Housing Assessment Resource Tools (HART)

St. Albert, Alberta

Housing Needs Assessment Dashboard

Data Sourced: April 2, 2025

Website: https://hart.ubc.ca/federal-hna-template/

HICC

This dashboard is intended to gather and present some data that is requested for in the Housing Needs Assessment (HNA) template created by Housing, Infrastructure and Communities Canada (HICC). Some of the below data points have been created specifically to address the HNA template, while others have been gathered from other sources and presented here to make the data more accessible. Please note that data for smaller communities may be missing, or subject to inconsistencies that result from random rounding rules applied to data derived from the Canadian census.

Households Within 800m and 200m of Rail/Light-rail Transit Station (i.e. High Frequency Transit Stop or Station)

HICC HNA Template: Section 3.1.1

The following table shows the number of households within 800 meters and 200 meters of rail/light-rail transit station respectively. It also shows the percentage of households within the community that are within 800 or 200 meters of a station. The number of households comes from the 2021 census, but the location of rail stations include all that serve commuter rail networks as of the end of 2024.

EXPORT

St. Albert CY (CSD, AL)		
Characteristic	**Data**	**Value**
Households within 800m of an existing rail/light-rail transit station	Total HHs (#)	0
	Percentage of all HHs	0.0%
Households within 200m of an existing rail/light-rail transit station	Total HHs (#)	0
	Percentage of all HHs	0.0%

The following table shows the number of households within 800 meters and 200 meters of existing and under construction rail/light-rail transit stations respectively. It also shows the percentage of households within the community that are within 800 or 200 meters of an existing or under construction station. The number of households comes from the 2021 census, but the location of rail stations include all that serve commuter rail networks.

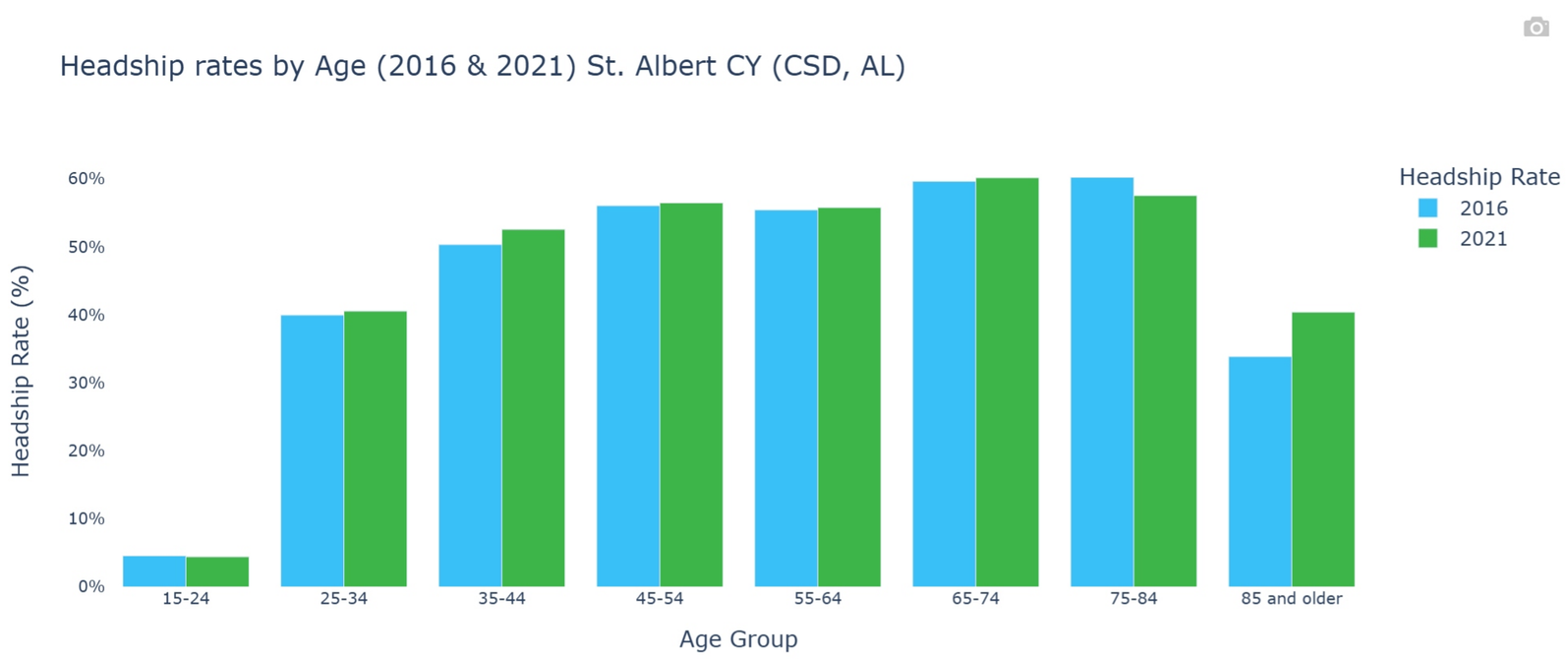
EXPORT

St. Albert CY (CSD, AL)		
Characteristic	**Data**	**Value**
Households within 800m of an existing or under construction rail/light-rail transit station	Total HHs (#)	0
	Percentage of all HHs	0.0%
Households within 200m of an existing or under construction rail/light-rail transit station	Total HHs (#)	0
	Percentage of all HHs	0.0%

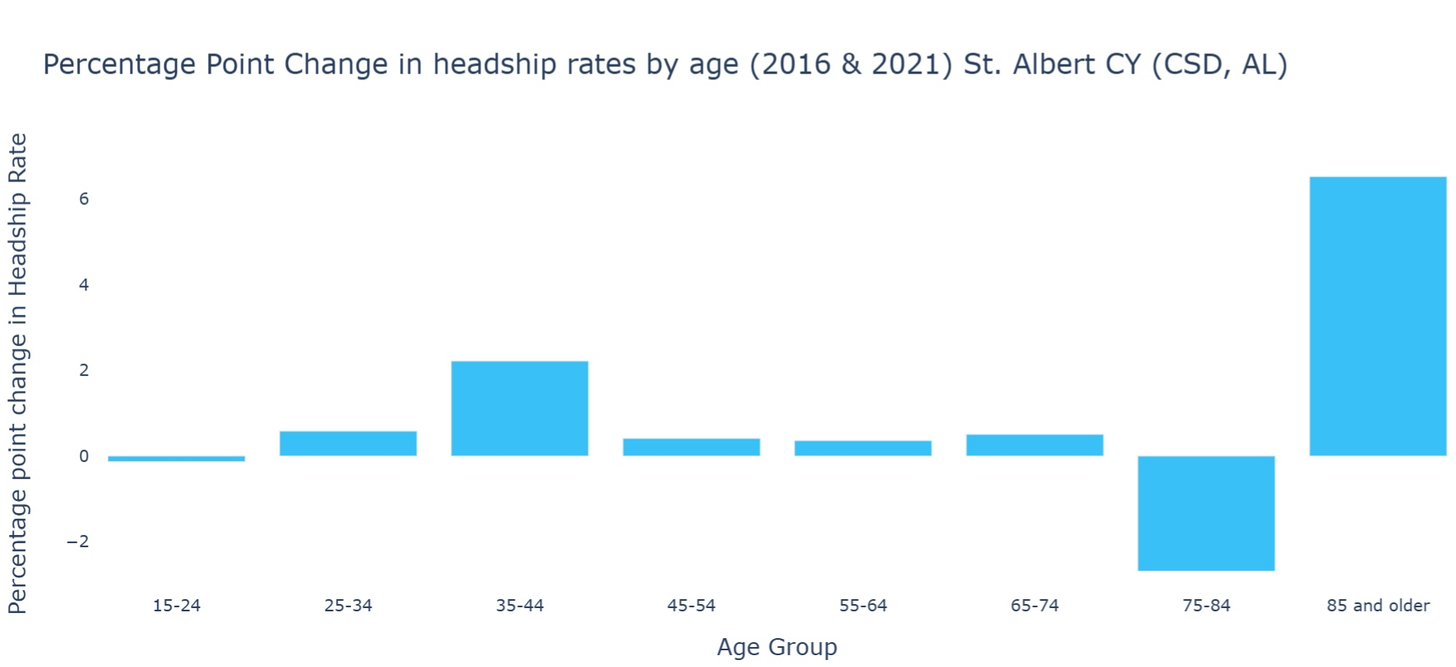
Changes in Head of Household Rates by Age Between 2016 and 2021

HICC HNA Template: Section 3.3

The following chart visualizes the Headship Rate for each age group in 2016 and 2021. Headship rates represent the percentage of people in each age group who were identified as maintaining their household.



