

# Bow Valley Region Housing Needs Assessment

*A Bow Valley Regional Housing and Canmore Community Housing Corporation  
collaboration to assess housing needs and opportunities within the Bow Valley Region of Alberta*

May 2019



Headwater Group.



## Table of Contents

1.0 INTRODUCTION .....	3
1.1 RESEARCH NOTES .....	4
2.0 HOUSING MARKET OVERVIEW .....	6
2.1 HOUSING STOCK CHARACTERISTICS: DWELLING TYPE AND TENURE, 2016 .....	7
2.2 HOUSING STOCK CHARACTERISTICS: HOUSING CONDITION.....	8
2.2.1 HOUSING STOCK CHARACTERISTICS: SUPPLY TRENDS – CANMORE .....	9
2.2.3 HOUSING STOCK CHARACTERISTICS: SUPPLY TRENDS – BANFF.....	10
2.3 HOUSEHOLD CHARACTERISTICS: HOUSEHOLD TYPE AND SIZE (2016) .....	11
2.3.1 HOUSEHOLD CHARACTERISTICS: AGE OF HOUSEHOLD MAINTAINER 2016 .....	12
2.3.2 HOUSEHOLD CHARACTERISTICS: RENTAL TENURE BY HOUSEHOLD TYPE 2016 .....	13
2.3.3 HOUSEHOLD CHARACTERISTICS: INCOME PROFILE 2016 .....	14
2.4 HOUSE PRICE TRENDS: BANFF AND CANMORE .....	15
2.5 RENTAL RATE TRENDS .....	18
2.6 RENTAL VACANCY RATE – SEASONAL FLUCTUATIONS.....	22
3.0 HOUSING NEED .....	23
3.1 HOUSING NEED – BOW VALLEY AND CANADA COMPARISONS .....	24
3.2 HOUSING NEED – BOW VALLEY COMPARISONS .....	25
3.3 HOUSING NEED - BOW VALLEY REGION .....	26
3.4 HOUSING NEED - CANMORE .....	27
3.5 HOUSING NEED – BANFF.....	28
3.6 HOUSING NEED – BOW VALLEY RURAL REGION.....	29
3.7 HOUSING NEED – ADJUSTED CURRENT RENTAL NEED ESTIMATES .....	30
3.8 AFFORDABLE HOMEOWNERSHIP (HOMEOWNERSHIP PROGRAM DESIGN).....	31
3.9 EMERGENCY HOUSING - HOMELESSNESS .....	32
3.10 PERMANENT SUPPORTIVE HOUSING FOR PEOPLE WITH SPECIAL NEEDS.....	33
3.11 PERMANENT SUPPORTIVE HOUSING FOR SENIORS.....	35
3.12 HOUSING AFFORDABILITY ANALYSIS - CANMORE .....	38
4.0 HOUSING SUPPLY AND SERVICE LEVELS.....	40
4.1 NON-MARKET HOUSING SUPPLY.....	41

4.1	NON-MARKET HOUSING SUPPLY, CONTINUED.....	42
4.2	NON-MARKET HOUSING SERVICE LEVELS.....	43
5.0	FUTURE HOUSING REQUIREMENTS – THE NEXT TEN YEARS .....	44
5.1	POPULATION PROJECTIONS.....	45
5.2	FUTURE HOUSEHOLDS AND HOUSING REQUIREMENTS – BY AGE COHORT.....	46
5.2	FUTURE HOUSING REQUIREMENTS BY AGE COHORT, CONTINUED.....	47
5.3	FUTURE HOUSING REQUIREMENTS BY DWELLING TYPE .....	48
5.3	FUTURE HOUSING REQUIREMENTS BY DWELLING TYPE, CONTINUED .....	49
5.4	FUTURE NON-MARKET RENTAL HOUSING REQUIREMENTS SUMMARY .....	50
5.5	FUTURE AFFORDABLE HOMEOWNERSHIP REQUIREMENTS SUMMARY .....	51
5.6	NON-PERMANENT HOUSING - CANMORE.....	52
5.7	CURRENT AND FUTURE EMPLOYEE HOUSING REQUIREMENTS – CANMORE .....	53
6.0	HOUSING SUPPLY GAP ANALYSIS .....	55
6.1	MARKET HOUSING GAPS.....	56
6.2	NON-MARKET HOUSING GAPS (RENTERS).....	57
6.3	AFFORDABLE HOMEOWNERSHIP GAPS .....	58
6.4	BOW VALLEY HOUSING GAPS SUMMARY .....	59
7.0	ADDRESSING HOUSING CHALLENGES .....	60
7.1	HOUSING GAP RESOLUTION AND DEMAND MITIGATION STRATEGIES.....	60
7.2	IMPLEMENTATION THROUGH COLLABORATION .....	65
8.0	DATA COLLECTION AND MAINTENANCE STRATEGY .....	66
APPENDICES .....		70
APPENDIX ONE:	REFERENCES .....	71
APPENDIX TWO:	RESEARCH METHODS NOTES.....	73
APPENDIX THREE:	CURRENT (2016) AND FUTURE ADJUSTED RENTER NEED ESTIMATES .....	76
APPENDIX FOUR:	HOMEOWNERSHIP AFFORDABILITY TARGET ESTIMATES.....	78
APPENDIX FIVE:	EXISTING AND FUTURE NON-MARKET HOUSING NEEDS ACROSS THE NON-MARKET HOUSING CONTINUUM .....	80
APPENDIX SIX:	GLOSSARY AND ACRONYMS .....	82

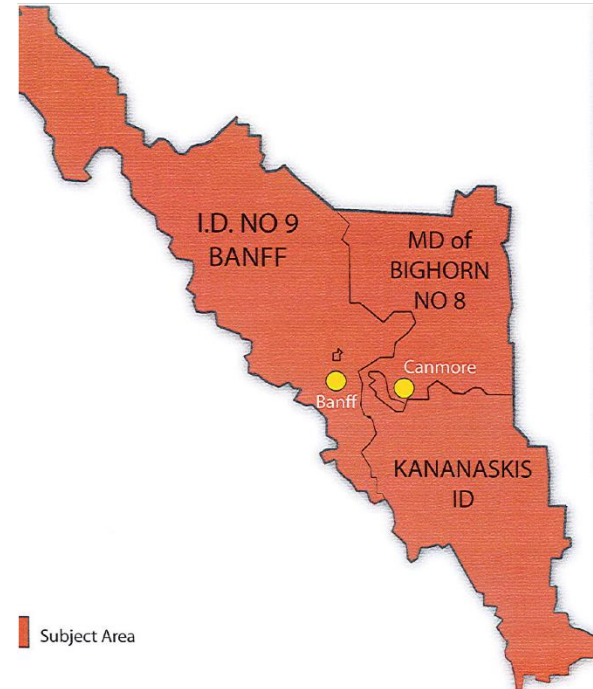
## 1.0 Introduction

The focus of this report is to provide a survey of housing needs across the Bow Valley with a focus on non-market housing. Bow Valley Regional Housing (BVRH) and Canmore Community Housing Corporation (CCHC) have collaborated on this assessment to help ensure residents of the Bow Valley region have a better understanding of housing trends and options and to support decision making to mitigate housing needs.

The need for affordable housing is well recognized as the Bow Valley has seen continued growth. Affordable housing is a priority for the communities of the Bow Valley, including the Towns of Banff and Canmore, Municipal District of Bighorn and Improvement Districts of Kananaskis and I.D. # 9 (Lake Louise).

Housing is considered to be affordable when a renter household spends less than 30% of its pre-tax income on adequate shelter. Households (HH) that spend more than 30% of their income on shelter are deemed to have an affordability need. For this study, 32% of HH expenditure is used as the affordability measure for owners.

**This housing needs assessment reviews current (2016) and future (2018 – 2027) housing need and demand for non-market and market housing to support planning for housing options.** The assessment provides a ten-year forecast of priority non-market components of the housing continuum (social, supportive, affordable, special purpose and employee housing) over the different municipal areas of the Bow Valley region.



This housing needs assessment is structured in four main parts:

- **Housing Market Overview** - outlines a current baseline of housing indicators and how the market has affected housing need over the past 10 years
- **Housing Affordability and Need** – identifies housing availability by income level, household and demographic type, providing an assessment of housing affordability for residents of the Bow Valley. Assesses households in need for suitability (appropriate number of bedrooms for household size), condition (state of dwelling repair) and affordability (if household is paying greater than 30% of HH income)
- **Future Housing Market Need** – forecasts future Bow Valley housing need based on population and household formation projections over the next ten years
- **Housing Gaps Analysis** – identifies the current and future gaps for housing across the housing continuum in the Bow Valley and outlines future housing requirements and needs by household type

## 1.1 Research Notes

The housing needs assessment addresses the research priorities identified by BVRH and CCHC. While the assessment focuses almost exclusively on quantitative data gathered by secondary sources, there are a few areas where reliable data is not available. In these instances, assumptions are used to modify the data to assess the situation.

This is a housing needs assessment, which focuses on households in need (*housing need*) which is broadly defined as those who pay more than 30% of household income for shelter<sup>1</sup>. Throughout this document, *housing need*, *housing demand* and *housing requirements* are used to define the overall housing market from a household context. *Housing requirement* is the total housing required for the current household profile of the region. Housing requirements equal *housing need* (households in need) plus *housing demand* (market-based households). Further definitions are provided in Appendix Five.



The assessment utilized a Housing Assessment Tool (HAT) for the data warehousing and analysis. The HAT stores, reviews, and assesses the current housing situation and recent trends, including future patterns of development. It also seeks to identify housing supply gaps along the housing continuum. While the focus is on assessing need and demand for Non-Market Housing assistance, the assessment allows for the examination of recent market performance, as this sets the context and influences Non-Market Housing issues, such as housing affordability and availability of low-moderately priced options. The HAT is provided as a separate (digital) appendix.

A population, employment and household formation forecast to 2027 was developed to inform the assessment of future housing need in the Bow Valley (Applications Management 2018).

---

<sup>1</sup> See Core Housing Need definition in Appendix Six and Adjusted Renter Need Estimates in Appendix Three

## **Data and Information Sources**

**All data used in this report comes from 2006, 2011 and 2016 Federal Census unless referenced otherwise.** A special data run for the Bow Valley region was commissioned, and data was transferred from Statistics Canada using their Browser 2020 files. As with any data, there are data rounding conventions, limitations with the accuracy, when it was collected, the variables collected and, how the data can be disaggregated. The main housing data sources used to develop this report include:

- 2006, 2011, 2016 Federal Census
- Canada Mortgage and Housing Corporation (CMHC)
- Town of Canmore and Town of Banff dwelling unit and building permit data
- Real estate data on existing housing price and rental rates, and
- Administrative data related to supportive and social housing inventories, provided by Bow Valley municipality data and census information, Bow Valley Regional Housing, the Canmore Community Housing Corporation, Alberta Health Services and the Housing Division of the Alberta Government

References are provided in Appendix One. Details on research methods are provided in Appendix Two.

## **Bow Valley Comparisons**

Comparisons are made between the Towns of Banff and Canmore and the rural areas of the Bow Valley (Municipal District of Bighorn and Improvement Districts of Kananaskis and I.D. # 9 (Lake Louise)). Readers should recognize the management and policy differences between these geographies that affect how housing supply and demand operate. Banff, for example, has unique challenges of limited land availability and residency requirements that affect how the housing market operates.

## **Data and Rounding**

Data is reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets. This creates different rounding results when data are combined, and cross tabulations are undertaken for analysis. As such, one cross tabulation can project a different number for a similar outcome in a related cross tabulation. Results are reported as tabulated for accuracy. Readers will notice slightly different numerical and percentage results due to rounding. Information on Statistics Canada rounding can be found here:

<https://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/help-aide/N2.cfm?Lang=E>

## 2.0 Housing Market Overview

### Description

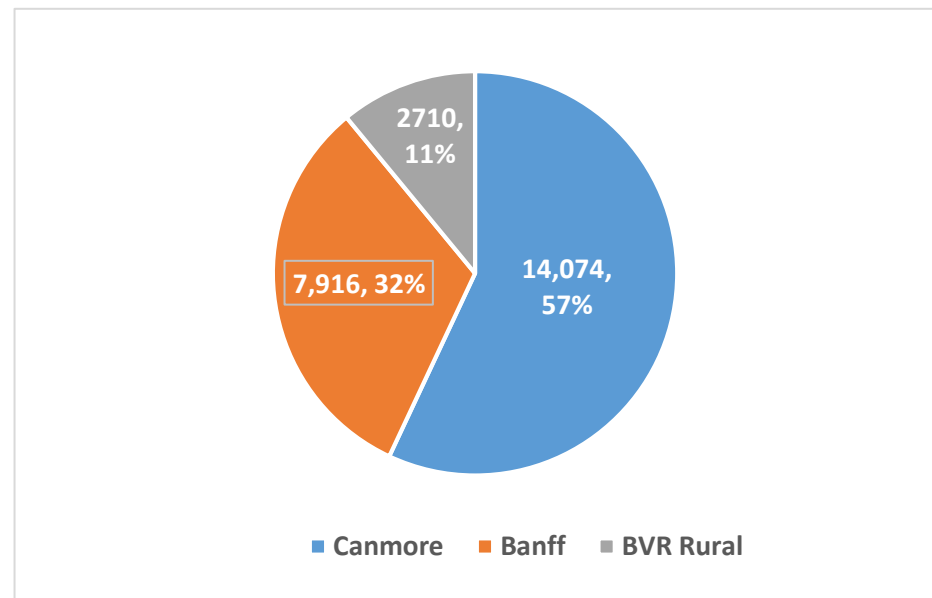
The housing market overview describes:

- Housing Stock Characteristics: dwelling type, tenure and condition
- Population and Household (HH) Characteristics: population by age, types of households, size of HH, age of HH maintainers
- Household Income Profile: households by income range, tenure, age of tenure
- Housing Prices and Rental Rates

Many of the variables used in this section form the baseline for the assessment of housing need. A thorough understanding of the local housing market and conditions is fundamental to develop effective policy and program responses.

### Bow Valley Region Population, 2017

The Bow Valley has close to 25,000 residents, with 57% residing in Canmore, 32% in the Town of Banff and the remainder in the Bow Valley Region (BVR) Rural area defined by the Improvement Districts of Kananaskis and Lake Louise along with the MD of Bighorn.



## 2.1 Housing Stock Characteristics: Dwelling Type and Tenure, 2016

### Description

Housing stock characteristics include dwelling type, tenure (condition of occupancy), and condition of supply. Housing stock forms is a core indicator for the overall housing needs assessment. Future housing requirements and housing gaps are discussed in Sections 5.0 and 6.0.

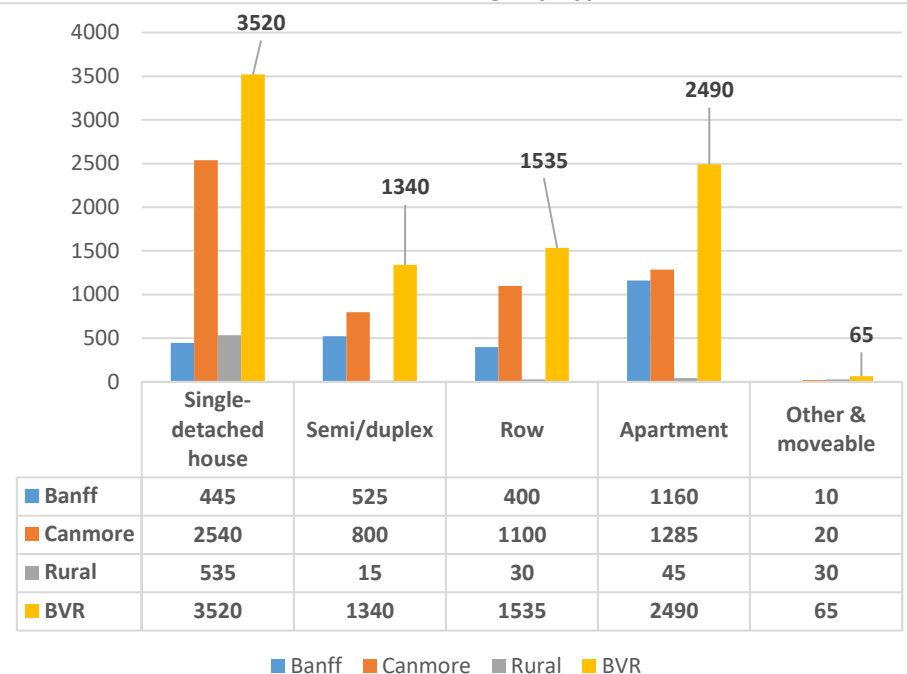
### Findings

- Of the 8940 dwelling units, almost 64% are in Canmore
- 39% of Bow Valley dwellings are single-detached, 28% apartment/condo
- Banff has a predominance 61% of apartment/condos and row houses
- 53% of households in Banff and 31% in Canmore have renter tenures

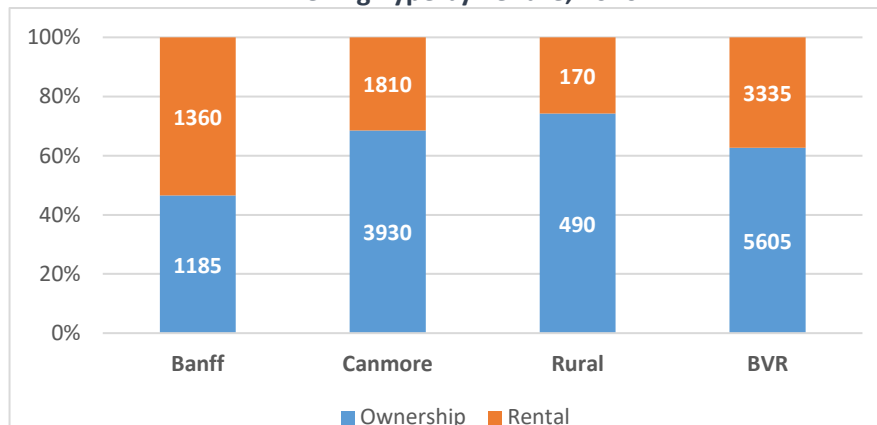
### Assessment

- **The Bow Valley housing stock has a larger rental pool (37%) compared to Alberta (27%) reflecting the recreational and service driven economy**
- Limitations to land availability have facilitated a denser housing stock in Banff with a high proportion of attached and apartment/condo housing
- **As Canmore and Banff run into limits of available land, they will need to continue to densify their housing stock**

Distribution of Dwellings by Type, 2016



Dwelling Type by Tenure, 2016





## 2.2 Housing Stock Characteristics: Housing Condition

### Description

Housing stock characteristics include dwelling type, tenure, and condition of supply. A residence that is reported by its resident(s) as needing major repairs may place the resident(s) in need if they cannot afford housing that is in good repair.

### Findings

- 4% of all owned housing stock needs repair, 6% of rental stock needs repair
- 7% of rental housing in Banff needing repair
- 10% of rural housing needs repair
- The housing stock is relatively new. 78% of the stock was constructed between 1980 and 2016 compared to only 62% in Calgary over the same period

### Assessment

- **Despite the relatively newer age of housing stock in the Bow Valley compared to Calgary, it is in greater need of major repair**
- The percentage of housing in need of repair is similar to the provincial average of 4.5%. There is a larger proportion of rental housing in Banff (7%) and owned housing in the rural communities (10%) in need of major repairs

### Housing Stock in Need of Major Repair, 2016

Housing in Need of Major Repair	Banff	Canmore	Rural	BVR
Owned stock units	45	130	50	225
As % all owned	4%	3%	10%	4%
Rented stock units	95	95	0	190
As % all rented	7%	5%	0%	6%

### Age of Housing Stock, 2016

Age of Housing	Bow Valley	Calgary
Pre 1980	22%	39%
1980 - 2000	51%	29%
2000 and later	27%	32%

### 2.2.1 Housing Stock Characteristics: Supply Trends – Canmore

#### Description

Housing supply is assessed by examining historical trends in new construction, by number and type of built form.

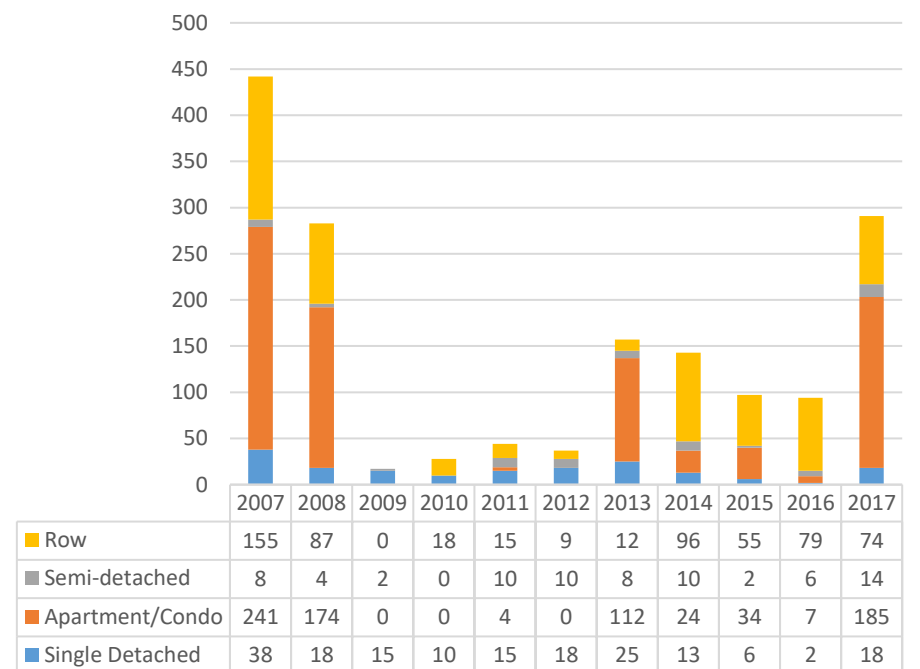
#### Findings

- Canmore experienced a large increase in apartment/condos and row housing from 2007 through 2008
- After the 2008 downturn, new housing supply became more distributed, yet still heavily focused on apartment/condos and row housing, and a decline in single-family construction

#### Assessment

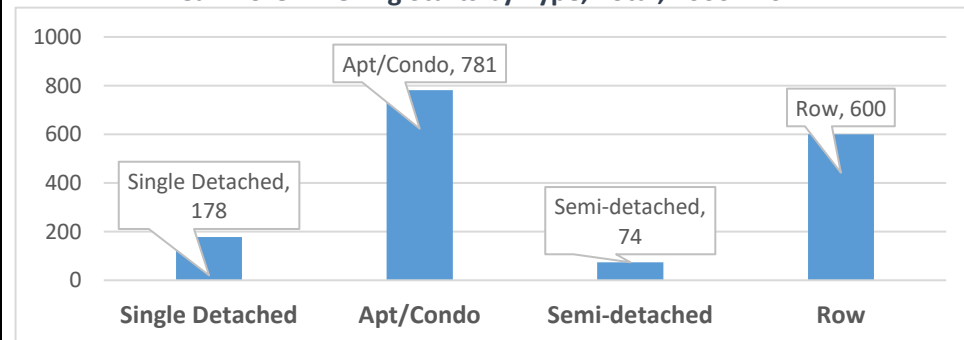
- The pace of new housing development is considerably less than before the 2008 downturn
- Canmore has led the development of housing stock in the Bow Valley region. A high number of condos have been built and are rented out
- Housing starts in Canmore have reflected financial market fluctuations in western Canada

Canmore Housing Starts by Dwelling Type, 2006 -2017



Source: Town of Canmore

Canmore Dwelling Starts by Type, Total, 2006 - 2017



### 2.2.3 Housing Stock Characteristics: Supply Trends – Banff

#### Description

Housing supply is assessed by examining historical trends in new construction, by number and type of built form.

