Appendix 3

Affordability Technical Study

City of St. Albert
Planning & Development

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Table of Contents

III. AFFORDABILITY..... 4

A. Introduction.....4
B. Data and Information Sources 4
C. Previous Affordability Calculations 5
D. Current Housing Need 8
E. Affordability of Owner Households 12
F. Affordability of Renter Households.....14

List of Figures

Figure III.A - Households spending more than 30% on Housing Costs....8
Figure III.B - Incomes and Affordability....9
Figure III.C - Owner Households with Affordability Challenges....12
Figure III.D - Owner Household Type with Affordability Challenges....14
Figure III.E - Affordability of St. Albert Renter Households....14
Figure III.F - 2011 Renter Core Need by Percentage of HH Type....15
Figure III.G - Renters with Affordability Challenges by Type and Age....16
Figure III.H - Breakdown of Core Need by Household Type....18
Figure III.I - Housing Need by Tenure....20
Figure III.J - Low Income Households....21
Figure III.K - Rental Units Needed by Affordability Range....26
Figure III.L - Gap between Supply and Demand....27

List of Tables

Table III.1 - Affordable Housing Units in St. Albert....7
Table III.2 - Incidence of Housing Need vs. Income....11
Table III.3 - 2006 Core Housing Need....19
Table III.4 - 2011 Reported Incidence of Need....20
Table III.5 - St. Albert Low Income (LI) Households (HH) 2010....22
Table III.6 - Households on Income Support Programs....23
Table III.7 - Alberta Works Income Support....24
Table III.8 - Sturgeon Sub-Region AISH Recipients....24
Table III.9 - Wait List for Affordable Housing....25
Table III.10 - Market Supply Compared to Demand....26
Table III.11 - Non-Market Housing Supply....28

III. Affordability

A. Introduction

Safe, secure, appropriate housing is one of the determinants in rating quality of life, both for individuals and the community at large. For most households, shelter is the highest single household expense, and therefore the most critical expense to control. Ideally, housing costs should take up no more than 30% of a household's budget. Households spending above this level on shelter costs could mean the difference between comfortably meeting all basic needs, and being financially strained[1].

- ***Moderately cost-burdened*** households are generally spending 30% to 50% of their income on housing (including utilities).
- S***everely cost-burdened*** households are spending 50% or more of their income on housing. That portion of their income spent on shelter is so high that they cannot pay other expenses. (Pomeroy 2001).

B. Data and Information Sources

Statistical sources for this analysis include information from the 2011 Canada Census, the 2011 National Housing Survey, the St. Albert municipal census, Statistics Canada taxfiler data from various years, and Canada Mortgage and Housing Corporation (CMHC) housing and rental market reports.

The National Housing Survey was conducted in the spring of 2011 by Statistics Canada through a voluntary questionnaire to selected recipients. References to income and housing values were based on 2010 data sources. For comparison purposes, this report utilizes incomes from the 2011 Canada Census and 2010 taxfiler data, both referencing 2010 incomes.

[1] *This definition conforms to nationally accepted affordability guidelines, however the 30% guideline is less applicable to households with high incomes, as they are generally able to spend more on housing costs, with a greater percentage of disposable income overall.*

While the 2011 National Housing Survey (NHS) was conducted three years ago, there is a two year lag time between data collection and data release. Information on income, earnings, housing and shelter costs from the NHS were released in Sept. 2013, and is the most current data available comparing incomes with housing costs and tenure.

The Capital Region Board (CRB) sub-regional housing needs assessment template was utilized in preparation of this report, including information from the custom data purchased by the CRB for the sub-regional housing assessment project.

In addition to statistical analysis, community thoughts and concerns have been included through two sources, the Social Master Plan and the Residential Housing Survey. This information provides qualitative data to complement the quantitative data from statistical sources.

1. Data Limitations

All counts in census tabulations are subjected to random rounding. Random rounding transforms all raw counts to random rounded counts. All counts are rounded to a base of 5, meaning they will end in either 0 or 5. For all quantitative variables, a statistic is suppressed if the number of actual records used in the calculation is less than 4.

In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. This means that counts of specific categories may vary from counts of total categories. Data may be suppressed in smaller categories which do not provide an accurate assessment of need in these instances.

C. Previous Affordability Calculations

In 2005, the Affordable Housing Strategy estimated that 12% - 16% of St. Albert households (2,532 – 3,282) may be in Core Housing Need utilizing 2001 Canada Census data. This total included:

- 1,292 non-family (single) households
- 645 to 1,130 couple households with and without children
- 595 to 860 lone-parent households

In 2006, the *Community Housing Plan* developed by the Affordable Housing Advisory Board suggested that approximately 3,485 households in St. Albert were unable to meet their core housing needs. The Plan also estimated that 100 additional affordable housing units could be needed on an annual basis to meet the needs of the City's growing population.

These calculations were based on renter households spending no more than 30% of their income on shelter costs including the cost of water and heat, and owner households spending no more

than 32% of their income on housing including the cost of water, heat, and 50% of condo fees if applicable.

In 2011 calculations of the shelter cost to income ratio have now been simplified to include 30% of all expenses related to housing. [2]

1. St. Albert's Affordable Housing Stock

Since the adoption of the *Community Housing Plan*, the City has worked to create new affordable housing options, in the form of affordable rental and ownership units, and to increase the stock of private rentals through the Basement Suite Grant Program.

At the time of this report, there were 609 affordable housing units in St. Albert, as shown in Table III.1, with a diverse range of affordability measures according to target populations. The wide range of affordability options demonstrates a broad housing approach. Provincial funding assistance has been instrumental in moving the City's affordable housing agenda forward, and has allowed for a number of new projects to be developed concurrently, without exceeding the capacity of a single organization.