The following chart shows the change in Headship Rate for each age group between 2016 and 2021 (i.e. Headship Rate in 2021 minus Headship Rate in 2016) by percentage point change. For example, if a headship rate was 10% in 2016 and 9% in 2021, the change would be -1 percentage point.



The following table shows the detailed figures for 2016 and 2021, as well as the percentage point change in Headship Rate by age group between 2016 and 2021.

EXPORT

St. Albert CY (CSD, AL)							
Changes in Headship rate of Primary Household Maintainer (PHM) by age between 2016 and 2021							
Age Group	2016 Population	2016 Number of Primary Household Maintainers	2016 Headship Rate*	2021 Population	2021 Number of Primary Household Maintainers	2021 Headship Rate*	Change in Headship Rate between 2016 and 2021
15-24	8,350	380	4.6%	8,025	355	4.4%	-0.1
25-34	7,380	2,950	40.0%	6,855	2,780	40.6%	+0.6
35-44	8,780	4,420	50.3%	9,275	4,875	52.6%	+2.2
45-54	9,695	5,435	56.1%	9,040	5,105	56.5%	+0.4
55-64	9,110	5,050	55.4%	9,535	5,320	55.8%	+0.4
65-74	6,010	3,585	59.7%	7,530	4,530	60.2%	+0.5
75-84	2,830	1,705	60.2%	3,970	2,285	57.6%	-2.7
85 and older	1,225	415	33.9%	1,720	695	40.4%	+6.5

**Note that the data for small geographies may show there to be more primary household maintainers in a given age range than there are people. This happens in a few geographies where the population is low. This is not a realistic result and can be attributed to Statistics Canada's random rounding of cell counts. In these cases, the headship rate has been set to equal 100% of the age group.*

Estimated Household Suppression by Age of Primary Household Maintainers

HICC HNA Template: Section 3.3

This section calculates the estimated number of Suppressed Households (households that would have formed if not for housing affordability challenges) according to the methodology used in the Province of British Columbia's HNR Method, specifically Component C: housing units and suppressed household formation.

The following table shows the underlying data of Headship rates in 2006 and 2021, which informs the calculation for Suppressed Households in the second table.

EXPORT

St. Albert CY (CSD, AL)						
Household Suppression by age of Primary Household Maintainer – following BC HNR methodology (table 1 of 2)						
Age Group	2006 Population	2006 Households	2006 Headship Rate*	2021 Population	2021 Households	2021 Headship Rate*
15-24	8,705	425	4.9%	8,025	355	4.4%
25-34	6,180	2,545	41.2%	6,855	2,780	40.6%
35-44	9,015	4,680	51.9%	9,275	4,875	52.6%
45-54	10,075	5,605	55.6%	9,040	5,105	56.5%
55-64	6,805	3,980	58.5%	9,535	5,320	55.8%
65-74	3,245	1,945	59.9%	7,530	4,530	60.2%
75 and older	2,260	1,380	61.1%	5,690	2,980	52.4%

Note: The data for small geographies may show there to be more primary household maintainers in a given age range than there are people. This happens in a few geographies where the population is low. This is not a realistic result and can be attributed to Statistics Canada's random rounding of cell counts. In these cases, the headship rate has been set to equal 100% of that age group.

**Note: The "75 and older" category is used here because data from 2006 uses these categories and does not have an "85 and older" category. For 2021, this category represents the sum of categories "75 to 84" and "85 and older".*

The following table calculates the estimated Household Suppression by age group in 2021.

EXPORT

St. Albert CY (CSD, AL)			
Household Suppression by age of Primary Household Maintainer – following BC HNR methodology (table 2 of 2)			
Age Group	2021 Potential Households (2006 Headship Rate x 2021 Population)	2021 Households	2021 Suppressed Households (only if Potential Households > Actual Households)
15-24	392	355	37
25-34	2,823	2,780	43
35-44	4,815	4,875	0
45-54	5,029	5,105	0
55-64	5,577	5,320	257
65-74	4,513	4,530	0
75 and older	3,474	2,980	494
Total Suppressed Households			**831**

Note: The "75 and older" category is used here because data from 2006 uses these categories and does not have an "85 and older" category. For 2021, this category represents the sum of categories "75 to 84" and "85 and older".

HICC HNA Template: Section 3.6

Income Categories and Affordable Shelter Costs, 2021

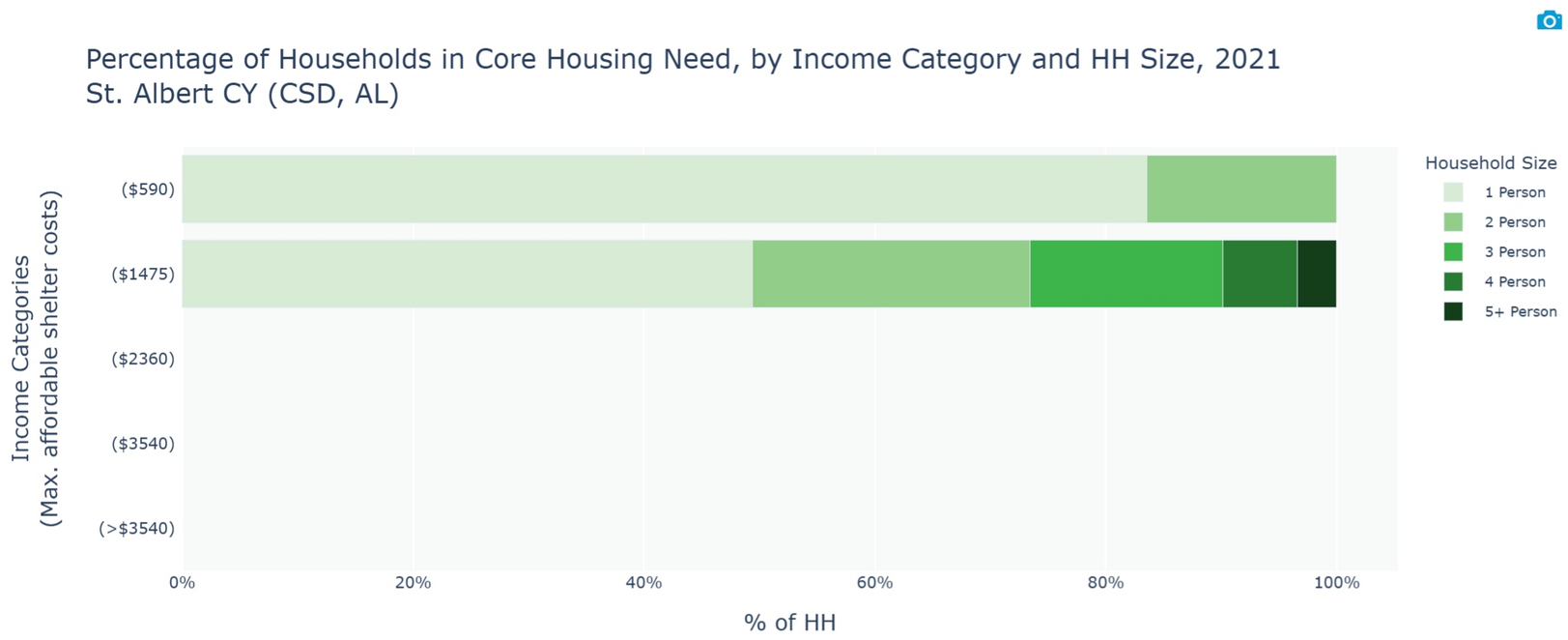
Income categories are determined by their relationship with each geography's Area Median Household Income (AMHI). The following table shows the range of household incomes and affordable housing costs that make up each income category, in 2020 dollar values. It also shows what the portion of total households that fall within each category.

