Housing Needs Assessment

City of Leduc | July 2026 | GOA Template

CITY OF Leduc

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Preface

Canada's Housing Plan and *Budget 2024* both signaled the Government of Canada's intent to use Housing Needs Assessments (HNAs) as a key tool in its evidence-based long-term approach to addressing housing needs across the country. This includes the renewal of the Canada Community-Building Fund and the previously announced permanent transit funding.

As the federal government strives to become a more informed investor, evidence-based tools that provide a clear assessment of local needs and gaps will be required to inform decision making. HNAs will help all levels of government understand the local housing needs of communities - how they may relate to infrastructure priorities - by providing the data necessary to determine what kind of housing needs to be built and where. The intent is to promote systematic planning of infrastructure that takes into consideration current and future housing needs.

Funding Requirement

Under the Housing Accelerator Fund, the Government of Canada currently requires funding recipients to complete an HNA by year 3 of the program, if one has not already been completed within two years of the 2022 federal budget announcement (April 7, 2022).

Going forward, HNAs that meet the federal HNA standard will be required for:

- Communities with a population of 30,000 and over receiving funding through the Canada Community-Building Fund;
- Communities with a population of 30,000 and over receiving funding through permanent transit funding; and,
- Future federal infrastructure funding applicants as required.

Once an HNA has been completed as a federal program requirement, a community will not be required to complete a new one for other Housing, Infrastructure and Communities Canada programs, other than to update it every five years.

Purpose

When done properly and regularly, an HNA will allow a community to answer fundamental questions such as:

- Where does the greatest housing need exist in our community?
- How can we set meaningful housing targets and measure progress to support the right kind of housing for all residents?

- How much housing, which size and at what price point do we need to ensure that all current and future households can live in suitable, adequate and affordable housing?

HNAs will allow all levels of government (federal, provincial/territorial and municipal) to use this evidence base to inform their investments in enabling and supportive infrastructure as well as guide their policy and regulatory decision-making. HNAs as a tool can help communities plan for and build housing more effectively to address the needs of their residents and instill transparency and accountability across the board.

This HNA template has been informed by best practices from jurisdictions across Canada, consultations with experts, and engagements with provinces and territories. These include the City of Vancouver's *Housing Needs Report* and the City of Edmonton's *Affordable Housing Needs Assessment* (for the affordable housing side of needs assessments), as well as the Housing Research Collaborative at the University of British Columbia which brought together a national network of researchers and experts to develop the Housing Assessment Resource Tool (HART). The HART project provides formatted data from Statistics Canada on key housing indices such as core housing need for a wide variety of jurisdictions and geographic levels.

Based on these best practices, this guidance document includes the following necessary information, explained in more detail below.

1. Development and use of Housing Needs Assessments
2. Community profiles and trends
3. Household profiles and economic characteristics
4. Priority groups
5. Housing profiles
6. Projected housing needs and next steps

Communities completing an HNA as a requirement for federal infrastructure programming will be expected to complete all sections outlined in this template. Communities may use a previously completed HNA if an updated version is available; however, communities would be expected to address any gaps related to any of the sections of the guidance document – both qualitative and quantitative – between their existing HNA and this federal template. Additional details about the timelines for completion and submission of HNAs will be provided with specific infrastructure funding programs (e.g. Canada Community-Building Fund).

While responding to the written questions, please use as much space as required.

Methodology

In this section, applicants should outline the research methodology used to inform the completion of the assessment, where the methodology is derived from, any assumptions used, and any necessary justification. While different assessments may incorporate unique methodological elements or considerations depending on context, the following methods should generally be outlined:

- **Quantitative research** such as economic data, population and household forecasts; and,
- **Qualitative research** such as interviews, policy analysis and stakeholder engagement.

Both qualitative and quantitative aspects of this guidance document are equally important.

Communities will be required to engage with key stakeholders in the housing sector, including non-profit housing providers, developers, and public entities, as well as those with specific lived experiences, to develop a comprehensive Housing Needs Assessment (HNA). This section should include what forms of engagement were conducted, with whom, how learnings were incorporated into or informed the HNA's findings, and what engagement opportunities may exist to share findings with the community.

- To the extent possible, publicly available data from the following sources will be prepopulated to facilitate automated completion of the quantitative components of the assessments:
- *Statistics Canada Census Data*
- *CMHC Housing Market Information Portal*
- *Statistics Canada Housing Statistics Dashboard*
- *CMHC Demographic Projections: Housing Market Insights, June 2022*
- *CMHC Proximity Measures Database*
- *Housing Assessment Resource Tool Dashboard*
- *Canadian Housing Evidence Collaborative – Housing Intelligence Platform*

In addition to this data, communities are required to incorporate internal and non-public facing, non-confidential data, into their HNAs in order to more fully capture local contexts and realities as needed.

Data fields highlighted in yellow identify where municipalities will have to source the data.

If this data is unavailable at the time of completion of the first HNA, communities are expected to collect these data points for future iterations. Other fields will be pre-populated. Fields marked with an asterisk (*) indicate data points which are unavailable from the source or suppressed due to low counts.

Please provide data from the latest census except where otherwise indicated.

Please provide an overview of the methodology and assumptions used to develop this Housing Needs Assessment, using the guidelines above. This should include both quantitative and qualitative methods. Please also identify the publicly available data sources used to complete this assessment beyond the sources listed above, if applicable.

The City of Leduc's Housing Needs Assessment (HNA), completed in June 2024, applied a comprehensive, mixed-methods approach using both quantitative and qualitative data. Below is an overview of the methodology, assumptions, and data sources used, as requested:

Quantitative Analysis

Data Sources:

- Statistics Canada Census Data (2006–2021): demographic, household, income, tenure, and Core Housing Need data.
- City of Leduc Census (2023): population updates and intra/inter-provincial migration.
- Canadian Mortgage and Housing Corporation (CMHC): rental market data (vacancy rates, rents, unit counts).
- City of Leduc Building Permits and Assessment Data (2019–2024): permits by housing type, assessed values.
- Nichols Applied Management: provided population and household projections based on historical growth scenarios.
- Alberta Government: population statistics and immigration trends.
- BILD Alberta: regional development activity and housing start data.

Key Assumptions:

- A baseline population growth rate of 2.2% annually was assumed for projections, drawn from Nichols Applied Management's moderate scenario.
- 1.05 units per household was applied to reflect current occupancy trends when estimating housing unit needs.
- Housing affordability was defined based on **standard thresholds**: spending no more than 30% of gross income on shelter costs.
- Future core housing needs were projected by applying current proportions to anticipated household growth.
- Affordability and adequacy metrics followed CMHC definitions (e.g., core housing need, extreme need).

Qualitative Engagement

Public Survey:

- Conducted with 1,001 respondents (708 completed), capturing resident views on affordability, housing types, tenure preferences, and future needs.
- Statistically significant responses analyzed across ownership and rental segments.

Stakeholder Roundtables and Interviews:

- Engaged 13 local organizations including developers, community agencies, and businesses.
- Topics included housing supply barriers, infrastructure constraints, and pressures on vulnerable populations.

Themes Identified:

- Need for more diverse housing options (smaller units, senior-friendly, and starter homes).
- Concern over housing affordability and rental availability.
- Desire for improved coordination across sectors and stronger municipal support.

Publicly Available Data Sources (Beyond Those Listed Above)

In addition to Statistics Canada and CMHC, the following sources were referenced or provided context:

- Alberta Population Statistics
- *BILD Alberta Q1 2024 Market Report*
- *Alberta Major Projects Inventory* – used to highlight economic development trends impacting housing demand.

Please provide an overview of the methodology and assumptions used to engage with stakeholder groups, e.g. non-profit housing organizations, in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations).

The City of Leduc's Housing Needs Assessment used both qualitative and quantitative methods to engage stakeholders:

Quantitative

- Public survey with 1,001 responses (708 complete). Questions focused on housing affordability, needs, and preferences across ownership and rental households.

Qualitative

- Stakeholder engagement with 13 groups, including non-profit housing providers, developers, community organizations, and businesses.
- Engagement occurred through roundtables and targeted interviews, allowing participants to share insights on housing challenges, service gaps, and barriers to development.
- Discussions focused on affordability, service delivery, housing for vulnerable groups, and partnership opportunities.

Nature of Engagement

- Structured to gather direct, experience-based input.
- Emphasized lived experience, service waitlists, and operational challenges.
- Informed the identification of gaps across the housing continuum and the need for coordinated action.

This engagement helped ground the assessment in local realities and build support for future strategy actions.

Please provide an overview of the methodology and assumptions used to conduct engagement with the priority groups (identified in Section 4) in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.

Quantitative

- Public survey: 1,001 responses (708 complete), targeted all priority groups including seniors, renters, single parents, youth, and newcomers.
- Survey promoted via direct mail, social media, and City website.

Qualitative

- Stakeholder interviews and roundtables: Included organizations serving priority groups such as the Leduc Regional Housing Foundation, FCSS, and non-profits.
- Participants shared data and insights on housing gaps, service waitlists, and barriers experienced by vulnerable populations.