The City has also supported residents living in market rental housing through the Rental Assistance Program. Over the last seven years, this Program has assisted a total of 270 low-income households. This subsidy makes up the difference between 30% of the household's income and rental costs up to the maximum eligible limit. The Rental Assistance Coordinator works with clients to devise an exit strategy to reduce reliance on the Program over the course of the funding term (1 year maximum). There are approximately 30 households on the program at any given month.

In the future, the City will be more challenged to meet the affordability needs of its residents if the Province does not continue its financial support towards affordable housing development. While housing part of the Federal and Provincial mandate, affordability challenges directly impact St. Albert residents. Housing need directly influences demand for City funded social programs and services.

Logically, if housing needs can be reduced, the demands on social programs and services may moderate as well.

[2] *Refer to the definitions at the end of this document.*

Table III.1 - Affordable Housing Units in St. Albert

Organization Type	Organization Name	Existing Units	Affordability Program
Management Body	Sturgeon Foundation	188	Seniors Affordable Housing, Lodge Program, Alberta Seniors Benefit subsidies for low income seniors
	Capital Region Housing Corporation	2	Community Housing –Rental rate is geared to 30% of income
Housing Cooperative	Liberton Terrace Housing Cooperative	43	Affordable Rental - Overall rents 10% below market. CMHC rent subsidies for low-income residents until mortgage term ends (up to 50% of units).
	Heritage Hills Housing Cooperative	50	
Non-Profit or Charitable Organization`	Habitat for Humanity	35	Affordable Home Ownership mortgage payments geared to 25% of Household (HH) income
	Transitions	15	Organization subsidy for property tax - results in lower rents charged to clients
	Lo Se Ca Foundation	21	
	St. Albert Housing Society	7	Affordable Housing – rent 10% below market.
	St. Albert Housing Society	10	Home Connection Program – rent geared to 30% of income (additional subsidy on top of 10% below market for specific households). 6 units with Direct to Landlord subsidy through Capital Region Housing Corporation,
Private Landlords	Basement Suites	75	Affordable rent - at or below CNIT rent limits
	City of St. Albert	1	Affordable rent
	Big Lake Pointe	61	Affordable Housing – rent 10% below market rent
	Rosedale Developments	70	Alberta Seniors Benefit subsidy for low-income residents in Designated Assisted Living Units (EDAL, DAL)
	Christensen Developments	31	
Total		609	

D. Current Housing Need

The City has made significant progress in increasing the number of affordable units over the last seven years; however the need for affordable accommodation has not diminished. The 2011 National Housing survey shows that 19% (4,335) of households were paying more than 30% of their income towards housing. This number is 25% higher than the numbers calculated in 2006.

- In 2011, one out of every 6.5 St. Albert owner households spent more than 30% of their income on housing costs.
- In 2011, one out of every 2.3 renter households spent more than 30% of their income on housing

The incidence of affordability challenges is three times higher in renter households than owners, a trend similar to other regional communities. This difference is due to lower incomes earned by renter households, and the cost of rent comparable to incomes earned, as shown in other sections of this report.

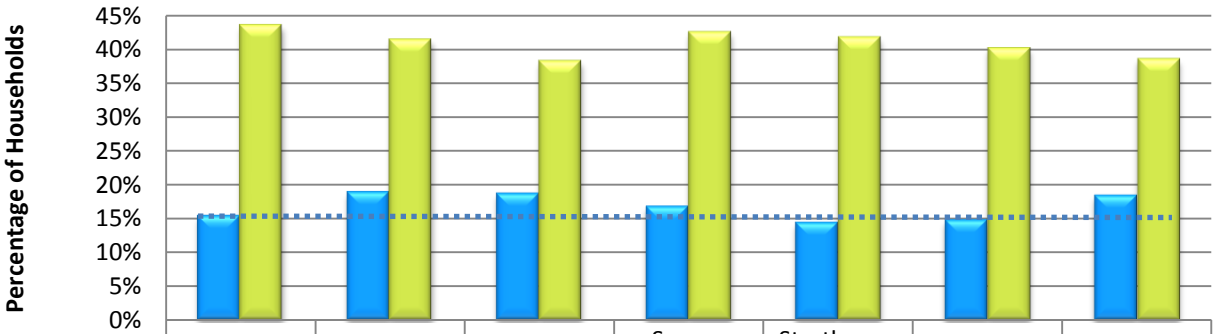
The City's lower percentage of rental housing stock (13.7% renter/ 86% owner) means there are a lower number of renter households with affordability challenges than owner households, even though the percentage of renter households with affordability challenges is higher.

1. Regional Comparison of Affordability

St. Albert has the highest percentage of renter households exceeding the 30% cost level when evaluated with comparator communities as shown in Figure III.A. St. Albert's renter affordability ratio also exceeds Alberta's average.

The level of ownership households with affordability challenges is moderate, higher than Strathcona County and Fort Saskatchewan, and lower than Leduc, Spruce Grove, and Edmonton.

