowed for rental or children
110015457978	Feb 13 2024	(Improved transit/housing near transit
110015449420	Feb 12 2024	/ City of Leduc taking advantage of condo living property taxes
110015448906	Feb 12 2024	(Affordable market rental housing
110015434673	Feb 10 2024	(None
110015434528	Feb 10 2024	(As an average citizen of Leduc, how would one know about any of these issues?
110015434122	Feb 10 2024	(Lower cost rentals for single parents
110015433239	Feb 10 2024	(More availability in general of all types.
110015422143	Feb 09 2024	(More housing and safe housing for single parents and low income. Preventing homelessness!
110015420570	Feb 09 2024	(Availability of lots and areas to own and erect tiny homes and also container home living to make ownership easier for people that will probabl
110015418866	Feb 08 2024	(Rental of decent place with pets that isn't over 1600 plus extra for utilities
110015415358	Feb 08 2024	(I have seen that Devon has a small area for seniors that look like Garden Homes which may suit seniors or someone single who has lost a sp
110015413164	Feb 08 2024	/ Jobs for youth
110015412380	Feb 08 2024	/ Focus more on getting people in to buying positions, rather than renting positions.
110015411937	Feb 08 2024	/ More houses need to be built with lower land costs
110015411919	Feb 08 2024	/ Incentives to density older neighborhoods for more affordable housing. Basement suites, garden suites, and more multi-family homes on sm
110015411295	Feb 08 2024	/ Garden suites/backyard suites for rentals
110015408498	Feb 08 2024	(Co-op HousingStrategy people buy into units but each unit contributes to the overall maintenance,
110015401333	Feb 07 2024	(Transitional home ownership, after owning larger homes.
110015400849	Feb 07 2024	(Homeless shelters are bringing crime and violence to the city
110015398513	Feb 07 2024	(Low cost rentals that aren't tied to a non-profit organization, housing that accepts emotional support animals
110015394531	Feb 07 2024	/ Independent ownership for seniors not facilities
110015392047	Feb 07 2024	(Affordable housing in general
110015392011	Feb 07 2024	(Nothing
110015388187	Feb 06 2024	(none
110015387624	Feb 06 2024	(A nice area that the city doesn't try to shoehorn some high density low income housing into
110015386974	Feb 06 2024	(Single detached
110015386497	Feb 06 2024	(I honestly have no idea what housing options are missing
110015384113	Feb 06 2024	/ Independent living facilities (for individuals with physical, mental, or intellectual disabilities)
110015383552	Feb 06 2024	/ the types of homes being provided. Duplexes that are the same size/cost as a single detached home. If you are sharing a wall the price shoul
110015379098	Feb 05 2024	(There is a lack of real estate available on the market
110015378789	Feb 05 2024	(Not enough bedrooms built homes. More 5+ bedrooms required
110015376864	Feb 05 2024	(The city should focus on tax minimization rather than creating new program's at the expense of taxpayers.

APPENDIX: HOUSING GLOSSARY

Affordable housing¹: Housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. Affordable housing is a broad term that includes housing provided by the private, public, and non-profit sector and includes all forms of housing tenure: rental and ownership, as well as temporary and permanent housing. The definition of “affordable” varies significantly across households and communities and the City of Leduc is working to better understand what housing affordability means for Leduc residents.

Apartment building: A building that contains three or more dwelling units, arranged either horizontally or vertically, that have a shared entrance through a common vestibule.

Emergency housing / shelters: Facilities that provide temporary short-term accommodation for homeless individuals and families. In some cases, emergency housing includes food, clothing, or other supportive services for people who are homeless or in crisis (e.g., shelters, couch surfing, and hostels).

Garage suite: A separate, self-contained dwelling unit located above a detached garage.

Garden suite: A separate, self-contained dwelling unit in a single storey building that is located on the same property as a single detached dwelling.

Housing spectrum / continuum: A concept used to describe a range of housing options available to help individuals across different demographic groups access attainable, adequate, and safe housing. The housing spectrum is a common standard used to understand available housing options in a given community. It describes a range of housing tenures including emergency shelters, transitional and supportive housing, and non-market and market rental and ownership that can be implemented within various housing forms. Healthy communities have a diversity of housing options along the spectrum to accommodate the unique housing needs of community members.