EXPORT

St. Albert CY (CSD, AL)			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost
Area Median Household Income		**$118,000**	**$2,950**
Very Low Income (20% or under of AMHI)	1.96%	<= $23,600	<= $590
Low Income (21% to 50% of AMHI)	15.63%	$23,600 - $59,000	$590 - $1,475
Moderate Income (51% to 80% of AMHI)	19.88%	$59,000 - $94,400	$1,475 - $2,360
Median Income (81% to 120% of AMHI)	23.67%	$94,400 - $141,600	$2,360 - $3,540
High Income (121% and more of AMHI)	38.86%	>= $141,601	>= $3,541

Percentage of Households in Core Housing Need, by Income Category and HH Size, 2021

The following chart examines those households in CHN and shows their relative distribution by household size (i.e. the number of individuals in a given household for each household income category. When there is no bar for an income category, it means that either there are no households in CHN within an income category, or that there are too few households to report.



2021 Affordable Housing Deficit

The following table shows the total number of households in CHN by household size and income category, which may be considered as the existing deficit of housing options in the community.

EXPORT

St. Albert CY (CSD, AL)						
Income Category (Max. affordable shelter cost)	**1 Person HH**	**2 Person HH**	**3 Person HH**	**4 Person HH**	**5+ Person HH**	**Total**
Very Low Income ($590)	355	70	0	0	0	425
Low Income ($1475)	575	280	195	75	40	1,165
Moderate Income ($2360)	0	0	0	0	0	0
Median Income ($3540)	0	0	0	0	0	0
High Income (>$3540)	0	0	0	0	0	0
Total	**930**	**350**	**195**	**75**	**40**	**1,590**

Priority groups by Core Housing Need status

HICC HNA Template: Section 4.1

The following table show the number of households in Core Housing Need (CHN) for certain population groups, along with the percentage of households in CHN for each group. Rate of CHN is calculated as the number of households in CHN divided by the number of households examined for CHN*.

EXPORT

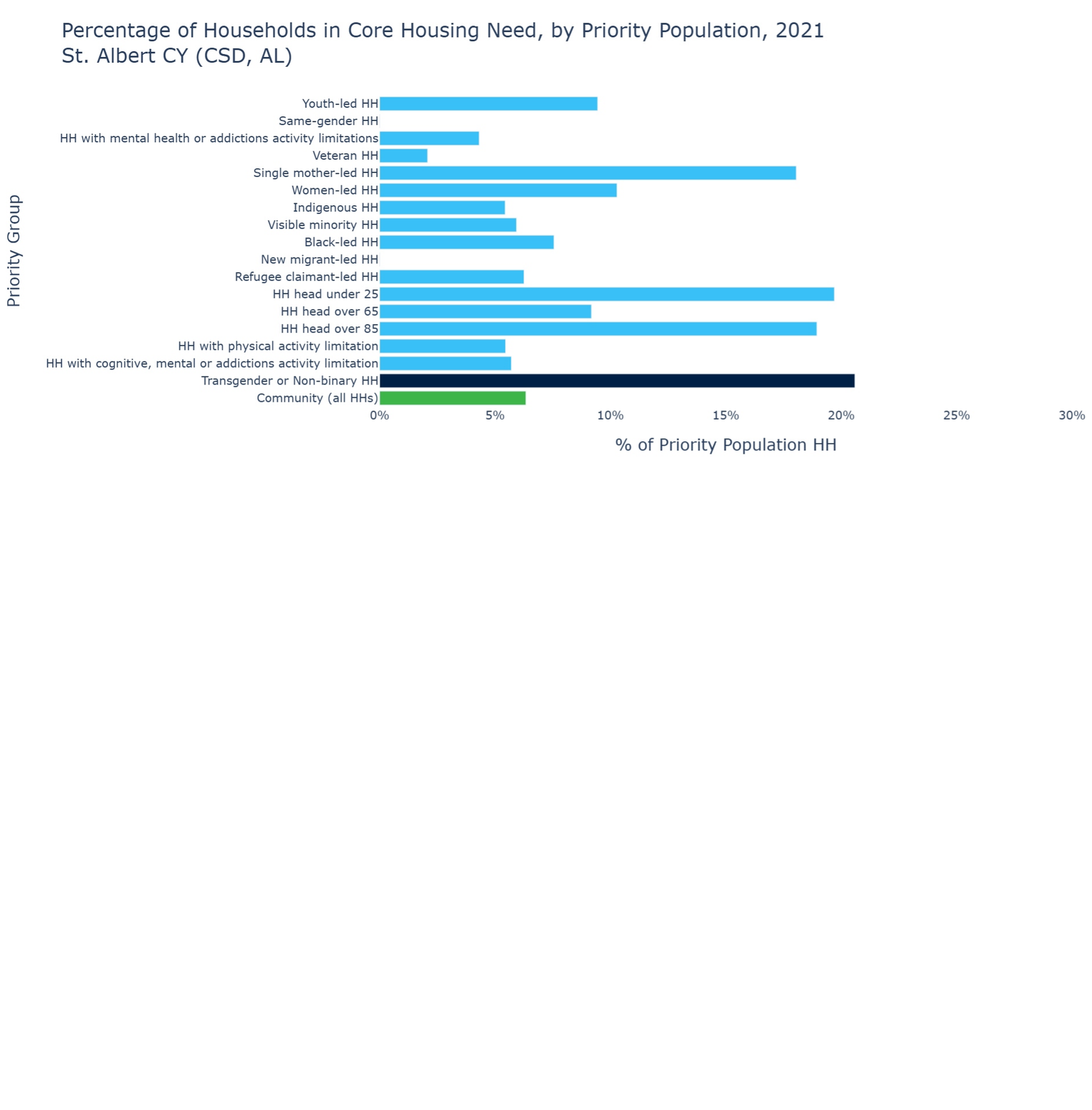
St. Albert CY (CSD, AL)		
Households in Core Housing Need (CHN) by priority population, 2021		
Priority Populations	**Number of Households in CHN**	**Rate of CHN**
HH head age 18-29 (Youth-led)	135	9.4%
HH with gender diverse couple or includes a transgender or non-binary person**	0	0.0%
HH with person(s) dealing with mental health and addictions activity limitation	150	4.3%
HH with Veteran(s)	35	2.1%
Single-mother-led HH	360	18.0%
Women-led HH	1,080	10.3%
Indigenous HH	100	5.4%
Visible minority HH	165	5.9%
Black-led HH	20	7.5%
New migrant-led HH	0	0.0%
Refugee-claimant-led HH	15	6.2%
HH head under 25	65	19.7%
HH head over 65	680	9.2%
HH head over 85	125	18.9%
HH with person(s) physical activity limitation	410	5.5%
HH with person(s) dealing with cognitive, mental or addictions activity limitation	290	5.7%
HH with Transgender or Non-binary person(s)	35	20.6%
Community (all HHs)	**1,615**	**6.3%**

Please note that Statistics Canada employs rounding and suppression for small populations, and so a zero count may not necessarily represent zero households, but too few to report.