Figure III.A - Households spending more than 30% on Housing Costs



	St. Albert	Edmonton	Leduc	Spruce Grove	Strathcona County	Fort Sask.	Alberta
Owners	15.4%	18.9%	18.7%	16.8%	14.4%	14.8%	18.4%
Renters	43.6%	41.5%	38.3%	42.6%	41.8%	40.2%	38.6%

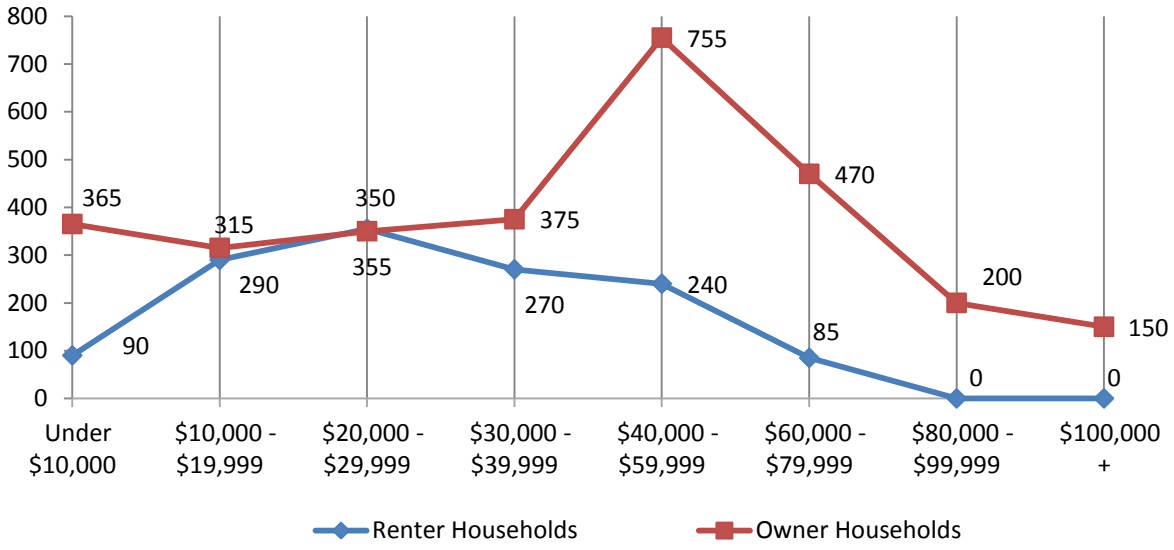
2. St. Albert Households with Affordability Challenges

The numbers of households in 2011 that were most impacted by affordability challenges, principally earned incomes less than $60,000/year or below 60% of Area Median Income (AMI), as shown in Figure III.B.

a) Renters

- 790 renter households were severely cost burdened, and paying more than 50% of their income towards rental housing costs. These numbers represent 95.9% of renter households with incomes below $30,000/year.
- 560 renter households were moderately cost burdened. These numbers represent 87.1% of renter households with incomes less than $40,000/year and 43% of renter households with incomes less than $60,000/year.

Figure III.B - Incomes and Affordability



b) Owners

- 1,040 owner households were severely cost burdened, spending more than 50% of their income on housing costs. Of those, 96% earned incomes below $60,000 per year.
- 1,945 owner households were moderately cost burdened spending more than 30% of their income on housing costs. Of those, 59% earned incomes below $60,000 per year.
- 255 owner households were spending more than 50% of their income on housing costs and did not have a mortgage. All of these households had earnings below $20,000 per year. It may be assumed that the majority of these households are seniors, as most households without a mortgage are older.

c) Income Ranges of Households with Affordability Challenges

There were a wider income range of owner households with affordability challenges than renters, as shown in Figure III.B. Owner households earning incomes less than $40,000/year suggests that these households may have owned their homes for a long period. A very limited number of owner households with affordability challenges earned over $100,000/year.

Owner households have a decreasing percentage of affordability challenges as their incomes increase above $29,999/year, as shown in Figure III.B, whereas renter households continue to have income challenges above this level up to $40,000 per year. At $80,000/year, there are no renter households with affordability challenges, and a small number of owner households.

Affordability concerns with households earning above $80,000/year or 80% of Area Median Income (AMI) should be limited to the supply of market housing.

Table III.2 - Incidence of Housing Need vs. Income

Non-Market Affordable

Market Affordable

% Area Median Income ($101,427)	Incomes Earned	Owner Households		Renter Households		
		% of Owner HH in Need	Number of Owner HH	% of Renter HH In Need	Number of Renter HH	Affordable Monthly Housing Costs
	Under $10,000	93.6%	365	90.0%	90	<$250
<$19%	$10,000 to $19,999	92.6%	315	93.5%	290	$250 - $500
19 – 30%	$20,000 to $29,999	54.7%	350	95.9%	355	$500 - $749
	Total HH with Acute Need		1,030		745	
30 - 39%	$30,000 to $39,999	47.2%	375	87.1%	270	$750 $999
39 – 60%	$40,000 to $59,999	40.6%	755	42.9%	240	$1,000-$1,499
	Total HH with Moderate Needs		1,130		510	
60 – 79%	$60,000 to $79,999	21.6%	470	18.3%	85	$1,500-$1,999
79 – 99%	$80,000 to $99,999	8.4%	200	0.0%	0	$2,000-$2,499
100% +	$100,000 and over	1.4%	150	0.0%	0	$2,500 +
	Total HH with Minimal Need		820		85	
	Median household income $	$42,896		$28,182		
	Percentage of household total income groups in 2010	15.37%		43.69%		
	Total Households paying more than 30% of income		2,980		1,340	