Housing Spectrum



Housing form: The physical size, shape, and configuration of a residential development, including but not limited to single detached dwellings, semi-detached dwellings, multi-unit dwellings, and apartment buildings. Different housing tenures (see below) can be found within different housing forms (e.g., an apartment can have market, non-market, and long-term supportive units for rent within a single building).

Housing options: The various combinations of housing forms and housing tenures that can be found, planned, or designed.

Housing tenure: Refers to whether a residence is owned, with or without a mortgage, or rented, with or without fully or partially subsidized housing costs. Tenure applies to all housing forms along the housing spectrum.

¹ As defined by Canadian Mortgage and Housing Corporation (CMHC)

Housing with supports: A term used to describe housing tenures that have integrated supports and services (i.e., long-term supportive housing and below market / subsidized rental or home ownership).

Long term supportive housing: Stable housing that is provided on a long-term basis, specifically designed and operated to provide a safe, secure, and home-like environment with on-site support services such as social services, provision of meals, housekeeping, and social and recreational activities that maximize residents' independence, privacy, and dignity. Accommodation costs in supportive housing facilities may be subsidized, but this is not always the case (e.g., senior living communities and housing for individuals with developmental or other disabilities).

Market housing: Housing that is produced by the private sector that is rented or sold at current market rates. Rental housing refers to residential properties that are rented to tenants in exchange for regular rental payments. Home ownership refers to housing that is privately purchased at market rates, typically involving regular mortgage payments.

Multi-unit dwelling: A building that contains three to six dwelling units that each have separate entrances from the ground level (e.g., triplexes, fourplexes, and townhouses).

Non-market housing: Housing that is designed for independent living by individuals or families who cannot afford housing at market rates, or who have needs that are not being met by market housing. Non-market housing units can either be rented, typically made affordable through public and/or non-profit ownership or rent supplements, or owned, typically made affordable through assistance programs that reduce the purchase price or mortgage payments.

Safety net: A term used to describe housing tenures that provide temporary, short-term accommodations for individuals and families who are at risk of housing instability or homelessness (i.e., emergency shelters and transitional housing / short term supportive housing).

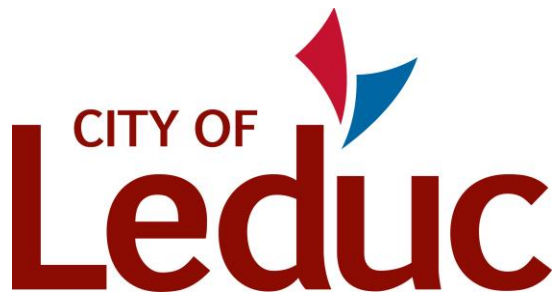
Secondary suite: A separate, self-contained dwelling unit located within a single or semi-detached dwelling.

Semi-detached dwelling: A building that contains two dwelling units that share a common wall, each with separate entrances (e.g., side-by-side duplex).

Single detached dwelling: A building that contains one dwelling unit.

Transitional housing / short-term supportive housing: Stable housing provided as a short-term step between emergency housing and long-term housing. Stays are typically between three months and three years. Supports that may be provided include experience, knowledge, tools, and opportunities for social and skill development to help individuals become more independent and self-sufficient.

APPENDIX: PAPER COPIES: RENTER, HOMEOWNER, NON-RESIDENT



Housing Strategy Survey

INTRODUCTION

The City of Leduc is preparing a Housing Strategy to address housing needs in our community. The first part of this work involves completing a Housing Needs Assessment to understand community demographics and identify gaps with the current housing stock. This information will be gathered by reviewing housing data and engaging with residents.

Following the Housing Needs Assessment, the City will develop a Housing Strategy with a series of strategies and actions to inform future planning work in Leduc. Together, these documents will help address Leduc's housing gaps by guiding decisions on the types of housing the city needs and identifying potential partnership and investment opportunities.

The City invites all community members who live or work in Leduc to participate in this survey, which can be completed in approximately **15 minutes**.

You are also invited to visit the [City of Leduc website](#) for additional information and project updates.

The personal information requested on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. It will be used for the purposes of sharing information and updates for the Housing Strategy. Questions concerning the collection, use, and disclosure of this information should be directed to: #1 Alexandra Park, Leduc, AB, T9E 4C4, phone 780-980-7177. This information will be retained and disposed of in accordance with approved records retention and disposal schedules of the City.