**The census does not evaluate all households for Core Housing Need – see more here*

***Data on transgender, non-binary, or same-gender couples will be added once Statistics Canada has completed the data order.*

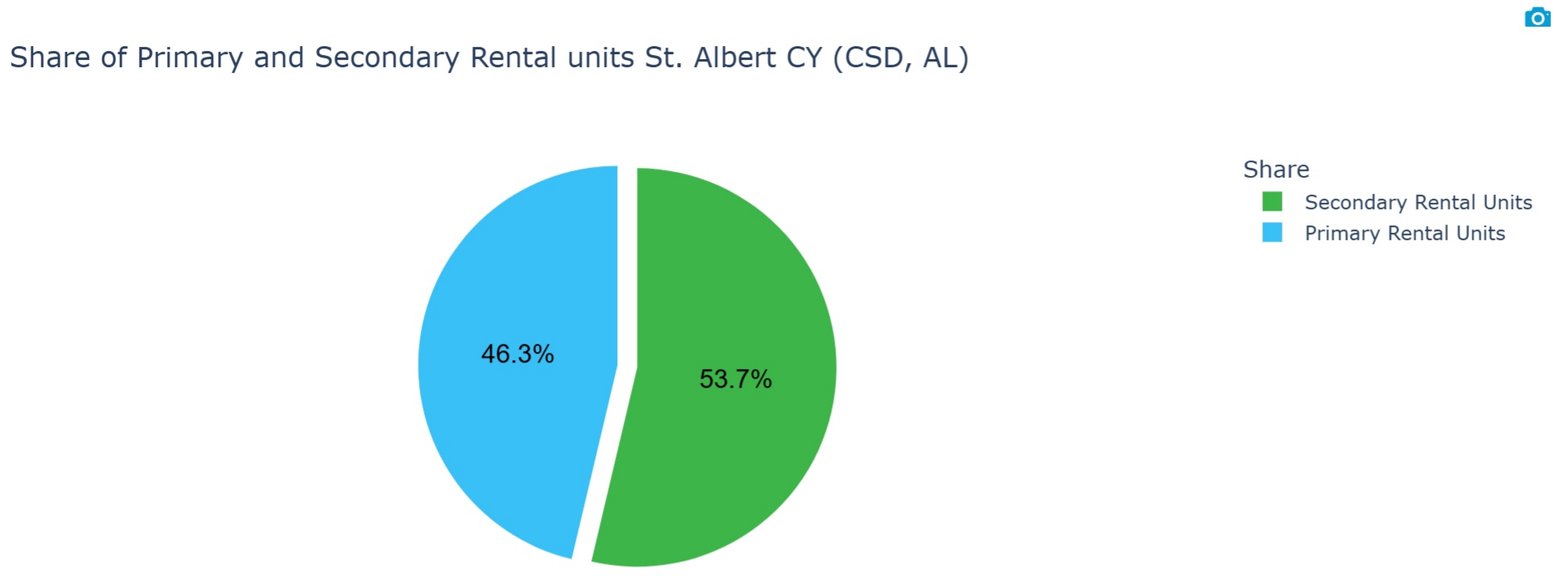
The following graph illustrates the above table, displaying the percentage of households in CHN for each population group.



Number of Primary and Secondary Rental Units

HICC HNA Template: Section 5.2.1

The following chart shows the relative size of the primary (i.e. purpose-built rental) and secondary rental markets as a share of the whole rental market.



The following table shows the number of primary secondary rental units in the community.

EXPORT

St. Albert CY (CSD, AL)		
		2021
Number of primary and secondary rental units	Primary	2,042
	Secondary	2,368

Number of Affordable Rental Units for Low and Very Low-Income Households Built, and the Number Lost

HICC HNA Template: Section 5.3

The following tables estimates the number of rental dwellings affordable to low and very-low income households built and lost between 2016 and 2021. We define low and very-low income rental households as those rental households whose income is equal to or less than 50% of the area median household income in a given year.

To understand how we calculated affordable units gained or lost, see our methodology.

In some cases, affordable units from existing stock (built prior 2016) are gained. This can be due to factors such as stagnating rents in aging buildings or increases to household incomes. Gains in affordable units are represented by negative values.

Dwellings affordable to Very low-income & Low-income households:

EXPORT

St. Albert CY (CSD, AL)	
Number of affordable rental units for low and very low-income households built between 2016 and 2021	365
Number of affordable rental units for low and very low-income households lost between 2016 and 2021*	80
Net change in affordable rental units for low and very-low income households between 2016 and 2021	285

**Note: Due to differences in available responses used in the long-form census between 2016 and 2021 regarding period of construction, this estimate of units lost will double-count any units built between January 1, 2016 and May 10, 2016 (i.e. census day 2016). The 2016 long-form census uses the period "2011-2016" as an option for the dwelling's period of construction while the 2021 long-form census uses the periods "2011-2015," "2016-2020," and "2021" as the possible options.*

Dwellings affordable to Very low-income households:

EXPORT

St. Albert CY (CSD, AL)	
Number of affordable rental units for very low-income households built between 2016 and 2021	0
Number of affordable rental units for very low-income households lost between 2016 and 2021*	-20
Net change in affordable rental units for very-low income households between 2016 and 2021	20

Dwellings affordable to Low-income households:

EXPORT

St. Albert CY (CSD, AL)	
Number of affordable rental units for low-income households built between 2016 and 2021	365
Number of affordable rental units for low-income households lost between 2016 and 2021*	100
Net change in affordable rental units for low income households between 2016 and 2021	265

Change in Average Rents Between 2016 and 2023

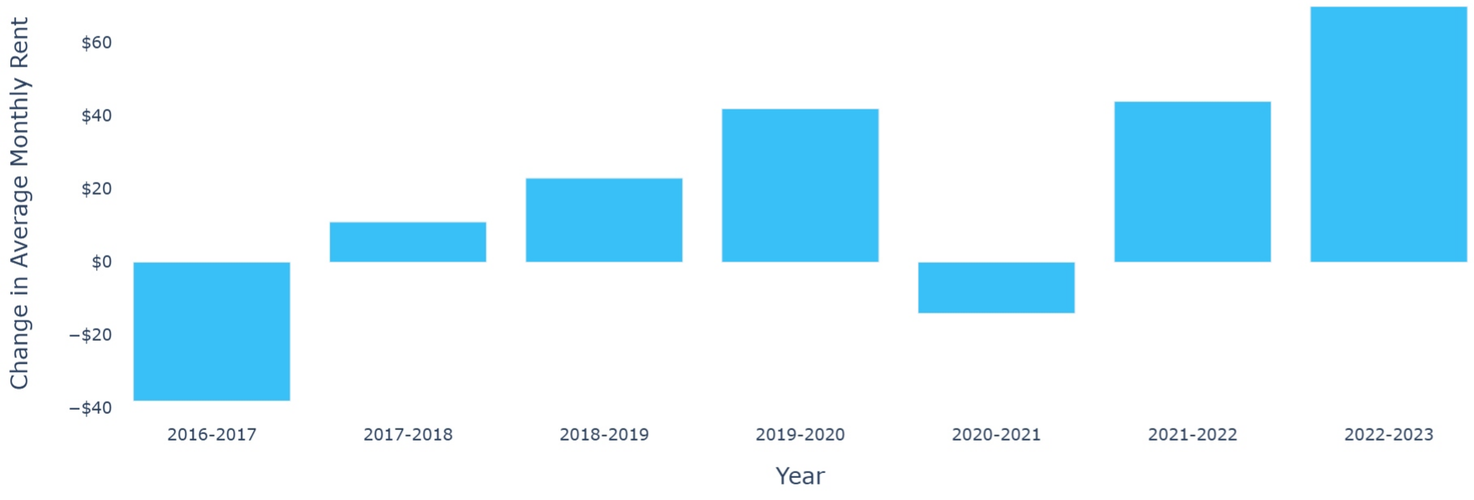
HICC HNA Template: Section 5.4

The following table shows the average monthly rent for all primary rental units per CMHC's Rental Market Survey (i.e. all occupied and vacant rental units). These values reflect data collected in October of each year.