Priority Groups Engaged

- Seniors
- Single parents
- Youth (15–19)
- Singles and young adults
- Households with lived/living experience of housing insecurity
- Indigenous community members (engaged via stakeholders)

Nature of Engagement

- Mix of structured interviews and consultations.
- Engagement focused on affordability, availability, and lived experience.
- Individual input was anonymized and presented thematically.

In summary, this inclusive approach ensured that the voices of those most affected by housing challenges shaped the assessment's findings and future policy directions.

Community Profile and Trends

In this section, communities are expected to tell their housing story through the lenses of their community and household profiles using both qualitative and quantitative data. Communities may structure this information in different ways, including by providing past benchmarks, present figures, future projections, and current growth rates at a local, regional and provincial level.

Please detail the existing municipal housing policy and regulatory context, such as approved housing strategies, action plans and policies within Official Community Plans.

Current Policy & Regulation within the City of Leduc include:

Housing Strategy 2025–2029:

- Final draft approved December 2024
- Defines six strategic priorities:
  - Increase supply of non-market housing
  - Preserve rental and non-market stock
  - Expand housing diversity (supportive, multigenerational, accessible)
  - Address housing insecurity and homelessness
  - Enhance development permitting and customer service
  - Promote location-efficient growth

Housing Accelerator Fund (HAF) Action Plan:

- Implements federally funded initiatives ($7.6M) from CMHC toward:
    - Updates to the Land Use Bylaw (LUB) enabling missing-middle housing forms (suites, duplexes, triplexes, up to 3-storey multi-unit buildings).
    - Administrative reforms: pre-approved design templates, fast-track permitting, fee adjustments, and zoning flexibility to expedite development.

Land Use & Planning Framework

- Land Use Bylaw: Existing zoning applies to residential, mixed-use, and downtown areas, with reduced parking requirements supporting infill and densification.
- Area Structure / Redevelopment Plans: Guide neighbourhood design, densities, and infrastructure in new or redeveloping areas—including downtown revitalization.
- Airport Vicinity Protection Area (AVPA) adjustments (May 2022) have relaxed previous development constraints, enabling expanded residential development with caveat requirements.

Service & Community Supports

- FCSS-led Homelessness and Poverty Prevention Framework: Offers mobile navigator services, partnerships with non-profits, and planning for 57 new affordable units under development.
- Digital permitting & fast-track services: Modernized processes have sped up permit approvals and improved transparency for homebuilders.

Future Policy Direction

- LUB Overhaul (2025–27): Will integrate HAF actions to institutionalize missing-middle housing permissions, design guidelines, and density incentives.
- Alignment with Other Plans: Housing strategy links with the Transportation Master Plan, Urban Centre Redevelopment Plan, and Area Structure Plans to foster integrated, location-efficient development.

Monitoring & Evaluation: The strategy framework includes measurable outcomes and progress tracking for strategic priorities.

Community Profile

2.2.1 Population		
Characteristic	**Data**	**Value**
Total Population (Number)	2016	29,993
	2021	34,094
Population Growth (Number)	Total	4,101
	Percentage	13.7%
Age (Years)	Average	37.6
	Median	36.8
Age Distribution	0 - 14 years	7,435
	15 - 64 years	21,840
	65+ years	4,820
Mobility	Non-movers	28,385
	Non-migrants	2,600
	Migrants	2,300

2.2.2 Demographic Information		
Characteristic	**Data**	**Value**
Immigrants	Total	4,085
Non-Immigrants	Total	29,410
Recent Immigrants (2016-2021)	Total	1,100
Interprovincial migrants (2016-2021)	Total	1,565
Indigenous Identity	Total	2,345

How have population changes in your community as illustrated by the above data impacted your housing market?

Leduc's population grew by 13.7% from 2016 to 2021, adding over 4,100 people. This growth has increased demand for housing and put pressure on both the ownership and rental markets.

Key impacts:

- Not enough variety in housing: Most homes are large, but many households are small. There's a growing need for smaller, more affordable units.
- Tight rental market: More renters are moving to Leduc, but vacancy rates are low and rents are rising quickly.
- More newcomers and migrants: New residents including immigrants and people from other provinces—are adding to housing demand, especially for rentals.
- Seniors and families: The population is aging, and more families are settling in Leduc. This creates demand for both accessible and family-friendly housing.
- Affordability is a challenge: Home prices have risen, and many renters spend more than they can afford on housing.

In summary, population growth has made housing less affordable and highlighted the need for more diverse and affordable housing options.

Household Profiles and Economic Characteristics

This section should provide a general overview of income, housing and economic characteristics of the community being studied. Understanding this data will make it easier to observe the incidence of housing need among different socio-economic groups within the community. Income categories could be used for this analysis and can be completed in accordance with the HART methodology and CMHC data.

Area Median Household Income (AMHI) can be used as the primary basis for determining income brackets (as a percentage of AMHI) and corresponding housing cost ceilings.

This section should also outline the percentage of households that currently fall into each of the income categories previously established. This will allow a better understanding of how municipalities compare to Canadian averages, and the proportion of households that fall into each household income category. This will also allow for a better understanding of drop-off levels between total households and the number of units required to meet anticipated need or demand in each category. Housing tenures allow for the comparison of renter and owner-occupied households experiences and is important for understanding a community's housing context.

Using a stratified, income-based approach to assessing current housing needs can enable communities to target new housing development in a broader and more inclusive and equitable way, resulting in housing that can respond to specific households in core housing need. This is shown in the next section.

Household Profiles

3.1.1 Household Income and Profile		
Characteristic	**Data**	**Value**
Total number of households	2016	11,319
	2021	12,964
Household income (Canadian dollars per year)	Average	117,000
	Median	1e+05
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from Edmonton (CMA), Alta.	Average	72,600
	Median	62,000
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from Edmonton (CMA), Alta.	Average	137,000
	Median	116,000
Average household size (Number of members)	Total	2.6
Breakdown of household by size (Number of households)	Total	12,965
	1 person	2,935
	2 persons	4,490
	3 persons	2,195
	4 persons	2,075

3.1.1 Household Income and Profile		
Characteristic	**Data**	**Value**
	5 or more persons	1,265
Tenant households (Number of households)	Total	3,475
	Percentage	26.8%
Owner households (Number of households)	Total	9,490
	Percentage	73.2%
Percentage of tenant households in subsidized housing	Percentage	7.8%
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	*
	Percentage	0%
Number of one-parent families	Total	1,775
	Percentage	18.5%
Number of one-parent families in which the parent is a woman+	Total	1,355
Number of one-parent families in which the parent is a man+	Total	415
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI)	230

3.1.1 Household Income and Profile		
Characteristic	**Data**	**Value**
	Low (21% – 50% AMHI)	2,075
	Moderate (51 – 80% AMHI)	2,605
	Median (81% - 120% AMHI)	3,175
	High (>120% AMHI)	4,850

Please provide context to the data above to situate it within your municipality. For example, is there a significant number of one-parent families? Are owner household incomes far surpassing tenant household incomes?

Leduc's household incomes are relatively high overall, but there are clear differences between owners and renters, and some groups are more vulnerable.

Key points:

- Household income is strong overall: The median household income is about $100,000, which is above the provincial average. However, tenants earn much less than owners — around **half** as much on average.
- Renters are more vulnerable: Renters make up 27% of households, but many earn low to moderate incomes. Almost 8% live in subsidized housing, and renter households make up two-thirds of those in core housing need.
- Many households are small: Over half of all households have just 1 or 2 people, but most homes have 3+ bedrooms. This shows a mismatch between housing size and household needs.
- One-parent families are common: Nearly 1 in 5 families in Leduc are single-parent households, and most are led by women. These households are more likely to face housing affordability challenges.
- Income distribution is uneven: While nearly 5,000 households earn above-average incomes, over 4,900 households earn at low or moderate income levels; putting them at risk of housing stress.

In summary, while Leduc has a strong income base, renters and single-parent families face real affordability challenges. There's a clear need for more affordable, smaller housing options.

Additional Insights from Household Income and Profile Data:

- High-Income Concentration Doesn't Eliminate Housing Need: Although 37% of households earn above the area median (classified as "high income"), nearly 40% fall into the *low* or *moderate* income range. This shows that despite a strong economic base, housing affordability remains a challenge for a significant portion of residents, especially renters and single-income families.
- Small Households Dominate, But Large Units Prevail: 57% of all households are made up of just 1–2 people, but 75% of the housing stock is made up of units with 3+ bedrooms (from earlier data). This mismatch likely contributes to underused housing and rising costs —smaller units are in demand but in short supply.
- Limited Transit-Oriented Housing: 0% of households are within 800m of a high-frequency transit stop. This is a significant planning gap, especially for lower-income or single-parent households who may rely on transit. It also highlights a missed opportunity for location-efficient affordable housing.
- Tenant Income Gap Reinforces Inequity: Tenant median income is $62,000, while owner median income is $116,000 — a gap of $54,000. This wide disparity confirms that renters are more exposed to housing insecurity and cost burdens, particularly as rents rise and vacancy rates drop.

- Single-Parent Households Are Highly Gendered: Of the 1,775 one-parent families, **over 75%** are led by women. These households may face systemic barriers to housing stability, especially in the absence of accessible childcare, affordable rentals, or housing supports.