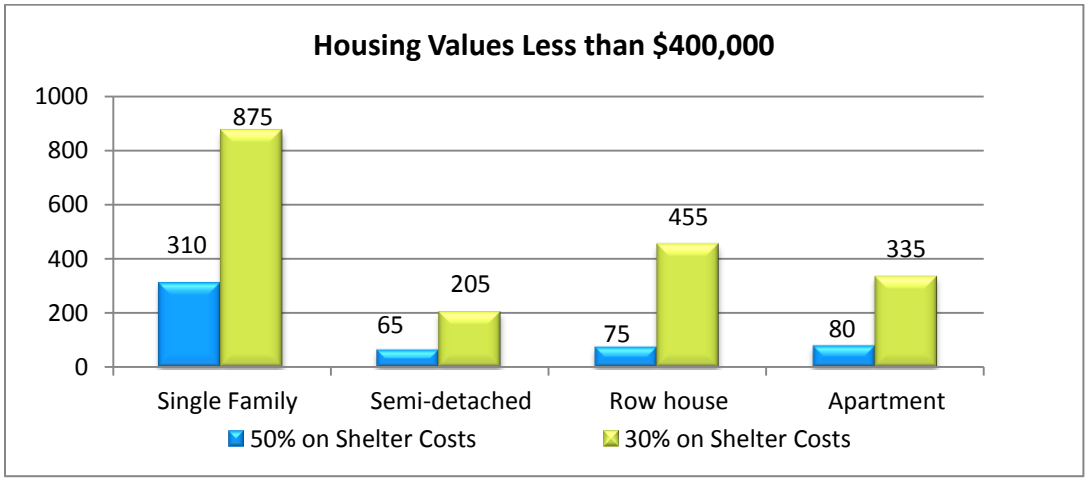
The numbers of households facing affordability challenges are shown in Table III.2. Differences in numbers within specific categories may differ from total numbers as Census numbers are rounded up to the nearest 5, and numbers fewer than 20 aren't reported.

E. Affordability of Owner Households

In 2011, 2,990 owner households spent more than 30% of their income on housing costs. This includes households with and without a mortgage.

- 2,540 households live in housing with real estate values less than $400,000. This includes 540 households without a mortgage.
- The highest percentage of owner households with affordability challenges live in single-family dwellings as shown in Figure III.C. The remaining households live in apartments, townhouses, and duplexes.
- 335 owner households without a mortgage and spending more than 30% on housing costs are living in apartments, townhouses, and duplexes. This housing is generally the lowest priced housing forms in the market.

Figure III.C - Owner Households with Affordability Challenges



While the numbers of owner households with affordability challenges are significant, concerns should be limited to households earning below $60,000/year (or 60% of AMI). This is the level where affordability challenges are prevalent in both owner and renter households. Households with incomes below these levels could also not afford to pay market rent, as shown in Table III.2.

a) Factors Influencing Homeowner Affordability

- A portion of owner households may be facing affordability challenges due to an increase in mortgage interest rates, a change or loss of employment, or a change in family status such as marriage breakup or death of spouse.
- Households living in condominium dwellings must include the cost of condominium fees in their expenses. While these fees are necessary for maintenance and repairs, the additional expense of condo fees may be too high for some households. As 98% of owner occupied multi-storey apartments are seniors, this leads to the assumption that the majority of these households are seniors.
- There are 525 households who do not have a mortgage and still pay more than 30% of their income towards housing costs. These households are also most likely to be seniors, who are asset rich but income poor. The higher percentage of female seniors suggests that these households may be single female households.

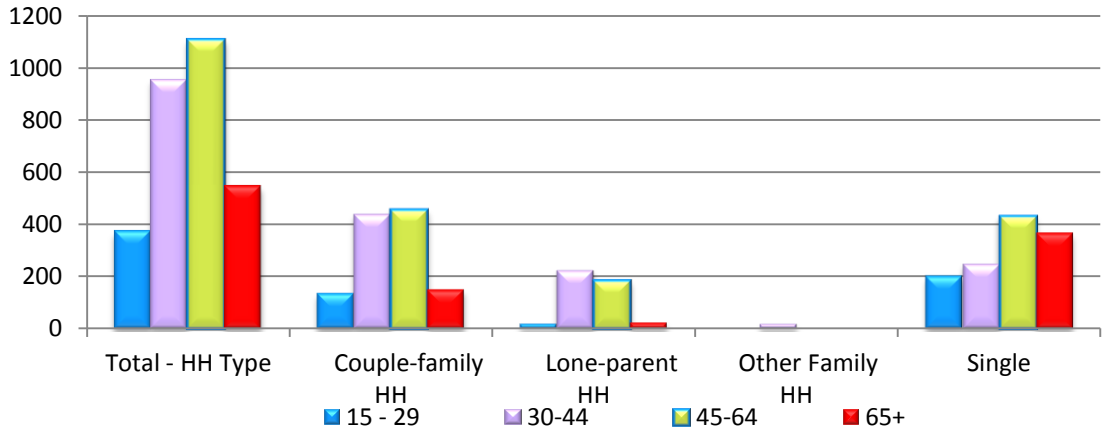
Owner households may have greater flexibility in addressing housing needs, particularly if there is equity built up within the home's value. The biggest concern would be with owner households who do not have a mortgage and are still paying too high a percentage of their income towards housing.

A lack of lower priced ownership housing choices may also have an impact on the number of owner households with affordability challenges. With fewer choices within lower price ranges, these owners have limited options to downsize into a home appropriate for their income level.