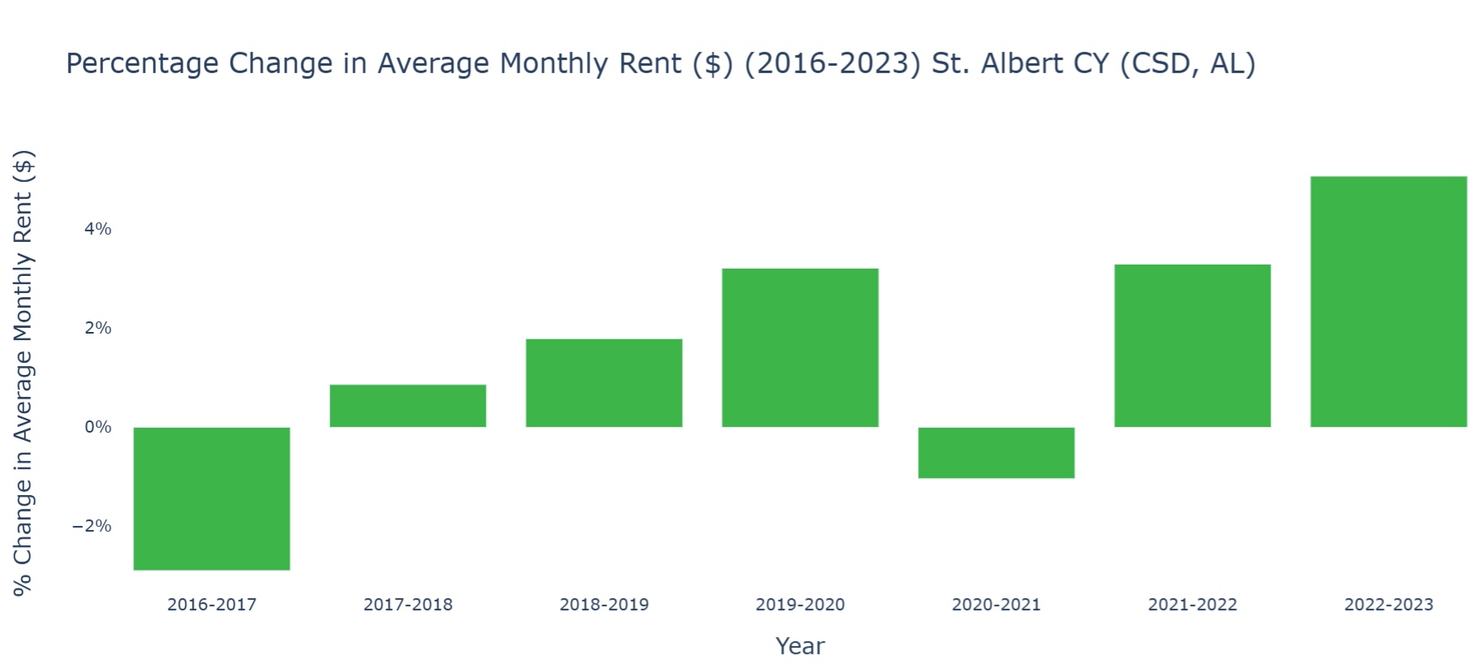
EXPORT

St. Albert CY (CSD, AL)								
	2016	2017	2018	2019	2020	2021	2022	2023
Avg Monthly Rent ($)	$1,312	$1,274	$1,285	$1,308	$1,350	$1,336	$1,380	$1,450

The following chart shows the change in average monthly rent for the primary rental market between years as a dollar amount.



The following chart shows the percentage change in average monthly rent for the primary rental market between years.



The following table shows the annual change in monthly rent for primary rental units both as a dollar amount and as a percentage.

EXPORT

St. Albert CY (CSD, AL)							
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Change in Average Monthly Rent ($)	-$38.0	+$11.0	+$23.0	+$42.0	-$14.0	+$44.0	+$70.0
Percentage change in Average Monthly Rent (%)	-2.9%	+0.9%	+1.8%	+3.2%	-1.0%	+3.3%	+5.1%

Change in Vacancy Rates Between 2016 and 2023

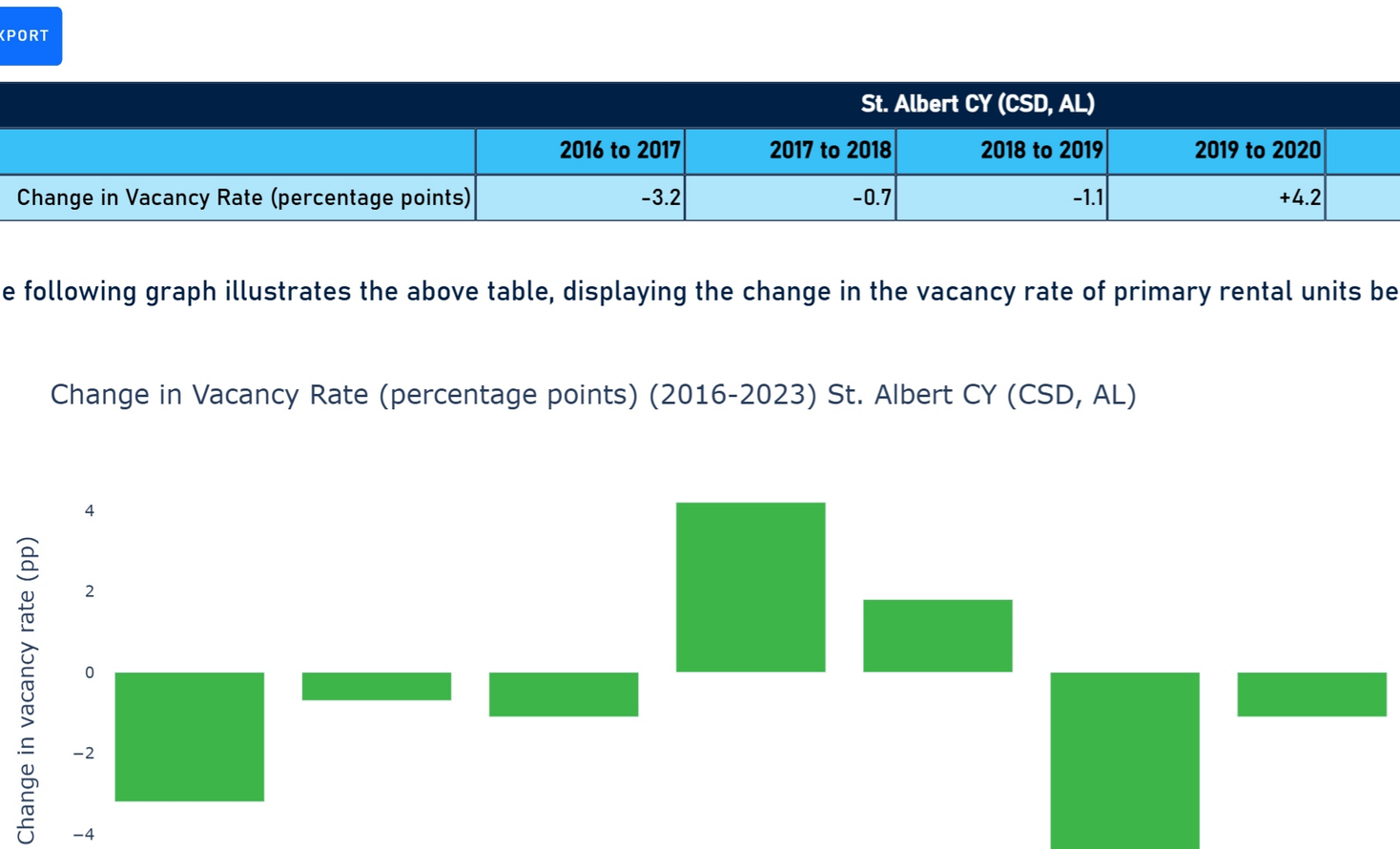
HICC HNA Template: Section 5.5

The following table shows the vacancy rate among primary rental units per CMHC's Rental Market Survey. These values reflect data collected in October of each year.