Suppression of household formation (e.g., younger people living with their parents due to affordability pressures) and housing demand (e.g., "driving until you qualify") can both indicate strained local housing market conditions. Please provide any data or information that speaks to how suppression of the formation of new households and suppression of housing demand has impacted your community since 2016, and how projected formation patterns are expected to be impacted over the next 5 to 10 years. Please indicate methods used to determine expected household formation, such as calculating headship rates broken down by specific age estimate impacts.[1]

Since 2016, rapid population growth combined with rising housing costs has strained Leduc's housing market. This has caused several clear impacts:

- Delayed Household Formation: Younger adults and lower-income residents are unable to afford to leave family homes or move into independent housing. The growing mismatch between high incomes for homeowners and much lower incomes for renters has widened this gap. One- and two-person households dominate (57%), but most homes have three or more bedrooms, leaving smaller households without suitable options.
- Increased Out-Migration: Rising home prices (20% increase since 2018) and rising rents (17% increase since 2021) have likely forced some residents, particularly first-time buyers and renters, to seek more affordable housing outside Leduc. This out-migration reduces the city's ability to retain young workers and families essential to long-term economic vitality.
- Rental Market Pressures: With rental vacancy rates below 1% and rents rising faster than incomes for many, Leduc's rental market is under significant pressure. This is affecting seniors, single-parent families, and new immigrants the most—groups already overrepresented in core housing need.
- Affordable Housing Gaps: The limited supply of affordable and subsidized housing, combined with the closure of local emergency shelters, has left vulnerable residents with fewer options, increasing pressure on social services.
- Future Risks: If current trends continue, Leduc risks deeper housing affordability challenges, increased homelessness risk, and difficulty attracting and retaining residents needed to support job growth and community vitality.

1 We recognize that some municipalities may not have this data available at the time of completion, but encourage them to do their best in addressing this question. Municipalities will be expected to build this expertise in subsequent iterations of their Housing Needs Assessments.

In summary, suppressed household formation and affordability pressures have already impacted Leduc's housing mix, rental market, and population stability—and will continue to do so without strategic action to increase diverse, affordable housing supply.

3.3.1 Household Formation						
HH* Head Age Category	**2016**			**2021**		
	Pop.	**Headship Rate (%)**	**HHs***	**Pop.**	**Headship Rate (%)**	**HHs***
15 to 24	3,360	12.1%	405	3,710	9%	335
25 to 34	5,215	45.5%	2,375	4,705	48%	2,260
35 to 44	4,645	54.5%	2,530	5,800	54.3%	3,150
45 to 54	3,555	55.8%	1,985	4,025	56.6%	2,280
55 to 64	3,145	58.2%	1,830	3,595	59.9%	2,155
65 to 74	2,060	63.6%	1,310	2,850	56.3%	1,605
75 to 84	1,105	57.9%	640	1,410	67.4%	950
85 plus	480	52.1%	250	565	38.9%	220

*Household/Households

3.3.2 Household suppression							
HH* Head Age Category	**2006 Actual**		**2021 Actual**		**2021 Household Suppression**		
	Pop.	**HHs***	**Pop.**	**HHs***	**Headship Rate (%, 2006)**	**Potential HHs* (2021)**	**Suppressed HHs* (2021)**
15 to 24	2,540	315	3,710	335	12.4%	460.1	125.1
25 to 34	2,325	1,150	4,705	2,260	49.5%	2,327.2	67.2
35 to 44	2,430	1,255	5,800	3,150	51.6%	2,995.5	0
45 to 54	2,540	1,480	4,025	2,280	58.3%	2,345.3	65.3
55 to 64	1,890	1,040	3,595	2,155	55%	1,978.2	0
65 to 74	975	560	2,850	1,605	57.4%	1,636.9	31.9
75 plus	1,075	720	1,975	1,170	67%	1,322.8	152.8
Total							442.3

*Household/Households

Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	**Data**	**Value**
Number of workers in the Labour Force	Total	18,355
Number of workers by industry (Top 10 only)	Retail trade	2,250
	Construction	2,210
	Health care and social assistance	1,755
	Manufacturing	1,420
	Transportation and warehousing	1,380
	Mining, quarrying, and oil and gas extraction	1,205
	Public administration	1,030
	Educational services	1,000
	Other services (except public administration)	955
	Accommodation and food services	935
Unemployment rate and participation rate (Percent)	Unemployment rate	11.7%
	Participation rate	70%
All classes of workers (Number)	Total	17,865

3.4.1 Economy and Labour Force		
Characteristic	**Data**	**Value**
Employees (Number)	Total	15,960
Permanent position (Number)	Total	13,545
Temporary position (Number)	Total	2,415
Fixed term (1 year or more, Number)	Total	790
Casual, seasonal or short-term position (less than 1 year, Number)	Total	1,625
Self-employed (Number)	Total	1,905
Number of commuters by commuting destination	Within census subdivision	4,850
	To different census subdivision	5,655
	To different census division	470
	To another province/territory	40
Number of commuters by main mode of commuting for the employed labour force with a usual place of	Car, truck or van	12,840
	Public transit	145
	Walked	340

3.4.1 Economy and Labour Force		
Characteristic	**Data**	**Value**
work or no fixed workplace address	Bicycle	75
	Other method	510

How have labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

Leduc's economy is shaped by its proximity to Edmonton International Airport, major industrial parks, logistics, construction, retail, and oil and gas sectors. These sectors create a mix of stable, high-income jobs alongside more precarious, temporary, or seasonal employment.

Key impacts on housing include:

- High-Income Job Growth Driving Demand: The presence of stable, high-paying jobs in transportation, logistics, construction, and oil and gas has attracted new residents and increased demand for ownership housing, contributing to rising home prices.
- Precarious and Lower-Wage Employment Increasing Rental Demand: Jobs in retail, hospitality, and service industries—many of which are part-time, seasonal, or lower-wage—have expanded the need for affordable rental housing. However, the supply of purpose-built rentals has not kept pace, pushing up rents and vacancy rates to critically low levels.
- Housing Mismatch for Workforce Need**s:** Many workers, especially those in temporary or lower-wage roles, cannot afford the city's dominant housing stock of large single-detached homes. This has led to increased demand for secondary suites, duplexes, and more affordable housing forms that remain under-supplied.
- Pressure on Social Supports: With the closure of local emergency shelter services and limited subsidized housing, precariously employed residents face heightened housing insecurity, further increasing demand for non-market housing solutions.

In summary, Leduc's mixed labour market—with both high and low income, and seasonal/temporary (precarious) employment has intensified demand for a broader range of housing types. The current supply has not kept pace, creating affordability pressures across both ownership and rental markets.

Households in Core Housing Need

A household is considered to be in core housing need if it meets two criteria:

- A household is below one or more of the national adequacy, suitability and affordability standards; and,
- The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Housing is considered to be affordable when housing costs less than 30% of before-tax household income. Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs. Determining the percentage of core housing need would facilitate comparison with forecasts of population growth and household formation, in turn enabling more accurate projection of anticipated housing needs broken down by different factors such as income, household size and priority population, as explained below. It is important to note that official measures of those in core housing need exclude key groups, including those experiencing homelessness, students living independently of their guardians, people living in congregate housing, and migrant farm workers. This means that core housing need figures may underestimate overall housing need. Due to this, communities should also strive to include as much information as possible about these groups in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

The following section includes data from the Housing Assessment Resource Tool ***(Housing Needs Assessment Tool | Housing Assessment Resource Project)***

Income Categories and Affordable Shelter Costs

3.6.1 Income Categories and Affordable Shelter Costs		
Income Category, relative to Area Median Household Income (AMHI)	**Annual Household Income (Canadian Dollars per Year)**	**Affordable Shelter Cost (Canadian Dollars per Month)**
Very Low Income (20% or less of AMHI)	<= $20,200	<= $505
Low Income (21% to 50% of AMHI)	$20,200 - $50,500	$505 - $1,263
Moderate Income (51% to 80% of AMHI)	$50,500 - $80,800	$1,263 - $2,020
Median Income (81% to 120% of AMHI)	$80,800 - $121,200	$2,020 - $3,030
High Income (121% or more of AMHI)	>= $121,201	>= $3,031

Percentage of Households in Core Housing Need, by Income Category and Household Size:

3.6.2 Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size						
Income Category	**Affordable Shelter Cost (Canadian Dollars per Month)**	**1 Person HH**	**2 Person HH**	**3 Person HH**	**4 Person HH**	**5+ Person HH**
Very Low Income (20% or less of AMHI)	<= $505	100%	0%	0%	0%	0%
Low Income (21% to 50% of AMHI)	$505 - $1,263	57.9%	21.3%	12.7%	6.1%	2%
Moderate Income (51% to 80% of AMHI)	$1,263 - $2,020	0%	0%	26.7%	73.3%	0%
Median Income (81% to 120% of AMHI)	$2,020 - $3,030	*	*	*	*	*
High Income (121% or more of AMHI)	>= $3,031	*	*	*	*	*