The highest incidences of owner affordability challenges earning incomes less than $60,000/year are ranked in the following order as shown in Figure III.D:

- Couple Families
- Single households
- Lone parents 30 – 64

Figure III.D - Owner Household Type with Affordability Challenges

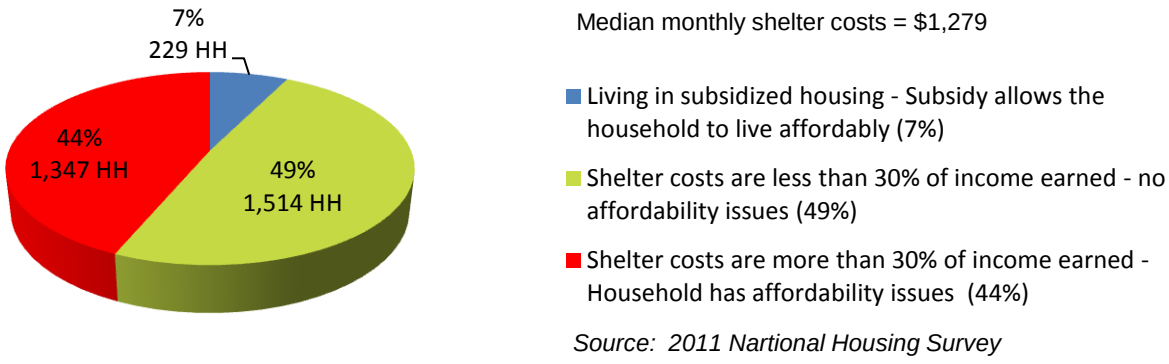


F. Affordability of Renter Households

In 2011, 1347 households spent more than 30% of their income on housing costs as shown in Figure III.E. These households consisted principally of family and lone parent households (with children) and non-family households (single persons), as shown in Figure III.F.

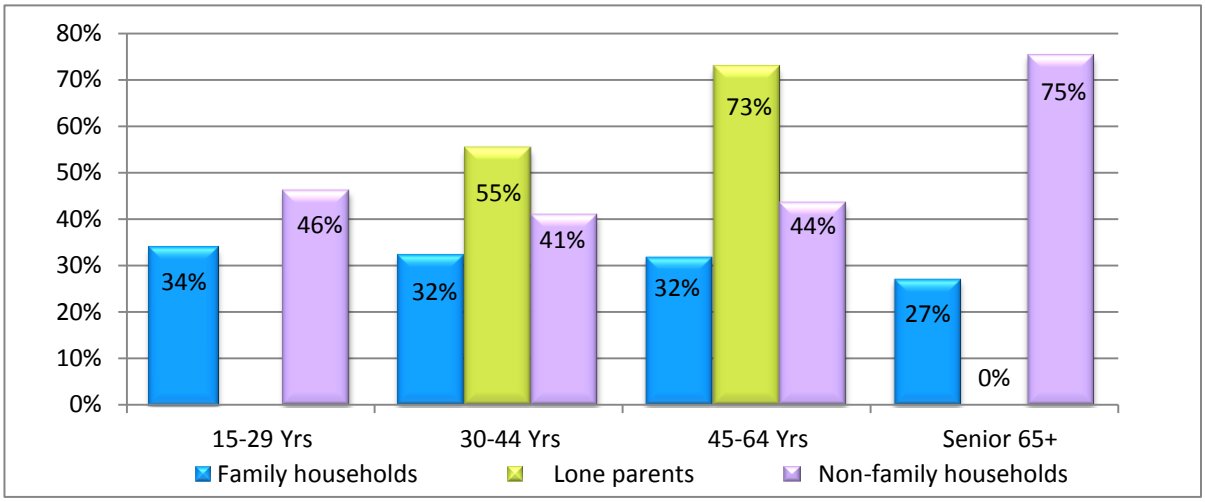
Renter households have a high incidence of affordability challenges, and little means to change their situation without intervention. For this reason, nearly all assisted housing policies are directed towards renters.

Figure III.E - Affordability of St. Albert Renter Households



Source: 2011 Nartional Housing Survey

Figure III.F - 2011 Renter Core Need by Percentage of HH Type



The highest incidences of affordability challenges by household type are single seniors' households and lone parent households as shown in Figure III.F. Senior single households' affordability challenges are most prevalent after age of 75.

The impacts of Core Need in lone parent families and family households have broad effects on children as well as their parents. The benefits of addressing poverty and positive development in early childhood result in greater self-reliance in adulthood. The supply of adequate, suitable housing is one step to proactively strengthen the abilities of individuals, families and communities to address other needs. [3]

Mental, physical, and emotional well-being can be significantly improved by taking actions to ensure that necessities including heat, electricity and water, nutritious food, clothing, shelter, public transportation and recreation are affordable.

Nationally, lone-parent families accounted for one out of four Canadian families with children. The close connection between childhood poverty, housing security, and material deprivation (inability to provide for the necessities) has been noted in the Social Master Plan, the Alberta Poverty Reduction Strategy Outcome and Measurement Framework, and Alberta's Social Policy Framework. The Province's goal to eliminate child poverty in 5 years is closely related to the need for a supply of housing that is appropriate for incomes earned.