EXPORT

St. Albert CY (CSD, AL)								
	2016	2017	2018	2019	2020	2021	2022	2023
Vacancy Rate %	6.1%	2.9%	2.2%	1.1%	5.3%	7.1%	2.0%	0.9%

The following graph illustrates the above table, displaying the vacancy rate of primary rental units as a percentage each year.



The following table shows the yearly change in vacancy rate for primary rental units by percentage points.

EXPORT

St. Albert CY (CSD, AL)							
	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
Change in Vacancy Rate (percentage points)	-3.2	-0.7	-1.1	+4.2	+1.8	-5.1	-1.1

The following graph illustrates the above table, displaying the change in the vacancy rate of primary rental units between years as percentage points.

Change in Core Housing Need Over Time (2016 to 2021) by Tenure

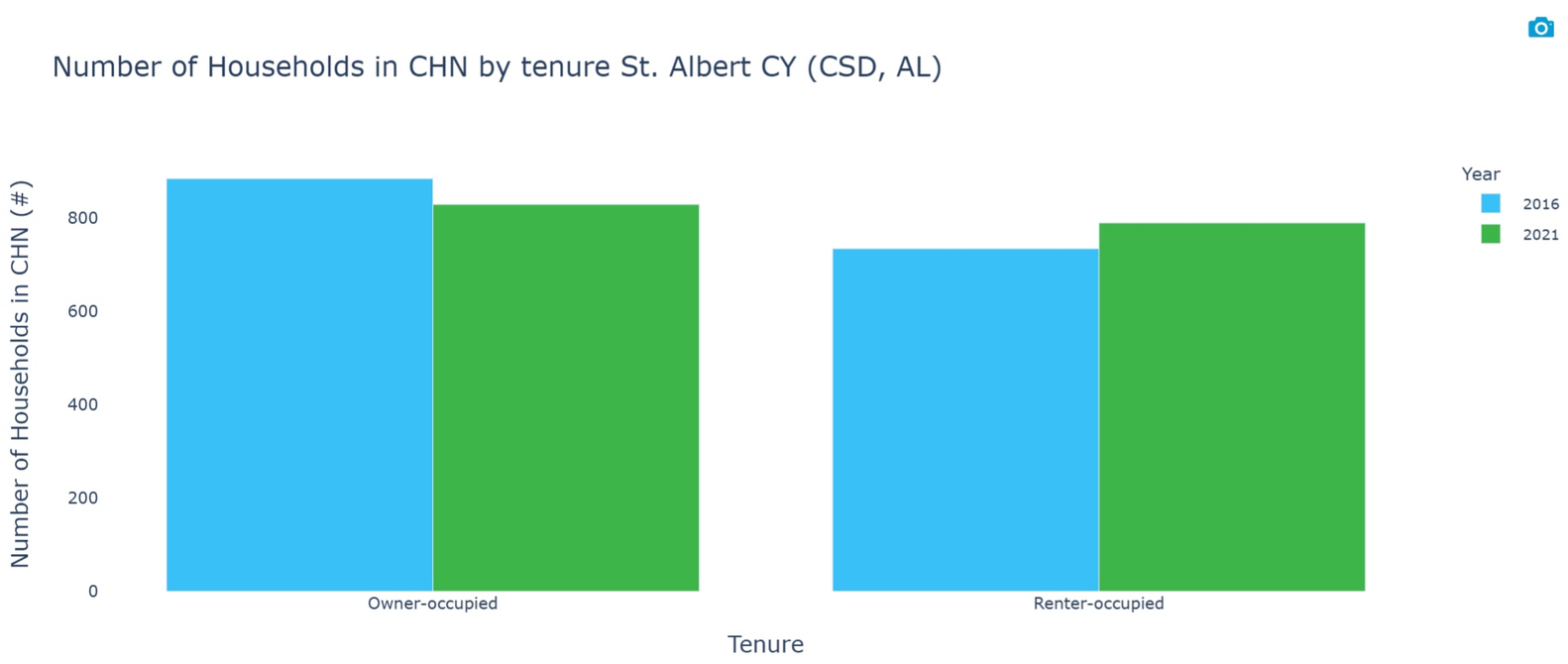
HICC HNA Template: Question 5.6

The following table shows the number of households in Core Housing Need (CHN) among owner-occupied and tenant-occupied households in 2016 and 2021. Please note that tenant-occupied includes both primary and secondary rental market households.

EXPORT

St. Albert CY (CSD, AL)			
Number of households in CHN	**2016**	**2021**	**Change between 2016 and 2021**
Owner-occupied	885	830	-55
Renter-occupied	735	790	+55

The following chart illustrates the above table, displaying the number of households in CHN among owner-occupied and tenant-occupied households in 2016 and 2021.

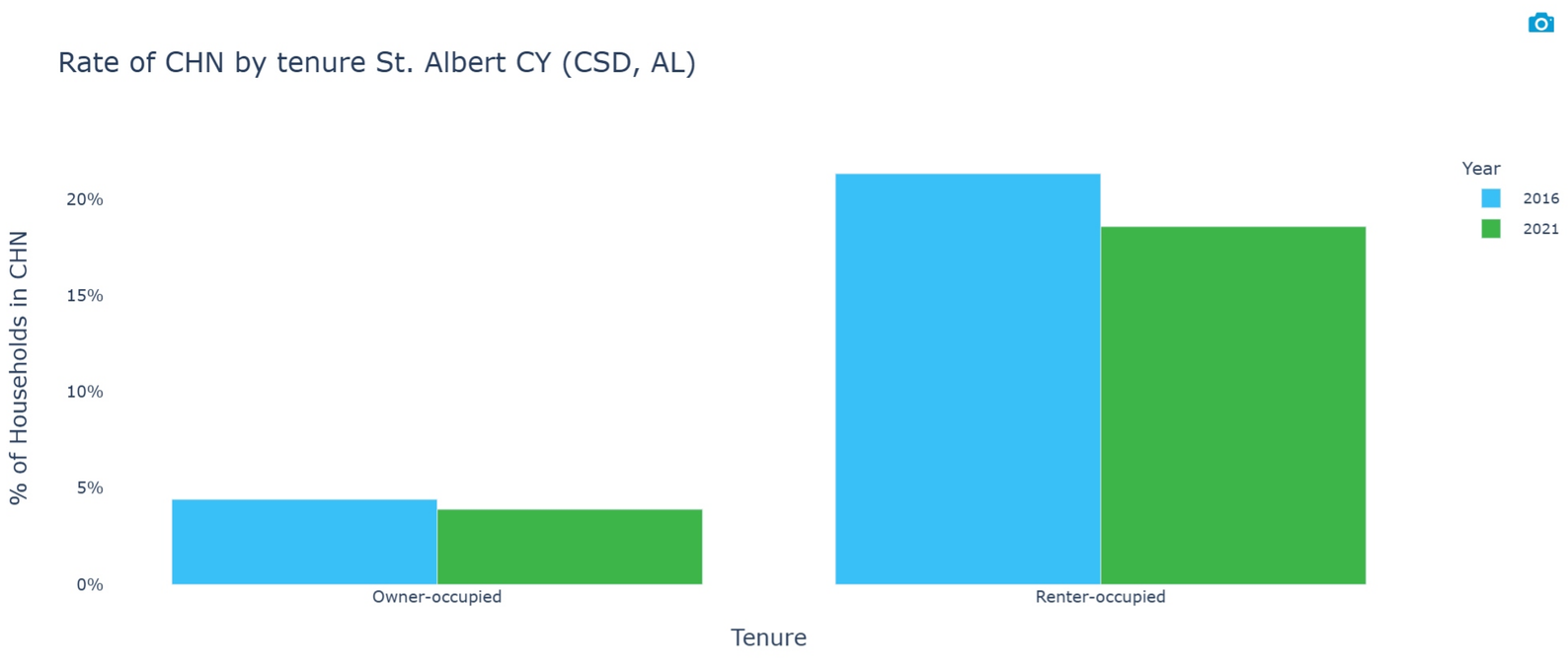


The following table shows the rate of CHN among owner-occupied and tenant-occupied households in 2016 and 2021.