2021 Affordable Housing Deficit:

3.6.3 2021 Affordable Housing Deficit by Household (HH)						
Income Category	**Affordable Shelter Cost (Canadian Dollars per Month)**	**1 Person HH**	**2 Person HH**	**3 Person HH**	**4 Person HH**	**5+ Person HH**
Very Low Income (20% or less of AMHI)	<= $505	70	0	0	0	0
Low Income (21% to 50% of AMHI)	$505 - $1,263	570	210	125	60	20
Moderate Income (51% to 80% of AMHI)	$1,263 - $2,020	0	0	20	55	0
Median Income (81% to 120% of AMHI)	$2,020 - $3,030	0	0	0	0	0
High Income (121% or more of AMHI)	>= $3,031	0	0	0	0	0
Total		640	220	150	110	30

3.6.4 Households in Core Housing Need		
Characteristic	**Data**	**Value**
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	2,715
	Percentage	21%
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	1,100
	Percentage	8.7%
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	1,245
	Percentage	36%
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	725
	Percentage	5.7%
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	1,475
	Percentage	15.6%
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	370
	Percentage	2.9%
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	400
	Percentage	3.1%
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	50
	Percentage	0.4%

3.6.4 Households in Core Housing Need		
Characteristic	**Data**	**Value**
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	100
	Percentage	2.9%
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Total	20
	Percentage	0.2%
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	305
	Percentage	3.2%
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	35
	Percentage	0.3%
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	520
	Percentage	4%
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	55
	Percentage	0.4%
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	270
	Percentage	7.8%
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	50
	Percentage	0.4%
	Total	255

3.6.4 Households in Core Housing Need		
Characteristic	**Data**	**Value**
Suitability – Owner households in unsuitable dwellings (# and %)	Percentage	2.7%
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	0
	Percentage	0%
Total households in core housing need	Total	1,145
Percentage of tenant households in core housing need	Percentage	22.2%
Percentage of owner households in core housing need	Percentage	4.2%

Please provide any other available data or information that may further expand on, illustrate or contextualize the data provided above.

No further information other than the City of Leduc's Housing Strategy and Housing Analysis is available at this time.

Priority Groups

There are 12 groups that CMHC defines as priority populations for affordable homes: groups who face a proportionally far greater housing need than the general population. There is also a 13th group, women-led households and specifically single mothers, implied in the National Housing Strategy which targets 33% (with a minimum of 25%) of funding going to housing for women-led households. Priority population groups are:

- Women and children fleeing domestic violence
- Women-led households, especially single mothers
- Seniors 65+
- Young adults aged 18-29
- Indigenous Peoples
- Racialized people
- Recent immigrants, especially refugees
- LGBTQ2S+
- People with physical health or mobility challenges
- People with developmental disabilities
- People dealing with mental health and addictions issues
- Veterans
- People experiencing homelessness

Census data does not disaggregate core housing need data by all priority populations, including veterans, individuals who identify as LGBTQ2S+, survivors of domestic violence, and individuals experiencing homelessness. Many households may have members in multiple priority categories which may also not be represented in the data. With these limitations in mind, information on housing need by priority population would be helpful for developing inclusive housing policies.

What information is available that reflects the housing need or challenges of priority populations in your community? If data is available, please report on the incidence of core housing need by CMHC priority population groups in your community. If no quantitative data is available, please use qualitative information to describe the need for these priority populations.

As quantitative data is limited to the City of Leduc's Housing Analysis the following qualitative data helps to describe the needs of priority populations:

General Core Housing Need:

Approximately 10% of all households in Leduc are in core housing need. This means they face housing that is unaffordable, inadequate, or unsuitable for their needs.

- Renters and Low-Income Households: Renters, who make up 27% of households, earn significantly less (median $62,000) than homeowners (median $116,000). This income gap places renters at greater risk of affordability challenges and core housing need.
- One-Parent Families: Leduc has 1,775 one-parent families (18.5% of families), with most led by women. National data shows female-led lone-parent households have a core housing need rate of approximately 18%, primarily due to affordability pressures.
- Indigenous Households: Leduc's Indigenous population represents about 6.9% of residents. National and regional data indicate that Indigenous households are 1.3 times more likely to experience core housing need, with rates as high as 27% in the Edmonton area.
- Seniors: Leduc's senior population is growing, with 4,820 residents aged 65 and older. Regional data shows that up to 41% of senior renters live in core housing need, reflecting limited access to smaller, accessible, and affordable housing options.
- Recent Immigrants and Racialized Communities: Leduc has 4,085 immigrants, including over 1,100 recent arrivals since 2016. Regional figures suggest core housing need for these groups ranges between 15% and 16%, often due to lower incomes and limited rental supply.
- Persons with Disabilities and Mental Health Challenges: Though specific local data is limited, regional figures show that 16% to 23% of renter households with physical disabilities, developmental disabilities, or mental health challenges are in core housing need. Leduc's Homelessness Prevention and Poverty Framework confirms local service pressures tied to these populations.

Summary of Key Findings:

- Renters, one-parent families, seniors, Indigenous households, recent immigrants, and persons with disabilities in Leduc face higher risks of housing need.
- Rising costs, limited affordable options, and a mismatch between household size and available housing stock are key drivers.
- Without intervention, these vulnerable groups will remain at risk of housing instability, with growing demand for non-market and affordable housing solutions.

Data sources:

- City of Leduc Housing Strategy 2025–2030
- City of Leduc Housing Needs Assessment
- CMHC Core Housing Need Summary
- CMHC Core Housing Need "By the Numbers"
- City of Edmonton Affordable Housing Needs Assessment (2023)

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	**Data**	**Value**
All households experiencing CHN	Total (Households)	1,145
	Percentage (of all households)	9%
CHN in households with women and/or children fleeing domestic violence	Total (Households)	12
	Percentage (of priority group)	1%
CHN in households led by women	Total (Households)	750
	Percentage (of priority group)	14%
CHN in households led by single mothers	Total (Households)	270
	Percentage (of priority group)	21.3%
CHN in households led by senior(s) aged 65-84	Total (Households)	400
	Percentage (of priority group)	14.5%
CHN in households led by senior(s) aged 85+	Total (Households)	35
	Percentage (of priority group)	15.9%
CHN in households led by young adult(s) aged 18-29	Total (Households)	85
	Percentage (of priority group)	7.1%
	Total (Households)	130

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	**Data**	**Value**
CHN in Indigenous-led households	Percentage (of priority group)	11.5%
CHN in visible minority-led households	Total (Households)	55
	Percentage (of priority group)	3.7%
CHN in Black-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in new-immigrant-led households	Total (Households)	20
	Percentage (of priority group)	7.1%
CHN in refugee-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s)	Total (Households)	20
	Percentage (of priority group)	20%
CHN in households with Non-Binary member(s)	Total (Households)	Next Housing Assessment will examine this.

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	**Data**	**Value**
	Percentage (of priority group)	Next Housing Assessment will examine this.
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	305
	Percentage (of priority group)	8.6%
CHN in households with member(s) with developmental disabilities	Total (Households)	200
	Percentage (of priority group)	7.8%
CHN in households with member(s) dealing with mental health and addictions issues	Total (Households)	100
	Percentage (of priority group)	6.4%
CHN in households with Veteran member(s)	Total (Households)	20
	Percentage (of priority group)	4.4%
CHN in people experiencing homelessness	Total (people)	119
	Percentage (of priority group)	10.4%

Please describe the incidence and severity of homelessness in your community, including an estimated number of individuals and/or families experiencing homelessness (hidden, visible, chronic, living in encampments, and episodic). If available, please include recent Point-in-Time counts.

- In 2024, Family and Community Support Services (FCSS) documented a total of 119 individuals identifying as unhoused within the City of Leduc. Based on FCSS estimations and service engagement, an estimated unhoused population can be categorized as follows:
- 25% (approx. 30 individuals) are acutely and chronically unhoused. These individuals are visibly living rough, primarily utilizing encampments as their main shelter, and have resided in Leduc for over three years, making them well known to the community.
- 25% (approx. 30 individuals) are considered episodically unhoused, engaging in couch surfing, renting temporary rooms, or alternating between rough sleeping and temporary accommodations throughout the year.
- 25% (approx. 30 individuals) are transient, drawn to Leduc due to its proximity to major transit hubs (airport, bus depot) and the City of Edmonton. These individuals do not typically reside in the city long-term.
- The remaining 25% (approx. 30 individuals) did not provide sufficient information or did not access services consistently enough to allow for an accurate determination of their housing status or needs.

It should be noted that the City of Leduc has not participated in a recent Point-in-Time (PiT) count, meaning this data is based solely on local service engagement and estimates.

Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).

- Closure of the Leduc Hub Shelter: Leduc's only homeless shelter, the Hub, closed in May 2024 due to lease termination and inability to secure a new location. This removed essential shelter beds and daytime support services from the local system.
- Lack of Local Emergency Shelter Services: Council decision in July 2024 opted against funding a new emergency shelter, instead referring individuals to regional services in Edmonton. As a result, local residents in crisis face no immediate emergency shelter locally.
- Mental Health & Addiction Challenges: Leduc's Homelessness Prevention and Poverty Framework identifies mental health and addictions barriers as key contributors to homelessness. These are compounded by limited access to local mental health services and public transit.
- Economic Disruption & Poverty from COVID-19: The pandemic led to increased unemployment and financial instability. Closure of community services further reduced access to support for vulnerable residents.
- Insufficient Affordable Housing Supply: Chronic lack of rental and subsidized units, extreme low vacancy rates, and rising rents push individuals into homelessness or housing insecurity.