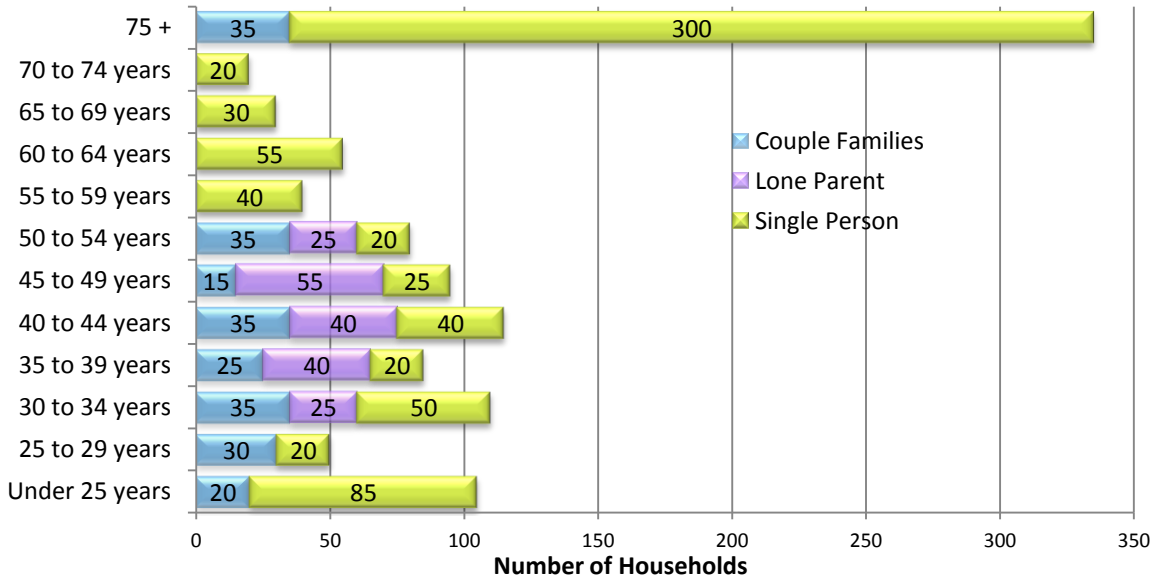
[3] *Poverty Costs 2.0: Investing in Albertans, Page 6 and 7*

1. Housing Need based on Age and Household Type

The highest numbers of renters paying more than 30% of their income towards housing costs (Figure III.G) include:

- A high number of senior households over the age of 75, with the greatest percentage being singles.
- Single households, with the highest numbers under 25 years, and over 55. There is roughly the same total number of single households under 65 with affordability challenges as the number of single senior households over 75.
- A varying percentage of couple, single and lone parent households 30 – 54 years.

Figure III.G - Renters with Affordability Challenges by Type and Age



The high number of households over the age of 75 paying more than 30% of their income towards housing costs is particularly concerning, and suggests that affordability issues become more pronounced as seniors' age. This is also the time in life when seniors transition from owned dwellings to rented dwellings. Some of these seniors may be living in seniors' specific accommodation that is expensive and may be relying on their savings and income from the sale of their home to fund living expenses.

As their savings dwindle, their financial situation would become more critical. A portion of these households may need to move into more affordable accommodation provided through Management Bodies, should they live longer than their savings.

Incomes of renter households over 50 are the lowest of all age groups, which makes singles in this category a higher need compared than singles of other age groups.

Single households under 25 would have the ability to share accommodation, which is common within this age group. Affordability of this age group is less of a consideration for this reason.

Surprisingly, the age group showing the least number of households with affordability challenges are between the ages of 25 - 29. The City has a lower percentage of households within this age bracket, which suggests that this age group may be leaving the City in search of more affordable accommodation elsewhere, or that households are sharing accommodation.

2. Core Housing Need

The measurement of ***Core Housing Need*** evaluates whether housing falls below at least one of the following three standard measures.

- Adequacy – does the housing need major repairs?
- Suitability – are the number of bedrooms appropriate for the household size?
- Affordability – is the household paying more than 30% of their income towards housing costs?

This calculation also includes the affordability of alternative local rental housing that is acceptable and meets all three housing standards (based on the 30% limit of before tax income):

CMHC is expected to publish 2011 Core Need calculations in mid-to-late 2014 (after completion of this report). In absence of Core Need calculations, housing adequacy, suitability, and affordability measures have been assessed utilizing information from the 2011 National Household Survey.

- Nationally, the proportion of Canadian households in core housing need declined between 1996 and 2006 from 15.6% to 12.7%.
- In 2006, 10.1% of Alberta households were calculated to be in core housing need[4].
- In 2006, 4.9% (990 households) of St. Albert households were in core housing need, compared to 12.3% of households in Edmonton.[5] These St. Albert households an average household income of $21,271/year ($10.90/hr.) and 53% of their income was going towards housing costs.

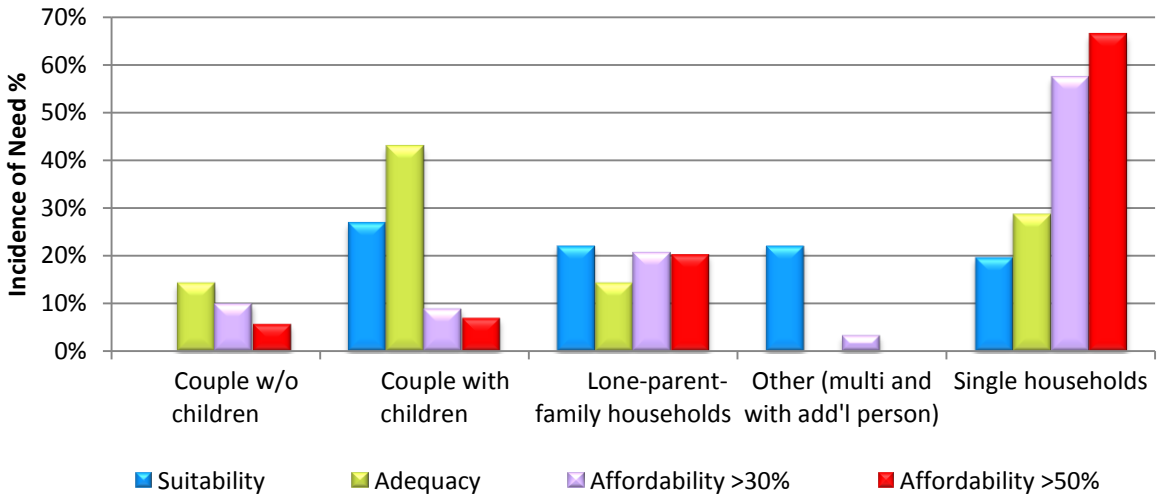
[4] *Canadian Canada Mortgage and Housing Corporation (CMHC). Canadian Housing Observer, 2009. Ottawa: CMHC, 2009. (see Figure 7-4: Incidence of Core Housing Need by Province and Territory, 2001 and 2006).*