EXPORT

St. Albert CY (CSD, AL)		
Rate of CHN (%)	**2016**	**2021**
Owner-occupied HH	4.4%	3.9%
Renter-occupied HH	21.3%	18.6%

The following chart illustrates the above table, displaying the rate of CHN among owner-occupied and tenant-occupied households in 2016 and 2021.



Number of Rental Housing Units that are Subsidized or Unsubsidized

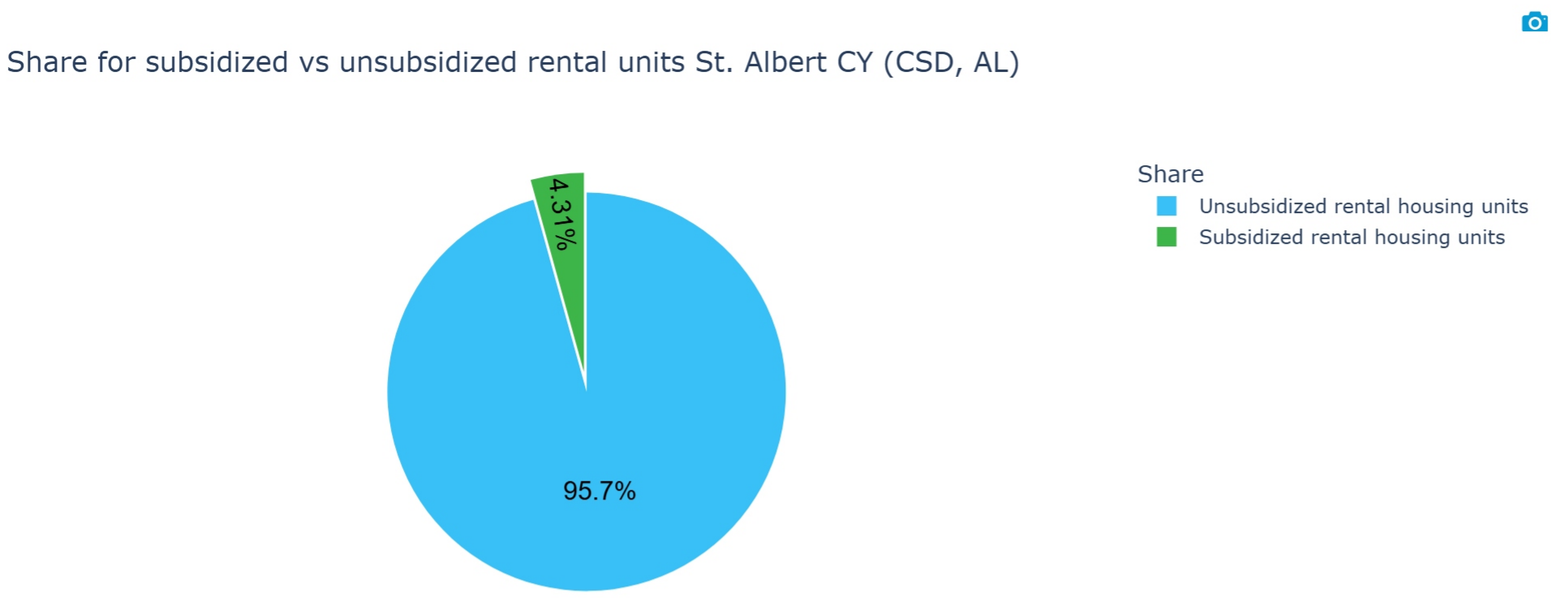
HICC HNA Template: Section 5.7.1

The following table shows the number of rental housing units in 2021 that were subsidized or unsubsidized, per the census. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances. Unsubsidized housing is in the private rental market without rent assistance.

EXPORT

St. Albert CY (CSD, AL)	
	2021
Number of private (i.e. unsubsidized) rental market housing units	4,220
Number of rental housing units that are subsidized	190
Total rental units (subsidized + unsubsidized)	**4,410**

The following chart shows the relative size of the subsidized and unsubsidized rental units as a share of all rental units.



Number of Housing Units that are Below-Market Rent in the Private Market

HICC HNA Template: Section 5.7.1

The following table shows the number of unsubsidized occupied rental housing units with below-market* rent in 2021, per the census. It also shows the percentage of occupied housing units with a below-market* rent as a percentage of all private occupied rental housing units.

EXPORT

St. Albert CY (CSD, AL)	
	2021
Number of occupied housing units that are below-market rent in the private market	3,935
Percentage of occupied housing units that are below-market rent in the private market	93.2%

**Note: There are varying definitions of "below market"; we have calculated this figure by calculating shelter that is affordable to households earning 80% of Area Median Household Income. Across Canada, median household incomes for renters in 2020 were only slightly over half (54%) of median household income for homeowners. Therefore, it should be noted that a renter household making 80% of AMHI in 2020 should be considered relatively high-income. Read more in our methodology.*

Number of co-operative housing units

HICC HNA Template: Section 5.7.1

The following table shows the number of co-operative housing units who were registered with the Co-operative Housing Federation of Canada (CHF Canada) with an address within the selected geography.

EXPORT

St. Albert CY (CSD, AL)	
	2024
Number of co-operative housing units	93

**Data represents co-ops registered with the Co-operative Housing Federation of Canada (CHF Canada) extracted as of December 5, 2024 and may not include all co-ops.*