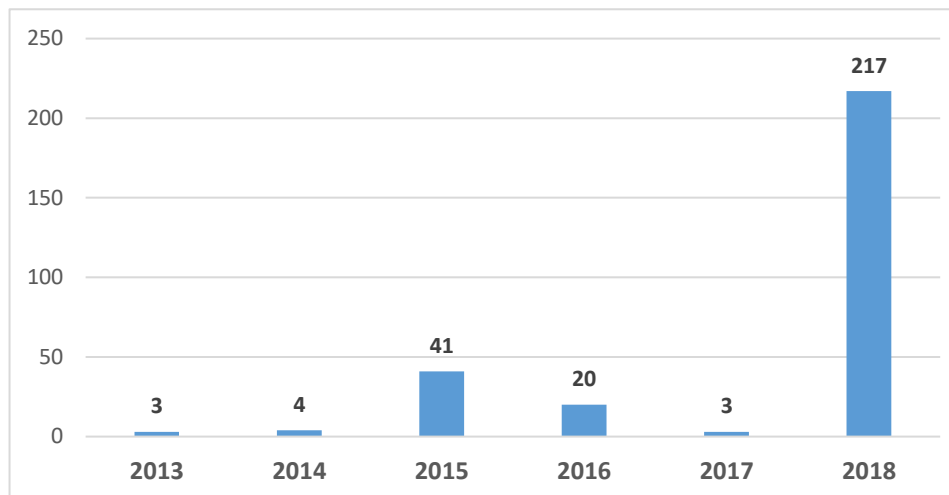
#### Findings

- Banff has seen slow growth in housing unit completions until 2018
- Banff's dwelling unit profile has only 13.5% single family dwellings, 59.7% apartment/condos and 26.7% row and semi-detached housing

#### Assessment

- Housing stock has had little growth in Banff until 2018
- The Banff housing stock profile is primarily apartment/condos and semi-detached/ row housing – similar to other resort communities

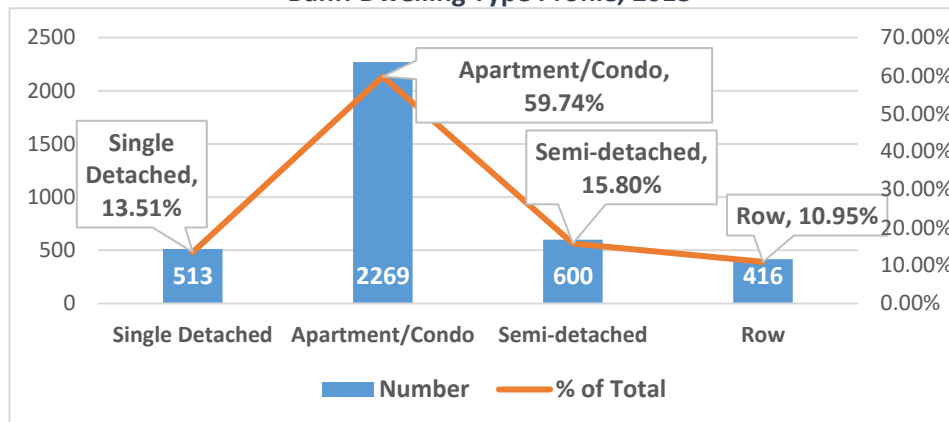
**Banff Housing Unit Completions, 2013 - 2018**



\* 2018 = Housing completions including 43 units under construction

Source: Town of Banff

**Banff Dwelling Type Profile, 2018**



\*Apartments = Apartments, accessory dwellings and no data dwellings

\* Semi-detached = duplex, triplex, fourplex

\* Row = Row, Stacked row

## 2.3 Household Characteristics: Household Type and Size (2016)

### Description

Households are characterized as types of family and non-families (unrelated individuals) who occupy dwellings. Understanding the range of household type helps inform the need for type and size of dwellings. Household characteristic data provides the foundation for housing needs and gap analysis in Sections 5.0 and 6.0

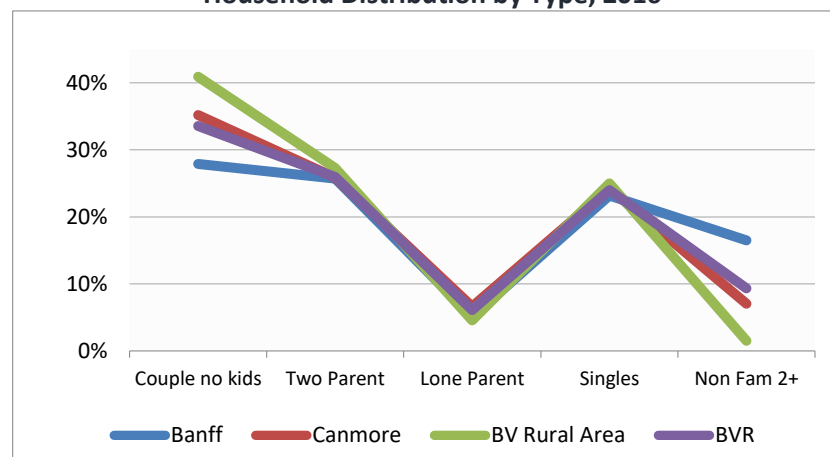
### Findings

- There are 5960 family households (67%) and 2980 non-family households (33%) in the Bow Valley
- Couples (34%) and singles (24%) without children are the prevalent type of household in the Bow Valley
- Two-parent families make up approximately 25% of households and lone parent families make up close to 6% of households
- Renter households with children range from 7% (Rural) to 13% (Banff) in the Bow Valley
- Non-family (unrelated individuals) households are most common in Banff, an indicator of labour force wages versus high housing prices
- Couples with no children and singles are the largest group of renters, with the largest share in Banff

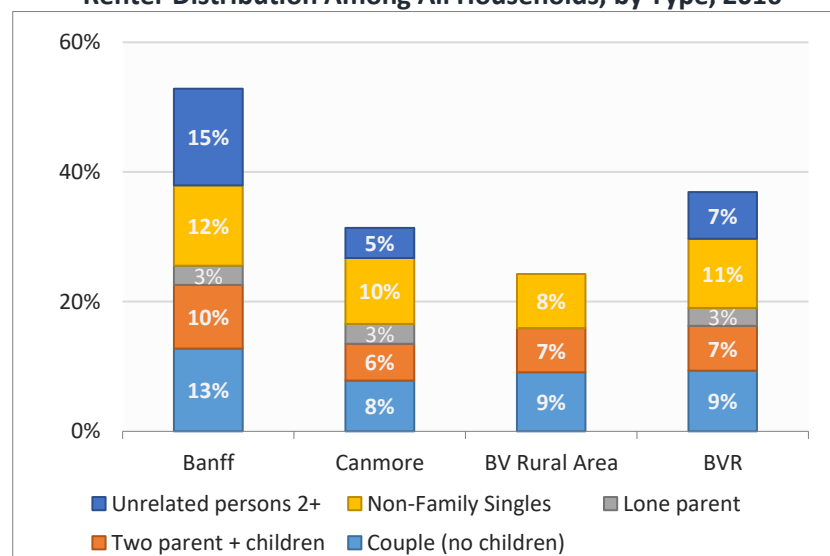
### Assessment

- The high portion of households without children reflects the young average age of the Bow Valley residents

Household Distribution by Type, 2016



Renter Distribution Among All Households, by Type, 2016



### 2.3.1 Household Characteristics: Age of Household Maintainer 2016

#### Description

Two characteristics of household maintainers are assessed: age and tenure. A household maintainer is the person identified who pays the rent or the mortgage, and other costs for the dwelling.

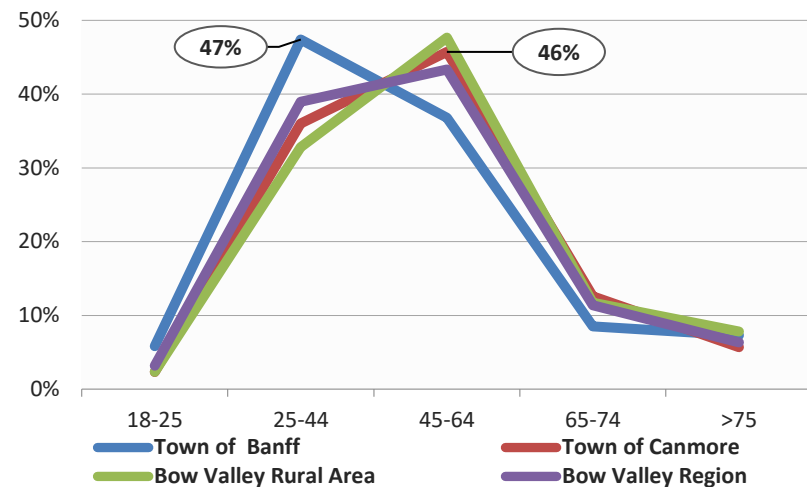
#### Findings

- Banff has a younger household maintainer population with 47% of households maintained by those in the 25-44-year-old cohort. Canmore has 46% of the household maintainer population in the 45-64 years old cohort
- Close to two-thirds of Bow Valley renters are under 44 years old
- Seniors are more prevalent in Canmore.

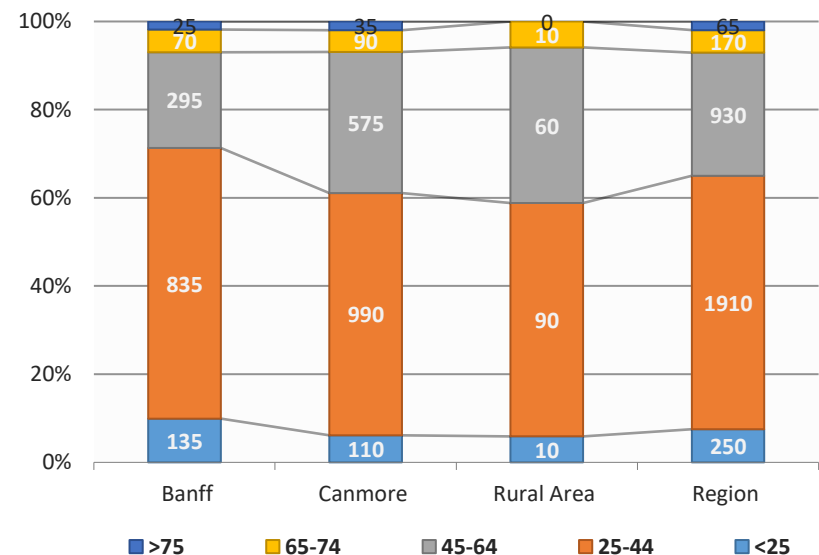
#### Assessment

- Banff's younger age profile is more indicative of renter households, whereas Canmore's higher share of older working households reflects higher home ownership

Age of Household Maintainer 2016



Rental Tenure and Age of Household Maintainer, 2016



### 2.3.2 Household Characteristics: Rental Tenure by Household Type 2016

#### Description

The ratio of household types by tenure is partly determined by the makeup of available housing stock. Households are defined as a division of family (Couple, Two-Parent, and Lone-Parent) and non-family households (Non-family single and Unrelated persons). These charts focus on rental tenure by household type.

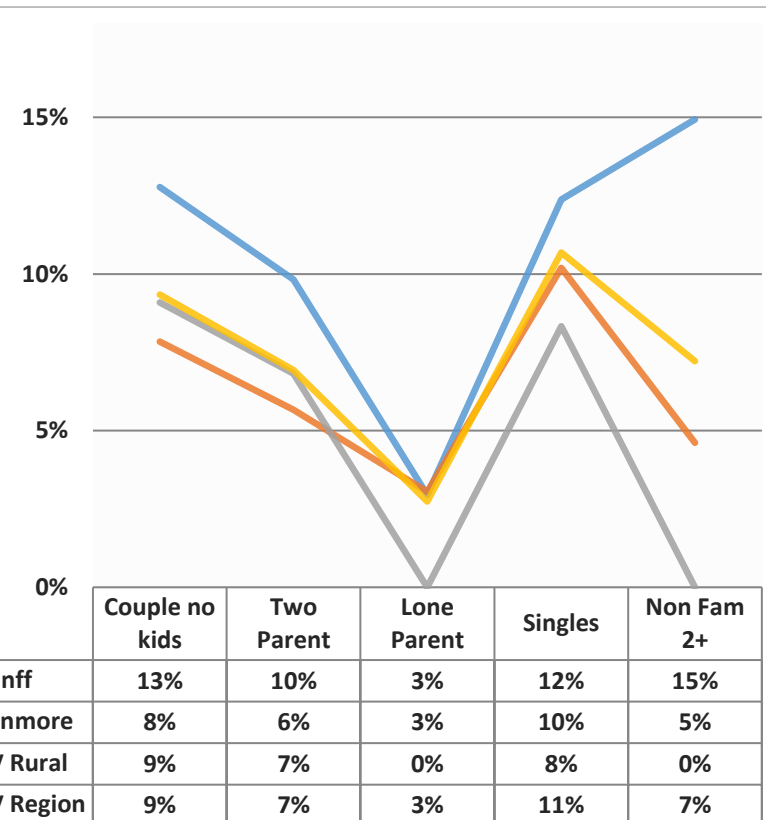
#### Findings

- 9% of renter households in Canmore have children, 13% in Banff
- Non-family shared rental accommodation is the largest overall household type, in Banff, representing 15% of all (renter and ownership) households. Couples without children represent 13% and singles 12% in Banff as well

#### Assessment

- **The Bow Valley has a younger and less family oriented population which is reflected in household type**
- Of all households, 41% have children in Alberta and 32% in the Bow Valley
- Renter household distribution shows a higher proportion of family households in Canmore, and more single, couple and non-family households in Banff
- Shared single, single and couple rental accommodation household predominates in Banff

Distribution of Renters by Household-Type, 2016



### 2.3.3 Household Characteristics: Income Profile 2016

#### Description

Household income provides a base indicator to determine affordability. Median (the exact middle) household income is used to determine a household's ability to find housing at less than 30% of household income in their community.

#### Findings

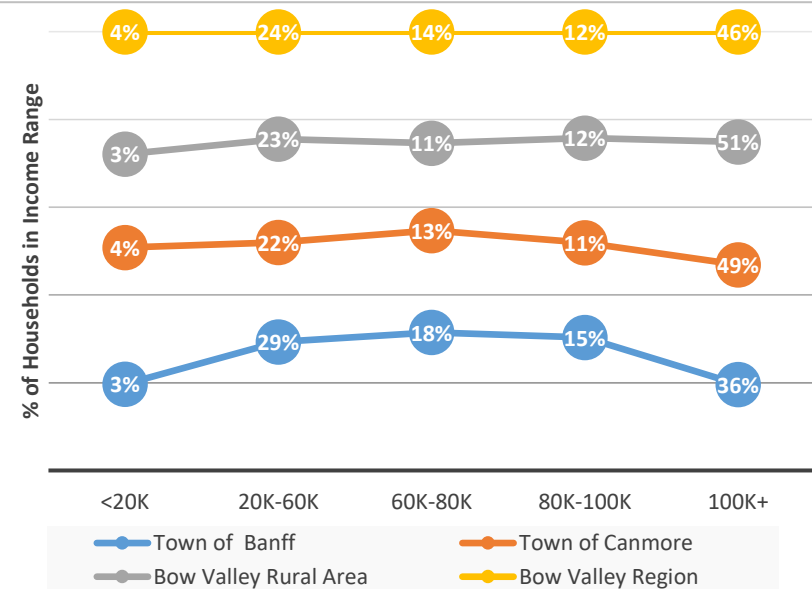
- 46% of Bow Valley households have an income greater than \$100,000, and an overall median income of \$91,949
- 28% of Bow Valley households have incomes lower than \$60,000
- 32% of Banff households have incomes lower than \$60,000 compared to 26% for Canmore
- Owner household median income in the Bow Valley is significantly higher in Canmore (\$120,874) than Banff (\$98,672)
- Comparison median household incomes are:
  - \$65,327 in Vancouver
  - \$70,336 in Canada
  - \$99,583 in Calgary

#### Assessment

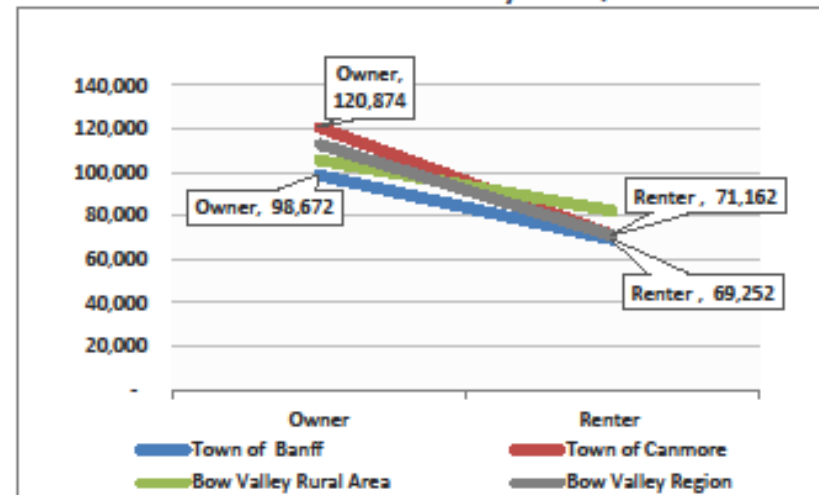
- 28% of Bow Valley HH with income less than \$60,000 are the main HH with an affordability gap (see Sections 3.0 and 4.0)
- Median household income clearly shows the income difference between owner and renter households – owners' incomes are 30% higher than renters in Canmore and 24% higher in Banff
- High housing costs in Banff reflect a shortage of supply
- Lower-income renters are often sharing accommodation to afford their housing (See Sections 3.0 and 4.0)
- **High housing costs in the region do not increase the proportion of HH's in need; they increase the gap between what the lower income households (minimum wage, etc.) earn and what they can afford resulting in a wider affordability gap**

\* Household incomes are based on 2016 income data by Statistics Canada

Household Distribution by Income Range, 2016



Median Household Income by Tenure, 2015



## 2.4 Housing Price Trends: Banff and Canmore

### Description

Trends in housing prices reveal the changing costs to own a residence in the Bow Valley. Prices provide an indicator of affordability for different household types. This assessment draws on different local real estate data sets, which were aggregated for these comparisons. Banff and Canmore data are reported using different housing type categories. Banff data was limited in the number of reported sales and may not be a full representation of sales price medians.

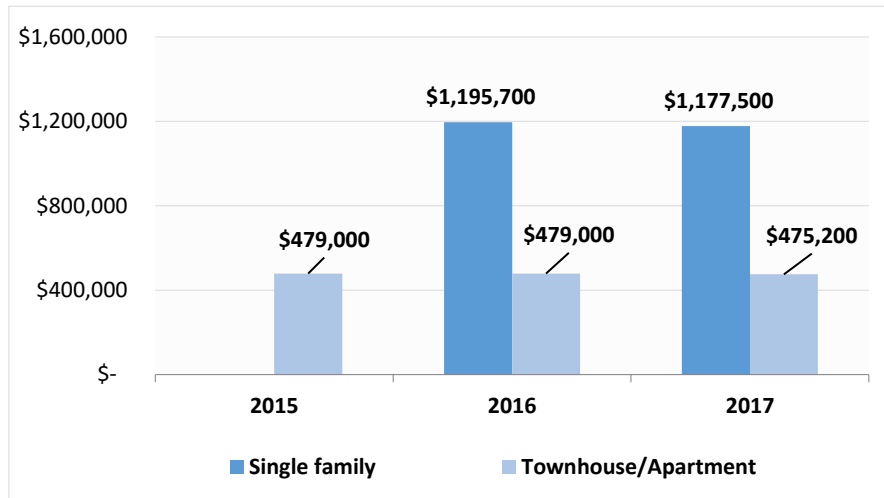
### Findings

- Single-family median (the exact middle) housing prices in Canmore have increased by approximately 2.8%, townhouses have increased at 9.7% and, apartment/condos have increased at 5.4% per year since 2011
- The Canadian inflation rate during the same period was 1.5%
- Non-permanent residents have a significant impact on the housing market
- There is limited data to make fulsome comparisons for Banff and the Bow Valley

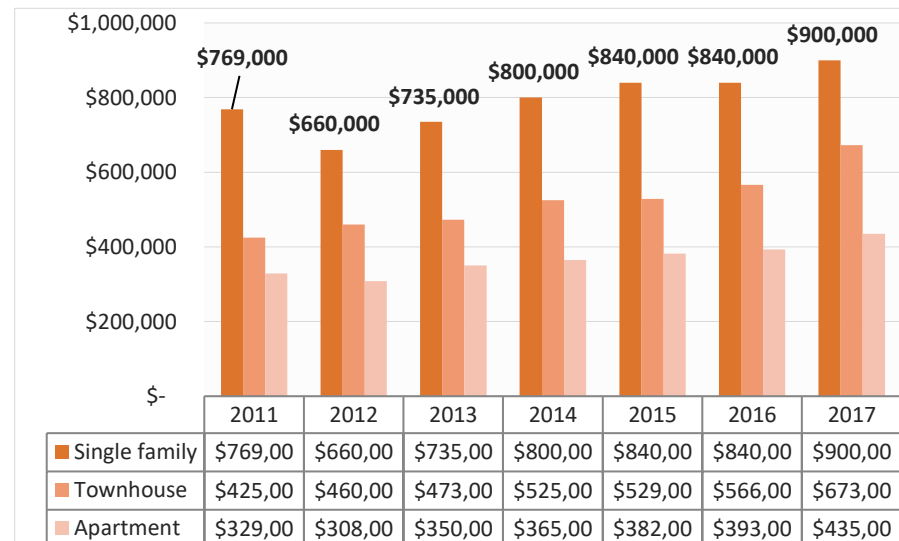
### Assessment

- The higher cost of single-family housing in Canmore has increased demand with resulting price increases for townhouses and apartment/condos since 2011

Median Housing Sales Prices by Dwelling Type, Banff, 2015 - 2017



Median Housing Sales Prices by Dwelling Type, Canmore, 2011 - 2017





### 2.4.1 Housing Price Trends, Select Cities across Canada

#### Description

Housing price trends across Canada compares the median (the exact middle) price of housing in five Canadian cities to Banff and Canmore. The median sale price was provided for single detached, townhouse and apartment/condominium.

#### Findings

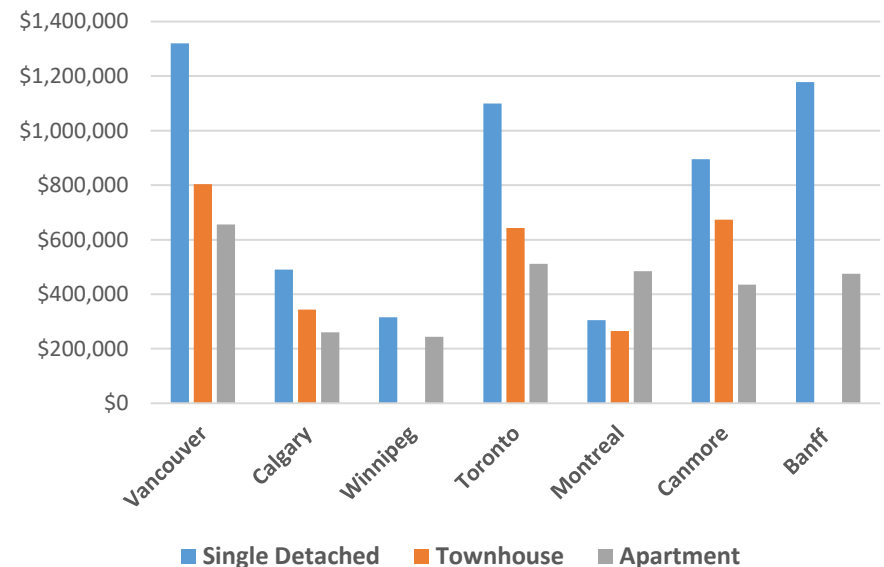
- While the real estate sales data for Canmore and especially Banff is limited, it does clearly show that median prices are \$900,000 and \$1.2 million for a single detached housing in each location, respectively. This compares to \$1.1 million in Toronto, \$1.3 million in Vancouver and significantly less in other Canadian cities
- Townhouses are more affordable at a median price of \$673,000 in Canmore. This is higher than Toronto (\$643,000) but less than Vancouver (\$804,000)
- Similar results are evident with apartment/condos

#### Assessment

- Housing prices have gone through a significant increase over the past decade, fuelled in part by the low interest rates, easy access to financing and increased demand (including demand for second homes) for housing in the Bow Valley
- **Housing prices in Banff and Canmore more closely resemble big city real estate values. The high cost of housing creates financial hardship for residents who do not have high incomes (e.g. service sector). This makes it challenging for local employers to attract and retain employees, especially if they do not offer employee housing**

Housing Prices for Select Canadian Cities, 2017

	Single Detached	Townhouse	Apt/condo
<b>Vancouver</b>	\$1,320,000	\$804,000	\$655,400
<b>Calgary</b>	\$490,000	\$343,000	\$260,000
<b>Winnipeg</b>	\$315,000		\$244,000
<b>Toronto</b>	\$1,100,000	\$643,000	\$512,000
<b>Montreal</b>	\$305,000	\$265,000	\$484,000
<b>Canmore</b>	\$900,000	\$673,000	\$435,000
<b>Banff</b>	\$1,178,000		\$475,000



## 2.4.2 Housing Price Trends, Resort Communities

### Description

Housing price trends in western Canadian resort communities compares costs to live in the mountain resort areas and their adjacent communities. This assessment draws on data from reported local real estate sales from agents and boards who use slightly different definitions.