ABOUT YOU AS A RENTER

The following questions help us build a picture of who is living in Leduc. Your answers will help us understand the housing needs of different household types and help us ensure that we're hearing from a wide range of residents, including identifying community members who may not currently be part of the conversation.

What neighborhood do you currently live in (more on next page)?

- | | | |
|---|---|--|
| <input type="checkbox"/> Alexandra Park | <input type="checkbox"/> Corinthia Park | <input type="checkbox"/> Leduc Estates |
| <input type="checkbox"/> Black Stone | <input type="checkbox"/> Creekside | <input type="checkbox"/> Linsford Park |
| <input type="checkbox"/> Bridgeport | <input type="checkbox"/> Deer Valley | <input type="checkbox"/> Meadowview Park |
| <input type="checkbox"/> Caledonia | <input type="checkbox"/> Lakeside Estates | <input type="checkbox"/> North Telford |



- | | | |
|--|--|--|
| <input type="checkbox"/> Robinson | <input type="checkbox"/> Tribute | <input type="checkbox"/> Woodbend |
| <input type="checkbox"/> Southfork | <input type="checkbox"/> West Haven | <input type="checkbox"/> My neighbourhood is not listed, please specify: _____ |
| <input type="checkbox"/> South Park | <input type="checkbox"/> West Haven Park | |
| <input type="checkbox"/> South Telford | <input type="checkbox"/> Willow Park | |
| <input type="checkbox"/> Suntree | <input type="checkbox"/> Windrose | |

What is your gross annual household income (before tax)?

- | | |
|--|---|
| <input type="checkbox"/> Under \$20,000 | <input type="checkbox"/> \$100,000 - \$149,999 |
| <input type="checkbox"/> \$20,000 - \$39,999 | <input type="checkbox"/> \$150,000 - \$199,999 |
| <input type="checkbox"/> \$40,000 - \$59,999 | <input type="checkbox"/> \$200,000 - \$249,999 |
| <input type="checkbox"/> \$60,000 - \$79,999 | <input type="checkbox"/> Over \$250,000 |
| <input type="checkbox"/> \$80,000 - \$99,999 | <input type="checkbox"/> Prefer not to say / I don't know |

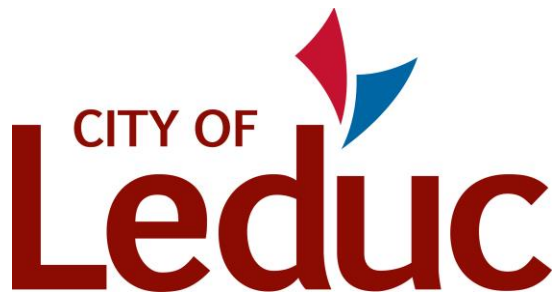
How would you describe your current living situation?

- | | |
|--|--|
| <input type="checkbox"/> I live on my own | <input type="checkbox"/> I am a single parent living with children part-time |
| <input type="checkbox"/> I live with my parent(s) | <input type="checkbox"/> I live in a multi-generational home (i.e., with children and parents/in-laws) |
| <input type="checkbox"/> I live with my spouse/partner – without children | <input type="checkbox"/> I live with roommates |
| <input type="checkbox"/> I live with my spouse/partner – with children | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> I am a single parent living with children full-time | |

How many people within each age group live with you (circle any/all that apply)? Please include yourself in these numbers.

Under 18	1	2	3	4	5+
18 - 24	1	2	3	4	5+
25 - 34	1	2	3	4	5+
35 - 44	1	2	3	4	5+
45 - 54	1	2	3	4	5+
55 - 64	1	2	3	4	5+
65+	1	2	3	4	5+

- ☐ Prefer not to say



Do you rent or own your home?

- ☐ Rent
- ☐ Own
- ☐ Neither rent nor own (e.g., live rent-free with parents or adult children)
- ☐ No fixed address, please describe: _____

How long did it take you to find your current rental?

- ☐ Less than a month
- ☐ 1 – 2 months
- ☐ 3 – 4 months
- ☐ 5 – 6 months
- ☐ 6+ months

Which of the following best describe the type of unit you rent?