Housing Starts by Structural Type and Tenure

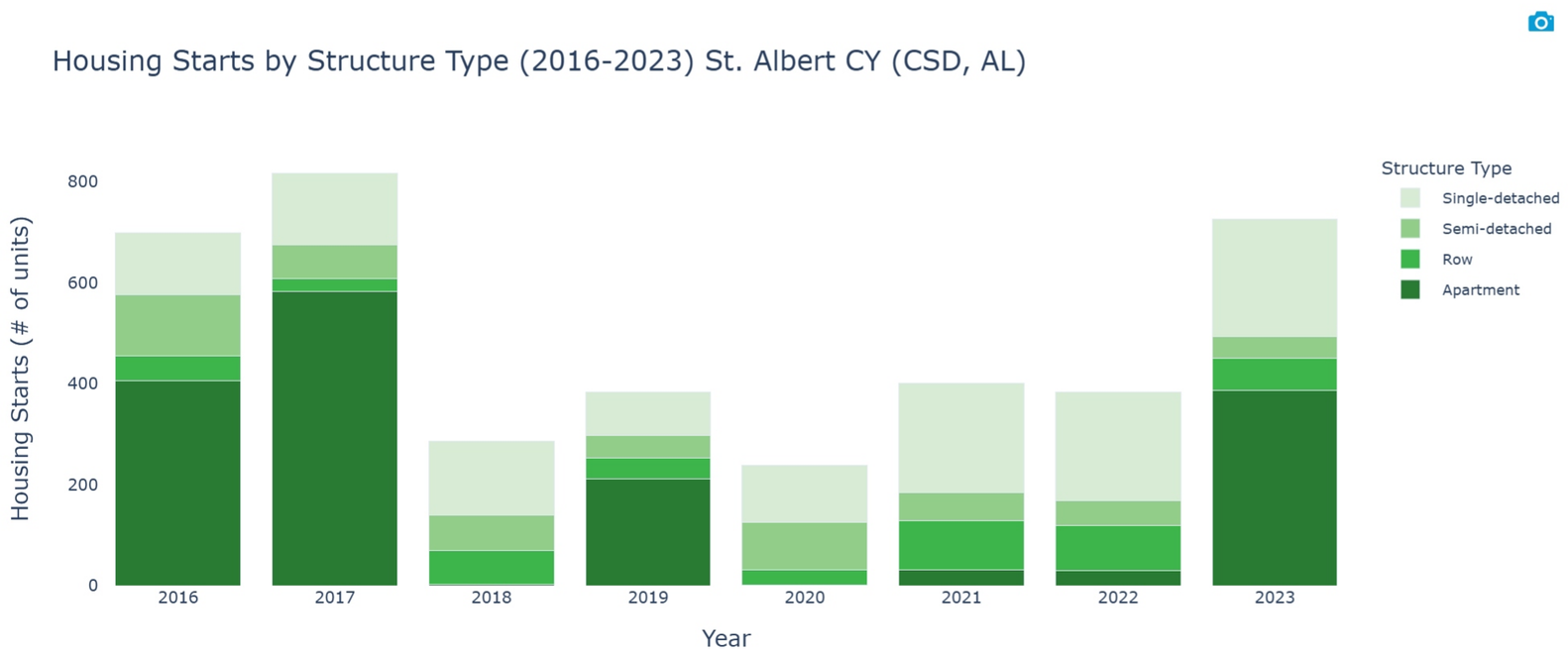
HICC HNA Template: Section 5.9.2

The following table shows the number of housing starts by structural type, for each calendar year from 2016 to 2023. Data does not necessarily reflect or predict completed homes in any given year or span of time.

EXPORT

St. Albert CY (CSD, AL)								
Housing starts by structural type (2016-2023)								
	2016	2017	2018	2019	2020	2021	2022	2023
Apartment	406	582	3	212	2	32	30	387
Row	50	27	67	41	30	97	89	63
Semi-detached	120	66	70	44	94	56	50	44
Single-detached	123	142	146	87	113	216	215	232
Total	**699**	**817**	**286**	**384**	**239**	**401**	**384**	**726**

The following chart illustrates the above table, displaying the number of housing starts by structural type for each calendar year from 2016 to 2023.

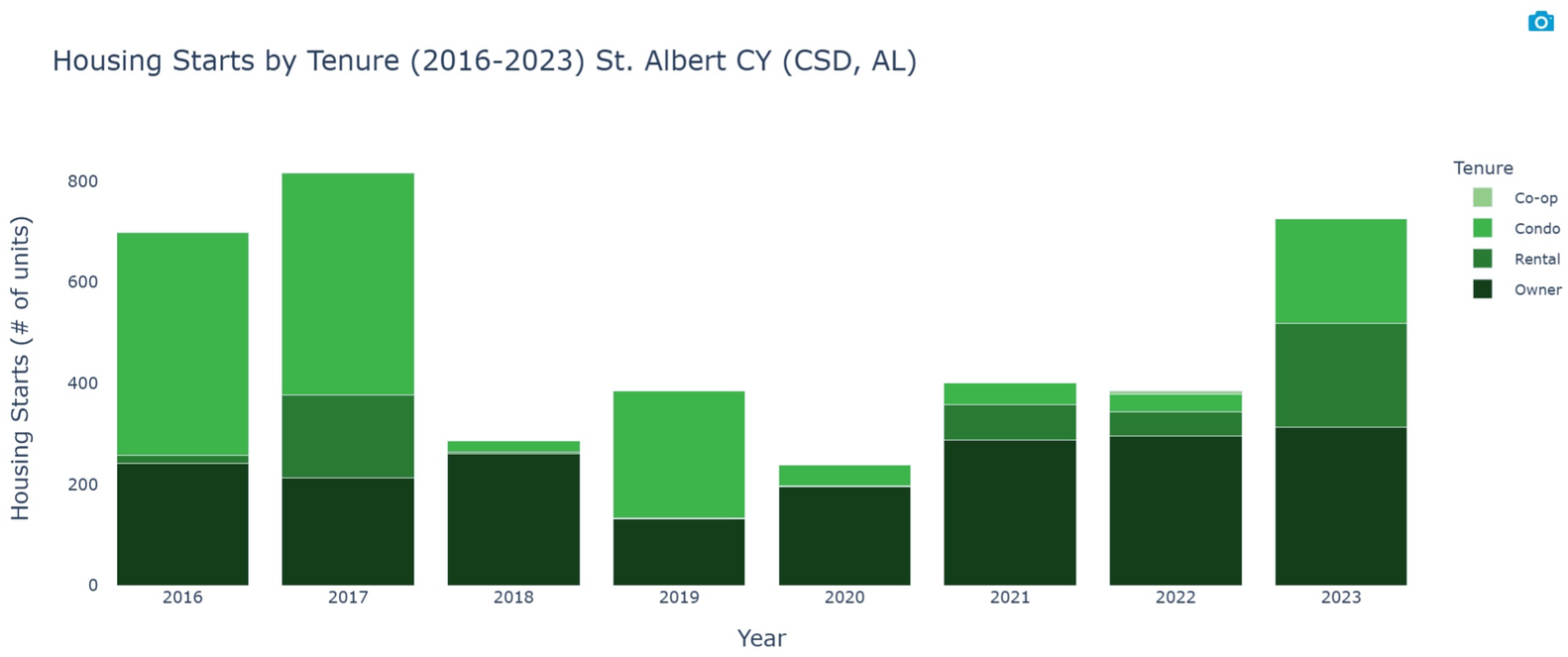


The following table shows the number of housing starts by tenure for each calendar year from 2016 to 2023.

EXPORT

St. Albert CY (CSD, AL)								
Housing starts by tenure (2016-2023)								
	2016	2017	2018	2019	2020	2021	2022	2023
Condo	442	441	22	251	42	44	34	208
Co-op	n/a	n/a	n/a	n/a	n/a	n/a	6	n/a
Owner	242	212	261	131	195	287	295	313
Rental	15	164	3	2	2	70	49	205
Total	**699**	**817**	**286**	**384**	**239**	**401**	**384**	**726**

The following chart illustrates the above table, displaying the number of housing starts by tenure for each calendar year from 2016 to 2023.



2031 Projected Households by Household Size and Income Category

HICC HNA Template: Section 6.1.1

The following table shows the projected total number of households in 2031 by household size and income category.

EXPORT

St. Albert CY (CSD, AL)						
HH Income Category	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5+ Person**	**Total**
Very Low Income	774	76	75	0	36	961
Low Income	2,760	1,465	221	93	62	4,601
Moderate Income	1,870	2,651	702	409	150	5,782
Median Income	897	3,536	1,199	636	449	6,717
High Income	397	3,487	2,411	3,455	1,589	11,339
Total	**6,698**	**11,215**	**4,608**	**4,593**	**2,286**	**29,400**

In this table, we project forward using the line of best fit to the combined income and household size category. Since the combined categories have unique values, and are also subject to Statistics Canada's random rounding, the resulting Totals here may not match the Totals when projecting households by either income or household size alone.

The Federal Housing Needs Assessment Template was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.

Housing Assessment Resource Tools (HART)

Licker Geospatial Consulting

This project is funded by the Government of Canada.

Canada