### Findings

- Single-family home prices vary across mountain communities. Adjacent communities of Cochrane and Squamish have single-family home prices significantly less than Banff or Whistler
- Apartment/condo sales prices have increased at a similar rate in Canmore and have increased at a faster rate in other mountain towns to reach the same levels as Canmore. Cochrane is a notable outlier for apartment/condo prices.

### Assessment

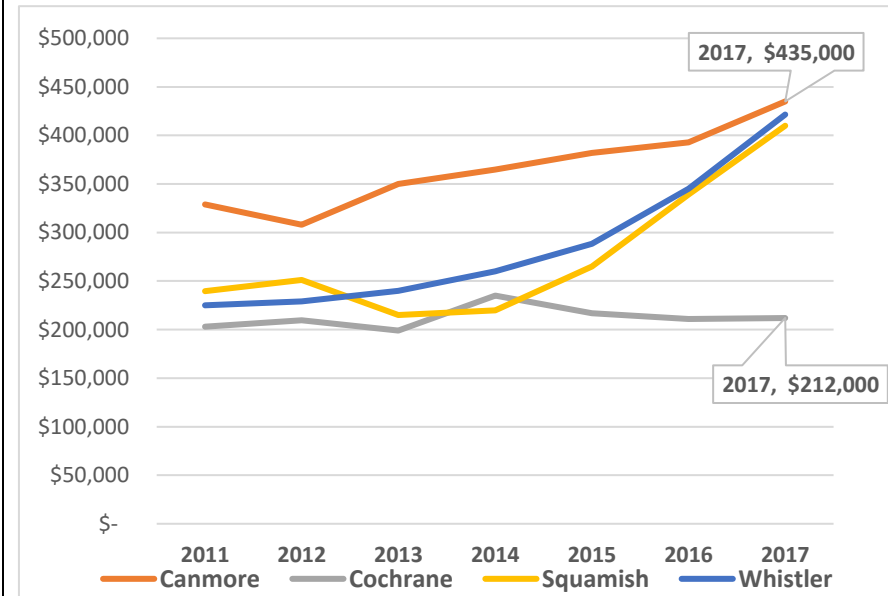
- Price trends confirm mountain towns have experienced similar increases in housing prices
- Communities adjacent to Mountain towns offer more affordable accommodation options – this holds true with Banff and Canmore
- Ownership prices for apartment/condos in other mountain communities have experienced a similar rise in prices
- Ownership prices for single-family housings range significantly

\* Banff townhouse data is limited and not representative for 2017

Median (the exact middle) Sales Price by Dwelling Type, Comparative Communities, 2017

	Single Family	Town House	Apt/condo
	Median	Median	Median
<b>Banff</b>	\$1,177,500	-	\$475,200
<b>Canmore</b>	\$900,000	\$673,000	\$435,000
<b>Cochrane</b>	\$420,583	\$320,987	\$212,000
<b>Squamish</b>	\$421,500	\$595,000	\$410,000
<b>Whistler</b>	\$2,210,000	\$885,000	\$421,500

Median Owned Condominium Sales Price Change, 2011 - 2017



## 2.5 Rental Rate Trends

### Description

Trends in rental rates inform affordability. Alberta Housing's Rental Apartment Survey is used for Banff, and the CCHC Rental Market Survey is used for Canmore as these surveys canvas a wider range of properties than the CMHC survey. However, where CCHC surveys vacant units available to rent, which show higher (to new tenants) prices, CMHC surveys occupied older, purpose-built rental units showing lower current prices.

### Findings

- Vacancy rates in Banff have been historically low, at or near zero. Since 2013, the vacancy rate has been zero except in 2015 when the rate was recorded at 0.3%. A rate of less than 3% is considered a landlord's market (less favourable for renters)
- Since 2007, rental rates in Banff have increased in total by 40 to 50 % for small units and 26 to 37 % for 3 and 4-bedroom units. Inflation has increased by 15.7% over the same period.
- Vacancy rates in Canmore are similar to Banff at virtually zero. Rental rates for occupied units are slightly lower than Banff except for 3-bedroom units, which are 17% higher on average
- BVRH and CCHC believe the CMHC survey rental rates are unrealistically low. CCHC conducts its own survey of rental units.
- The rental rates from the CCHC survey are considerably higher than the CMHC survey. Rates for a one-bedroom unit increased by 12% from 2015 to 2017, while inflation increased by 2.9%.

### Assessment

- **Few rental vacancies and strong demand in Banff and Canmore put upward pressure on rental rates in both communities**
- **More affordable purpose-built rental housing is required to address rental availability and cost**
- There are 131 units of affordable housing being constructed in Banff and 276 units of purpose-built rental housing (including 40 non-market units) underway in Canmore (as of 2017).

### Alberta Rental Apartment Survey, Banff\*

	2007	2016	%
<b>Bachelor</b>	\$584	\$850	46%
<b>1-Bed</b>	\$780	\$1,094	40%
<b>2-Bed</b>	\$957	\$1,429	49%
<b>3-Bed</b>	\$1,067	\$1,345	26%
<b>4-Bed</b>	\$1,500	\$2,050	37%

### CMHC Rental Survey, Canmore\*

	2007	2016	%
<b>Bachelor</b>	n/a	n/s	n/s
<b>1-Bed</b>	\$708	\$866	22%
<b>2-Bed</b>	\$866	\$1,145	32%
<b>3-Bed+</b>	\$1,176	\$1,551	32%

- Survey of occupied rental units

### CCHC Rental Market Survey, Canmore\*

	2015	2016	2017	
	No.	No.	No.	%
<b>Studio</b>	\$1,144	\$960	\$1,188	4%
<b>1-Bed</b>	\$1,283	\$1,468	\$1,434	12%
<b>2-Bed</b>	\$1,731	\$1,746	\$1,848	7%
<b>3-Bed</b>	\$1,982	\$2,157	\$2,344	18%

- Survey of advertised vacant rental units

### 2.5.1 Rental Rate Trends: Bow Valley Distribution

#### Description

Examining trends in rental rate distribution can provide insight into how the housing market has responded to need and demand. These charts show the rental rate distribution and change for three census periods, and how rents and supply together are distributed over time periods.

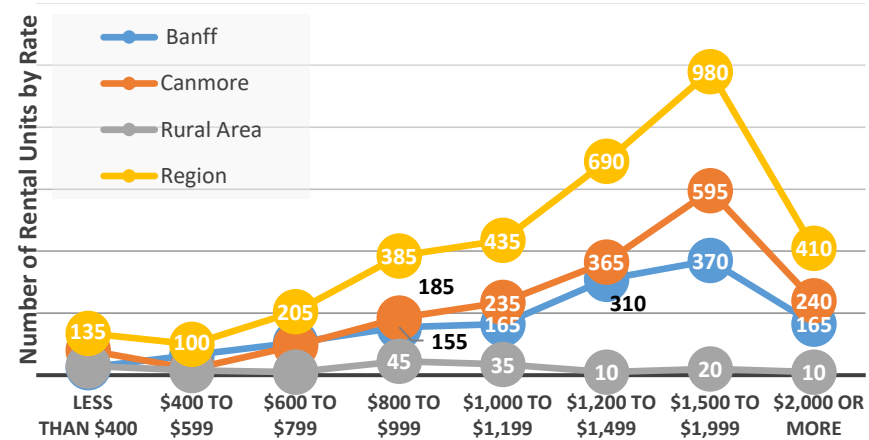
#### Findings

- Median (the exact middle) rental shelter cost in the Bow Valley has increased from \$951 per month in 2006 to \$1,393 in 2016 at an average annual rate of 4.6%. If rental rates were to increase along with inflation rates at 1.7% per year, they would be \$1,149
- This is 12% higher than Alberta's median shelter cost in 2016 of \$1,243
- **62% of Bow Valley rental units are priced over \$1,200 per month; only 13% are priced under \$799 per month (2016)**
- **Between 2006 and 2011, 395 rental units in the \$1,000 - \$1,199 range were lost (the pool shrunk through rent increases) and 520 units were added (the pool grew) in the \$1,500 to \$1,999 range**
- **Between 2011 and 2016, 370 units in the \$1,500 to \$1,999 rental range were lost and 515 units were added in the \$2,000 and higher range.**

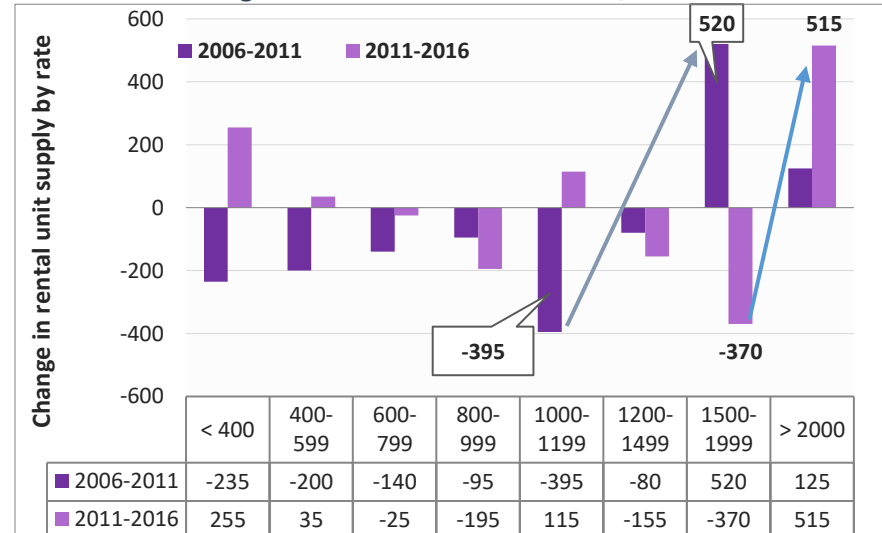
#### Assessment

- There has been sustained upward movement of rental rates over the past ten years
- Median rental rates have increased at rates higher than the rate of inflation since 2006

BVR Rental \$ Rate Distribution, 2016



BVR Change in Rental \$ Rate Distribution, 2006 – 2016



## 2.5.2 Rental Rate Trends Canmore Distribution

### Description

Examining trends in rental distribution can provide insight into how the housing market responds to housing demand. These charts show both rent distribution in 2006, 2011 and 2016 (Statistics Canada Census data) and resulting changes over those periods for Canmore.

### Findings

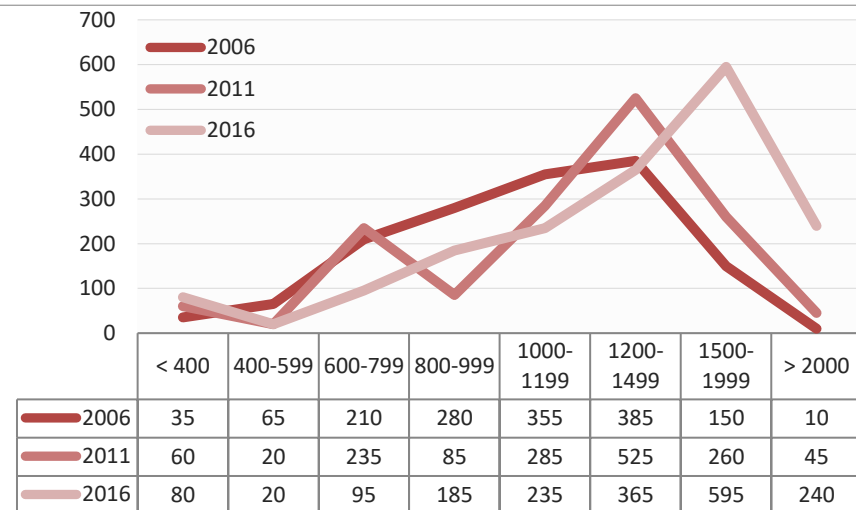
- Median (the exact middle) shelter cost in Canmore has increased from \$1064 per month in 2006 to \$1449 in 2016, an increase of 3.6% per year
- Comparatively, Alberta's Consumer Price Index increased an average of 2.29% per year over the same 2006 – 2016 period\*
- **Between 2006 and 2011, 195 rental units were lost in the \$1000 - \$1199 range (the pool shrunk) and 140 units were added in the \$1500 to \$1999 range (the pool grew)**
- **Between 2011 and 2016, 160 units were lost in the \$1500 to \$1999 rental range and 335 units were added in the \$2000 and higher range**

### Assessment

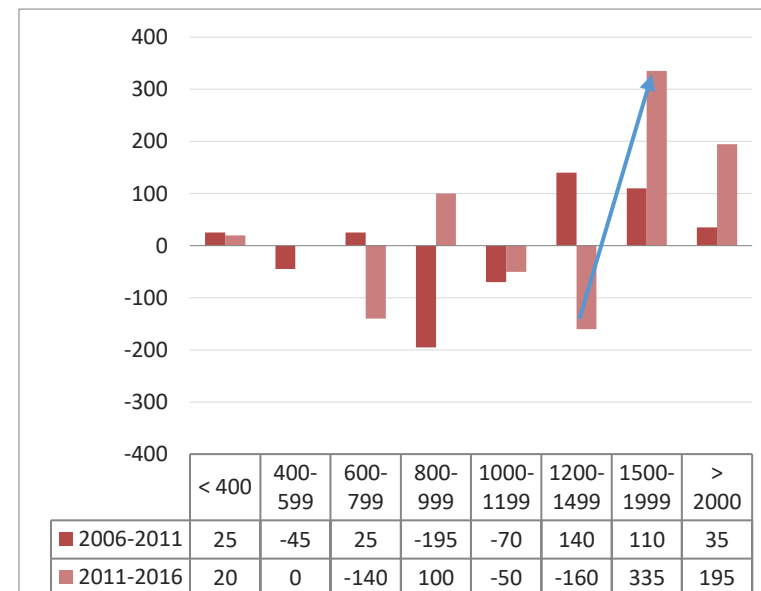
- 66% of accommodation for rent in Canmore cost greater than \$1,200 per month in 2016
- Close to half (46%) of rental units are renting for over \$1500 per month
- **Overall, rental costs in Canmore have increased at rates faster than the cost of living, pushing available rental units to higher cost ranges**

\* Bank of Canada Inflation Calculator

Canmore Change in Rental \$ Rate Distribution 2006 – 2016



Canmore Change in Rental \$ Rate Distribution, 2006 – 2016



### 2.5.3 Rental Rate Trends, Resort Communities

#### Description

Rental rate trends in other western Canadian mountain communities compare the changing costs to live in the mountain resort areas and adjacent communities (Squamish and Cochrane). This assessment draws from a survey of online (Kijiji and Craigslist November 2017) ads for apartment/condo rentals in these communities. This data can only be used to show a general trend.

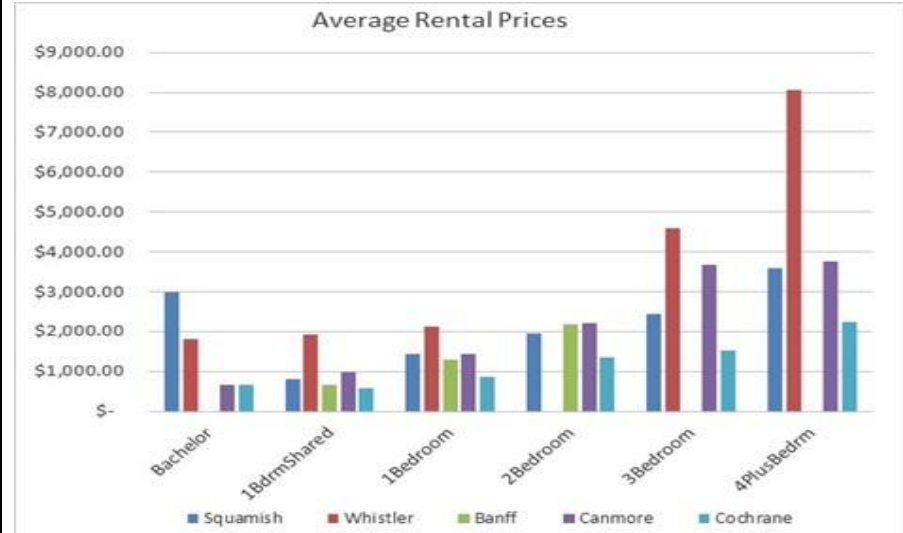
#### Findings

- Whistler shows a higher rental rate trend than Banff and Canmore
- Cochrane and Squamish show a lower rental rate (when removing the outliers) with Cochrane having the lower rate

#### Assessment

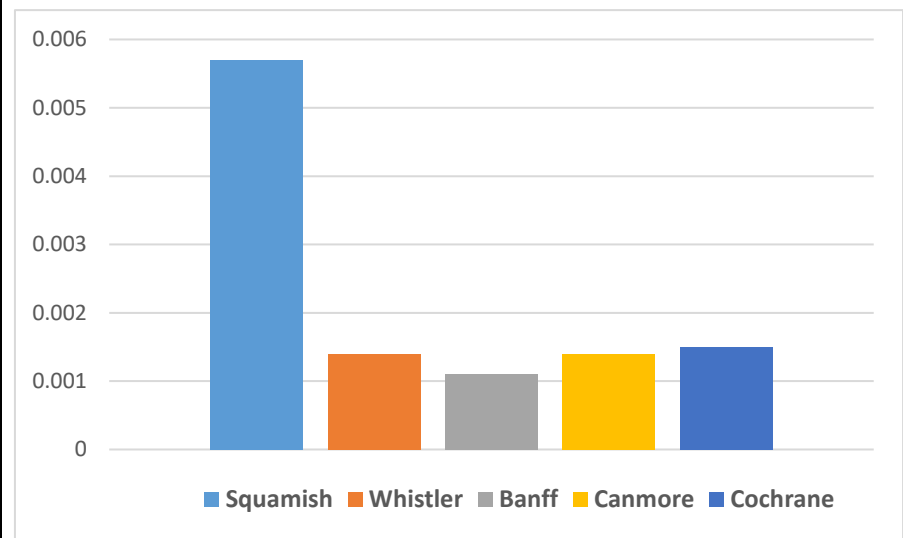
- **Rental rates are expensive** and show similar trends across western Canadian mountain communities, with Whistler having an even higher rental rate trend
- **Rental unit availability at the time of survey (November 2017) was very low** for all communities, close to one unit available per 1,000 people with the exception of Squamish

#### Apartment/condo Rental Rates for Comparative Communities, 2017



#### Rental Unit Availability Per Capita, Mountain Communities, 2017

(Rental units per 1,000 population)



## 2.6 Rental Vacancy Rate – Seasonal Fluctuations

### Description

Rental markets are surveyed annually in Banff (during peak season) and twice a year in Canmore (during the shoulder season).

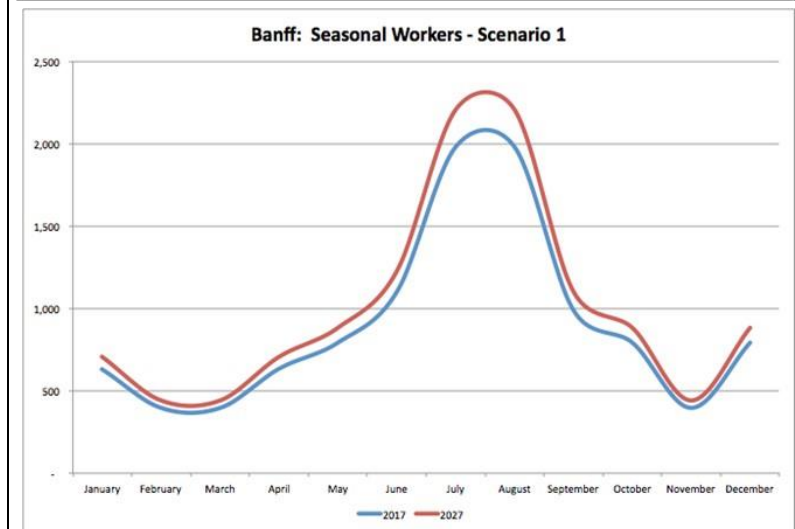
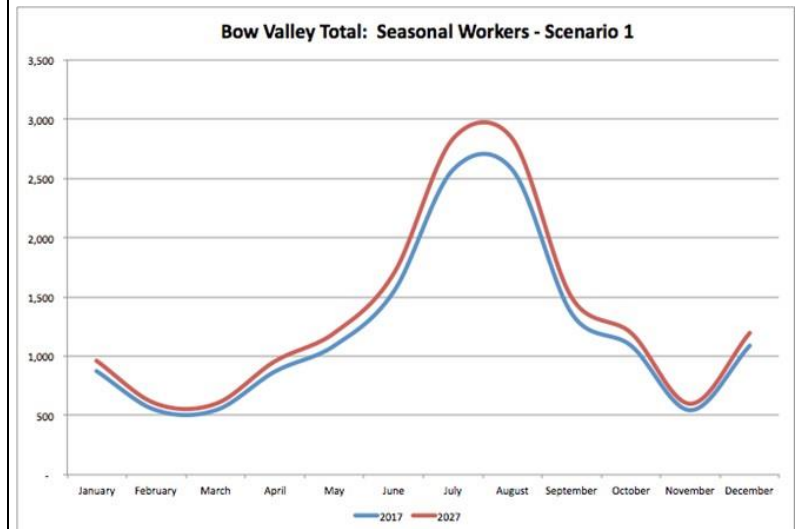
The seasonal workforce was used as the main input for trying to determine how the rental housing vacancy rate would be impacted over the year. Banff has the largest number of seasonal workers in the region – about 80 %, some who may have to live in Canmore or elsewhere due to the limited supply of housing. The two graphs on the right show the monthly seasonal worker demand for 2017 and 2027.

### Findings

- The rental vacancy rate is virtually zero during peak season (mid-May through mid-September), highest during the shoulder seasons in the spring and fall. In between both seasons, the number of vacant rental units will generally ebb and flow with the level of seasonal worker employment
- Over the past ten years, Alberta's rental vacancy has averaged 3.7% with annual variations from 1.6% (2013) to 8.4% (2016).

### Assessment

- **It is difficult to determine the impact of seasonal workers on the traditional rental housing vacancy rate. A monthly survey of the entire rental market in the region would be required to get an accurate figure**
- A graph of rental vacancy rates would look the inverse of the graphs to the right
- Seasonal vacancies are temporary and may help reduce some of the excess pressure on the housing market.
- The maturing of the tourism industry to a more year-round activity has also reduced the amount of fluctuation



### 3.0 Housing Need

#### Housing Need

The current (2016) level of housing need is identified by household type and tenure for the Bow Valley communities. The number of households experiencing housing need, along with the incidence rate, reveals which subgroups (tenure and household type) experience housing need. **Renters generally experience housing need at 3 to 4 times the rate of owners, so the assessment of housing need focuses on renter households.**

#### Housing Affordability and Need

Core housing need, using the CMHC Core Need Housing measure, identifies the number of households paying 30% or more of their income for housing and are below an income threshold (based on average rental rates in the region). It assesses households in need for suitability (appropriate number of bedrooms for household size), condition (state of dwelling repair) and affordability (households paying greater than 30% of household income).

Core Need Income Thresholds (CNITs) for Banff and Canmore *are not used* in this assessment. The provincial CNIT approach uses a sample of purpose-built, older rental units to calculate the number of households in need, resulting in an estimate of rental rates that do not include the rest (including higher end and cost) of the rental market. To address the shortcomings in the under-valuing of rental rates in the Bow Valley (which produces an artificially low estimate of renter households in need), we made an adjustment to the percentage of renters in core need. The methodology is explained in Appendix 3.

This assessment examines households experiencing two different levels of affordability cost burdens — first, households spending between 30% and 50% of their income for shelter. Second, households experiencing more acute need defined as those spending more than 50% of income for shelter.

#### Two populations are not tracked using the conventional core housing need measure:

- Emergency housing- Homeless, migrant and dislocated individuals are not captured in traditional data collection processes and have distinct needs.
- Temporary residents and seasonal workers are not captured in the census data and are addressed separately in this report.

#### Reminder: Data and Rounding

Data is reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets. This creates different rounding results when data are combined, and cross tabulations are undertaken for analysis.



### 3.1 Housing Need – Bow Valley and Canada Comparisons

#### Description

Housing need is expressed as the incidence (rate) of households experiencing each of the three indicators: housing suitability (size/ number of bedrooms), adequacy (condition/ need of repair) and affordability (cost/ paying greater than 30% of HH income on shelter).

Housing need compares the Bow Valley to Alberta and Canada using the 2016 Federal Census data.