In summary, collectively, these factors —shelter closure, reduced emergency support, mental health and addiction pressures, economic disruption, and a limited affordable housing supply— create a local environment where homelessness risk is elevated. The current absence of adequate shelter and services in Leduc requires a regional response, often displacing those in need to the City of Edmonton.

Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, number of transitional beds available). If possible, please indicate whether capacity levels are commensurate with need. There will be an opportunity to provide information on local permanent solutions and resources further down.

As of 2024, the City of Leduc has no operational temporary or emergency shelter services within the community. The Leduc Hub, which previously provided 10 shelter beds and daytime services during the winter, permanently closed in May 2024 due to the loss of its lease and lack of sustainable funding.

At this time:

- There are no emergency shelter beds, transitional housing, and no resource centres offering overnight relief within the city.
- Individuals experiencing homelessness must rely on regional services in Edmonton for shelter, food, and other support. This has effectively created a regional approach to homelessness, with Leduc referring those in need to larger urban centres.

Leduc's Homelessness Prevention and Poverty Framework identifies the need for local action, but, to date, no permanent or temporary facilities have been re-established. The city continues to explore long-term solutions, but current emergency capacity is non-existent and does not meet local needs.

Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNA.

This information is not available at this time and the next Housing Assessment will examine this.

Housing Profile

This section should tell a story of housing changes over time in a community through trends in net change of affordable or below-market housing. This should be expressed through illustrations of net losses or net gains in affordable and non-market housing over the previous three census periods.

Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, infrastructure, transportation, climate impacts, and migration. Please include any long-term housing challenges the community has faced:

Leduc's housing growth has been shaped by its strong ties to employment, transportation, and regional economic development.

- Employment & Economic Development: The city's growth accelerated with the expansion of the Edmonton International Airport (EIA), logistics, oil and gas services, and industrial development in Nisku and the Leduc Business Park. This has attracted workers and families, increasing demand for housing.
- Infrastructure & Transportation: Proximity to Highway 2 and regional transit connections to Edmonton have made Leduc a commuter city. This has driven suburban-style residential growth dominated by single-detached homes.
- Migration: Steady interprovincial migration and increasing immigration have added to population growth. However, rising home prices and limited rental supply have strained the housing market, especially for newcomers, younger adults, and lower-income households.
- Climate Impacts: While Leduc has not faced significant climate disasters, rising energy costs and changing climate patterns have increased pressure to build more energy-efficient, affordable housing.

Long-Term Housing Challenges

- Lack of Housing Diversity: Leduc's housing supply is heavily weighted toward large, single-detached homes, which no longer meet the needs of smaller households, seniors, or low-income residents.
- Affordability Pressures: Rapid housing cost increases, limited rental stock, and growing core housing need have made it difficult for many residents to find affordable, suitable housing.
- Homelessness Risk: The city faces a growing homelessness risk with no emergency shelter or transitional housing, relying on regional services in Edmonton.

In summary, employment-driven growth has shaped Leduc's housing market, but limited diversity, affordability issues, and service gaps remain key long-term challenges.

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	**Data**	**Value**
Total private dwellings	Total	12,965
Breakdown by structural types of units (number of units)	Single-detached	8,190
	Semi-detached	1,140
	Row house	1,115
	Apartment/flat in a duplex	160
	Apartment in a building that has fewer than 5 storeys	1,580
	Apartment in a building that has 5 or more storeys	420
	Other single attached	5
	Movable dwelling	350
Breakdown by size (number of units)	Total	12,965
	No bedrooms	50
	1 bedroom	660
	2 bedrooms	2,610
	3 bedrooms	5,460
	4 or more bedrooms	4,185
	Total	12,965

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	**Data**	**Value**
Breakdown by date built (number of units)	1960 or before	405
	1961 to 1980	3,050
	1981 to 1990	895
	1991 to 2000	1,100
	2001 to 2005	1,190
	2006 to 2010	2,375
	2011 to 2015	2,325
	2016 to 2021	1,625
Rental vacancy rate (Percent)	Total	2.1%
	Bachelor	*
	1 bedroom	2.6%
	2 bedrooms	2%
	3 bedrooms+	1.2%
Number of primary and secondary rental units	Primary	1,484
	Secondary	1,971
Number of short-term rental units	Total	20

In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

To the best of our knowledge, we have not lost any affordable units or low/very low-income households.

However, if there was a loss of affordable housing units in Leduc housing insecurity would increase for low-income residents, renters, seniors, and single-parent families and would:

- Increased Core Housing Need would mean more households would spend over 30% of their income on shelter, especially renters and one-parent families.
- It would reduce housing options - the dominance of large, single-detached homes means fewer smaller, affordable units are available for singles, seniors, and young families.
- Heightened risk of homelessness: with no emergency shelter and minimal transitional housing, the loss of affordable units would push some residents into homelessness or force them to leave the community in search of lower-cost housing elsewhere.

In summary, a shrinking supply of affordable housing would make it harder for vulnerable residents to stay housed in Leduc, worsening both social and economic pressures.

5.3.1 Change in Units Affordable to Low-Income Households		
Characteristic	**Data**	**Value**
Affordable units built (number of units)	2016 to 2021	145
Change in number of affordable units built before 2016 (number of units)	2016 to 2021	-40
Change in number of affordable units (number of units)	2016 to 2021	105

How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

Between 2016 and 2023, average rents in Leduc increased from $1,130 to $1,324 per month, a total rise of 17% over seven years. The most significant rent jump occurred between 2022 and 2023, with an 8.6% increase in just one year.

Factors Influencing Rent Increases:

- Economic Growth: Steady population and job growth, particularly linked to Leduc's industrial, logistics, and airport-related employment, has increased housing demand.
- Limited Rental Supply: Leduc has a low vacancy rate and limited new rental construction, which has tightened the market and driven up rent.
- Migration Pressures: Interprovincial migration and rising newcomer populations have added to housing demand, particularly for rentals.
- National Trends: Broader inflation, interest rate hikes, and housing supply constraints across Alberta and Canada have contributed to local cost pressures.

In summary, rents in Leduc have steadily increased due to strong demand, limited supply, and broader economic factors, leaving many residents—especially renters—facing affordability challenges.

5.4.1 Average Rent by Year

Characteristic	Data	Value
Average Monthly Rent (number, by year)	2016	1,130
	2017	1,103
	2018	1,145
	2019	1,164
	2020	1,160
	2021	1,171
	2022	1,219
	2023	1,324

5.4.1 Average Rent by Year		
Characteristic	**Data**	**Value**
Change in Average Monthly Rent (percent, by year)	2016-2017	-2.4%
	2017-2018	3.8%
	2018-2019	1.7%
	2019-2020	-0.3%
	2020-2021	0.9%
	2021-2022	4.1%
	2022-2023	8.6%

How have vacancy rates changed over time? What factors have influenced this change?

Leduc's rental vacancy rate has fallen sharply over time, from 10.7% in 2016 to just 1% in 2023. This represents a 90% decrease in available rental units over seven years, indicating a highly constrained rental market.

Key Factors Influencing Vacancy Rate Decline:

- Population Growth: Steady population increases, driven by employment opportunities in logistics, industry, and proximity to Edmonton, have raised housing demand.
- Limited Rental Construction: Few new purpose-built rental developments have come online, creating a supply shortage as demand continues to grow.
- Increased Migration: In-migration from other provinces and abroad has added pressure on rental markets.
- Affordability Barriers to Homeownership: Rising home prices and higher mortgage costs have pushed more households to remain in rental housing for longer.

In summary, Leduc's declining vacancy rate reflects growing housing demand combined with insufficient rental supply, leaving many residents with limited options and contributing to rising rents and housing insecurity.

5.5.1 Rental Vacancy Rate by Year		
Characteristic	**Data**	**Value**
Rental vacancy rate (percent, by year)	2016	10.7%
	2017	5.5%
	2018	2.2%
	2019	2.1%
	2020	2.8%
	2021	2.1%
	2022	1.5%
	2023	1%

How have trends in core housing need changed over time between both tenant and owner-occupied households?

Between 2016 and 2021, core housing need in Leduc showed diverging trends for owners and tenants:

- Owner Households: The number of owner households in core housing needs decreased from 425 in 2016 to 395 in 2021—a 7% reduction. The percentage of owners in core need dropped from 5.16% to 4.23%.
- Tenant Households: The number of tenant households in core housing need increased from 695 in 2016 to 750 in 2021—a 7.9% increase. The percentage of tenants in core need decreased slightly from 25% to 22.19%, but the actual number of renters facing need grew

The has led to:

- Tenants remain significantly more vulnerable to housing needs than owners, with more than 1 in 5 renter households still in core need.
- The slight improvement in percentage terms for renters is offset by overall population and household growth, which increased the absolute number of tenant households in need.
- Affordability challenges and lack of rental supply continue to disproportionately affect renters.

In summary, while core housing needs have improved slightly for owners, rental households in Leduc face worsening pressures both in number and affordability risk.