- | | |
|--|---|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Garage suite (suite above a detached garage) |
| <input type="checkbox"/> Duplex or semi-detached house | <input type="checkbox"/> Garden suite (detached suite) |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment unit |
| <input type="checkbox"/> Secondary suite (within the primary home) | <input type="checkbox"/> Room in a house |
| | <input type="checkbox"/> Apartment shared with others |

How many bedrooms are there in your home/unit?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> Studio | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4+ bedrooms |
| <input type="checkbox"/> 2 bedrooms | |

What is the minimum number of bedrooms that would meet your household's current needs?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> Studio | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4+ bedrooms |
| <input type="checkbox"/> 2 bedrooms | |



What is your monthly rent payment?

- | | |
|--|--|
| <input type="checkbox"/> Less than \$250 | <input type="checkbox"/> \$2,000 - \$2,499 |
| <input type="checkbox"/> \$250 - \$499 | <input type="checkbox"/> \$2,500 - \$2,999 |
| <input type="checkbox"/> \$500 - \$999 | <input type="checkbox"/> \$3,000 - \$3,499 |
| <input type="checkbox"/> \$1,000 - \$1,499 | <input type="checkbox"/> \$3,500 or more |
| <input type="checkbox"/> \$1,500 - \$1,999 | <input type="checkbox"/> Prefer not to say |

What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?

- | | |
|--|---|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | <input type="checkbox"/> My utilities are included in my rent |

What are your approximate monthly transportation costs?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | |

Do you believe your housing costs are affordable to you?

- ☐ Yes
- ☐ No
- ☐ Not sure

Do you receive any financial assistance (either formal or informal) to support your housing costs?

- ☐ Yes (please indicate below)
 - ☐ Rental subsidy
 - ☐ Government grant/loan
 - ☐ Financial Assistance from family, relatives or friends
 - ☐ Other, please specify: _____



- ☐ No
- ☐ Prefer not to say

HOUSING EXPERIENCE

These questions explore your experiences with housing in Leduc to capture the diverse perspectives within our community. Your responses will help us understand unique housing challenges and preferences and ensure that identified gaps and needs reflect your lived experiences.

Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years (more on next page).

	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
Home is in poor condition and in need of repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is unsuitable for my mobility and accessibility needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home does not provide enough parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is not well served by public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from amenities (e.g., library, recreation centre, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from essential services (e.g., grocery stores, medical clinics, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too large for my needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too small for my needs (e.g., not enough bedrooms/bathrooms, inadequate storage, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I experience discrimination from my landlord	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm unsure about the stability of my rental lease	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm unsure about whether I will be able to afford future rent payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
I'm unsure about whether I will be able to purchase a home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
My home lacks adequate storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

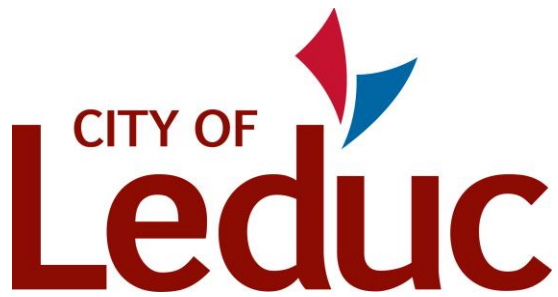
Did you encounter any of the following barriers when searching for your current home? Select all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Cost of purchasing a home was too high | <input type="checkbox"/> Profiling/screening due to ethnicity, sexual orientation, gender expression/other |
| <input type="checkbox"/> Cost of renting a home/unit was too high | <input type="checkbox"/> Restricted due to rental rules (e.g., no pets, no children, etc.) |
| <input type="checkbox"/> I do not understand the process of renting or buying a home | <input type="checkbox"/> Substance use or addiction |
| <input type="checkbox"/> Lack of accessible housing options (e.g., wheelchair friendly) | <input type="checkbox"/> Distance from employment opportunities |
| <input type="checkbox"/> Lack of elevator or other accessibility supports | <input type="checkbox"/> Distance from/accessibility to transit |
| <input type="checkbox"/> Limited supply of the type of home I was looking for | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Long waitlists for non-market housing | |
| <input type="checkbox"/> Mental health challenges | |

If you indicated above that your desired type of housing was in limited supply, which type of housing were you searching for?

For definitions of these housing types, please refer to the [Housing Glossary](#).

- | | |
|--|--|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Supportive home (e.g., adult lifestyle community with assistance) |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Duplex or semi-detached house | |
| <input type="checkbox"/> Apartment | |
| <input type="checkbox"/> Secondary suite | |



Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years.