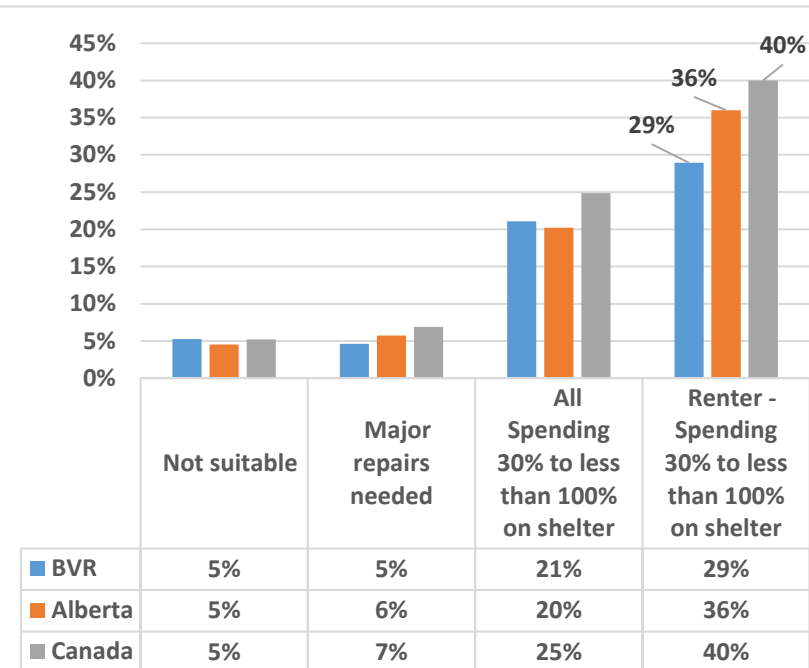
#### Findings

- **Renter HH experiencing affordability need in the Bow Valley is 29%**
- Affordability for all households (owners and renters) is aligned between 21% of Bow Valley Region, 20% of Albertans and 25% of Canadians in affordability need
- 29.8 % of Albertan HH have an income under \$60k, and 36% are in affordability need
- 26.2 % of Canmore HH have an income under \$60k, and 29.2% are in affordability need

#### Assessment

- Housing affordability is the most significant form of need
- This assessment does not compare affordability within specific income ranges, which may be different

#### Incidence of Housing Need, Bow Valley, Alberta, Canada (2016)



#### Household Income and Housing Need and Rental Costs

Geography	HH Income < \$60,000	% Paying > 30% HH Income Shelter	Average Rental Rate
Canmore	26.2	29.2	\$1,440
Alberta	29.8	36.0	\$1,279

### 3.2 Housing Need – Bow Valley Comparisons

#### Description

Housing need is expressed as the incidence (rate) of households experiencing each of the three suitability (size), adequacy (condition) and affordability (cost) need is shown in the graph.

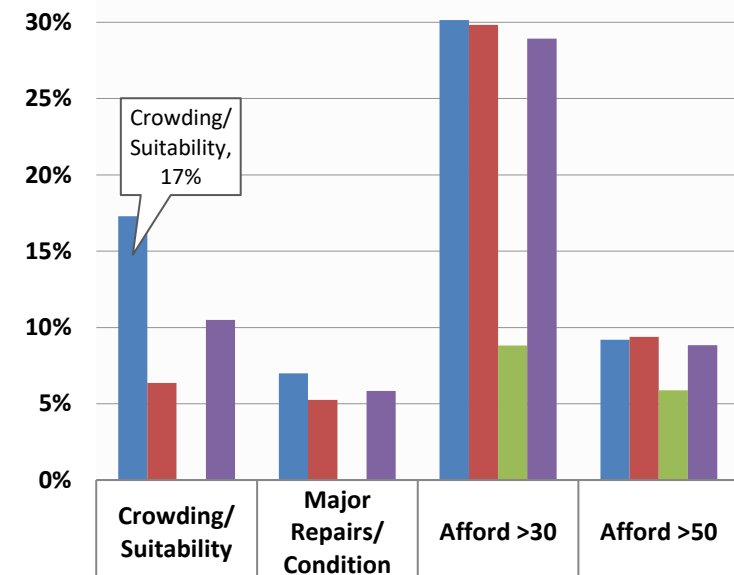
#### Findings

- Renters experiencing affordability need in the Bow Valley is 29.2%
- Renter HH affordability need is higher in Banff and Canmore than the remainder of the Bow Valley
- The amount of overcrowding (suitability) in Banff's rental market is significant (17% of rental units)

#### Assessment

- The incidence and severity of need is much higher among renter households
- Renter households experienced affordability need at 3 to 4 times the rate of suitability and adequacy need, with the exception of Banff
- Actions to address housing need should focus on renter household affordability and supply
- There is also a need to address the condition of rental housing stock in Banff

#### Incidence of Rental Housing Need (2016)



- Crowding = Not enough bedrooms for household makeup
- Major Repairs = In need of major repairs
- Afford > means the household is spending more than 30 or 50% of income on housing.

### 3.3 Housing Need - Bow Valley Region

#### Description

Renters have a high incidence of housing affordability need. These tables and graphs focus on renter households to identify those in greatest need. Combining the number and incidence of need by household type indicates who is in affordability need. Lone parents are reported as a subset of Family HH.

#### Findings

- There are 965 renter households in the BVR who are paying greater than 30% of their income for housing (2016). This includes an incidence of
  - 53% of Lone-parent families
  - 38% of Seniors
  - 36% of Single households
  - 26% of Family-couple households
- There are 295 renter households in the BVR who are paying greater than 50% of their income for housing (2016). This includes an incidence of
  - 20% of Seniors
  - 16% of Lone-parent families
  - 13% of Single households
  - 5% of Family-couple households

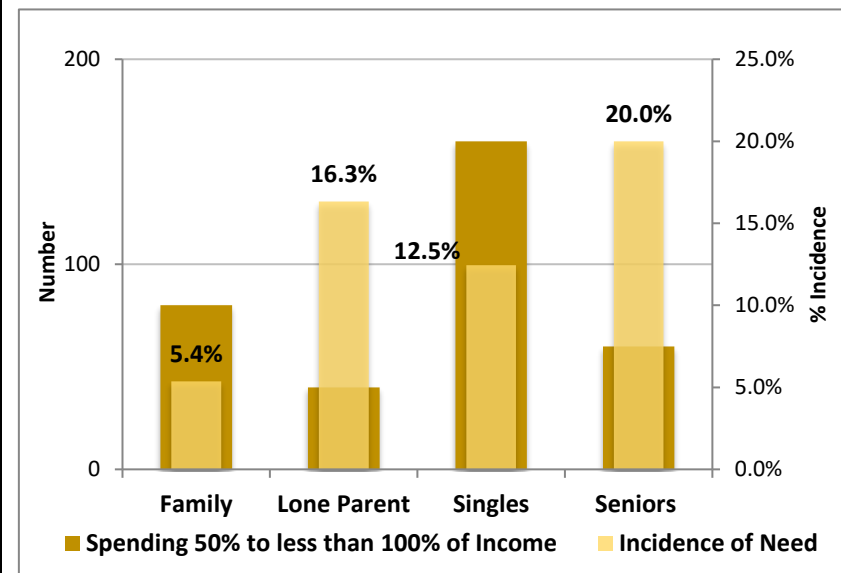
#### Assessment

- **Singles, non-family households hold the largest share of renters in need (49%) paying greater than 30% and 50% of HH income**
- **Lone-parent families are lower in numbers (130 households) but have the highest incidence of need above 30%, and the second highest above 50% of HH income**
- **Seniors are relatively low in numbers (115) but have the second highest incidence of need above 30%, and the highest above 50% of HH income**

#### Bow Valley Housing Affordability Need by Household Type (2016)

Renter Household Type	Paying > 30% of Income	Incidence of Need	Paying > 50% of Income	Incidence of Need
Family	385	25.8%	80	5.4%
Lone Parent	130	53.1%	40	16.3%
Single	470	36.6%	160	12.5%
Senior	115	38.3%	60	20.0%
Total	965	29.1%	295	8.9%

#### Renters in Need (paying >50% of income) by Household Type, BVR 2016



### 3.4 Housing Need - Canmore

#### Description

Renters have a high incidence of housing affordability need (2016). These tables and graphs focus on renter households to identify those in greatest need. Combining the number and incidence of need by household type indicates who is in affordability need. Lone parents are reported as a subset of Family HH.

#### Findings

- There are 540 renter households in Canmore who are paying greater than 30% of their HH income for housing (2016). This includes an incidence of
  - 59% of Lone-parent families
  - 38% of Single households
  - 27% of Seniors
- There are 170 renter households in Canmore who are paying greater than 50% of their HH income for housing (2016). This includes an incidence of
  - 18% of Lone-parent families
  - 15% of Seniors
  - 14% of Single households

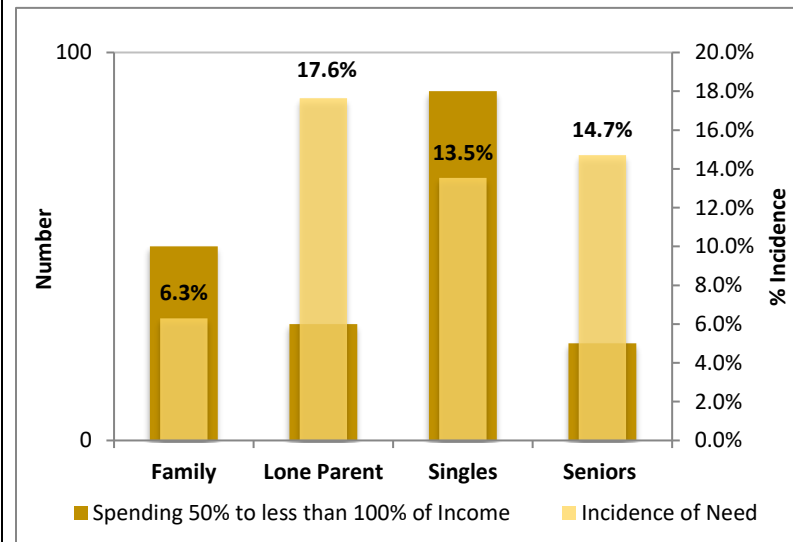
#### Assessment

- **Family households make up 47% of the total number of renter households with affordability problems at the 30% threshold**
- **At the more than 50% threshold, the number of non-family households is almost double the number of family households in need**
- **Lone-parent families are high in numbers (100 households at 30%) and have the highest incidence of need at both measures**
- **Seniors are relatively low in magnitude (45) and have a lower incidence of need at both levels**

#### Canmore Housing Affordability Need by Renter Household Type

Household Type	Renter HHs Only	Paying> 30% of Income	Incidence of Need	Paying> 50% of Income	Incidence of Need
Family households	795	255	32.1%	50	6.3%
Lone Parent	170	100	58.8%	30	17.6%
Seniors	170	45	26.5%	25	14.7%
Total	1800	540	30.0%	170	9.4%

#### Renters in Need (paying >50%) by Household Type, Canmore (2016)



### 3.5 Housing Need – Banff

#### Description

More renters than homeowners are in affordability need (2016).

These tables and graphs focus on renter households to identify those in greatest need by showing the % (incidence) of household types in need as well as the # in need.

#### Findings

- There are 410 renter households in Banff who are paying greater than 30% of their income for housing (2016). This includes an incidence of
  - 46% of Seniors
  - 42% of Single households
  - 33% of Lone-parent families
- There are 125 renter households in Banff who are paying greater than 50% of their income for housing (2016). This includes an incidence of
  - 27% of Seniors
  - 20% of Lone-parent families
  - 12% of Single households

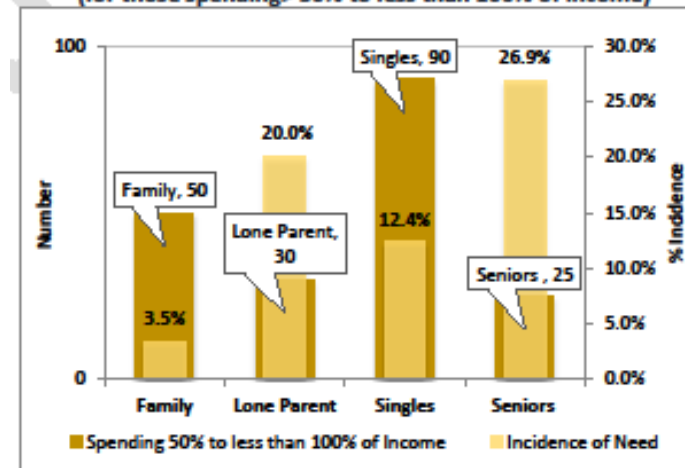
#### Assessment

- Non-family households make up 72% of households with affordability problems at the 30% income threshold and 84% of households at 50% income threshold
- Lone-parent families are high in incidence of need at both measures
- Non-family one-person households are high in magnitude and incidence of need at both the 30%- and 50%-income thresholds
- Seniors are lower in numbers of need but highest in relative incidence of need at both levels

**Banff Housing Affordability Need by Renter Household Type**

Household Type	# of Renters	Paying =>30%		Paying =>50%	
		#	Incidence	#	Incidence
Families	575	95	16.5%	5	0.9%
Lone-Parents	75	25	33.3%	15	20.0%
Singles	565	235	41.6%	70	12.4%
Seniors	130	60	46.2%	35	26.9%
<b>Total</b>	<b>1345</b>	<b>415</b>	<b>30.9%</b>	<b>125</b>	<b>9.3%</b>

**Renters in Need by Household Type, Banff (2016)**  
(for those spending > 50% to less than 100% of income)



### 3.6 Housing Need – Bow Valley Rural Region

#### Description

Renters have a high incidence of housing affordability need (2016). These tables and graphs focus on renter households to identify those in greatest need. Combining the number and incidence of need by household type indicates who is in affordability need.

#### Findings

- There are between 10 and 15 families in the rural communities who rent their housing and have an affordability problem (2016). The low number of households in the rural portion of the region results in an undercounting of the number due to Statistics Canada's confidentiality policies

#### Assessment

- A shortage of purpose-built rental housing makes it difficult to find appropriate, affordable accommodation. As a result, **many renters are living in single detached dwellings that are not suitable (too large) or affordable (high utility costs, etc.)**

#### Rural Housing Affordability Need by Renter Household Type

Household Type	Renter HHs Only	Paying> 30% of Income	Incidence of Need	Paying> 50% of Income	Incidence of Need
Family Households	105	10	9.5%	10	9.5%
Lone Parent	10	0	0.0%	0	0.0%
Singles	40	0	0.0%	0	0.0%
Seniors	10	0	0.0%	0	0.0%
Total	165	15	9.1%	10	6.1%

\*Insufficient data to produce a meaningful graph. Data rounding produces a different total sum.

### 3.7 Housing Need – Adjusted Current Rental Need Estimates (2016)

#### Description

Determining the number of renters in need in Banff and Canmore presents some unique challenges not found in many jurisdictions – the income threshold used to calculate current core housing need is based on a sample of old rental supply that does not reflect the current (higher priced) rental inventory. **An adjustment to the affordability data was made to account for a more realistic income threshold.** See Appendix 3 for a description of the methodology used to adjust the data.

#### Findings

- **This adjustment projects 663 renters currently (2016) in housing (affordability) need in the Bow Valley**
- The majority of renters in affordability need are non-family households, about 70 % of which are individuals. Non-family HH are unrelated singles sharing housing
- The percentage of non-family households with 2 or more members is unusually high, a likely result of the shortage and high cost of accommodation and younger households who are more amenable to sharing accommodation with unrelated individuals
- **Seniors share of need is relatively low in Canmore, which may reflect the location and current level of subsidized seniors' accommodation. Banff's percentage of the renter households 65+ is significantly (26.9%) higher than Canmore (15.2%)**
- This approach also identifies 33 households in need in the rural areas which do not show up in the Census data due to rounding in smaller communities

#### Assessment

- 20% of renter households are projected to be in housing affordability need in the Bow Valley (2016)
- An accurate core housing need estimate in the Bow Valley requires an assessment of a greater range of rental inventory than is currently used in the provincial CNIT calculation, which has limitations

	Total Renter HHs	HHs in Need by Type	Allocation – Current Need
<b>Total (663)</b>			
Family	1490	13.3%	98
Lone-parent	245	13.3%	96
Non-family	1285	53.3%	341
Seniors	300	20.0%	128
<b>Total</b>	<b>3315</b>	<b>100.0%</b>	<b>663</b>
<b>Canmore (360)</b>			
Family	795	12.1%	44
Lone-parent	170	18.2%	65
Non-family	665	54.5%	196
Seniors	170	15.2%	55
<b>Total</b>	<b>1800</b>	<b>100.0%</b>	<b>360</b>
<b>Banff (270)</b>			
Family	575	7.7%	21
Lone-parent	75	11.5%	31
Non-family	565	53.8%	145
Seniors	130	26.9%	73
<b>Total</b>	<b>1350</b>	<b>100.0%</b>	<b>270</b>
<b>Rural (33)</b>			
Family	105	1.0%	33
Lone-parent	10	0.0%	0
Non-family	40	0.0%	0
Seniors	10	0.0%	0
<b>Total</b>	<b>165</b>	<b>100.0%</b>	<b>33</b>

### 3.8 Affordable Home Ownership Housing (Program Design)

#### Description

There is interest in the Bow Valley in continuing to build affordable homeownership supply to attract and retain working households that are essential to community functionality and earn wages in the upper levels of under-median (the exact middle) income. These households consist of singles and families that have the financial ability to become homeowners but need some support to enter the market to secure long-term housing in the Bow Valley, otherwise they are quite likely to out-migrate. To address this interest, a program for renter households is outlined. A target group of current renter households was identified as renter households earning between \$70,000 (e.g. single person or couple) to \$110,000 (e.g. larger family) annually.

#### Findings

- A benchmark of 20% of current renter households (250 households) is used as the homeownership affordability target (see top table). This equates to 8% of all renter households (2016).
- A household income of \$76,000 (2016) is the median price for the purchase of an apartment and \$118,800 for a condominium in Canmore
- **Banff's and Canmore's affordable homeownership programs help retain essential workers in segments of the labour force that are critical to maintaining every community**

#### Assessment

- An affordable homeownership program could be targeted to the \$70 – 110,000 household income cohort as they are in the income range
- The estimates of the number of renter households who have the means and interest to purchase housing in the Bow Valley are conservative

#### Existing Renter Households Targeted for Affordable Home Ownership (2016)

Income Range	Number of Renter Households	
<\$10,000	70	
\$10,000 - \$19,999	110	
\$20,000 - \$29,999	245	
\$30,000 - \$39,999	265	
\$40,000 - \$59,999	615	
\$60,000 - \$79,999	645	➔ 250 renters targetted for Affordable Home Ownership
\$80,000 - \$99,999	495	
>\$100,000	885	
Total	3330	



### 3.9 Emergency Housing - Homelessness

#### Description

Homelessness is an individual or family without a permanent dwelling, such as a house or apartment. Homeless people often live rough (camping or in a vehicle), couch surf in someone else's residence or stay in an emergency shelter.

The Bow Valley Homelessness to Housing Coalition (H2HC) has been collecting data on people seeking emergency housing assistance. H2HC is a collection of community organizations and municipalities that organizes access to existing community supports and services within the Bow Valley – one of which is access to emergency accommodation

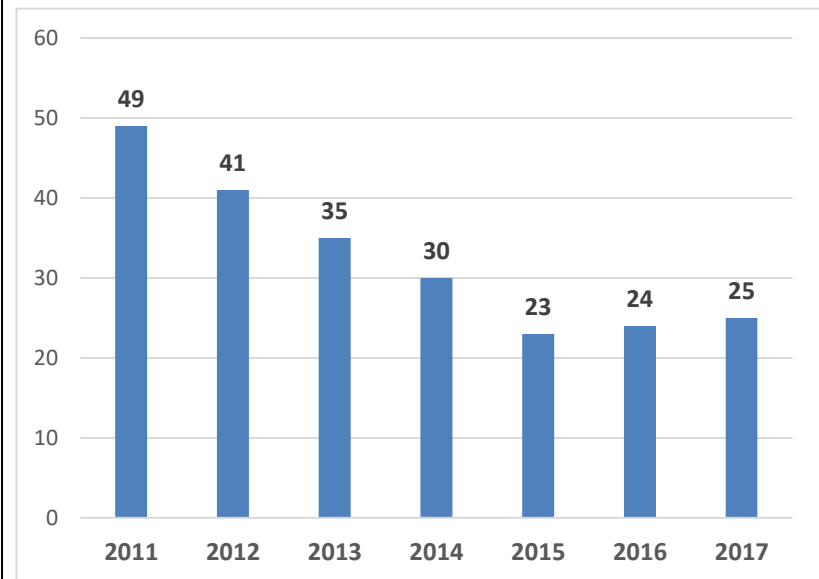
#### Findings

- The H2HC's BRRR (Banff Residents Responding Responsibly) is a fund that pays for emergency accommodation at the YWCA.
- **BRRR client tracking show between 23 to 49 distinct annual clients who report as homeless and seeking emergency assistance (H2HC data). However, criteria for emergency assistance has become more focused**
- H2HC's Housing Insecurity Survey (2016-2017) showed:
  - 42% of respondents had been in the Bow Valley more than a year
  - 26 children were in the care of 26 households surveyed
  - Respondents were primarily living rough, couch surfing, or hosteling
- **The H2HC's recent (2018) Homelessness Estimation Count identified 69 individuals and families as unsuitably housed.** Of those approximately half had moved to the Bow Valley within the past six months, half were in Banff or Canmore, slightly more males (59%) than females

#### Assessment

- **There is limited shelter accommodation in the Bow Valley. The YWCA in Banff provides a dedicated emergency shelter space and two transitional housing for women spaces.**

**Bow Valley BRRR Program Short Term Emergency Clients\*, 2011 - 2017**



- Data reported for April through March. 2017 data reported April to November.

### 3.10 Permanent Supportive Housing for People with Special Needs

#### Description

The number of individuals with special needs requiring permanent supportive housing was estimated using comparable provincial data.

#### Findings

As there is limited information on the number of people with special needs who require supportive, affordable housing in the Bow Valley, provincial data is used to illustrate the size of the issue and then it is applied to the Bow Valley, which represents 0.6% of the population of Alberta (24,500/4,067,000).

Two key sources of caseload data are used to estimate the need and demand for Bow Valley: Persons with Developmental Disabilities and Assured Income for the Severely Disabled.

#### Persons with Developmental Disabilities (PDD) - Alberta

- There are currently 3,497 supportive housing units across Alberta for people with developmental disabilities (2016). Based on this level, Bow Valley should have 21 supportive housing units
- Caseload data on PDD shows that the caseload has grown by over 3% on average since 2012. About one-third of the caseload, on average, receives permanent support housing (see the overnight staffed residence line in the table)
- Assuming a similar rate of growth over the next year, another 109 PPD clients may require permanent supportive housing every year
- Once the current needs have been met the Bow Valley might expect to add one additional supportive housing unit every year to keep up

#### Assured Income for the Severely Disabled (AISH) - Alberta

- The AISH caseload was 54,634 in 2016 and had been growing by 5% per year for the past five years. This translates into approximately 2,503 new people entering the AISH program in 2016

#### The caseload for Persons with Developmental Disabilities, 2011-2016.

	2011/ 2012	2015/ 2016	Average Growth
<b>Alberta Caseload</b>	9,688	11,020	333
<b>% Change</b>			3.4%
<b>Overnight Staffed Residences</b>	3,292	3,497	52
<b>Northwest</b>	156	209	13
<b>Northeast</b>	212	19	-48
<b>Edmonton</b>	1,299	1,473	44
<b>Central</b>	686	716	8
<b>Calgary</b>	374	455	20
<b>South</b>	338	390	13
<b>North Central</b>	227	235	2

Source: Alberta Community and Social Services

#### AISH Caseload by Region, 2015-2016

	Aug 2015	Aug 2016	Change	
			#	%
<b>North</b>	6,116	6,474	358	5.9%
<b>Edmonton</b>	18,369	19,044	675	3.7%
<b>Central</b>	7,582	7,897	315	4.2%
<b>Calgary</b>	14,329	15,127	789	5.6%
<b>South</b>	5,735	6,092	357	6.2%
<b>Total</b>	<b>52,131</b>	<b>54,634</b>	<b>2,503</b>	<b>4.8%</b>

Source: Alberta Community and Social Services

- Many ASIH clients do not require immediate housing assistance. For example, some live at home with their parents, and others are already housed. Previous experience suggests that 5- 10% of AISH clients may require long-term supportive housing
- Using the caseload volume and housing needs as a benchmark, Bow Valley should have about 330 individuals who receive AISH and may require roughly 24 supportive housing units to address their needs
- The table on the previous page shows the caseload and growth by region over the past year across its five administrative regions. This translates into a demand of between 126- 251 permanent supportive housing spaces (see the table to the right) every year
- Once the current needs have been met the Bow Valley might expect to add one supportive housing unit every year to address growing needs

#### Assessment

- **There is a gap of 45 units of permanent supportive housing for people with special needs (2016):**
  - **21 units for people receiving PDD**
  - **24 units for people receiving AISH**
- The need for supportive housing for people with special needs is expected to grow every year by two units (1 PDD, 1 AISH)
- **People with special needs are a priority area in the Bow Valley – there are currently no non-market housing units available for them.** Different models should be explored, e.g. group home (3 individuals and care providers), congregate supportive living environment, etc. Both options are supported by government programs
- Rent-geared-to-income is required
- Alberta Health and AHS support proposals that add units for special needs to new or existing supportive living facilities in communities like Canmore

#### AISH Permanent Supportive Housing Demand Growth, 2015-2016

AISH Region	Supportive Housing Demand Growth
North	18 - 36
Edmonton	34 - 68
Central	16 - 32
Calgary	40 - 79
South	18 - 36
<b>Total</b>	<b>126 - 251</b>

Source: Alberta Community and Social Services

### 3.11 Permanent Supportive Housing for Seniors

#### Description

To determine the housing needs of

- Low-income seniors requiring subsidized RGI accessible housing (i.e. seniors' self-contained housing), and
- Seniors requiring continuing care accommodations delineated across the supportive living continuum.