[5] *Regardless of their circumstances, non-family households led by maintainers 15 to 29 years of age attending school full-time are considered to be in a transitional stage of life and therefore not in core housing need.*

a) Core Need by Household Type 2006

The majority of households in Core Need fell below the affordability standard, with less than 50 households in each group below suitability and adequacy standards, as shown in Figure III.H.

Figure III.H - Breakdown of Core Need by Household Type



- Singles (non-family) - have the highest incidence of need within the affordability category. Approximately 20% of these households show a higher incidence of living in inadequate accommodation, with a higher percentage severely cost burdened.
- Couples with children – show higher needs within the suitability and adequacy categories, meaning that their housing is more likely to need major repairs, and the number of bedrooms provided is not suitable for the family size.
- Lone Parents - show needs within all four categories. These households may be choosing their accommodation based on price rather than suitability, and could have increased affordability challenges if they were living in housing with an appropriate number of bedrooms.
- Other households - includes family and non-family groups living together. These households may be choosing to live with roommates in order to increase affordability.

There was little difference between core need owner and renter incomes, as shown in Table III.3.

Table III.3 - 2006 Core Housing Need

	Edmonton CMA		St Albert		
		% of HH	All HH	Owners	Renters
Average household income before taxes ($)	$19,144		$21,271	$21,510	$20,987
Households in core housing need (%)	12.3%	4.90%	985	535	450
Households in core housing need and below affordability standard (%)	11.3%	4.70%	940	505	440
Households in core housing need and below adequacy (repair) standard (%)	1.4%	0.40%	75	50	30
Households in core housing need and below suitability (crowding) standard (%)	1.6%	0.30%	55	30	25
Total of all 3 measures			1070	585	495

The comparison between 2006 Core Need calculations and an estimate of households reporting challenges within the three measures of Core Need in 2011, show a higher number of households in Core Need in 2011 than 2006. These calculations may differ due to the following factors:

- 2006 CMHC calculations involve an assessment of ability to afford alternative suitable housing.
- Households under the age of 29 attending school full time have not been separated out in the 2011 calculations. They are taken out of 2006 calculations.
- Households with more than one incidence of need are combined within the 2006 calculations. Data from the 2011 NHS does not give us the ability to do this.

b) Core Need Regional Comparison

St. Albert compares favourably to the Capital Region for suitability of all tenures, but shows a higher need for renters than the regional average as shown in Figure III.I. Overall, the percentages of homes not meeting adequacy and suitability standards were lower than the regional average.

Within all tenures, the highest need is within the affordability measure (19% of all households). There may be some households who have incidences within all three measures; however these combined numbers cannot be assessed. The greatest need both regionally and locally is within renter households as shown in Figure III.I and Table III.4.