Please refer to the [Housing Glossary](#) for more information on terminology used below.

Housing Type	5-to-10 years	10-to-20 years	20-to-30 years
Single detached home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex or semi-detached house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive home (e.g., adult lifestyle community with assistance, short-term transitional housing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify: _____			

COMMUNITY HOUSING ISSUES

These questions help us understand the types of housing issues you are seeing amongst your friends and family and in the communities you live and/or work in.

In your opinion, what are the top 5 housing issues in Leduc? Please indicate below, where 1 represents the most significant issue (more on next page).

___ Cost of home ownership is too high

___ Homelessness

___ Cost of renting is too high

___ Lack of downsizing options for seniors



- Lack of housing near employment opportunities
- Lack of supportive housing for seniors
- Low availability/shortage of rentals
- Mismatch between who needs housing and what type of housing is available
- Poor quality homes/homes in need of major repairs
- Seniors without adequate at-home care
- Unstable rental (e.g., renovictions, short-term rentals, etc.)
- Youth at risk of or facing homelessness
- Other, please specify: _____

What housing options do you think are missing in Leduc? Select all that apply.

For definitions of these housing types, please refer to the [Housing Glossary](#).

- ☐ Emergency housing/homeless shelters (that offer temporary shelter, food, and other supportive services)
- ☐ Transitional/supportive housing (for individuals with physical, mental, or intellectual disabilities)
- ☐ Assisted living facilities for seniors
- ☐ Residential care facilities for seniors
- ☐ Independent living facilities for seniors
- ☐ Market home ownership options
- ☐ Accessible or adaptable housing options (either fully meeting the needs of someone with a disability or can be modified to meet their needs)
- ☐ Non-market rental housing (affordable rental housing provided through a non-profit organization)
- ☐ Market rental housing
- ☐ Non-market home ownership options (housing offered at a lower cost)
- ☐ Other, please specify: _____

TELL US YOUR STORY!

If you or your household have experienced housing challenges in Leduc, we invite you to share your story in the space below.

Here are some prompting questions to consider, but feel free to share your story in your own words:

- When did you move to Leduc?



- Why did you choose Leduc?
- What challenges have you experienced when trying to move to Leduc, or while living in Leduc?
- Do you think you will stay in Leduc?

For your privacy, and to keep your responses anonymous, please do not include your name or any personally-identifying information.

THANK YOU!

Thank you for taking the time to participate in the City's Housing Strategy!

To stay updated on project progress and to see the findings of the survey, visit the [City of Leduc website](#).



Housing Strategy Survey

INTRODUCTION

The City of Leduc is preparing a Housing Strategy to address housing needs in our community. The first part of this work involves completing a Housing Needs Assessment to understand community demographics and identify gaps with the current housing stock. This information will be gathered by reviewing housing data and engaging with residents.

Following the Housing Needs Assessment, the City will develop a Housing Strategy with a series of strategies and actions to inform future planning work in Leduc. Together, these documents will help address Leduc's housing gaps by guiding decisions on the types of housing the city needs and identifying potential partnership and investment opportunities.

The City invites all community members who live or work in Leduc to participate in this survey, which can be completed in approximately **15 minutes**.

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ABOUT YOU AS A HOMEOWNER

The following questions help us build a picture of who is living in Leduc. Your answers will help us understand the housing needs of different household types and help us ensure that we're hearing from a wide range of residents, including identifying community members who may not currently be part of the conversation.

What neighborhood do you currently live in (more on next page)?

- | | | |
|---|---|--|
| <input type="checkbox"/> Alexandra Park | <input type="checkbox"/> Corinthia Park | <input type="checkbox"/> Leduc Estates |
| <input type="checkbox"/> Black Stone | <input type="checkbox"/> Creekside | <input type="checkbox"/> Linsford Park |
| <input type="checkbox"/> Bridgeport | <input type="checkbox"/> Deer Valley | <input type="checkbox"/> Meadowview Park |
| <input type="checkbox"/> Caledonia | <input type="checkbox"/> Lakeside Estates | <input type="checkbox"/> North Telford |



- | | | |
|--|--|--|
| <input type="checkbox"/> Robinson | <input type="checkbox"/> Tribute | <input type="checkbox"/> Woodbend |
| <input type="checkbox"/> Southfork | <input type="checkbox"/> West Haven | <input type="checkbox"/> My neighbourhood is not listed, please specify: _____ |
| <input type="checkbox"/> South Park | <input type="checkbox"/> West Haven Park | |
| <input type="checkbox"/> South Telford | <input type="checkbox"/> Willow Park | |
| <input type="checkbox"/> Suntree | <input type="checkbox"/> Windrose | |

What is your gross annual household income (before tax)?