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	**Data**	**Value**
Owner households in Core Housing Need (number)	2016	425
	2021	395
	Total Change	-30
	Percent Change	-7.06%
Tenant households in Core Housing Need (number)	2016	695
	2021	750
	Total Change	55
	Percent Change	7.91%
Owner households in Core Housing Need (percentage)	2016	5.16%
	2021	4.23%
Tenant households in Core Housing Need (percentage)	2016	25%
	2021	22.19%

Non-Market Housing

5.7.1 Current Non-Market Housing Units		
Characteristic	**Data**	**Value**
Number of housing units that are subsidized	Total	270
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	2,775
Number of co-operative housing units	Total	*
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	0

Please describe any other affordable and community housing options and needs/gaps currently in your community that are not captured in the table above. Examples can include:

- **Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?**
- **Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?**
- **Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?**

Leduc currently has limited subsidized housing units and units renting below market in the private sector, and there are no co-operative housing units and no transitional or permanent supportive housing options in the community.

Key gaps are:

- Lack of Transitional and Supportive Housing: There are no transitional or supportive housing units in Leduc. This leaves individuals experiencing homelessness, mental health challenges, addictions, or family crises without appropriate housing or supports locally.
- Limited Non-Market Housing Diversity: There are no co-operative housing units and a very limited supply of affordable rental units tied to income.
- Mismatch Between Housing Stock and Household Size: The dominance of large single-detached homes leaves seniors, single adults, and smaller households without suitable affordable choices. This drives up demand for smaller units, which are under-supplied.
- Growing Pressure on Rental Housing: With rents rising since 2016, vacancy rates dropping, and limited “below market” rentals, affordable housing is becoming increasingly difficult to find for many low- and moderate-income households.
- No Emergency Shelter or Transitional Beds: The recent closure of the Leduc Hub shelter has left the community with no temporary or emergency housing options, increasing the risk of displacement to other municipalities or homelessness.

In summary, Leduc faces significant gaps in non-market, transitional, supportive, and affordable housing. These gaps may contribute to rising housing insecurity, particularly for seniors, renters, single-parent families, and individuals with complex needs.

Housing Trends

5.9.1 Housing Values		
Characteristic	**Data**	**Value**
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	1,410
Purpose-built rental Prices by unit size (Average, Canadian dollars)	Total	1,171
	Bachelor	864
	1 bedroom	1,018
	2 bedrooms	1,131
	3 bedrooms+	1,483
Purpose-built rental prices by unit size (Median, Canadian dollars per month)	Total	1,125
	Bachelor	895
	1 bedroom	1,025
	2 bedrooms	1,125
	3 bedrooms+	1,450
Sale prices (Canadian dollars)	Average	Next Housing Assessment will examine this.
	Median	Next Housing Assessment will examine this.

5.9.1 Housing Values		
Characteristic	**Data**	**Value**
Sale prices by unit size (Average, Canadian dollars)	Average	Next Housing Assessment will examine this.
	Bachelor	Next Housing Assessment will examine this.
	1 bedroom	Next Housing Assessment will examine this.
	2 bedrooms	Next Housing Assessment will examine this.
	3 bedrooms+	Next Housing Assessment will examine this.
Sale prices by unit size (Median, Canadian dollars)	Median	Next Housing Assessment will examine this.
	Bachelor	Next Housing Assessment will examine this.
	1 bedrooms	Next Housing Assessment will examine this.
	2 bedrooms	Next Housing Assessment will examine this.

5.9.1 Housing Values		
Characteristic	**Data**	**Value**
	3 bedrooms+	Next Housing Assessment will examine this.

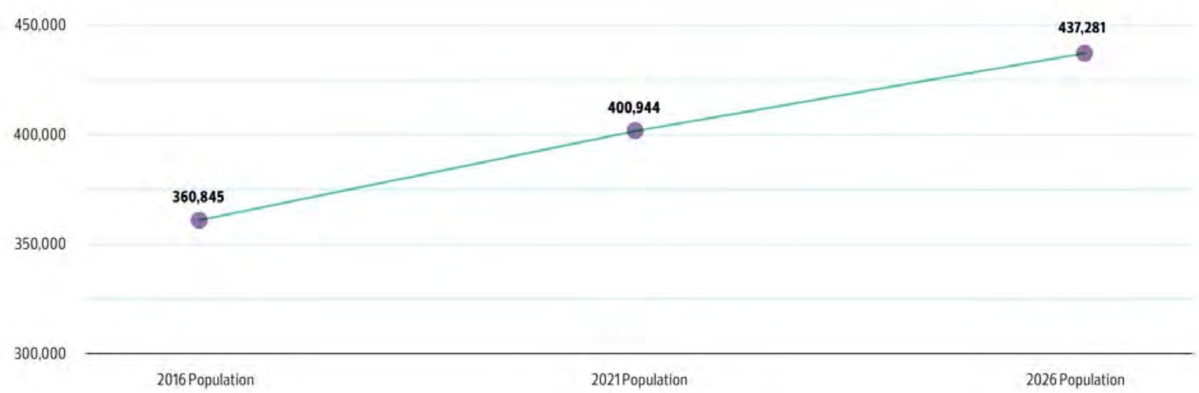
5.9.2 Housing Units: Change in Housing Stock		
Characteristic	**Data**	**Value**
Demolished – breakdown by tenure	Tenant	Next Housing Assessment will examine this.
	Owner	Next Housing Assessment will examine this.
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	376
	Single	251
	Semi-detached	48
	Row	45
	Apartment	32
Completed – Breakdown by tenure (annual, number of structures)	Tenant	32
	Owner	344
	Condo	0
	Coop	0
Starts – Overall and breakdown by structural	Total	321

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	**Data**	**Value**
type (2021, number of structures)	Single	204
	Semi-detached	52
	Row	49
	Apartment	16
Starts – Breakdown by tenure (2021, number of structures)	Tenant	16
	Owner	272
	Condo	33
	Coop	*

Projected Housing Needs and Next Steps

This section aims to answer the question, how much and what type of housing is needed to meet the needs of the population over the next 10 years? How will this Housing Needs Assessment (HNA) be meaningfully used in planning and investment decisions?

This section projects population trends from the previous 10 years, dividing by income category and target housing costs while considering migration trends. An example of a benchmarked projection from *Edmonton's Affordable Housing Needs Assessment* is provided below.



Household Growth Projection 2016- 2026. *Source: Edmonton Affordable Housing Needs Assessment – August 2022*

HNAs should be able to convey through their data-driven narrative how many housing units are needed by income category, household size and dwelling type over the next 10 years. In completing this section, communities must carefully consider their past growth trends and future demographic projections, including recent immigration patterns, aging population dynamics, and economic trends. Furthermore, it is also crucial for communities to consider any pre-existing housing shortages, as evidenced by indicators such as recent trends in rental vacancy rates, growth in prices/rents, the number of households in core housing need, and the aging of their current housing stock.

Projection Methodology Guidelines

There are several projection methodologies that can be used to project housing demand, *including the HART housing needs projection here*. The federal government recommends using the HART methodology as a reference point, with additional considerations and data points to improve the validity of the methodology. These considerations, including economic data integration and supply capacity and gaps as well as steps for calculating the methodology are noted below. Provinces and territories, in consultation with their municipalities/communities, are invited to use a methodology that fits their regional circumstances, ensuring the assumptions that inform their preferred methodology are also clearly explained The federal government will review the HNAs as a requirement for its various funding programs and assess the methodology and assumptions that inform it for their validity and robustness. If needed, further engagements can take place to better align the preferred methodology with the federal government's expectations.

In employing a projection methodology, jurisdictions may find the following list of key considerations and steps useful. The following approach involves first projecting the population into the future, then projecting household formation from headship rates, and then **demand for housing by tenure, dwelling type and size, family type and income groups**. Following the Population Projection, Household Projection and Housing Demand Projection steps, a table is presented of the key considerations for each step in the process.

Step 1: Population Projection

Conceptually the projected population is calculated as the survived population + births + projected net migrants. An example of an accepted method to calculate population projection is the Cohort-Component population projection method.

Step 2: Household Projection

Project family and non-family households separately by multiplying the projected population by age group in a given year with projected headship rates (household formation) by age group in a given year.

- A headship rate represents the probability that a member of a given age group will head (maintain) a household of a given type (family or non-family). Historical headship rates are calculated as the ratio of household heads in an age group to the population of that age group.
- Total headship rates can be determined by adding family and non-family headship rates together for a given age group and year. An increase in the total headship of any particular age group means that overall a higher proportion of that group heads households than previously. The converse holds true for a decrease in the total headship rate. Thus, the total rate is an overall indication of the propensity to form households in a particular age group.

Project both family and non-family households by household type (composition), including couples without children, couples with children, lone parents, multiple-family households, one-person households, and other non-family households. This can be achieved by multiplying the projected number of households in a particular age group by the projected household type proportions for that age group.

- Historical proportions for family households are the ratio of the number of family households of a given type in an age group to the total number of family households headed by that age group.
- Historical proportions for non-family households are the ratio of the number of non-family households of a given type in an age group to the total number of non-family households headed by that age group.

Project net household formation according to family and non-family household types by calculating the difference between projected households in successive years.

Step 3: Housing Demand (Need) Projection

Project the number of owner households within a particular age range and household type by multiplying projected household by type (family and non-family) by projected ownership rates.