Alberta Health Services (AHS) data, IBI Seniors Housing Needs Assessment (2016), and the Headwater Housing Needs Assessment (HNA) projections, along with other studies, were used in combination.

Seniors are currently housed through three main streams of accommodation:

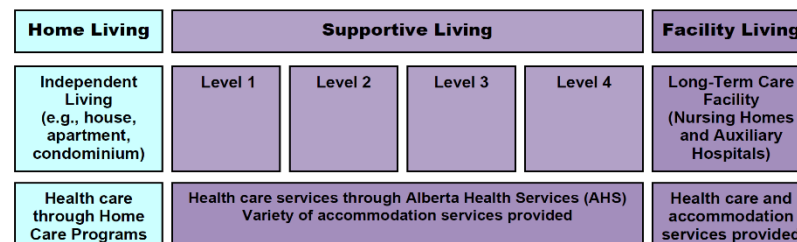
- Home living, in privately owned and rented accommodations
- Supportive living, in self-contained apartments, lodge's and other senior's accommodations, and
- Facility living, in long-term care beds

Seniors' housing and supportive living need and demand are calculated to 2027 using AHS continuing care definitions. Three sources are used to determine future continuing care needs for seniors in Bow Valley:

- The IBI Group Senior's Housing Needs Assessment (2016) estimates future seniors housing demand by SL levels and compares it to what should exist, given past delivery ratios. The difference is the unmet demand
- The continuing care needs assessment prepared by AHS analyzes demographic data and projections to 2034/35. The AHS assessment data is an estimate of the number of SL3/4, SL4D (dementia) and LTC units required in the future (per Alberta Health Services). A portion of these units (up to 50% in the past) will have reduced rental rates for lower income seniors
- The 2018 Headwater Assessment is an estimate of how many non-market housing units are needed by seniors in the future (the need for SL1 - independent and SL2/3-lodge style)

Note: Each needs assessment uses a different methodology and set of population projections, making comparisons somewhat challenging.

#### AHS Streams of Continuing Care Continuum



Design Guidelines for Continuing Care Facilities in Alberta, AHS, 2014

**Definitions: Total housing requirements = demand + need**

**Housing Requirements** - The number of dwelling units required to accommodate existing and future population growth

**Housing Demand** – The number of units that are purchased or rented by households who can afford them

**Housing Need** – The number of units required by households who cannot afford them.

#### Seniors Household Growth Projections, 2018 - 2027

New Seniors Households	2018-22	2023-27
65-74 years old	343	180
75 years old and over	205	272
85 years old and over	38	74

Source: Headwater HNA Assessment, 2018

### Findings

There are currently 251 supportive living and Long-Term Care beds in the Bow Valley including:

- BVRH operates two lodges with 104 supportive living units
- A private operator (Origin) has 54 studio, one and two bedroom condos, 42 studio, one and two bedroom full-service rental suits and 12 memory care (SL 4D) suites
- AHS operates 25 LTC beds in Banff and 24 LTC beds in Canmore

Specific future seniors supportive living demand and need by the AHS continuum for levels of care are:

#### SL1: Supportive Living Level 1

- The IBI report forecasts a requirement for 98 SSC units by 2026, mostly in the 2016-21 period
- The 2018 HNA forecasts 60 lower-income seniors require assistance with their housing costs, almost 2/3's in the 2021-22 period

#### SL2/3: Supportive Living Level 2/3

- The IBI report forecasts a requirement for 67 SL2/3 units by 2026
- 2018 HNA forecasts 67 lower-income seniors will require assistance with their housing costs, most in the 2022-27 period

#### SL4: Supportive Living Level 4

- The IBI report forecasts a requirement for 47 units by 2026
- AHS forecasts 73 units needed by 2034/35, almost 2/3's between 2022 and 2034

#### SL4D: Supportive Living Level 4 D (Dementia)

- The IBI report forecasts a requirement for 5 units by 2026
- AHS forecasts 52 units needed between 2021 and 2035, almost 2/3's in the later years

#### LTC: Long Term Care

- The IBI report forecasts a requirement for 56 units by 2026
- AHS forecasts 100 units needed between 2021 and 2035, with over 80% needed in the latter half.

### Bow Valley Supportive Living and Long-Term Care

Name	Location	Total Units	SL 1/2	SL3	SL4	SL4D	LTC
SSSC and Lodge	Canmore	91	91				
SSSC and Lodge	Banff	57	57				
Origin at Spring	Canmore	54	42			12	
St. Martha's Place	Banff	25					25
Golden Eagle	Canmore	24					24
<b>Total</b>	<b>Bow Val.</b>	<b>251</b>	<b>190</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>49</b>

Source: IBI-Needs Assessment

### Seniors Un-Met Demand Projections, to 2021 and 2026

Level of Care	2016-21	2021-26
<b>SL 1 (SSC)</b>	45	53
<b>SL 2 (Seniors Lodge)</b>	(37)	53
<b>SL 3</b>	34	17
<b>SL 4</b>	36	11
<b>SL 4D</b>	1	4
<b>LTC</b>	33	23
<b>Total</b>	<b>112</b>	<b>161</b>

Source: IBI Seniors Housing Needs Assessment for BVRH

### Number of Seniors Households in Need, to 2022 and 2027

Level of Care	2017-22	2022-27
<b>SL1</b>	38	22
<b>SL2/3*</b>	26	41

Source: Headwater HNA Assessment, 2018

\* AHS is combining SL2 and 3 together

### Assessment

- The population forecast shows that the population between 65 and 74 increases over the forecast period, but at a decelerating pace. The population 75-85 increases until 2024 and then slowly declines and the 85 and over age groups increase throughout the forecast period.
- Overall, the number of senior households shows a similar trend - growth in the younger, more independent households, but slowing overall and growth in the older, more dependent seniors. The same holds true for higher levels of care – the numbers increase throughout the forecast period.
- **The projections show there is a requirement for additional continuing care units, especially in the 2022-27 period**
- The AHS assessment does not support the expansion of any more continuing care units (SL/4, 4D and LTC) in Banff. All future development by AHS is targeted for Canmore
  - Most of the growth will occur in the last 5 years of the period
  - Some of the units will have subsidized rental rates for lower-income seniors, including DSL for SL 4 and 4D units
- The AHS assessment will have implications for the seniors Lodge program. To support ageing in the community, it would make sense to locate all future SL2 (Lodge) and SL3 units in Canmore.

### Number of Seniors Households\* in Need of Care, 2021/22 - 2034/35

	2021-22 (New Units)	2034/35 (New Units)
<b>Canmore</b>		
<b>SL 4</b>	23	50
<b>SL 4D</b>	12	40
<b>LTC</b>	12	88
<b>Banff**</b>		
<b>LTC</b>	0	0

Source: AHS Continuing Care Needs Assessment, 2014

\* Up to 50% of the units could be Designated Supportive Living

\*\* AHS data for Banff is not available

### Seniors Housing Requirements – Combined, to 2022 and 2027

Level of Care	2017-22		2022-27	
	Demand	Need	Demand	Need
<b>SL 1 (Self-contained)</b>	45	38	53	22
<b>SL 2 (Seniors Lodge)</b>	(37)	26	53	41
<b>SL 3</b>	34		17	
<b>SL 4</b>	36	23	11	50
<b>SL 4D</b>	1	12	4	40
<b>LTC</b>	33	12	23	88
<b>Total</b>	<b>112</b>	<b>111</b>	<b>161</b>	<b>241</b>

Orange = IBI assessment; Purple = AHS assessment; Green = Headwater assessment

### 3.12 Housing Affordability Analysis - Canmore

#### Description

The analysis identifies household affordability levels to assess what a homeowner and renter can afford at 30% of renter HH income and 32% of owner income as thresholds. **Median (the exact middle) household (2016) income is used to determine what rent level or housing price is affordable.**

#### Findings

##### Renter Affordability With 30% of Household Income

- Renters with Household maintainers under 25 years of age can afford to pay up to \$1,170 monthly for rent, which affords them a bachelor or shared one-bedroom. Homeownership is out of reach of this age group of renters
- Renters 25 - 44 years of age can afford to pay up to \$1,865 monthly, which affords them access to a one-bedroom. This is the family formation age group, yet homeownership - even a condo - is out of reach for them
- Renters 45 - 64 years of age can afford to pay \$1,599 monthly, which also affords them a one-bedroom apartment, but not enough to afford to own a home in Canmore
- Renters 65 years and older can afford \$1,013 monthly for rent, which affords them a bachelor or one-bedroom rental unit. In some cases, this may be adequate to meet their needs

##### Owner Affordability with 32% of HH Income

- There are no owners with household maintainers under 25
- Owners 25 - 44 years of age can afford to purchase a residence valued at up to \$740,000, lower than the median single-family value of \$900,000. Again, this is the family formation age group and this income affords them access to a townhouse and possibly even a lower-end single detached house
- Owners 45 - 64 years of age can afford to purchase a residence valued at up to \$719,000. This level of income affords them access to an apartment/condo or townhouse

#### Owner/Renter Household Income by Age, 2016

	Owners	Renters
18 to 25 years	-	\$46,825
25 to 44 years	\$129,929	\$74,606
45 to 64 years	\$126,647	\$63,955
65 to 74 years	\$97,826	\$40,516
75 to 84 years	\$77,318	\$40,516
85 years+	\$85,645	-
Median	\$120,874	\$71,162

2016 Federal Census

#### Household Income by Age, 2016

Age	30% of Monthly Renter Median Income	Max. Housing Price Affordable	32% of Monthly Owner Median Income	Max. Housing Price Affordable
18 to 25	\$1,170	\$247,000	-	-
25 to 44	\$1,865	\$395,000	\$3,465	\$740,000
45 to 64	\$1,599	\$340,000	\$3,377	\$719,000
65 to 74	\$1,013	\$215,000	\$2,609	\$556,000
75 to 84	\$1,013	\$215,000	\$2,062	\$435,000
85+	-	-	\$2,284	\$490,000

2016 Federal Census

Note: Mortgage Calculation Metrics:

Down payment: 10%

Interest Rate: 3.9%

Amortization Period: 25 Years

Note rules have changed since 2016, including a requirement for stress-testing

- Owners 65 - 74 years of age can afford a residence valued at up to \$556,000. This income gives them access to an apartment/condo
- Owners 75 - 84 years of age can afford a residence valued at up to \$435,000 and owners 85+ can afford a residence valued up to \$490,000
- While housing prices are high, just under 15% of the permanent homeowners paid over 30% of their income for housing in 2016. One of the reasons is that **many of the homeowners purchased their homes when prices were much lower so they can afford them – many would not be able to purchase at current real estate values.**

#### Assessment

- Rental prices make housing unaffordable to many resulting in overcrowding or people spending a large portion of income on housing
- Smaller more affordable rental units are needed
- The median (the exact middle) income of all renter households is not sufficient to afford a 2-bedroom apartment/condo. Median income families (ages 25 - 44) can only afford a one-bedroom apartment/condo, regardless of the size of their household
- Young households with maintainers under 25 years of age are forced to share accommodation or rent a bachelor unit if they can find one vacant
- Few renters can afford to own their accommodation in Canmore. This will have implications for renters 65 and over who cannot afford any kind of equity model for continuing care. They will require subsidized supportive living (e.g. DSL and other subsidies) for lower-income seniors
- The median value for homes is above median income, preventing the ability to finance purchases

Median (the exact middle) Sales Price		
	2011	2017
Single family	\$769,000	\$900,000
Townhouse	\$425,000	\$673,000
Apartment/condo	\$329,000	\$435,000
Source: Canmore Real Estate Sales Data		
Median Rental Price		Canmore
Bachelor		\$675.00
1-Bdrm Shared		\$1,000.00
1-Bedroom		\$1,450.00
2-Bedroom		\$2,200.00
3-Bedroom		\$3,000.00
4-Plus Bedroom		\$3,750.00
Source: Canmore Real Estate Sales Data		



## 4.0 Housing Supply and Service Levels

### Description

Housing is supplied across a continuum of housing types. Housing continuums define a typology of housing supply. Housing supply options range from subsidized or Non-Market housing through moderate rent/priced market options, affordable homeownership, to full Market Housing both in the rental and ownership sector (terminology can differ). Using an overall continuum allows policymakers to better examine where weaknesses in the housing system are, and where actions will affect specific need across the housing spectrum. This ensures that options are available for people to navigate housing options under different family and income circumstances.

### Housing Continuum

	NON-MARKET HOUSING						MARKET HOUSING
	SHORT-TERM		LONG-TERM				
Housing	Emergency Shelter	Short-term Supportive Housing	Long-term Supportive Housing	Subsidized Rental Housing	Affordable Rental Housing	Affordable Home Ownership	Market Housing
Examples	<ul style="list-style-type: none"> <li>• Adult</li> <li>• Women's emergency</li> <li>• Youth</li> </ul>	<ul style="list-style-type: none"> <li>• Second- stage shelters</li> <li>• Community residential treatment facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Housing First</li> <li>• Special Needs Housing</li> <li>• Seniors Lodge</li> </ul>	<ul style="list-style-type: none"> <li>• Seniors self-contained</li> <li>• Community housing</li> <li>• Rent supplement</li> <li>• Employee housing</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable Housing Initiative (capital grant)</li> </ul>	<ul style="list-style-type: none"> <li>• Perpetually Affordable Housing Program</li> <li>• Direct subsidies</li> <li>• Reduced costs (e.g., regulations, standards &amp; const.)</li> </ul>	Rental and home ownership through the private market

The following terms are used to reflect this range throughout the remainder of this report:

**Non-Market Housing** is defined as housing that is created or operated and, or funded through government-funded programs. The housing programs range from those which are supportive (providing in-house, or access to, community supports to help address other needs) to those that only address affordability. The affordability of long-term housing varies from 30% of income (social or RGI) to 10% below market (affordable). There is a need in the region for Affordable Homeownership Housing for lower-income and first-time homebuyers, which may involve modifying regulations, standards, permitting processes, etc. in an effort to improve affordability.

**Market Housing** describes housing that is provided by the private sector without direct government support that is perpetually subject to regular market forces.

**Data and Rounding** - Data is reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets. This creates different rounding results when data are combined, and cross tabulations are undertaken for analysis.

#### 4.1 Non-Market Housing Supply

##### Description

The Non-Market Housing portfolio is assessed to determine who and how many households are served in comparison to total households in need in the Bow Valley.

##### Findings

- Bow Valley Regional Housing programs have 204 housing units and 35 rental supplements which base their rent levels on 30% of income
- Canmore has 91 housing units for seniors and 58 units for families
- Banff has 55 units for seniors
- There are 8 vacant units recorded and 81 applicants on the waitlist, the majority of which are in Canmore
- The Canmore Community Housing Corporation (CCHC) has 108 rental units in their portfolio – targeted to households above the income range for social housing. CCHC also has 48 ownership units; are developing a further 49 units set for full occupancy May 2019; and have acquired 17 units at Mountain Haven Cooperative Homes (MHCH), whose future tenure (rental or homeownership) has yet to be determined
- There are also 12 SL4D units and 49 Long Term Care beds in the region
- The Banff Housing Corporation has 173 single family/multi-plex units and 10 condominium apartments for purchase with a Banff Housing Corporation sub-lease/ equity shareholding. There are also 45 suites in these units that are rented out by the homeowner as a source of income (source Banff Housing Corporation)

##### Updates:

##### Banff – 131 units

- The Ti'nu affordable housing project was recently completed and provided 131 affordable rental units for families and singles.

##### Bow Valley Regional Housing Portfolio

Project	Program	Location	# Units	Vacant	Waitlist
<b>Bow River Seniors Lodge</b>	Seniors Lodge	Canmore	63	4	18
<b>Cascade House</b>	Seniors Lodge	Banff	21	3	3
<b>Bow River Homes</b>	Seniors' self-contained	Canmore	28	0	23
<b>Mount Edith House</b>	Seniors' self-contained	Banff	34	0	9
<b>Family Housing</b>	Community Housing	Canmore	58	1	3
<b>Rent Supplement</b>	DTT/PLRS	Valley-wide	35	n/a	25

Source: BVRH Portfolio Profile, April 30, 2018

Project	Program	Location	Unit Type	#Units	Rent Rates (\$/month)
<b>The Hector Unit</b>	CCHC Community Housing Program	Canmore	Studio	8	739 - 767
			1 BR	28	739 - 975
			2 BR	20	1041 - 1336
			3 BR	4	1418
<b>McArthur Place</b>	CCHC Community Housing Program	Canmore	1 BR	24	950 - 1000
			2 BR	18	1310 - 1360
			3 BR	6	1420 - 1470

Source: Canmore Community Housing Corporation

#### 4.1 Non-Market Housing Supply, Continued

##### Canmore – 47 units in planning and development

- Northview - A purpose-built rental project opened September 2018 and has 40 1 and 2-bedroom units
- Distinctive Homes – providing 4 PAH units in their seventh and seventh development, as well as 3 units at Lookout Ridge

##### **Assessment**

- The Non-Market Housing portfolio consists of a variety of different types of accommodations with different subsidy levels
- RGI (rent-geared-to-income) programs were funded in the mid-1970s to 1993
- Most of the housing portfolio developed since 2000, with no social housing since the early 1980s.
- **New affordable rental units in Banff and Canmore will help alleviate the shortage of housing and upward pressure on rental rates**
- **New market rental units in Canmore will also help alleviate the shortage of housing. The proposed rental rates are reasonable but still not affordable for many renter households in Canmore. The new supply should help alleviate the upward pressure on rental rates**

## 4.2 Non-Market Housing Service Levels

### Description

The performance level of the Non-Market Housing portfolio is evaluated by the number of households in need being served (appropriately housed) or the service level. This factor can be determined for each type of household and is useful in determining priority needs.

### Findings

- The existing portfolio (2016) appears to provide housing for seniors in need as a priority serving 52% vs. 34% for all renter households in need in the Bow Valley
- Families also benefit from the portfolio - the level of service for families is 44%, and their share of the need is 27%
- While singles have the highest level of need at 53% of households, Non-Market Housing currently only services 15% of this household type

### Assessment

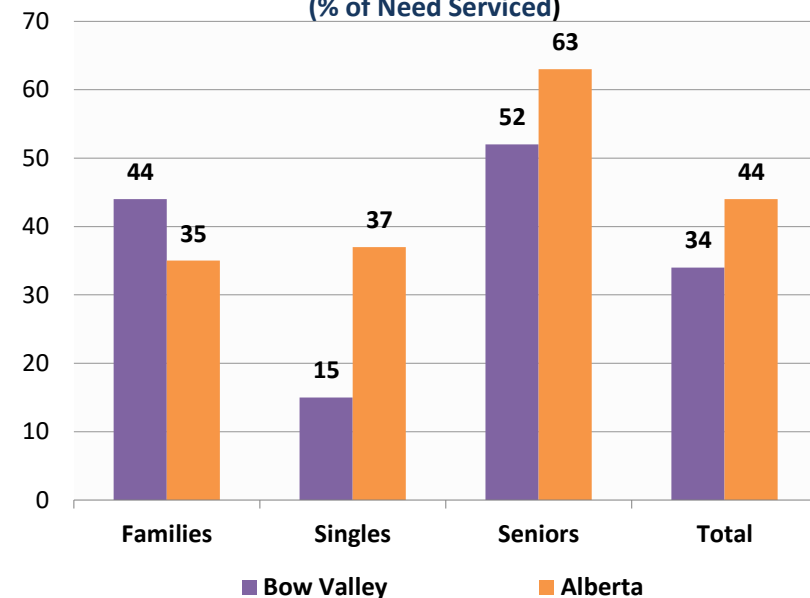
- **Single person households are significantly underserved relative to their share of the need**
- **The assessment numbers are based on the 2016 Federal Census, which does not capture the non-permanent population, the temporary workforce and the homeless population**

### Non-Market Housing Portfolio Service Level by Household Type

Bow Valley Region	Families		Singles		Seniors		Total	
	HHs	%	HHs	%	HHs	%	HHs	%
NMH Supply (1)	141	41%	60	17%	146	42%	347	100%
HHs in Need	176	27%	354	53%	133	20%	663	100%
Total (2)	317	40%	414	37%	279	24%	1,010	100%
Service Level (1/2)	44%		15%		52%		34%	

(1) Non-Market Housing Supply/ (2) HH in Need = Housing Service Level

### Non-Market Housing Service Levels (% of Need Served)



## 5.0 Future Housing Requirements – The Next Ten Years (2018-2027)

Total household growth for the Bow Valley was examined to assess the implications for future growth in housing requirements. Changes in housing requirements are forecast from population and household projections in the Bow Valley. Forecasts used to generate projections include historic fertility, mortality and household formation rates. These projections allow the forecasting of future households by age cohort.

The employment and population model uses headship rates, defined as the rate at which new households form, to project housing requirements over the forecast period. The methodology that the model uses is as follows:

- Apply headship rates to the change in permanent population by age cohort and gender each year to determine the change in the number of people who are heads of a household
- The change in the number of dwelling units by type that the permanent population demands are calculated by using the number of households created by age cohort and applying a dwelling unit profile to distribute them among the different dwelling types

Across the Region, household growth over the next ten years (2018-22 and 2023-27) is anticipated to average about 170 households per year. This section examines how this affects growth and need in the Bow Valley Region. Population growth is provided in Section 5.1

### Projected Annual Growth in Housing Requirements

	2018-22	2023-27	Total Housing Requirements	Annual Average 2018-2027
	Base Scenario			
New Housing Requirements	724	927	1,700	170

The base growth scenario is used in this assessment for housing requirements resulting from population and employment growth. The assessment assumes that the 2016 incidence of housing need remains constant over the 10-year forecast.

**Note: Projecting long-term population and household growth cannot predict economic downturns and the impact on the number of households in need.**

**Data and Rounding** - Data is reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets. This creates different rounding results when data are combined, and cross tabulations are undertaken for analysis.

## 5.1 Population Projections

### Description

Population change is projected to 2027 for the communities of the Bow Valley region using a population and employment projection model (Applications Management 2018). The number of households created by population growth is used to project future housing requirements using the base, Growth Scenario 1 in the model.