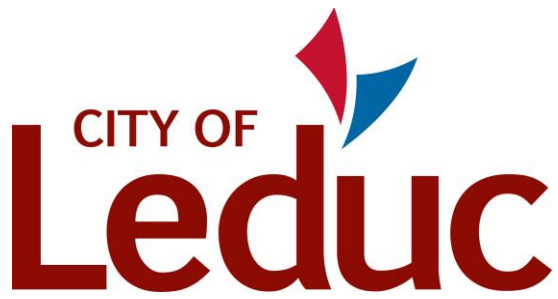
- | | |
|--|---|
| <input type="checkbox"/> Under \$20,000 | <input type="checkbox"/> \$100,000 - \$149,999 |
| <input type="checkbox"/> \$20,000 - \$39,999 | <input type="checkbox"/> \$150,000 - \$199,999 |
| <input type="checkbox"/> \$40,000 - \$59,999 | <input type="checkbox"/> \$200,000 - \$249,999 |
| <input type="checkbox"/> \$60,000 - \$79,999 | <input type="checkbox"/> Over \$250,000 |
| <input type="checkbox"/> \$80,000 - \$99,999 | <input type="checkbox"/> Prefer not to say / I don't know |

How would you describe your current living situation?

- | | |
|--|--|
| <input type="checkbox"/> I live on my own | <input type="checkbox"/> I am a single parent living with children part-time |
| <input type="checkbox"/> I live with my parent(s) | <input type="checkbox"/> I live in a multi-generational home (i.e., with children and parents/in-laws) |
| <input type="checkbox"/> I live with my spouse/partner – without children | <input type="checkbox"/> I live with roommates |
| <input type="checkbox"/> I live with my spouse/partner – with children | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> I am a single parent living with children full-time | |

How many people within each age group live with you (circle any/all that apply)? Please include yourself in these numbers.

Under 18	1	2	3	4	5+
18 - 24	1	2	3	4	5+
25 - 34	1	2	3	4	5+
35 - 44	1	2	3	4	5+
45 - 54	1	2	3	4	5+
55 - 64	1	2	3	4	5+
65+	1	2	3	4	5+
<input type="checkbox"/> Prefer not to say					



Do you rent or own your home?

- ☐ Rent
- ☐ Own
- ☐ Neither rent nor own (e.g., live rent-free with parents or adult children)
- ☐ No fixed address, please describe: _____

How long did it take you to find your current home?

- ☐ Less than a month
- ☐ 1 – 2 months
- ☐ 3 – 4 months
- ☐ 5 – 6 months
- ☐ 6+ months

Which of the following best describe the type of unit you own?

- | | |
|--|---|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Garage suite (suite above a detached garage) |
| <input type="checkbox"/> Duplex or semi-detached house | <input type="checkbox"/> Garden suite (detached suite) |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment unit |
| <input type="checkbox"/> Secondary suite (within the primary home) | <input type="checkbox"/> Room in a house |
| | <input type="checkbox"/> Apartment shared with others |

How many bedrooms are there in your home/unit?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> Studio | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4+ bedrooms |
| <input type="checkbox"/> 2 bedrooms | |

What is the minimum number of bedrooms that would meet your household's current needs?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> Studio | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4+ bedrooms |
| <input type="checkbox"/> 2 bedrooms | |



What is your monthly mortgage payment?

- | | |
|---|--|
| <input type="checkbox"/> I own my home outright | <input type="checkbox"/> \$2,000 - \$2,499 |
| <input type="checkbox"/> Less than \$499 | <input type="checkbox"/> \$2,500 - \$2,999 |
| <input type="checkbox"/> \$500 - \$999 | <input type="checkbox"/> \$3,000 - \$3,499 |
| <input type="checkbox"/> \$1,000 - \$1,499 | <input type="checkbox"/> \$3,500 or more |
| <input type="checkbox"/> \$1,500 - \$1,999 | <input type="checkbox"/> Prefer not to say |

What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | |

What are your approximate monthly Condo Fees (please select N/A if not applicable)?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | <input type="checkbox"/> N/A |

What are your approximate monthly transportation costs?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | |

Do you believe your housing costs are affordable to you?