Project the number renter households by calculating the difference between projected households and the number of projected owner households.

- Historical ownership or renter rates are the ratio of the number of owning/ or renter households of a given type and age of head to the total number of households (owners and renters combined) of that type and age of head.

Project dwelling type (single, semi, row, apartment) by multiplying projected age-specific renter and owner dwelling choice propensities by household type (family and non-family) with the projected number of renter and owner households of the given household type and age group.

- Historical dwelling choice (occupancy) propensities describe the proportion of a given household type, tenure, and age of head group occupying each of the four dwelling types.

Finally, communities should integrate assessments of pre-existing housing shortages into their final calculations. This integration should be informed by a thorough review of the preceding quantitative and qualitative analyses within the HNA. Additionally, communities should utilize the data and more advanced methodologies detailed in the Annex to ensure a comprehensive estimation of these shortages.

HART Household Projections – Projected Households by Household Size and Income Category

The HART methodology estimates the total number of units by type (number of bedrooms) and with reference to income categories that will be needed to house a community's projected population.

Please use the Housing Assessment Resource Tools Households Projections tab to fill out the table below for your jurisdiction – *Housing Needs Assessment Tool | HART*

6.1.1 Projected Households by Household Size and Income Category, 2031						
HH Income Category	**1 person**	**2 person**	**3 person**	**4 person**	**5+ person**	**Total**
Very Low Income	275	20	61	11	0	367
Low Income	1,646	733	244	86	58	2,767
Moderate Income	1,029	1,491	499	369	115	3,503
Median Income	663	1,694	869	890	334	4,450
High Income	219	2,125	1,356	1,428	1,280	6,408
Total	3,832	6,063	3,029	2,784	1,787	

Key Considerations

Population

- It is strongly advised to use the updated post-census population estimates for 2022 as your base population provided by Statistics Canada's demographic estimates division. These estimates account for any discrepancies in population counts, whether they are undercounts or overcounts. These estimates also smooth out the sharp downturn in immigration due to the pandemic in 2020/21. Please refer to annex for links to Statistics Canada CSD and CMA estimates.
- If historical fertility, survival and mortality rates by age category are stable and not trending, apply average historical rates to current population by age to project forward. If rates do trend by age over time, estimate the average change in rates in percentage points and add to current rates when projecting forward for the baseline scenario.
- For larger communities and centres where the data exists, disaggregate and project baseline net migration flows for respective components (i.e., net interprovincial, net intra migration and net international). Disaggregate net international migration and project its components further (emigration, returning Canadians, non permanent residents, etc.) and use recent growth trends per flow to project total net international migration. In projecting international migration, it will be important for communities to use the more updated federal immigration targets as an anchor.
- Because of the economic uncertainty triggered by the COVID-19 pandemic and potential future shocks, larger communities are expected to create one additional population scenario (high) to supplement the baseline. Utilize StatsCan projection methodology for fertility, survival, and migration to establish the high scenario. Consult Statistics Canada's population projection report cited in the appendix. Communities should avoid using low population or migration scenarios to prevent housing need undercounting.

Smaller Communities:

In smaller centers where population projection scenarios are unavailable from StatsCan, but there is the capacity to generate them, cities can resort to using historically high population growth rates or migration scenarios as alternative methods for projecting future population. One industry communities should also develop multiple population scenarios to manage economic volatility

Household Projections

- Headship rate is commonly defined as the ratio of the number of households by age to the population of adults by age in each community and can be used to project future households.
- If historical headship rates data is not trending or stable by age, apply the average historical census family/non-family headship rates by age group to the corresponding population within each age group.
- If historical headship rates by age is showing a trend over time, include the average historical census family/non-family headship rates percentage point change to the current headship rate. Subsequently, apply these adjusted headship rates by age to the corresponding population within

each age group. By incorporating average historical headship rates into household projections, communities can mitigate the impact of potential decreases in recent headship rates that may be due to housing unaffordability, therefore avoiding artificially low household projections.

Optional for Smaller Communities:

- For the younger population aged 18-34, predict family/non-family headship rates using economic modeling. See UK study in annex for further guidance.
- Project household composition by family/non-family households using latest census proportions by family type.
- Project household size by age for family/nonfamily type by dividing population by households.

Housing Demand

To project housing demand by tenure:

- If ownership rates for family/non-family households within specific age groups are not showing a trend over time, apply the average historical ownership rates to projected households by age. The remaining households are considered renter households by age.
- If ownership rates for family/non-family households within specific age groups are trending over time, include the average historical percentage point change to the current ownership rates. Apply these adjusted ownership rates to household counts by age to project tenure by age. The remaining households are considered renter households by age.

To project housing demand by dwelling type:

- If historical dwelling propensities by family type, age, and tenure are not exhibiting a trend, apply the average historical demand propensity by type, age, and tenure to project households by type, age, and tenure.
- If historical demand type propensities are trending, incorporate the average percentage point change in demand type propensities to the current propensities. Apply these adjusted propensities to household types to estimate future dwelling propensities.
- Economic Data Integration
- Relying solely on traditional demographic approaches to forecast housing needs can underestimate housing demand.
- Headship rates by age and family type can be projected by considering economic factors as explanatory drivers. These factors could include income, unemployment rates, prices, rents, and vacancy rates.
- CMHC is developing models to project headship rates for household maintainers aged 18-34 in provinces and larger metropolitan areas. Larger communities can benefit from leveraging these projections.

- Using an economic approach to project headship rates and incomes facilitates the estimation of household counts by age, size, tenure, and income. When integrated with dwelling type, price, and rent data, this approach assists in identifying potential households in core housing need.

Supply Capacity & Supply Gaps

- Housing need projections should be adjusted upwards or downwards to account for the **net effects** of conversions, demolitions, and vacant units in each community.
- Where data is available, communities should assess future capacity by compiling data on draft approved serviced lots, categorized by dwelling type and tenure, that will be available for residential development. When combined with household projections by dwelling type and tenure, help estimate supply gaps
- In addition, larger communities can leverage supply gap estimates from CMHC to help inform where need is greatest and to identify housing shortages.

Optional for Smaller Communities:

- Comparing housing need projections with supply capacity will enable communities to identify potential gaps in supply by dwelling type and tenure.

Projection Methodology

Please outline the methodology and calculations used to complete the projections here, including any assumptions made.

6.2.1 Projections		
Characteristic	**Data/Formula**	**Value**
Women by age distribution (# and %)	0-14	Next Housing Assessment will examine this.
	15-19	Next Housing Assessment will examine this.
	20-24	Next Housing Assessment will examine this.
	25-64	Next Housing Assessment will examine this.
	65-84	Next Housing Assessment will examine this.
	85+	Next Housing Assessment will examine this.
Male Births	Births x Estimated Proportion of Male Births	Next Housing Assessment will examine this.
Female Births	Total births – Male Births	Next Housing Assessment will examine this.

6.2.1 Projections		
Characteristic	**Data/Formula**	**Value**
Survival Rate	Survival rate for those not yet born at the beginning of the census year	Next Housing Assessment will examine this.
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	Next Housing Assessment will examine this.
Projected Family Households	Age-group population x projected age-specific family headship rate	11,259
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	4,252
Total Projected Headship Rate	Family headship rates + non-family headship rates	Next Housing Assessment will examine this.
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	Next Housing Assessment will examine this.
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	11,064

6.2.1 Projections		
Characteristic	**Data/Formula**	**Value**
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	4,447
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	Next Housing Assessment will examine this.

Population and Households Projections

6.3.1 Anticipated Population by [2029]		
Characteristic	**Data**	**Value**
Anticipated population	Total	40,365
Anticipated population growth	Total	6,271
	Percentage	18.4%
Anticipated age	Average	41
	Median	Next Housing Assessment will examine this.
Anticipated age distribution (# and %)	0-14	7,580
	15-19	3,062
	20-24	2,772
	25-64	21,080
	65-84	5,237
	85+	634

6.3.2 Anticipated Households by 2029		
Characteristic	**Data**	**Value**
Current number of households	Total	12,960
Anticipated number of households	Total	15,511
Anticipated Household Age	Average	Next Housing Assessment will examine this.
	Median	Next Housing Assessment will examine this.
Anticipated Households by Tenure	Renter	4,447
	Owner	11,064
Anticipated Units by Type	Total	Next Housing Assessment will examine this.
	Single	Next Housing Assessment will examine this.
	Semi-detached	Next Housing Assessment will examine this.
	Row	Next Housing Assessment will examine this.
	Apartment	Next Housing Assessment will examine this.
	1 bedroom	103

6.3.2 Anticipated Households by 2029		
Characteristic	**Data**	**Value**
Anticipated Units by Number of Bedrooms	2 bedroom	365
	3 bedroom	7
	4 bedroom	Next Housing Assessment will examine this.
	5 bedroom	Next Housing Assessment will examine this.
Anticipated Households by Income	Average	Next Housing Assessment will examine this.
	Median	Next Housing Assessment will examine this.
	Very Low	Next Housing Assessment will examine this.
	Low	Next Housing Assessment will examine this.
	Moderate	Next Housing Assessment will examine this.
	High	Next Housing Assessment will examine this.