### Findings

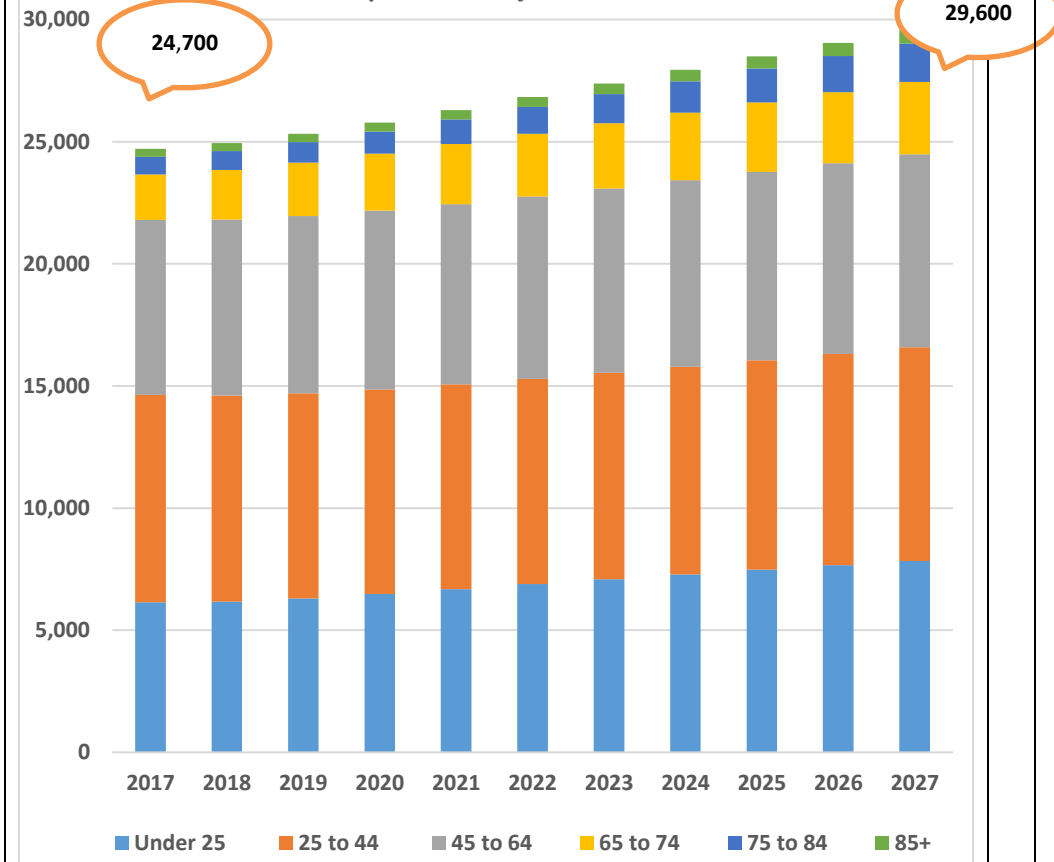
- Bow Valley population grows from 24,700 to 29,600 at 2% per year
- Banff population grows from 7,916 to 8,719 at 1.0 % per year
- Canmore population grows from 14,074 to 18,095 at 2.9% per year

### Assessment

- **The Bow Valley population is ageing**
- Age cohorts between 74 and 85 years are growing at the fastest rates
- The 25 - 44 years old cohort is declining as a proportion of the population, especially in Banff
- Limited land availability in Banff may be putting pressure on the population, employment and housing demand elsewhere across the Bow Valley

Bow Valley Population Projection 2017-2027

Population Projection BVR



## 5.2 Future Households and Housing Requirements – By Age Cohort

### Description

Projecting the growth in housing requirements over the next ten years is required for future housing planning. The growth in households presented here draws on an allocation of overall growth from the base forecast, Growth Scenario 1, and uses the historical household formation rate trends to project the number of new households by age cohort.

### Findings

The number of new households in the Bow Valley is projected to grow on average by 170 annually over the next ten years for a total of 1,700 units. Growth by age cohorts varies considerably during this time:

- Households maintainers under 45 years old decline from 2018 - 2021 then grow slowly until 2027
- Household maintainers under 65 years old represent 34% of the household growth over the 10 years
- Household maintainers 65+ represent 65% of the growth
- The majority are 65 - 74 from 2018 - 22 and 75 - 84 from 2023 - 27
- Household maintainers 85+ increase throughout the 10 years

### Canmore Requirements

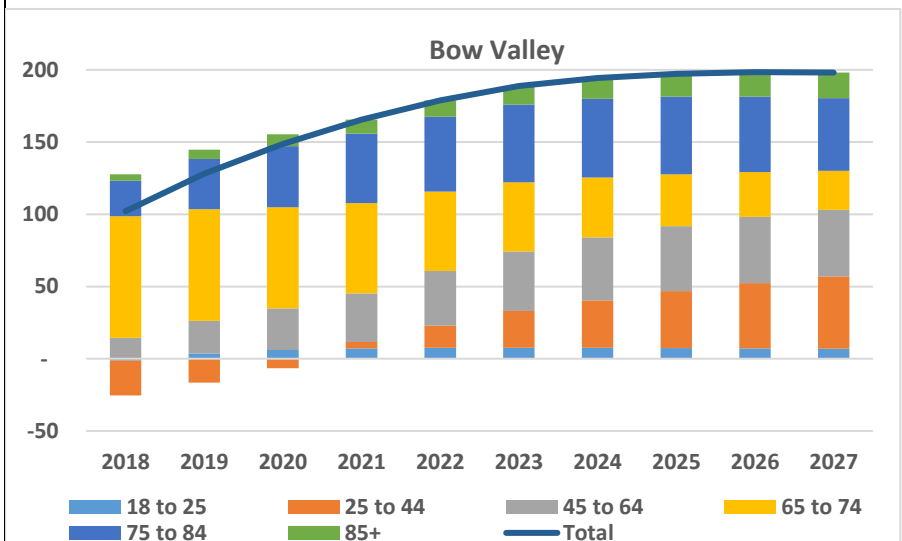
The number of new households in Canmore is projected to grow on average by 120 annually over the next ten years. Growth by age cohorts varies considerably during this time:

- Households maintainers under 45 years old decline from 2018 - 2020 and grow until 2027
- Household maintainers under 65 years old represent 35% of the household growth in the 2018-27 period
- Household maintainers 65+ represent 65% of the household growth in Canmore
- Household maintainers 85+ are the only age group that increases throughout the 10 years

New Housing Requirements 2018 - 2027, Bow Valley

Age Groups	New Housing Requirements	Share of New Growth	Annual Average
18 to 25	60	3.5%	6
25 to 44	165	9.7%	17
45 to 64	359	21.1%	36
65 to 74	532	31.3%	53
75 to 84	466	27.4%	47
85+	118	6.9%	12
Total	1700		170

Annual New Housing Requirements 2018 – 2027, Bow Valley



## 5.2 Future Housing Requirements by Age Cohort, Continued

### Banff Requirements

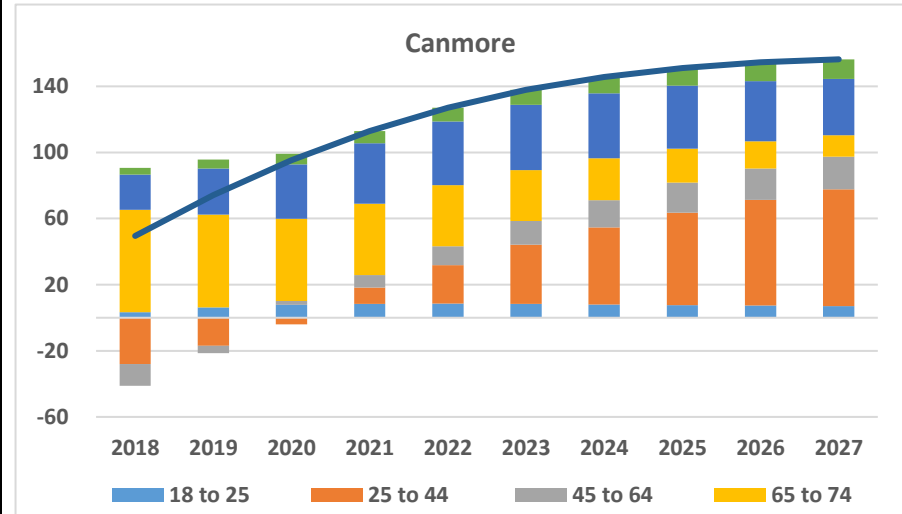
Banff is projected to grow by 49 households annually over the next ten years. Growth by age cohorts varies considerably during this time:

- Household maintainers under 44 years old decline throughout the forecast period
- Household maintainers between 45 and 64 years old increase by 19 or 59 % of the growth over the 10 years
- Household maintainers 65 and over represent 56% of the household growth in Banff, from an ageing population. There is no in-migration of retirees to Banff with the need to reside clause
- The rate of increase slows for the 65 - 74 year age cohort and increases for the 75 - 84 year age cohort throughout the 10 years; the rate of increase is higher during the second half of the forecast period from 2023 - 27
- Household maintainers 85+ represent only 3% of the new growth

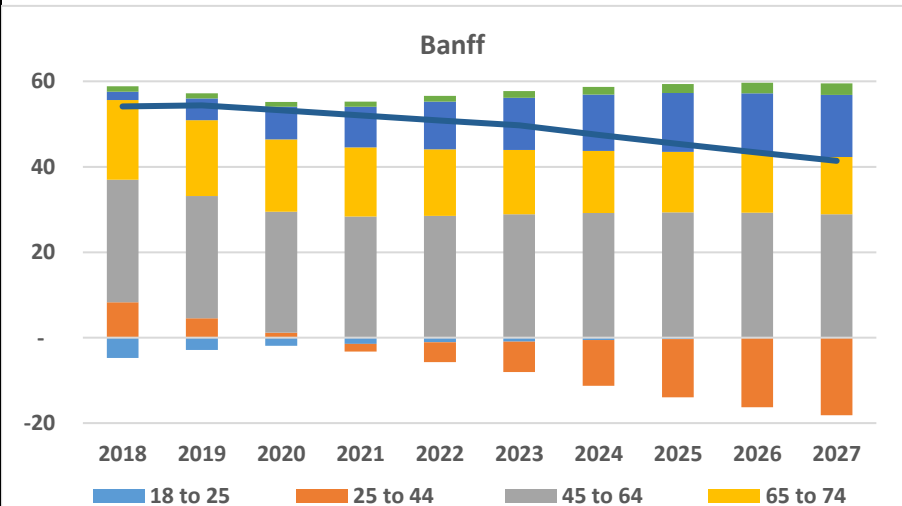
### Assessment

- All cohorts over the age of 25 are increasing in size. However, the share of growth will gradually shift in favour of older households. Initially, those aged 65-74 will grow most quickly, followed by those over 75 years of age
- **Canmore**  
There is significant growth in the 25 - 44 years age group during 2023-27, but little growth in the 45-64 years age group; the 75 and the older group grows during the 10 years
- **Banff**  
Households with maintainers under the age of 44 decline throughout the 10 years; household maintainers between 45 and 64 years of age continue to grow; seniors continue to increase, especially those 75 and over

Annual New Housing Requirements, 2018 – 2027, Canmore



Annual New Housing Requirements, 2018 – 2027, Banff





### 5.3 Future Housing Requirements by Dwelling Type

#### Description

Future housing requirements by type of dwelling over the next ten years are shown in the table on the right. The breakdown is based on recent activity, land availability and the projections of what will be needed into the future.

#### Findings

##### Future residential development must be higher density than the past:

- The 862 apartments and condominiums will represent 50.8 % of the growth over the ten years
- The 714 semi-detached, row and townhouses will account for 42.1 % of the growth
- The 120 single detached housing units will account for 7.1 % of the growth

##### Canmore Requirements

- The 542 semi-detached, row and townhouses and 542 apartments and condominiums will account for 45 % of the growth over the next ten years
- The 120 single detached housing units would represent 10 % of the growth, but would not contribute to densification

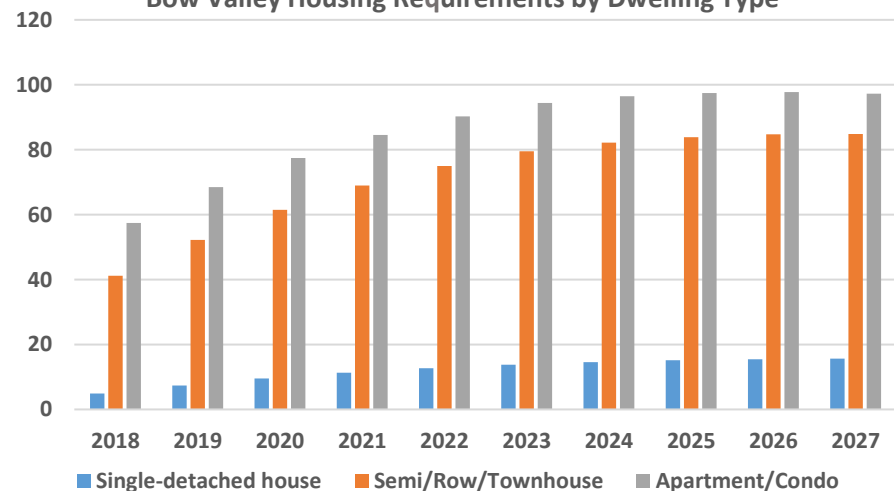
##### Banff Requirements

- The 320 apartments and condominiums will account for 65 % of the growth over the next ten years
- The 172 semi-detached, row and townhouses will account for 35 % of the growth
- No single detached housing units will be required

#### Forecast Housing Requirements by Dwelling Type, 2018 – 2027

		2018-22	2023-27	Total	Share
Canmore	Single-detached	46	75	120	10.0%
	Semi/Row/Town	206	336	542	45.0%
	Apartment/Condo	206	336	542	45.0%
	Total	459	746	1,204	
Banff	Single-detached	0	0	0	0.0%
	Semi/Row/Town	93	80	172	35.0%
	Apartment/Condo	172	148	320	65.0%
	Total	264	227	492	
Region	Single-detached	46	75	120	7.1%
	Semi/Row/Town	299	415	714	42.1%
	Apartment/Condo	378	483	862	50.8%
	Total	723	973	1,696	

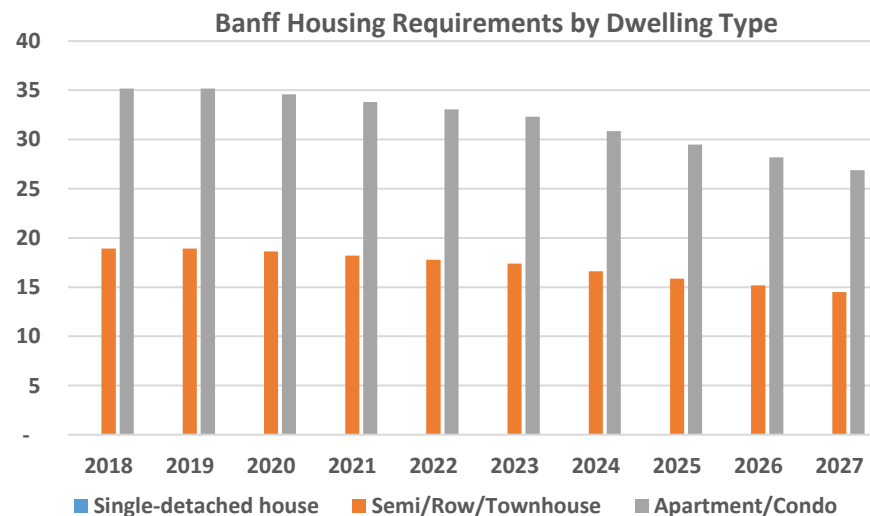
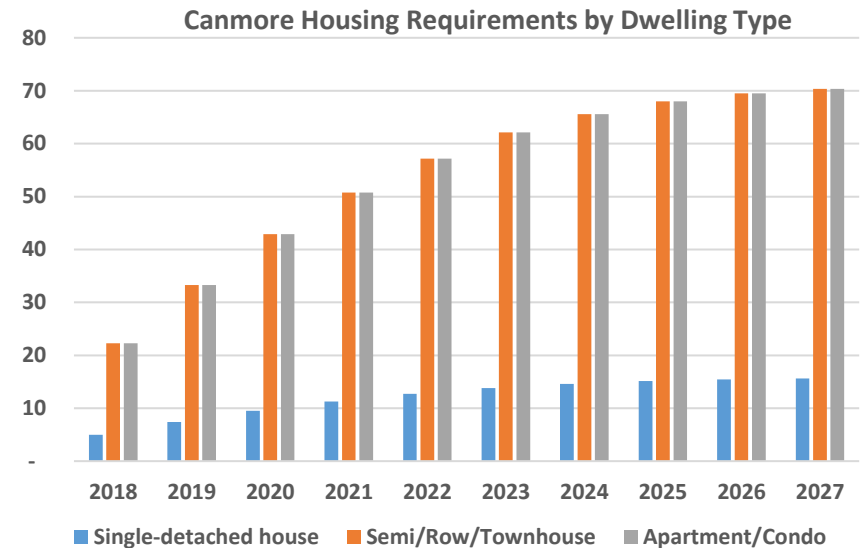
#### Bow Valley Housing Requirements by Dwelling Type



### 5.3 Future Housing Requirements by Dwelling Type, Continued

#### Assessment

- These projections are based on recent activity and projections of what will be needed into the future. The permanent/non-permanent housing situation, limited available land supply and market dynamics means that future planners will need to assess how trends are changing when making plans
- Future dwelling types (i.e. single family) will need to reflect changing trends as compared to historical patterns to accommodate future housing requirements in the Bow Valley (i.e. increasing smaller, affordable apartment and other purpose-built rental accommodations, decreasing single family and high-end condominiums)
- **Continuing to supply single detached housing will not help with housing affordability. The shortage of land is putting even more pressure on the need to consider densification in all new residential developments. A change in municipal planning policy will be required to affect any meaningful change**



## 5.4 Future Non-Market Rental Housing Requirements Summary

### Description

Future non-market housing requirements are determined by correlating household income and rental housing costs. Non-market requirements were determined by multiplying the incidence of need for renters by household type and future growth requirements. Future non-market housing requirements is one of the criteria for determining housing priorities.

### Findings

- Bow Valley: 222 new non-market rental housing units are required to accommodate future growth over 10 years.
- About 46 % of the units will be required during the initial 5 years
- Canmore needs 103 non-market housing units to meet the growth over the time-period
- About 37 % of the units will be required during the initial 5 years
- Banff needs 119 non-market housing units over the 10 years
- About 50 % will be needed in the initial 5 years

### Assessment

- **The Bow Valley Region will have to supply 22 units per year on average just to keep pace with the growth of households in need. More non-market housing supply will help reduce the backlog of existing households in need**
- **54 % of the new non-market housing units for the region are needed in Banff due to the higher ratio of renters among seniors and singles**
- **The current (2016) deficit of 663 affordable rental units must be addressed before these future needs are met**

### Future Non-Market Rental Housing Requirements, Bow Valley

2018 - 2022		
	Total Housing Requirements	Non-Market Housing Requirements (Needs)
Canmore	459	38
Banff	265	60
Rural	-	-
Region	723	98

2023 - 2027		
	Total Housing Requirements	Non-Market Housing Requirements (Needs)
Canmore	746	65
Banff	227	59
Rural	4	-
Region	977	124

2018 - 2027		
	Total Housing Requirements	Non-Market Housing Requirements (Needs)
Canmore	1,205	103
Banff	492	119
Rural	4	-
Region	1,700	222

Note: Non-market housing needs are calculated as follows:

- the total household requirements by sub-region are multiplied by the percentage of renters – 31.5% in Canmore and 53.4% in Banff.
- 36% of renters were assumed to be in need, which is higher than the 2016 census to compensate for the low rental rates used to calculate the CNITs.

## 5.5 Future Affordable Homeownership Requirements Summary

### Description

Future affordable homeownership requirements are assessed by targeting a portion of renters earning between \$70,000 and \$110,000 (in 2016 dollars) annually as future home owners. **These households consist of singles and families that have the financial ability to become homeowners but need some support to enter the market to secure long-term housing in the Bow Valley, otherwise they are quite likely to out-migrate.**

### Findings

- Bow Valley: 53 new affordable homeownership units are required to accommodate future growth over 10 years.
- About 45% of the units will be required during the first 5 yrs
- Canmore requires 31 affordable homeownership units to meet the growth over the time-period
- About 39% of the units will be required during the first 5 yrs
- Banff requires 22 affordable homeownership units
- About 55% will be needed in the initial 5 years

### Assessment

- The Bow Valley Region will have to supply 53 or 5 units per year on average just to keep pace with the growth. More affordable homeownership supply will help attract and retain the labour force required in the Bow Valley
- 58% of the new affordable homeownership units required for the region are needed in Canmore due to the high number and ratio of owners
- The current (2016) deficit of 250 affordable homeownership units must be addressed before future needs can be met

### Future Affordable Homeownership Requirements, Bow Valley

2018 - 2022		
	Total Housing Requirements	Affordable Homeownership Housing Requirements
Canmore	459	12
Banff	265	12
Rural	-	-
Region	723	24

2023 – 2027		
	Total Housing Requirements	Affordable Homeownership Housing Requirements
Canmore	746	19
Banff	227	10
Rural	4	-
Region	977	29

2018 - 2027		
	Total Housing Requirements	Affordable Homeownership Housing Requirements
Canmore	1,205	31
Banff	492	22
Rural	4	-
Region	1,700	53

## 5.6 Non-Permanent Housing - Canmore

### Description

The demand for housing in Canmore is driven by permanent and non-permanent (absentee) households. Forecasting the demand for non-permanent households helps inform the total demand for housing in Canmore.

Three scenarios were developed for non-permanent housing in the Bow Valley Growth Forecast (Applications Management 2018). The low forecast assumed 25% of new dwellings would be non-permanent households (the long term average trend), the base forecast assumed 60% (the recent trend) and the high forecast assumed 75%.

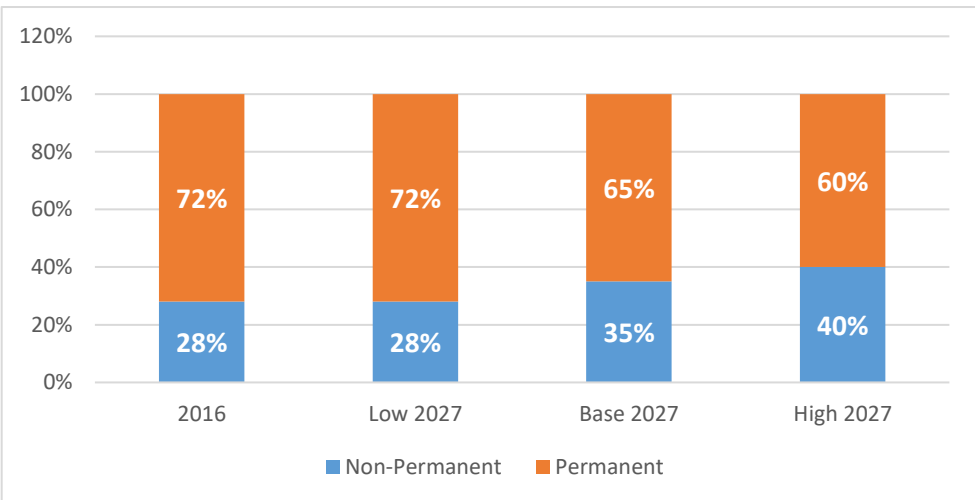
### Findings

- Non-permanent households are projected to either stabilize at their current level of 28% or grow to be 35% of Canmore households by 2027 in the base forecast and 40% of households in the high forecast
- In the base and high forecasts, more housing is built for non-permanent residents than permanent residents

### Assessment

- Projecting future non-permanent housing demand for Canmore is driven by estimates of the level of economic growth in Alberta and outside of Alberta
- Canmore will need to continue to monitor trends in household residency to determine the impact on housing availability and affordability

Canmore Household Residency 2016 and 2027 Forecasts



	Permanent 2016	2017 2027 Permanent Growth	Non-Permanent 2016	2017 - 2027 Non-Permanent Growth	Total Dwelling Units
2016	5725	n/a	2319	n/a	8044
Low 2027	5725	920	2310	262	9217
Base 2027	5725	1205	2310	1401	10641
High 2027	5725	1465	2310	2445	11945

## 5.7 Current and Future Employee Housing Requirements – Canmore

### Description

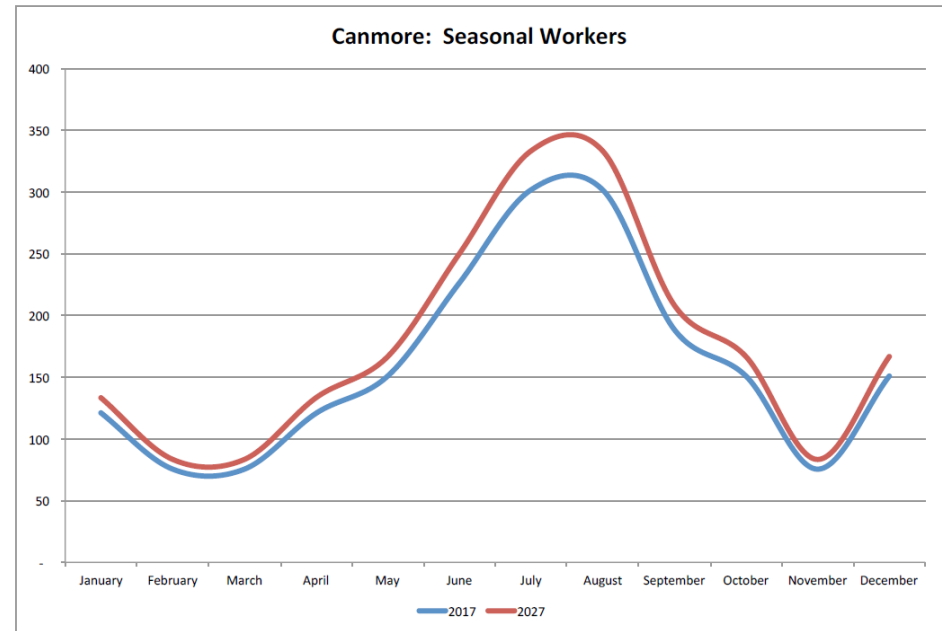
Employee housing is defined by the Draft 2017 Canmore Land Use By-law as *'dwelling units used exclusively by a person who is primarily employed within the municipal boundaries of the Town of Canmore, and members of his or her immediate family. It is intended to be rental housing for temporary and seasonal staff who may have difficulty finding market-supplied housing because their income is below the median (the exact middle) household income in Canmore.'*

Forecasting future employee housing requirements were assessed in two ways:

- projecting changes to seasonal worker population using the population model
- projecting changes to retail and service commercial space as a driver of future employee demand

These projections take the existing level of employee housing supply/ number of seasonal workers and project that into the future. No estimate has been made for employee housing levels with changing policy measures affecting the provision of employee housing

The current number (121 = 40% of the annual peak) of employee beds available in Canmore is derived from the data reported and available in the Job Resources Centre (2016) Staff Housing Guide



## 5.7 Current and Future Employee Housing Requirements – Canmore, Continued

### Findings

#### Seasonal Worker Population Projection

- Canmore's seasonal worker population was estimated at a peak of 301 in 2017 and is expected to grow to 333 by 2027
- Using this projected rate of growth, one might expect the number of beds provided by employers would increase from 121 in 2017 to 134 by 2027

#### Commercial Floor Space Growth Projection

- Applying annual rates of employment growth in Canmore's retail and commercial service industry associated with the Base forecast, it is estimated that Canmore's occupied retail and service commercial space would increase from about 93,000 m2 in 2017 to nearly 135,000 m2 by 2027. Using these rates of expected growth in retail space to project the number of beds provided by employers, it is estimated that 137 beds would be provided by 2027 - a slightly higher forecast relative to the Seasonal Workers methodology

### Assessment

- Many seasonal employees do not show up in the Federal Census, or other surveys since they are not Canadian Citizens and, or are less likely to complete surveys
- **Better understanding employee housing should be a priority as there are indicators, such as high rates of overcrowding, of significant housing issues amongst some employees**
- Seasonal employee housing demand is projected to increase alongside population and employment growth in the Bow Valley

- This assessment only projected what future employee housing demand would look like without any changes to employer requirements or interest in changing the availability of employee housing
- The assessment also used the information available from the Job Resources Centre. Future use of the Job Resource Centre survey of employers could help better inform the overall supply and need for employee housing in the region
- A survey of employees and employers is likely needed to secure a clear picture of housing condition and safety issues

## 6.0 Housing Supply Gap Analysis

This section summarizes the gaps and potential implications for the housing continuum in the Bow Valley.