- ☐ Yes
- ☐ No
- ☐ Not sure



If you have spare/unused bedrooms in your home, would you consider renting them out?

- ☐ Yes
- ☐ No
- ☐ Not sure
- ☐ I do not have spare/unused bedrooms

HOUSING EXPERIENCE

These questions explore your experiences with housing in Leduc to capture the diverse perspectives within our community. Your responses will help us understand unique housing challenges and preferences and ensure that identified gaps and needs reflect your lived experiences.

Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years (more on next page).

	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
Home is in poor condition and in need of repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is unsuitable for my mobility and accessibility needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home does not provide enough parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is not well served by public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from amenities (e.g., library, recreation centre, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from essential services (e.g., grocery stores, medical clinics, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too large for my needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too small for my needs (e.g., not enough bedrooms/bathrooms, inadequate storage, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I experience discrimination from my landlord	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
I'm unsure about whether I will be able to afford future mortgage payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm unsure about whether I will be able to purchase a home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
My home lacks adequate storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Did you encounter any of the following barriers when searching for your current home? Select all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Cost of purchasing a home was too high | <input type="checkbox"/> Profiling/screening due to ethnicity, sexual orientation, gender expression/other |
| <input type="checkbox"/> Cost of renting a home/unit was too high | <input type="checkbox"/> Restricted due to rental rules (e.g., no pets, no children, etc.) |
| <input type="checkbox"/> I do not understand the process of renting or buying a home | <input type="checkbox"/> Substance use or addiction |
| <input type="checkbox"/> Lack of accessible housing options (e.g., wheelchair friendly) | <input type="checkbox"/> Distance from employment opportunities |
| <input type="checkbox"/> Lack of elevator or other accessibility supports | <input type="checkbox"/> Distance from/accessibility to transit |
| <input type="checkbox"/> Limited supply of the type of home I was looking for | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Long waitlists for non-market housing | |
| <input type="checkbox"/> Mental health challenges | |

If you indicated above that your desired type of housing was in limited supply, which type of housing were you searching for?

For definitions of these housing types, please refer to the [Housing Glossary](#).

- | | |
|--|--|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Secondary suite |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Supportive home (e.g., adult lifestyle community with assistance) |
| <input type="checkbox"/> Duplex or semi-detached house | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Apartment | |



Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years.

Please refer to the [Housing Glossary](#) for more information on terminology used below.

Housing Type	5-to-10 years	10-to-20 years	20-to-30 years
Single detached home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex or semi-detached house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive home (e.g., adult lifestyle community with assistance, short-term transitional housing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify: _____			

COMMUNITY HOUSING ISSUES

These questions help us understand the types of housing issues you are seeing amongst your friends and family and in the communities you live and/or work in.

In your opinion, what are the top 5 housing issues in Leduc? Please indicate below, where 1 represents the most significant issue (more on next page).

___ Cost of home ownership is too high

___ Homelessness

___ Cost of renting is too high

___ Lack of downsizing options for seniors



- Lack of housing near employment opportunities
- Lack of supportive housing for seniors
- Low availability/shortage of rentals
- Mismatch between who needs housing and what type of housing is available
- Poor quality homes/homes in need of major repairs
- Seniors without adequate at-home care
- Unstable rental (e.g., renovictions, short-term rentals, etc.)
- Youth at risk of or facing homelessness
- Other, please specify: _____

What housing options do you think are missing in Leduc? Select all that apply.

For definitions of these housing types, please refer to the [Housing Glossary](#).

- ☐ Emergency housing/homeless shelters (that offer temporary shelter, food, and other supportive services)
- ☐ Transitional/supportive housing (for individuals with physical, mental, or intellectual disabilities)
- ☐ Assisted living facilities for seniors
- ☐ Residential care facilities for seniors
- ☐ Independent living facilities for seniors
- ☐ Market home ownership options
- ☐ Accessible or adaptable housing options (either fully meeting the needs of someone with a disability or can be modified to meet their needs)
- ☐ Non-market rental housing (affordable rental housing provided through a non-profit organization)
- ☐ Market rental housing
- ☐ Non-market home ownership options (housing offered at a lower cost)
- ☐ Other, please specify: _____

TELL US YOUR STORY!