6.3.2 Anticipated Households by 2029		
Characteristic	**Data**	**Value**
Anticipated average household size	Total	Next Housing Assessment will examine this.
Draft approved lots by planned housing type	Total	Next Housing Assessment will examine this.
Draft approved lots by tenure	Tenant	Next Housing Assessment will examine this.
	Owner	Next Housing Assessment will examine this.

Use of Housing Needs Assessments in Long-Term Planning

This final section aims to determine how your community anticipates using the results and findings captured in the Housing Needs Assessment to inform long-term planning as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.

How will this HNA inform your official community or development plan, housing policies and/or actions going forward? For example, if the HNA identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit - how could actions and changes in policy and planning help address those needs?

The Housing Needs Assessment (HNA) provides clear direction for how Leduc must shift its planning, policies, and actions to meet current and future housing needs. The findings highlight critical gaps across the housing spectrum that will shape decisions in the following ways:

- Land Use and Development Planning: The HNA will directly inform the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB) renewal by supporting policies that enable missing middle housing—such as duplexes, triplexes, and small-scale multi-unit developments—within established neighbourhoods. The City will focus on encouraging higher-density housing near key corridors, services, and employment nodes to support location-efficient growth.
- Housing for Priority Populations: The HNA identifies the urgent need for housing for seniors, low-income households, one-parent families, and newcomers, who are disproportionately in core housing need. Future housing strategies and development approvals will prioritize affordable rental, supportive housing, and smaller accessible units for these groups.
- Diverse Housing Types and Forms: The City will work to diversify the housing stock beyond single-detached homes, supporting policies that encourage smaller units for singles, seniors, and small families; and, larger units in denser forms (e.g., stacked townhomes) for growing families unable to afford detached housing.
- Policy Tools and Incentives: The HNA will guide the introduction of policy tools such as:
    - Fast-tracking approvals for affordable and rental housing.
    - Incentives for developers to build diverse housing types.
    - Pre-approved housing designs to speed up delivery of missing middle and affordable units.
- Investment and Partnerships: The City will use the HNA to strengthen its case for provincial and federal housing funding and to form partnerships with the non-profit and development sectors to fill critical gaps, particularly in non-market and transitional housing.

In summary, the HNA will move Leduc toward a more inclusive, affordable, and balanced housing system by ensuring that planning decisions, housing policies, and municipal investments directly respond to the specific needs identified across the full housing spectrum.

How will data collected through the HNA help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?

The Housing Needs Assessment (HNA) provides the data-driven foundation needed to align Leduc's housing policies, growth management strategies, and infrastructure planning.

- Evidence-Based Planning and Policy: The HNA's demographic, household, and housing market data will inform updates to the Municipal Development Plan (MDP), Land Use Bylaw (LUB), Area Structure Plans (ASP), and the Housing Strategy 2025–2030. Data on population growth, household size changes, core housing needs, and affordability pressures will help set realistic housing targets and define where and how new housing should be delivered.
- Guiding Growth Management: The HNA will help direct growth toward existing serviced areas and key corridors by supporting higher-density and diverse housing forms in line with efficient land use and infrastructure capacity. It will also reinforce the need for compact, mixed-use

development patterns that reduce sprawl and reliance on cars, while making the best use of capital investments in roads, utilities, and transit.

- Shaping Master Plans, Polices, and Capital Planning: The HNA will be integrated into master plans (Transportation Master Plan, Recreation and Parks Master Plan) and development of specific calculated polices concerning affordable housing and densification. In addition, capital plans can be developed and updated to ensure infrastructure spending supports areas identified for future housing intensification. This ensures that housing growth and infrastructure investments are coordinated, maximizing value for residents and minimizing long-term maintenance and service costs.
- Regional Coordination: The data will support regional housing discussions within the Edmonton region concerning affordability pressures, and migration. It may help ensure that housing supply, growth, and transportation planning are considered together across municipal boundaries.

In summary, the HNA provides the facts Leduc needs to ensure that housing policies, growth management, and infrastructure investments are fully aligned—locally and regionally—to deliver a more affordable, sustainable, and inclusive community.

Based on the findings of this HNA, and particularly the projected housing needs, please describe any anticipated growth pressures caused by infrastructure gaps that will need to be prioritized and addressed in order to effectively plan and prepare for forecasted growth. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure that your local government has identified as a priority for fostering more complete and resilient communities.

Examples may include:

- **Will your public transit system have the capacity to meet increasing demand?**
- **Will your water and wastewater system have the capacity for additional connections based on the amount of new housing units that will need to be built?**
- **Will new roads or bridges need to be built to serve new or growing communities?**
- **Will new schools, parks, community or recreational centres need to be built to serve new or growing communities?**
- **Will broadband service and access need to be significantly expanded to help new residents and businesses connect? Are there any climate risks or impacts that will affect new growth?**

The Housing Needs Assessment (HNA) highlights that Leduc will require 2,500 to 3,000 new housing units over the next 10 years to meet population growth, changing household needs, and affordability pressures. This level of growth will create several infrastructure challenges that must be addressed to support complete and resilient communities.

- Water, Wastewater, and Stormwater Capacity: Continued residential growth may require upgrades to water and wastewater systems, particularly in areas targeted for higher-density or infill development. Older neighbourhoods may need infrastructure improvements to support redevelopment and intensification.
- Transportation and Mobility: More housing near employment hubs and along key corridors will require enhanced active transportation networks (sidewalks, trails, cycling paths) and transit connections. Leduc currently has limited public transit options, which may hinder higher-density, and affordable housing without increased transportation investment.
- Parks, Recreation, and Community Facilities: New residential areas and higher-density housing will increase demand for parks, playgrounds, sports fields, and community centres to support quality of life and mental well-being.
- Social and Supportive Infrastructure: The lack of emergency shelter, transitional housing, and supportive housing is an identified gap. As such, housing demand and affordability pressures will grow, and new non-market and supportive housing facilities may need to be integrated into community planning.
- Environmental Resilience: Climate resilience, green space preservation, and energy-efficient infrastructure will be key as the city grows, particularly in designing new neighbourhoods.

In summary, to effectively manage projected housing growth, Leduc must prioritize upgrades and investments in servicing infrastructure, transportation, social supports, and community amenities. These investments will ensure that growth delivers not only more housing but also more complete, connected, and resilient neighbourhoods.

Annex A: Relevant Links for Developing Housing Needs Projections

Data and Analysis

- *Housing Statistics - Statistics Canada*
- *Population estimates, July 1, by census subdivision, 2016 boundaries (statcan.gc.ca)*
- *Population estimates, July 1, by census metropolitan (statcan.gc.ca)*
- *Population and demography statistics (statcan.gc.ca)*
- *Population Projections for Canada (2021 to 2068), Provinces and Territories (2021 to 2043) (statcan.gc.ca)*
- *Housing Market Information Portal*
- *UrbanSim – Scenario Modeling*

Reports & Publications

- Housing Markets Insight - *CMHC's household projections for 8 of Canada's major urban centres until 2042*
- CMHC - *Housing Shortages in Canada Report*
- University of British Columbia - *Housing Assessment Resource Tools (HART)*
- University of London - *Affordability targets: Implications for Housing Supply*
- *Nova Scotia Housing Needs Assessment Report Methodology*
- *Ontario Land Needs Assessment Methodology*
- *British Columbia Affordable Housing Need Assessment Methodology*

Annex B: Glossary

Affordable Housing: A dwelling unit where the cost of shelter, including rent and utilities, is a maximum of 30% of before-tax household income.

Area Median Household Income: The median income of all households in a given area.

Cooperative Housing: A type of residential housing option whereby the owners do not own their units outright. This would include non-profit housing cooperatives, as stand-alone co-operatives or in partnership with another non-profit, including student housing co-ops, as well as Indigenous co-ops, including those in partnership with Indigenous governments and organizations. This does not, however, include homeownership co-ops or equity co-ops that require an investment, which along with any profit earned, is returned to co-op investors.

Core Housing Need: Refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and 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 (attains all three housing indicator thresholds).

- *Adequate* – Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable* – Has enough bedrooms for the size and make-up of resident households, according to guidelines outlined in National Occupancy Standard (NOS).
- *Affordable* – All shelter costs total less than 30% of a household's before-tax income.

Household: A person or a group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada.

Household Formation: The net change in the number of households.

Supportive Housing: Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

Permanent Supportive Housing: Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

Purpose-Built Rental: Also known as the primary rental market or secure rentals; multi-unit buildings (three or more units) which are built specifically for the purpose of providing long-term rental accommodations.

Short-Term Rentals: All or part of a dwelling unit rented out for less than 28 consecutive days in exchange for payment. This includes bed and breakfasts (B&Bs) but excludes hotels and motels. It also excludes other accommodations where there is no payment.

Suppressed Household Formation: New households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go.

Missing Middle Housing: Housing that fits the gap between low-rise, primarily single-family homes and mid-rise apartment buildings, typically including secondary and garden suites, duplexes, triplexes, fourplexes, rowhouses and townhouses, courtyard housing, and low-rise apartment buildings of 4 storeys or less. These housing types provide a variety of housing options that add housing stock and meet the growing demand for walkability. The missing middle also refers to the lack of available and affordable housing for middle-income households to rent or own.