**Reminder: Data and Rounding** - Data is reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets. This creates different rounding results when data are combined, and cross tabulations are undertaken for analysis.



## 6.1 Market Housing Gaps

### Description

Housing gaps are assessed for current (using 2016) and future (2027) housing requirements. Housing requirements are a combination of non-market housing need and market housing demand.

The housing forecast is used to project how population growth drives total housing requirements, market housing demand and non-market housing need.

### Findings

- 1,700 new housing units are required to meet projected growth in housing requirements over ten years
- Market housing demand directly related to household growth is projected to be 1,425
- The larger portion of household growth is in the 2023-27 period

### Assessment

- More purpose-built bachelor and one-bedroom market rental units are required to meet the demand for singles and childless couples
- **Modestly priced market rental housing that is affordable is required for the renters working in Canmore and Banff**

### Total and Market Housing Requirements, 2018-2027

	2018- 2027	
	Total Housing Requirements	Market Housing Demand**
Canmore	1,205	1,071
Banff	492	351
Rural	4	4
<b>Total*</b>	<b>1,700</b>	<b>1,425</b>

- Totals rounded

\*\* A portion of Total Housing Requirement

### Assessment

- **The distribution of dwellings in the Bow Valley is currently skewed in both size and price in favour of larger sized and higher rent/priced homes**
- **There is a shortage of smaller, affordable purpose-built rental accommodation**
- **Lower-income households share accommodation to make it affordable, in some cases resulting in overcrowding and unsafe conditions**

## 6.2 Non-Market Housing Gaps (Renters)

### Description

Non-Market housing gaps are assessed for both existing (2016) and future renter households in need in the Bow Valley. Identifying gaps, based on the type of household and level of need, will inform decision-making for non-market housing.

This analysis focuses on non-market renter households, for whom need is high.

### Findings

- **There are 663 existing renter households in need across the Bow Valley (2016) consisting of:**
  - 341 Single households
  - 128 Seniors
  - 98 Family
  - 96 Lone parents
- **An additional 222 households are projected to be in need of non-market rental housing by 2027**
- **Combined this shows a need for 885 more affordable rental housing units in the region**

### Assessment

- The existing gaps in non-market housing will continue to grow in the coming 10 years
- Seniors will continue to increase as a share of the overall population as the population ages. Efforts to meet the housing needs of seniors need to consider the declining seniors' population that will come after the baby boomers reach their peak, anticipated to be in the mid-2030s
- **Lone parent families and single households rank high in terms of numbers and incidence of need, now and into the future**

### Existing Renter Housing Need, 2016

	Banff	Canmore	Rural	Bow Valley
Family	21	44	33	98
Lone-parent	31	65	0	96
Singles	145	196	0	341
Seniors	73	55	0	128
Total	270	360	33	663

### Total and Non-Market Renter Housing Needs, 2018 - 2027

	2018- 2027	
	Total Housing Requirements	Non-Market Housing Need*
Canmore	1,205	103
Banff	492	119
Rural	4	-
Region	1,700	222

\* A portion of Total Housing Requirement

\* Rounding affects some figures

### 6.3 Affordable Homeownership Gaps

#### Description

Affordable homeownership gaps are identified as renters who have the income to become homeowners with some assistance (See Appendix Four for a detailed description). **Assisting these households in gaining home ownership helps keep essential workers in the labour force that are critical to maintaining every community who are otherwise quite likely to out-migrate**

Future affordable homeownership requirements are assessed by targeting 20% of renters earning between \$70,000 and \$110,000 annually as future home owners. These households consist of singles and families that have the financial ability to become homeowners but need some support to enter the market in the Bow Valley. A detailed explanation is provided in Appendix Four.

#### Findings

- The income target group for affordable homeownership is renter households earning between \$70,000 (e.g. single person or couple) to \$110,000 (e.g. larger family) annually (2016).
- A benchmark of 20% of those renter households earning between \$70,000 and \$110,000 (250 households) is used as the homeownership affordability program target.
- The future home ownership target is calculated by multiplying the ratio of target renter household population in each community by projected household growth in each community (estimates future target population at 53 over ten years)

#### Assessment

- **Efforts to assist renter households should be targeted to families and singles**
- **More affordable homeownership supply will help attract and retain the labour force required in the Bow Valley**

#### Current Affordable Homeownership Requirements

Income Range	Number of Renter Households	
<\$10,000	70	
\$10,000 - \$19,999	110	
\$20,000 - \$29,999	245	
\$30,000 - \$39,999	265	
\$40,000 - \$59,999	615	
\$60,000 - \$79,999	645	
\$80,000 - \$99,999	495	
>\$100,000	885	
Total	3330	

250 renters targetted for Affordable Home Ownership

#### Total and Future Affordable Homeownership Requirements, 2018 - 2027

	2018- 2027	
	Total Housing Requirements	Future Affordable Homeownership Housing Ownership
Canmore	1,205	31
Banff	492	22
Rural	4	-
Region*	1,700	53

- Totals rounded

## 6.4 Bow Valley Housing Gaps Summary

### Non-Market Housing Gaps

- There are 663 renter households in the Bow Valley Region in housing need (2016). This represents a backlog of unmet housing need. Population & household growth will add to this in the future
- Renter households in need are distributed among families, non-elderly singles and seniors
- Seniors represent 19%, singles 51%, and families 29% of renter households in need (half are lone-parents)
- Housing needs for seniors will grow as a share of the total future non-market housing need
- Future housing need will continue to be most acute among lone-parent renter households, who will require large family units, and among non-elderly singles
- The existing non-market housing portfolio in the Bow Valley serves 52% of seniors in need, compared to 44% for families and 15% for singles (under 65)
- The priorities in the short term are singles and lone parent family housing to address the backlog of need

### Affordable Homeownership Housing Gaps

- There are 250 existing (2016) renter households in an income range to become homeowners with affordability assistance (see 3.8). A further 53 households are projected to be in this income range by 2027

### Pure Market Housing Gaps (rental and ownership)

- The main gaps in market housing include the lack of multi-family affordable ownership housing and affordable purpose-built rental housing. The absence of lower-priced market housing creates an imbalance in the housing types and tenures available for Bow Valley residents

### Existing Affordable Rental Housing Needs, 2016

	Banff	Canmore	Rural	Bow Valley
Family	21	44	33	98
Lone-parent	31	65	0	96
Non-family Singles	145	196	0	341
Seniors	73	55	0	128
Total	270	360	33	663

### Future Housing Needs, 2018 - 2027

Location	Banff	Canmore	Rural	Bow Valley
Non-Market Rental	119	103	0	222
Affordable Homeownership	22	31	0	53
Pure Market (Rental and Ownership)	351	1071	4	1425
Total Household Growth	492	1205	4	1,700

- Some rounding made

## 7.0 Addressing Housing Challenges

### 7.1 Housing Gap Resolution and Demand Mitigation Strategies

There are three strategic approaches to address housing gaps and mitigate the demand for housing across the housing continuum. The approaches are summarised below and addressed by housing gap in the following table:

- **Regulatory** – Provincial, regulation, Municipal bylaw (land use bylaw) tools to address housing need and demand.
- **Indirect Expenditure** – Tools to influence or effect housing developments aimed at particular components of the housing continuum.
- **Direct Expenditure** – Direct funding to address gaps in the housing continuum.

Housing Gap/ Issue	Regulatory	Indirect expenditure	Direct expenditure
<b>1. Emergency Housing</b>			
1.a. Short-term emergency housing (room and board) for singles, couples and some families	<ul style="list-style-type: none"> <li>• Ensure appropriate land use to enable development</li> <li>• Facilitate the development approval process</li> </ul>	<ul style="list-style-type: none"> <li>• Charitable tax receipts for donations to on-going shelter program operations or capital campaigns</li> </ul>	<ul style="list-style-type: none"> <li>• Build or acquire appropriate property</li> <li>• Ongoing operating (building and support)</li> <li>• Capital grant</li> </ul>
1.b. Emergency and second stage housing for families fleeing violence	<ul style="list-style-type: none"> <li>• Ensure appropriate land use to enable development</li> <li>• Facilitate the development approval process</li> </ul>	<ul style="list-style-type: none"> <li>• Charitable tax receipts for donations to on-going shelter program operations or capital campaigns</li> </ul>	<ul style="list-style-type: none"> <li>• Build or acquire appropriate property</li> <li>• Ongoing operating (building and support)</li> <li>• Capital grant</li> </ul>
<b>2. Supportive Housing</b>			
2.a. Supportive Living (SL2-4D) for seniors	<ul style="list-style-type: none"> <li>• Ensure appropriate land use to confirm with provincial standards for supportive housing</li> </ul>	<ul style="list-style-type: none"> <li>• Charitable tax receipts for donations to on-going shelter program operations or capital campaigns</li> <li>• Waiving municipal fees and development charges</li> </ul>	<ul style="list-style-type: none"> <li>• Build or acquire property for supportive housing</li> <li>• Ongoing operating (building and support)</li> <li>• Capital grant</li> <li>• Surplus government land (if available)</li> </ul>

Housing Gap/ Issue	Regulatory	Indirect expenditure	Direct expenditure
		<ul style="list-style-type: none"> <li>Fast track applications approvals and licences</li> </ul>	
2.b. Supportive Living for people with special needs	<ul style="list-style-type: none"> <li>Ensure appropriate land use to confirm with provincial standards for supportive housing</li> <li>Facilitate the development approval process</li> </ul>	<ul style="list-style-type: none"> <li>Charitable tax receipts for donations to on-going shelter program operations or capital campaigns</li> <li>Waiving municipal fees and development charges</li> <li>Fast track applications approvals and licences</li> </ul>	<ul style="list-style-type: none"> <li>Build or acquire property for supportive housing</li> <li>Ongoing operating (building and support)</li> <li>Capital grant</li> <li>Surplus government land (if available)</li> </ul>
<b>3. Non-market Rental</b>			
3.a. Small affordable bachelor and one-bedroom units for non-elderly singles, couples and seniors	<ul style="list-style-type: none"> <li>Inclusionary Zoning policy – will require some cost offsets/concessions for developer/builder impact (this would require changes and regulation at the provincial level)</li> <li>Increase the supply of zoned land</li> <li>Facilitate the development approval process</li> <li>Mixed-use developments (residential over commercial)</li> <li>Restrict holiday rentals (AirBnB)</li> </ul>	<ul style="list-style-type: none"> <li>Moratorium on property taxes for 5 years</li> <li>Equal property tax treatment of rental properties</li> <li>Well-designed smaller units</li> <li>Reimbursement of development fees and levies</li> <li>Fast track applications approvals and licences</li> <li>Federal and Provincial Tax Incentives (e.g. GST rebate, capital gains tax, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Capital grant to HMB or builder</li> <li>Below Market Loan (repayable or interest-free) to the builder</li> <li>Surplus government land (if available)</li> </ul>

Housing Gap/ Issue	Regulatory	Indirect expenditure	Direct expenditure
3.b. Townhouses for families (e.g. lone-parents)	<ul style="list-style-type: none"> <li>• Secondary suites and accessory suites – allow in most market housing residential neighbourhoods</li> <li>• Increase the supply of zoned land</li> <li>• Facilitate the development approval process</li> </ul>	<ul style="list-style-type: none"> <li>• Moratorium on property taxes for 5 years</li> <li>• Equal property tax treatment of rental properties</li> <li>• Well-designed smaller units</li> <li>• Reimbursement of development fees and levies</li> <li>• Fast track applications approvals and licences</li> <li>• Federal and Provincial Tax Incentives (e.g. GST rebate, capital gains tax, etc.)</li> <li>• </li> </ul>	<ul style="list-style-type: none"> <li>• Capital grant to HMB or builder Below Market Loan (repayable or interest-free) to the builder</li> <li>• Surplus government land (if available)</li> </ul>
	<ul style="list-style-type: none"> <li>• Address neighbourhood concerns</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal policy to inform and educate the public</li> <li>• Municipality plays a direct role in facilitating the development of affordable rental housing</li> </ul>	
	<ul style="list-style-type: none"> <li>• Support in-fill housing developments</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
	<ul style="list-style-type: none"> <li>• Density bonusing</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>

Housing Gap/ Issue	Regulatory	Indirect expenditure	Direct expenditure
3.c. Subsidized rental for low to moderate income employees	<ul style="list-style-type: none"> <li>Required employee housing provision tied to new Development Permits (Land use Bylaw). Restrictive covenant on title and use provisions</li> </ul>	<ul style="list-style-type: none"> <li>Remove disincentives to developers (e.g. waive property taxes for 5 years, equal property tax treatment of rental investment)</li> <li>Waiving municipal fees and development charges</li> <li>Fast track applications approvals and licences</li> </ul>	<ul style="list-style-type: none"> <li>Build or acquire property for supportive housing</li> <li>Ongoing operating (building and support)</li> <li>Capital grant</li> <li>Surplus government land (if available)</li> </ul>
<b>4. Increase Rental Affordability (existing rental housing)</b>			
4.a. Rental units for non-elderly singles and couples, families and seniors	<ul style="list-style-type: none"> <li>Condo conversion controls</li> </ul>	<ul style="list-style-type: none"> <li>Refundable tax credits for renters through provincial or federal income tax return process</li> </ul>	<ul style="list-style-type: none"> <li>Rental supplements from government</li> </ul>
<b>5. Increase Homeownership</b>			
5.a. Affordable homeownership for young families with full-time employment in the Bow Valley	<ul style="list-style-type: none"> <li>Homeowner education and counselling</li> <li>Secondary suites and accessory suites</li> </ul>	<ul style="list-style-type: none"> <li>Tie sale of Municipal land to affordable ownership for local families, e.g. PAH</li> <li>Tax credits for ownership (RRSP withdrawals)</li> </ul>	<ul style="list-style-type: none"> <li>Down payment grants (or deferred loans)</li> </ul>



Housing Gap/ Issue	Regulatory	Indirect expenditure	Direct expenditure
	<ul style="list-style-type: none"> <li>Use of RRSPs</li> </ul>	<ul style="list-style-type: none"> <li>Perpetually affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Capital grant from government</li> </ul>
		<ul style="list-style-type: none"> <li>Cooperative housing</li> </ul>	<ul style="list-style-type: none"> <li>Capital grant from government</li> </ul>
<b>6. Employee Housing</b>			
6 a. Employee housing	<ul style="list-style-type: none"> <li>Land use by-law requiring employee housing related to development applications</li> </ul>	<ul style="list-style-type: none"> <li>Encourage business partnerships</li> <li>Support Job Resource Centre housing research</li> <li>Waiving municipal fees and development charges</li> <li>Business-based employee housing surveys annually</li> </ul>	<ul style="list-style-type: none"> <li>Capital grant from government</li> </ul>
<b>7. Condition of Housing Stock</b>			
7.a. Housing in need of major repairs – ownership and rental (seniors)	<ul style="list-style-type: none"> <li>Occupancy and maintenance bylaws</li> </ul>	<ul style="list-style-type: none"> <li>Property tax forgiveness (full or partial) contingent upon property owners making major repairs</li> </ul>	<ul style="list-style-type: none"> <li>Rehabilitation loans or Grants (Residential Rehabilitation Assistance Program or RRAP)</li> </ul>
7.b. Upgrading of social housing units for seniors and families	<ul style="list-style-type: none"> <li>Ensure appropriate land use to enable development</li> </ul>	<ul style="list-style-type: none"> <li>Invest in repair and modernization of existing social housing assets</li> </ul>	<ul style="list-style-type: none"> <li>Rebuild and expand existing social housing properties where need can be demonstrated</li> </ul>

## **7.2 Implementation through Collaboration**

### **Collaborative Initiatives**

Housing is influenced by many government, industry and community stakeholders. Recognizing the role of many players in affecting housing outcomes, Canada's National Housing Strategy – A Place to Call Home (2017) has, as one of its three core principles, partnerships.

One of the goals of the Canmore Comprehensive Housing Action Plan (2011) is to 'Ensure stakeholders are committed to working collaboratively towards housing solutions that will benefit the entire community.' The Plan identifies action items along with which partner or stakeholder will implement them.

The Town of Banff Housing Strategy (2014) has a specific section dedicated to 'Partnerships and Collaboration' outlining roles and linkages to other parties who influence housing in Banff.

### **Next Steps**

This Housing Needs Assessment outlines the nature of housing needs and issues within the Bow Valley. It provides an overall assessment, forecasts future scenarios and identifies the types of strategies that may be considered. The next steps are to collaborate on how housing stakeholders are going to work together to address housing need.

## 8.0 Data Collection and Maintenance Strategy

The data collection and maintenance strategy is outlined to provide guidance on the types of data to collect and maintain to help inform housing decision-making in the Bow Valley. The strategy outlines:

- Data collection and maintenance principles
- Housing assessment research questions to identify data needs
- Data sources
- Data collection time frame
- Geographic aggregations for data
- Data maintenance approaches

### Housing Data Collection Principles

The following principles are recommended to guide housing data collection and maintenance:

- Collaboration – Housing stakeholders work together to collect and review housing trend data
- Evidence-fact based reporting – Collect verifiable and reliable facts for housing analysis
- Comprehensiveness – Incorporate comprehensive core housing need variables: year, tenure, age of household maintainer, type of households, households in/out of core housing need, Aboriginal households, housing standards and household data (count, average income, average shelter costs and average shelter costs to income (STIR)
- Consistency – Develop a consistent data method for comparability and evaluation over time and reporting periods. Adopt the use of the CMHC Core Housing Need methodology for determining housing needs and priorities. Collect data at regular intervals and 5-year census periods
- Housing Continuum – Address affordable housing components of the housing continuum
- Accessibility – Ensure data is accessible to housing bodies for further analysis

### Geographic Aggregations

Bow Valley data aggregations should follow the approach taken in the Bow Valley Housing Needs Assessment for the Towns of Banff and Canmore and the rural region.

### Data request specifications

Statistics Canada will draft the specifications according to the geographic aggregates outline above and provide a cost estimate.

### Population forecasting

Projecting growth of households in core need should also be part of the data collection strategy. Changing demographics are directly affecting who and how many households will be in need in the future and should be considered in the development of capital priorities.

## 8.0 Data Collection and Maintenance Strategy, Continued

Housing Assessment Questions and Analytical Outcomes	Data Collection Source	Time Frame
<b>Setting the overall market context</b>		
1. What are the Regional Housing Stock Characteristics: Dwelling, Age, Type and Condition?	National Household Survey Statistics Canada Data Order	5 years 2021
X. Determine the number and types of dwellings in Canmore	Canmore Municipal Census	Annual
2. What are the Population and Household Characteristics of the Region (Sub-geographies)?	Population forecast  Statistics Canada Data Order	5 years
3. What is income profile by tenure?	Statistics Canada Data Order	5 years
4. What are the Housing Prices and Rents?	Statistics Canada Data Order	5 years
X Compare the rental and purchase rates of Banff, Canmore, Cochrane, Squamish, Whistler.	CMHC/ Survey of local real estate boards	Annual
<b>Determining nature and extent of housing need (households not served by market)</b>		
5. What is the nature of housing need?	Define Housing Need approach (based on CMHC Core Housing Need definition) Assess need	5 years
6. What are estimates of incidence of Core Housing Need?	Assess relative need by population cohort, HH and family type.	5 years
X To what extent are there people struggling to find housing in the region?	Review housing availability and affordability issues with local housing agencies (meetings and interviews).	
X What is the homelessness need?	Point in Time (PIT) counts. Review existing information and interview local agencies to estimate homelessness and shelter supply.	2 Years
X What is the relative affordability for owner and renter HHs paying 50% to 100% in Canmore?	Statistics Canada Data Order	5 years

Housing Assessment Questions and Analytical Outcomes	Data Collection Source	Time Frame
X. What are the current and future needs of BVRH employees?	Review BVRH staffing model. Identify options for housing BVRH employees	As required
X. What is the current and future employee housing demand?	Population Employment Forecasting Model  Partner with the Jobs Resource Centre to survey regional employers to estimate current and future supply and demand.	2 Years – aligned with Job Resource Centre
<b>What existing resources help to address need?</b>		
7. What is the existing non-market (social) housing supply in the Region?	Inventory of non-market current and planned housing supply (BVRH and interview of other housing agencies). Inventory of regional housing supply (Retrieve CMHC data).	Annual
<b>To what extent is the market and current development reducing or exacerbating housing need?</b>		
8. Based on the census/NHS how has the historic rent and income distribution changed (this provides a more complete picture than CMHC rent data)?	Statistics Canada Data Order	5 years
9A. What are trends in new housing start (by type)?	CMHC	Annual
9B. What are rent and price trends?	Local Real Estate Boards, CMHC, Statistics Canada Data Order	Annual
X. Project rental vacancy rates over an average year to show seasonal fluctuations	CMHC Local surveys	Annual
X. Provide regional and national housing price indices.	Statistics Canada	Annual
X. Determine the number of units that are under ownership and rental tenancy	Canmore Municipal Census	Annual
10. What is the existing housing gap - based on a housing continuum?	Statistics Canada Data Order	5 years
11. Given that need is more acute among renters, what are gaps in rental supply?	Statistics Canada Data Order	5 years

Housing Assessment Questions and Analytical Outcomes	Data Collection Source	Time Frame
<b>Assessing Future Housing Need</b>		
12. How will population and Household growth (Projections) impact future need?	Population Forecast  Statistics Canada Data Order	5 years
X. What future housing requirements are needed for Canmore? <ul style="list-style-type: none"> <li>• Private sector housing units</li> <li>• Employee beds (#/commercial floor area)</li> <li>• Total unit requirements to meet demand</li> <li>• Mix of tenure</li> </ul>	Population Forecast  Statistics Canada Data Order  Interviews with local agencies/employers  Survey data	Annual/ 5 years

## **Appendices**

Appendix One:	References
Appendix Two:	Research Methods
Appendix Three:	Adjusted Renter Need Estimates
Appendix Four:	Home Ownership Affordability Target Estimates
Appendix Five:	Housing Needs Across the Housing Continuum
Appendix Six:	Glossary and Acronyms

## Appendix One:       References

- Alberta Rural Development Network Sustainable Housing Initiative. (2016). *Building a model of affordable housing for rural Alberta communities*. ARDN, Sherwood Park, Alberta.
- Applications Management. (2018). Bow Valley Growth Forecasts. Draft Working Paper. April 25, 2018. Applications Management, Edmonton Alberta.
- Alberta Health Services, Continuing Care Needs Assessment, 2014
- Biosphere Institute of the Bow Valley, Town of Canmore. (2015). *Canmore community monitoring program 2014 final report*. Canmore, Alberta.
- Bow Valley Regional Housing. (2017). *About the BVRH*. Retrieved from <http://www.bvrh.ca/>
- Bow Valley Regional Housing. (2017). *June occupancy and waitlist report*. Canmore, Alberta.
- Canmore Business and Tourism. (2015). *Canmore Business Satisfaction Survey, August 2015*. Canmore, Alberta.
- Canmore Community Housing Corporation. (2017). *Canmore rental statistics 2017*. Canmore, Alberta.
- Capital Region Board. (2014). *Housing assessment tool user guide*. Edmonton, Alberta.
- Community Housing Strategy Committee & Town of Banff. (2014). *Town of Banff: housing strategy*. Banff, Alberta.
- Connolly, Norm. (2000). *Canmore housing needs assessment and forecast: A report prepared for the Town of Canmore*. Canmore, Alberta: Town of Canmore.
- Headwater Group. (2015). *Alberta tourism communities benchmarking and competitiveness review*. Calgary, Alberta: Stubbs, Thomas.
- Homeless to Housing Coalition. (2018). *Homeless to Housing Coalition Program Statistics*. Banff, Alberta.
- Homeless to Housing Coalition. (2017). *Housing Insecurity Surveys (Nov. 2016 – Jan. 2017)*. Banff, Alberta.
- Homeless to Housing Coalition. (2016). *Precarious Housing Data Collection Tool*. Banff, Alberta.
- Homeless to Housing Coalition (2018) Bow Valley, Spring 2018 Homelessness Estimation Count.
- IBI Group. (2010). Personal Correspondence: *Seniors' housing needs assessment*. Canmore, Alberta: Sol, David.
- IBI Group & Bow Valley Regional Housing. (2010). *Seniors' housing needs assessment*. Canmore, Alberta.