If you or your household have experienced housing challenges in Leduc, we invite you to share your story in the space below.

Here are some prompting questions to consider, but feel free to share your story in your own words:

- When did you move to Leduc?



- Why did you choose Leduc?
- What challenges have you experienced when trying to move to Leduc, or while living in Leduc?
- Do you think you will stay in Leduc?

For your privacy, and to keep your responses anonymous, please do not include your name or any personally-identifying information.

THANK YOU!

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ABOUT YOU AS A NON-RESIDENT

The following questions tell us more about who does not currently live in Leduc but may be interested in becoming a resident in the future. Your responses will help us understand housing needs of different household types and ensure that we're hearing from a wide range of respondents, including identifying community members who may not currently be part of the conversation.

If you do not currently live in Leduc, where do you live?

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> Edmonton | <input type="checkbox"/> Wetaskiwin |
| <input type="checkbox"/> Beaumont | <input type="checkbox"/> Leduc County |
| <input type="checkbox"/> Devon | <input type="checkbox"/> Other, please specify: _____ |



Why did you choose your current community (please select any/all that apply)?

- | | |
|---|---|
| <input type="checkbox"/> Access to services/amenities | <input type="checkbox"/> Larger lots/more land |
| <input type="checkbox"/> Public transportation | <input type="checkbox"/> Lifestyle |
| <input type="checkbox"/> Proximity to work | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Affordability | |

If you would like to live in Leduc, what barriers (if any) are you experiencing that are preventing you from moving to the community (please select any/all that apply)?

- | | |
|---|---|
| <input type="checkbox"/> There is a limited supply of the type of housing I'm looking for | <input type="checkbox"/> Limited access to public transit |
| <input type="checkbox"/> The cost of renting a home is too high | <input type="checkbox"/> Waiting for current home to sell |
| <input type="checkbox"/> The cost of buying a home is too high | <input type="checkbox"/> Do not want to break an existing lease early to move |
| <input type="checkbox"/> Lack of employment opportunities in Leduc | <input type="checkbox"/> I do not wish to move to Leduc |
| | <input type="checkbox"/> Other, please specify below |

If you indicated above that your desired type of housing was in limited supply, which type of housing were you searching for?

- | | |
|--|--|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Supportive home (e.g., adult lifestyle community with assistance) |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Subsidized housing operated by not-for-profit housing provider |
| <input type="checkbox"/> Duplex or semi-detached house | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Apartment | |
| <input type="checkbox"/> Secondary suite | |

What is your gross annual household income (before tax)?

- | | |
|--|---|
| <input type="checkbox"/> Under \$20,000 | <input type="checkbox"/> \$100,000 - \$149,999 |
| <input type="checkbox"/> \$20,000 - \$39,999 | <input type="checkbox"/> \$150,000 - \$199,999 |
| <input type="checkbox"/> \$40,000 - \$59,999 | <input type="checkbox"/> \$200,000 - \$249,999 |
| <input type="checkbox"/> \$60,000 - \$79,999 | <input type="checkbox"/> Over \$250,000 |
| <input type="checkbox"/> \$80,000 - \$99,999 | <input type="checkbox"/> Prefer not to say / I don't know |



How would you describe your current living situation?

- ☐ I live on my own
- ☐ I live with my parent(s)
- ☐ I live with my spouse/partner – without children
- ☐ I live with my spouse/partner – with children
- ☐ I am a single parent living with children full-time
- ☐ I am a single parent living with children part-time
- ☐ I live in a multi-generational home (i.e., with children and parents/in-laws)
- ☐ I live with roommates
- ☐ Other, please specify: _____

How many people within each age group live with you (circle any/all that apply)? Please include yourself in these numbers.

Under 18	1	2	3	4	5+
18 - 24	1	2	3	4	5+
25 - 34	1	2	3	4	5+
35 - 44	1	2	3	4	5+
45 - 54	1	2	3	4	5+
55 - 64	1	2	3	4	5+
65+	1	2	3	4	5+

☐ Prefer not to say

Do you rent or own your home?

- ☐ Rent
- ☐ Own
- ☐ Neither rent nor own (e.g., live rent-free with parents or adult children)
- ☐ No fixed address, please describe: _____

THANK YOU!

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