Intervistas. (2015). *Employer Housing Needs Assessment*. Whistler, BC: Whistler Housing Authority.

M. Haener Consulting Services. (2015). *2015 living wage*. Canmore, Alberta: Town of Canmore.

Planning Services. (n.d.). In *Municipal District of Bighorn Alberta*. Retrieved November 21, 2017, <http://mdbighorn.ca/250/Planning-Services>

The Job Resource Centre. (2017). *Bow Valley labour market review*. Retrieved from <http://www.jobresourcecentre.com>

Town of Canmore. (2017). *2017 - 2018 Budgets and business plan*. Canmore, Alberta: Borrowman, John.

Town of Canmore. (2017). Canmore Community Monitoring Program 2016 Final Report. Canmore, Alberta. Biosphere Institute of the Bow Valley.

Town of Canmore. (2016). *Canmore municipal development plan*. Retrieved November 21, 2017, from <https://canmore.ca/municipal-services/residents-development-planning/planning-reference/municipal-development-plan>

Town of Canmore. (2011). *Comprehensive housing action plan 2011*. Canmore, Alberta: Buxton, Gary & Kochan, Don.

Town of Canmore. (2015). *Perpetually affordable housing (PAH) policy*. Canmore, Alberta.

Town of Canmore. (2016). *Strategic plan 2016-2018*. Canmore, Alberta.

Town of Banff. (n.d.). *Banff's community housing strategy*. Retrieved from <http://www.banff.ca/housing/>

Town of Banff. (2015). *Four year strategic council priorities summary*. Banff, Alberta.

Town of Banff. (2017). *Progress report on housing sustainability year two- 2016*. Banff, Alberta: Oakley, Sharon.

Town of Banff & Community Support Services. (2014). *Banff Community Social Assessment*. Banff, Alberta.

## Appendix Two: Research Methods Notes

The research approach for the Bow Valley Housing Needs assessment is summarised in the Table below. A set of research questions were identified to guide the research, along with research sources to provide relevant data for the assessment.

Housing Assessment Questions and Analytical Outcomes	Research Sources
<b>Setting the overall market context</b>	
1. What are the Regional Housing Stock Characteristics: Dwelling, Age, Type and Condition?	Statistics Canada Data Order
X. Determine the number and types of dwellings in Canmore 2011 and 2015	Canmore Municipal Census
2. What are the Population and Household Characteristics of the Region (Sub-geographies)?	Population Employment Forecasting Model Statistics Canada Data Order
3. What is income profile by tenure?	Statistics Canada Data Order
4. What are the Housing Prices and Rents?	Statistics Canada Data Order
X Compare the rental and purchase rates of Banff, Canmore, Cochrane, Squamish, Whistler.	CMHC/ Survey of local real estate boards
X. What are the stakeholders' perspectives on overall Housing Need and Demand?	Stakeholders will be engaged during the study to identify data sources and answer specific questions. A forum for review will be developed at the end of the study
<b>Determining nature and extent of housing need (households not served by market)</b>	
5. What is the nature of housing need?	Define Housing Need approach (based on CMHC Core Housing Need definition) Assess need
6. What are estimates of incidence of Core Housing Need?	Assess relative need by population cohort, HH and family type.
X To what extent are there people struggling to find housing in the region?	Review housing availability and affordability issues with local housing agencies (meetings and interviews). Add question to Employer survey

Housing Assessment Questions and Analytical Outcomes	Research Sources
X What is the homelessness need?	Review existing information and interview local agencies to estimate homelessness and shelter supply.
X What is the relative affordability for owner and renter HHS paying 50% to 100% in Canmore?	Statistics Canada Data Order
X. What are the current and future needs of BVRH employees?	Review BVRH staffing model. Identify options for housing BVRH employees
X. What is the current and future employee housing demand?	Population Employment Forecasting Model Survey of regional employers to estimate current and future supply and demand. Estimates for future employment with Population Forecasting Model.
<b>What existing resources help to address need?</b>	
7. What is the existing non-market (social) housing supply in the Region?	Inventory of non-market current and planned housing supply (BVRH and interview of other housing agencies). Inventory of regional housing supply (Retrieve CMHC data).
<b>To what extent is the market and ongoing development reducing or exacerbating housing need?</b>	
8. Based on the census/NHS how has the historic rent and income distribution changed (this provides a more complete picture than CMHC rent data)?	Statistics Canada Data Order
9A. What are trends in new housing start (by type)?	CMHC
9B. What are rent and price trends?	Local Real Estate Boards, CMHC, Statistics Canada Data Order
X. Project rental vacancy rates over an average year to show seasonal fluctuations	CMHC Local surveys
X. Provide regional and national housing price indices.	Statistics Canada
X. Determine the number of units that are under ownership and rental tenancy in 2015 compared to 2011	Canmore Municipal Census 2015
10. What is the existing housing gap - based on a housing continuum?	Statistics Canada Data Order

Housing Assessment Questions and Analytical Outcomes	Research Sources
11. Given that need is more acute among renters, what are gaps in rental supply?	Statistics Canada Data Order
<b>Assessing Future Housing Need</b>	
12. How will population and Household growth (Projections) impact future need?	Population Employment Forecasting Model Statistics Canada Data Order
X. What future housing requirements to 2027 are needed for Canmore? <ul style="list-style-type: none"> <li>• Private sector housing units</li> <li>• Employee beds (#/commercial floor area)</li> <li>• Total unit requirements to meet demand</li> <li>• Mix of tenure</li> </ul>	Population Employment Forecasting Model Statistics Canada Data Order Interviews with local agencies/employers Survey data

### Appendix Three: Current (2016) and Future Adjusted Renter Need Estimates

Determining the housing need of renters in Banff and Canmore presents some unique challenges not found in many jurisdictions. In Canmore, the rental rates used to determine affordability are based on a sample of older, occupied rental supply that does not reflect current rental rates, especially when rental vacancy rates are minimal. The low rental rates recorded in CMHC rental surveys are used to determine the Core Need Income Thresholds (CNITs), which are the upper-income limits used to determine eligibility for subsidized housing. The result is that many households who are in need cannot access subsidies because their incomes are above the CNITs. BVRH has been pursuing this matter with the province due to its negative impacts on social housing programming.

The two measures of housing affordability from the 2016 Federal Census are:

- Households paying between 30% to less than 100% of their income for housing
- Households paying between 50% to less than 100% of their income for housing

However, there is no income limit for either measure, which is required to measure the housing need. We do know that the core housing need number is somewhere between the 30% and 50% measure of affordability. In most geographies in Alberta, the core housing need measure (paying 30% or more and below the CNIT) is closer to the 50% measure of affordability. In the case of Bow Valley, 295 renter households were paying between 50% and 100%. See the table below.

#### Bow Valley Region Renter Affordability Estimates

Household Type	Total Renter Households	Spending 30% to 100%	Incidence of Need	Spending 50% to 100%	Incidence of Need
Family households	1735	385	22.2%	80	4.6%
Lone-parents (Subset)	245	130	53.1%	40	16.3%
Non-family households	1285	470	36.6%	160	12.5%
Seniors	300	115	38.3%	60	20.0%
Total	3320	965	29.1%	300	8.9%

To account for the low estimate of need resulting from the low CNIT, we adjusted the number of households paying between 50 and 100% of their income. As a proxy for the CNIT, we assumed that 20% of the renters or 663 households were in core need in 2016. This is more than double the 295 households paying between 50% and 100%.

The 663 households in need (2016) are distributed by household type in accordance with the ratio for the households paying between 50% and 100% of their income on housing (see table below).

**Adjusted Existing Need Estimate (2016)**

Household Type	50%-100%	Distribution by HH Type	Households in Need by Type
Family	40	0.133%	88
Lone-parent	40	0.133%	88
Non-family	160	0.533%	354
Seniors	60	0.201%	133
Total	300	1.00%	663

Note: The households in need are calculated by location and result in a slightly different allocation between household types as shown in the column on the right.

**Future Non-Market Housing Need (2018-2027)**

Future non-market housing requirements are determined by correlating household income and rental housing costs. Non-market requirements were determined by multiplying the incidence of the need for renters by household type and future growth requirements. Future non-market housing requirements is one of the criteria for determining housing priorities.

Non-market housing needs are calculated as follows:

- The total household requirements by sub-region is multiplied by the percentage of renters – 31.5% in Canmore and 53.4% in Banff.
- 36% of renters were assumed to be in need, which is higher than the 2016 census to compensate for the low rental rates used to calculate the CNITs.

## Appendix Four: Homeownership Affordability Target Estimates

Interest in maintaining an affordable homeownership program stems from the need to retain essential workers in the community. To address this interest a target group of current renter households were identified as best positioned to take up homeownership. These households consist of singles and families that have the financial ability to become homeowners but need some support to enter the market to secure long-term housing in the Bow Valley, otherwise they are quite likely to out-migrate. The income target group is renter households earning between \$70,000 (e.g. single person or couple) to \$110,000 (e.g. larger family) annually. A proportion (20%) of those renter households in the income range (\$70,000 and \$110,000) identifies 250 households as the program target (2016).

Income Range	Number of Renter Households
<\$10,000	70
\$10,000 - \$19,999	110
\$20,000 - \$29,999	245
\$30,000 - \$39,999	265
\$40,000 - \$59,999	615
\$60,000 - \$79,999	645
\$80,000 - \$99,999	495
>\$100,000	885
<b>Total</b>	<b>3330</b>



250 renters targetted  
for Affordable Home  
Ownership

### Renter Households Targeted for Affordable Home Ownership

Affordable home ownership targets by community are calculated by multiplying the ratio of target renter household population in each community by projected household growth. The chart below summarizes the calculations.

#### Affordable Home Ownership Targets by Community, 2018 - 2027

Location	Renter Ratio (2016)*	2018 - 2022		2023 - 2027		2018 - 2027
		HH Growth	Target Owners**	HH Growth	Target Owners**	Total Targets
Canmore	0.315	459	12	746	19	31
Banff	0.544	265	12	227	10	22
Rural	0.358	0	0	4	0	0
<b>Region</b>	<b>0.373</b>	<b>723</b>	<b>24</b>	<b>977</b>	<b>29</b>	<b>53</b>

\* Renter Ratio = Percentage of the households who rent their home in the community

Affordable home ownership targets by household type calculated by multiplying the ratio of target renter household type in each community by projected household growth. The chart below summarizes the calculations.

**Affordable Home Ownership Targets by Household Type**

Location	Existing Households	2018 – 27 Projection	
		HH Growth	Target Owners
Canmore		1205	31
Banff		492	22
Rural		4	
Region	250	1700	53



## Appendix Five: Existing (2016) and Future (2018-2027) Non-Market Housing Needs across the Non-Market Housing Continuum

BVRH requested an estimation of existing and future housing needs (gaps) along the housing continuum for each geography. The following table was provided by BVRH. Assumptions were used to allocate need across housing types as outlined below:

### Existing and Future Housing Needs along the Housing Continuum by Geographic Area

	Banff			Canmore			Rural			Total Region		
	Current Need	Need in 5yrs	Need in 10yrs	Current Need	Need in 5yrs	Need in 10yrs	Current Need	Need in 5yrs	Need in 10yrs	Current Need	Need in 5yrs	Need in 10yrs
<b>L.T. Supportive Housing</b>												
Housing First												
Spec Needs										45	13	13
Seniors Lodge	15	9	17	11	16	20	0	0	0	27	26	41
Des Supportive Living					35	45					35	45
L.T. Care					12	44					12	44
<b>Sub Total</b>					<b>47</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>47</b>	<b>89</b>
<b>Social/Affordable Housing</b>												
Seniors	58	20	16	44	20	9	0	0	0	106	39	22
Families	52	32	32	109	0	10	33	0	0	176	32	42
Singles	145	0	-7	196	2	26	0	0	0	309	-12	6
<b>Sub-Total</b>	<b>270</b>	<b>61</b>	<b>58</b>	<b>360</b>	<b>38</b>	<b>65</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>663</b>	<b>98</b>	<b>124</b>
<b>Total</b>	<b>270</b>	<b>61</b>	<b>58</b>	<b>360</b>	<b>85</b>	<b>154</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>663</b>	<b>145</b>	<b>213</b>

## Assumptions

The following assumptions were used:

- Existing Need (2016) - 663 households in accordance with needs data
  - 354 singles (45 for special needs)
  - 133 seniors
    - 65 – 74 years old assigned to self-contained
    - 75 and older assigned to Lodge
  - 176 families
- Future Need (2018-2027) - 222 households in accordance with needs data
  - 44 singles (26 for special needs)
  - 128 Seniors
    - 65 – 74 years old assigned to self-contained
    - 75 and older assigned to Lodge
  - 51 Families
  - Supportive Living and Long-Term Care units are assigned to Canmore as per the AHS Needs Assessment and included in the Sub Total Other
- Emergency and short-term Supportive Housing are part of the overall housing continuum. Estimates for these forms of housing were not able to be forecast in this analysis

## **Appendix Six: Glossary and Acronyms**

### **Affordable Housing**

According to the Canada Mortgage and Housing Company (CMHC), housing is considered to be affordable when a household spends less than 30% of its pre-tax income on adequate shelter. Households that spend more than 30% of their income on shelter and earn less than an area specific income threshold are deemed to be in core housing need. Those that spend 50% or more on shelter are in severe housing need.

### **Affordable Housing Program**

The Province of Alberta's Affordable Housing Program provides one-time capital grants for the construction/acquisition of rental housing units. Grant recipients are required to provide rents that are at least 10% below market. Units are targeted at households with incomes at or below CNITs. There are no operating subsidies for these units.

### **Banff Housing Corporation (BHC)**

The Banff Housing Corporation (BHC) is an arm's length, non-profit organization of the Town of Banff. The BHC's mission is to help maintain a healthy and balanced community by offering both price restricted and equity share home ownership. The BHC's focus is to manage the current properties within its portfolio.

### **Bow Valley Regional Housing (BVRH)**

Bow Valley Regional Housing provides appropriate housing services to the Bow Valley region seniors and residents of modest means who struggle to secure such accommodations. BVRH is the provincial housing management body for the Bow Valley region.

### **Canmore Community Housing Corporation (CCHC)**

The Canmore Community Housing Corporation (CCHC) is a non-profit corporation wholly owned by the Town of Canmore and governed as an arm's length organization. Established in 2000, CCHC supports a more sustainable community by providing a range of housing that is appropriate and affordable for the community's needs. CCHC does this through research, education, advocacy and our Perpetually Affordable Housing (PAH) program.

### **Canada Mortgage and Housing Corporation (CMHC)**

CMHC is Canada's national housing agency. Established as a government-owned corporation in 1946 to address Canada's post-war housing shortage, the agency has grown into a major national institution. CMHC is Canada's premier provider of mortgage loan insurance, mortgage-backed securities, housing policy and programs, and housing research.

**Co-Operative Housing (Co-Op)**

Co-op housing is collectively owned and managed by its members, who live in the housing. Co-op members actively participate in decision-making and share the work involved in managing the building and housing community.

**Community Housing Program**

The Province of Alberta's Community Housing Program provides subsidized rental housing to low-income households that cannot afford private sector accommodation. Applicants whose income falls below CNITS are eligible to apply. Management and tenant selection is delegated to the local housing operators (usually a management body). Applicants are given priority based on need, as determined by income, assets, and current housing condition. A tenant's rent, which includes heat, water and sewer expenses, is based on 30 % of a household's adjusted income. The tenant is responsible for electricity, telephone, and cable television, as well as any additional services they may request (such as parking). Operating deficits are cost-shared with Canada Mortgage and Housing Corporation. One of the orders of government owns the units.

**Core Housing Need**

This is a concept developed in the 1980s to define housing need and involves a two-step assessment. First, does a household experience any one or a combination of housing problems covering suitability (crowding), adequacy (building condition) or affordability (paying greater than 30% of income for shelter)? Second, is their income below a defined income threshold that varies by market/city and by household size?

**Census Metropolitan Area (CMA)**

Census Metropolitan Area.

**Core Need Income Thresholds (CNITS)**

Canada Mortgage and Housing Corporation establishes local income limits each year. Households with annual incomes equal to or less than the HIL are said to have insufficient income to afford the on-going costs of suitable and adequate rental units in their area. Incomes below this level may be eligible for various rental subsidy programs.

**Condominium (Condo)**

This is a form of tenure that creates title and ownership rights in virtual three dimensions, as opposed to land title. The term refers to a legal ownership structure and should not be confused with built form. For example, an apartment that is owned may be a condominium, but an apartment may also be rented.

**Diversification of Housing Types**

This is a range of housing types, including single-family dwellings, duplexes, townhomes, condominiums and apartments, mixed throughout neighbourhoods to serve a broad range of residents of varied age and income.

**Housing Assessment Tool (HAT)**

Housing Assessment Tool, the tool used for the Bow Valley Region to assess housing need across all sub-regions.

**Housing Income Limits (HIL)**

Housing Income Limits, the new label for CNITs.

**Homelessness**

Homelessness describes the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect means and ability to acquire it. People may not have a shelter, or be in a shelter or couch surfing. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing.

**Household**

Refers to a person or a group of persons (other than foreign residents) who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group (census family) with or without other persons, of two or more families, sharing a dwelling, of a group of unrelated persons, or one person living alone. When age is cross-tabulated with households, the implication is that household means household maintainer, whether stated or not.

**Housing Allowance**

This is housing assistance to help households manage high shelter cost burden and is distinct from the Rent Supplement. Payments are made to the household, not to the property owner, and the Housing Allowance is therefore portable. A Housing Allowance may be structured to pay a fixed monthly allowance or to pay based on the RGI-market rent difference.

**Housing Continuum**

This is a conceptual framework used to describe a range of housing options from homeless supports to independent market rate housing.

**Housing First**

A recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing followed by the provision of additional supports and services as needed.

**Incidence of Need**

The frequency (or incidence) of need refers to the tendency that a particular household will experience housing need. For example, if 60 lone-parent households out of 100 lone-parent households experience affordability problems, the incidence (or chance) of need among lone-parents is 60%. In the assessment, incidence refers to affordability need only.

**Inclusive Communities**

Inclusive communities have a variety of housing, commerce, recreational, institutional, social, and public amenities within their boundary. Inclusive communities provide a physical and social environment where residents can live, learn, work, and play without having to travel beyond the community boundary.

**Infill Development**

Development or redevelopment in existing developed areas, including building on vacant or underutilized lands, or re-development of a developed site to a higher density.

**Intensification**

This is the development of a property, site or area at a higher density than currently exists. For example, this includes redevelopment (including the reuse of brownfield sites), development of vacant and/or underutilized lots, the conversion or expansion of existing buildings, and infill development, and may include Greenfield sites with development densities higher than historical norms.

**Major Repairs Needed**

This includes dwellings needing major repairs such as defective plumbing, electrical wiring, and structural repairs to walls, floors, or ceilings.

**Market Housing**

Market Housing is defined as housing supplied by the private market, without direct government subsidies.

**Mixed-Income Development**

This is a type of development that includes households at various income levels. Mixed-income developments are intended to promote de-concentration of poverty and give lower-income households access to improved amenities.

**Mixed-Use Development**

This development mixes compatible residential, commercial, institutional, and recreational land uses. The development may exist within an area of land, and/or within buildings, in order to increase density, reduce development footprint through intensification of land use, and to improve public accessibility to the range of mixed land uses.

**Multi-family Housing**

A building constructed for residential purposes for use by two or more families, such as duplexes, townhomes, row house developments, multistory, and high-rise apartments.

**Non-Market Housing**

Non-Market Housing is defined as housing that is operated, funded, or created, through direct government subsidies. It includes categories of housing based on the associated services needed by the clients. Non-Market Housing is further segmented into the categories of Affordable Housing and Subsidized Housing:

**Affordable Housing** is rental or ownership housing that generally does not require on-going (operating) subsidies. It is both affordable and targeted for long-term occupancy to households with incomes between 80% and 100% of the median (the exact middle) renter income for their household size.

**Social Housing** is rental housing that requires on-going operating subsidies to make it affordable on a long-term basis to households with incomes between 65% and 80% or less of the median (the exact middle) renter income for their household size<sup>2</sup>.

**Other Non-profit**

These are non-profit organizations providing rental housing at rents below market rates that do not receive housing subsidies from government.

**Provincial Private Non-profit Program**

This program provides monthly subsidies to non-profit organizations to cover operating deficits, including a reserve allocation and the mortgage principal and interest payment based on eligible capital costs. Individuals who currently occupy a crowded or inadequate dwelling would be eligible for housing in these units owned by private non-profit groups. The operating deficits are cost-shared with Canada Mortgage and Housing Corporation. Rents are based on 30 % of a household's adjusted income.

**Rent Geared to Income (RGI)**

Rent Geared to Income.

---

<sup>2</sup> "Non-Market Housing" also includes "Emergency Shelters", "Transitional Housing" and "Supportive Housing", and requires deeper capital and operating subsidies provided under government programs to enable affordability to households with considerably lower incomes or no incomes at all.

**Rent Supplement Program**

A subsidy is provided to reduce the market rent for a household with income below CNITS. There is a variety of rent supplement programs, some providing subsidies directly to the property owner, others directly to the tenant. The subsidy can be a fixed rate or based on the income of the household. Typically, these subsidies are funded by the province and administered by a management body.

**Rural and Native Housing Program**

This provincial program funds the construction of a small number of housing units throughout Alberta. Management bodies typically rent out the units in the same manner as the Community Housing Program defined above.

**Secondary Suites**

A secondary suite is a separate and subordinate dwelling unit contained within a detached dwelling. A secondary suite must have a separate entrance from the entrance to the principal dwelling and include a cooking facility, bathroom and bedroom(s) that are separate from those of the principal dwelling. They must comply with the Alberta Building Code.

**Seniors Self-Contained Program**

The Alberta Government provides apartment style accommodation to low and moderate income seniors who are functionally independent, with or without assistance from existing community services. Rent, which includes water, heat and sewer expenses, is based on 30% of a household's adjusted income. The Province owns most of the apartments funded under this program, and any operating deficits are fully funded by the Alberta Government. Household income must be below the CNITs to qualify for the program.

**Emergency Shelters**

These are temporary places for people to live until more permanent housing is found. An emergency shelter supports people fleeing a specific situation, such as natural or man-made disasters, domestic violence or sexual abuse. Emergency shelters sometimes facilitate support groups and provide meals.

**Special Needs Housing**

Special needs housing are dwellings that have been modified with special features to help people live independently in the community. For example, a unit may be adapted for wheelchair access.

**Supportive Housing**

Supportive housing offers support services onsite to assist tenants to live independently. For example, some providers will offer support for youth or people with substance abuse problems.



**Supported Housing**

Rental Housing for less than median (the exact middle) income households for whom outreach services are accessed from an off-site source, e.g. home care, aids to daily living, etc.

**Supportive Living Lodge**

Supportive living settings are operated under the *Alberta Housing Act* (usually by a management body) and are designed to provide room and board for seniors who are functionally independent with or without the assistance of community-based services.

**Tenure**

Refers to whether some member of the household owns or rents the dwelling