Figure III.I - Housing Need by Tenure

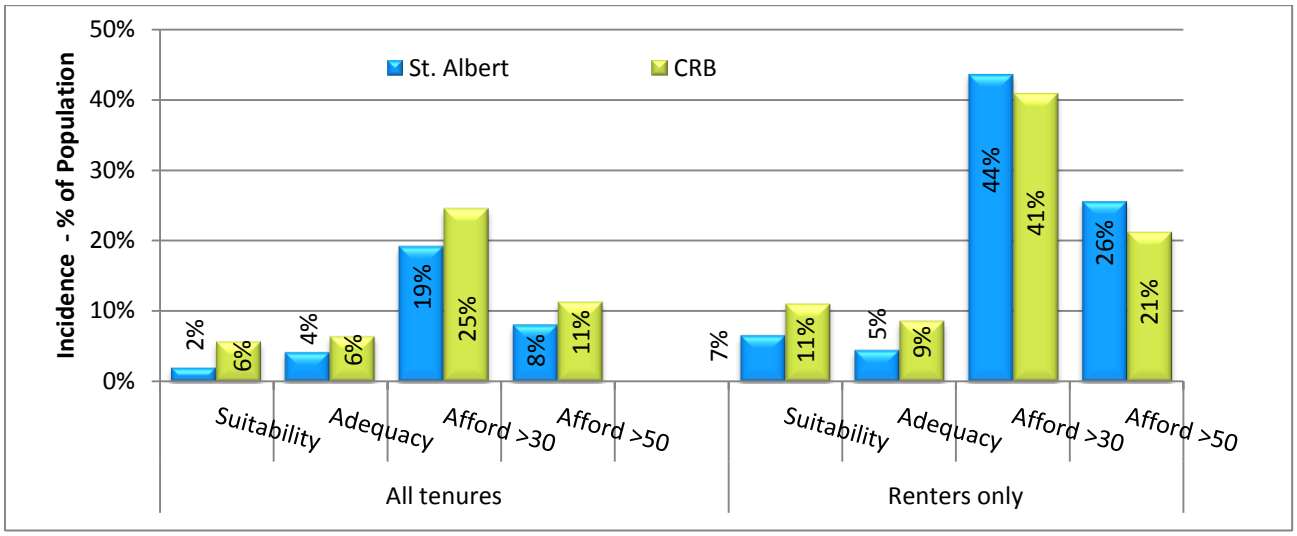


Table III.4 - 2011 Reported Incidence of Need

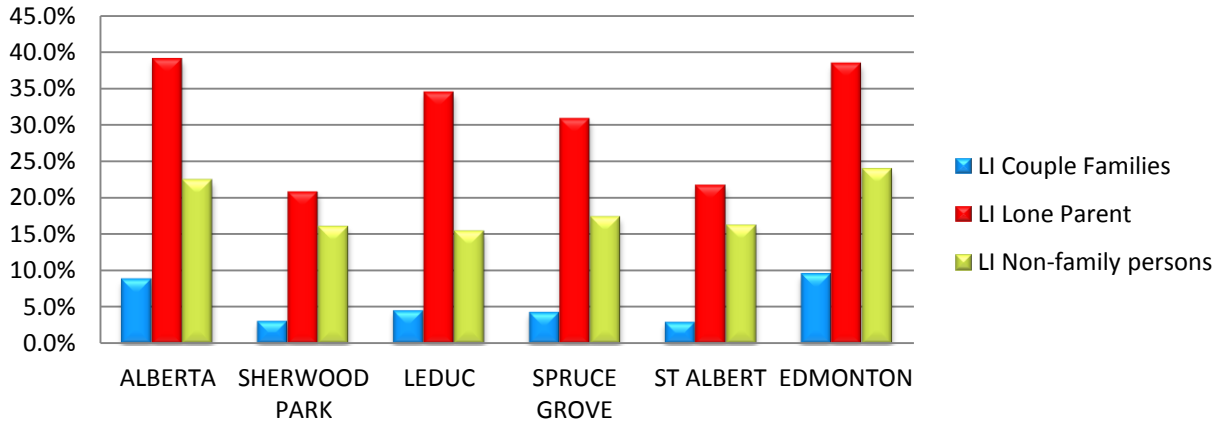
	Affordability		Suitability	Adequacy
	Housing Costs > 30%	Housing Costs > 50%	(insufficient no. of bedrooms)	(major repairs needed)
Renter Households	1345	790	205	141
Owner Households	2985	1040	230	814
All Households	4330	1830	455	955

3. Low-income Households

Low Income Measures (LIM) are evaluated based on a national standard for family types and size. In 2011, a household of four with after-tax income below $38,920 would be considered low-income and for a person living alone, the threshold was $19,460.

The overall portion of St. Albert households below the LIM was lower than the average rate of 10.7% observed in Alberta. Lone parent families (21.8%) and single persons (16.2%) show the highest incidences. While St. Albert's percentages are equivalent or lower than comparators, as shown in Figure III.J, consideration of actual numbers paint a different picture.

Figure III.J - Low Income Households



Source: 2011 Canada Census

The comparison of low income households to total households based on type shows a dramatic disparity between these groups. Low income couple families earn 15% that of median couple families.

The number of children affected by low income is also staggering. Taxfiler data from 2010 shows 1,170 children living in low income homes, which translates to 39 classrooms of St. Albert children. Living in poverty will have far reaching effects for these kids.

There is no comparison available for the numbers of low income renter households compared to owner households; however income levels indicate that the majority of these households would not be homeowners, as they would be unable to qualify for a mortgage.

Table III.5 - St. Albert Low Income (LI) Households (HH) 2010

	With 0 children	1 child	2 children	3+ children	Total HH	Total Children	Total	% of Median
Couple Families	6,990	3,100	3,980	1,650	15,710	11,750	$123,150	
LI Couple Families	200	90	80	80	450	500	$18,840	15%
Lone Parent Families		1250	600	230	2,080	2,170	$56,370	
Low Income Lone Parent Families		220	130	70	420	670	$16,370	29%
	Total HH	**65+**						**% of Median**
Singles	6,970	2,300			6,970		$38,990	
Low Income Singles	1,130	190			1,130		$11,740	30%
Total LI Households					2,000	1,170		

Source: Source: 2010 Taxfiler Data

a) Income Assistance Programs

The numbers of households accessing Provincial and Federal income support programs are shown in Table III.6. The numbers of Low Income (LI) single households and couple families are relatively comparable between Table III.5 and Table III.6.

- Singles and lone parents place the most reliance on social assistance, with the highest percentage of single households.
- Lone parent families show greater reliance on employment insurance (likely due to maternity benefits), and social assistance. A number of lone parents are also accessing Canada Pension and Old Age Security benefits which may mean that they are older parents, or are caring for their grandchildren.

Table III.6 - Households on Income Support Programs

	Total HH	Employment Insurance	Old Age Security	Canada Pension	Workers Compensation	Social Assistance
# of Taxfiler Singles	4,690	410	2,270	2,670	100	1,160
% of Singles		8.7%	48.4%	56.9%	2.1%	24.7%
# of Taxfiler Lone Parents	1,910	280	190	360	40	260
% of Lone Parents		14.7%	9.9%	18.8%	2.1%	13.6%
# of Taxfiler Couple Families	14,310	2,140	2,740	3,910	360	570
% of Couples		15.0%	19.1%	27.3%	2.5%	4.0%
Total Taxfiler Households	20,910	2,830	5,200	6,940	500	1,990

Source: 2010 Taxfiler Data

**Note: The numbers of households shown are based on taxfiler data. These numbers differ from Canada Census numbers.*

b) Gaps in Income Support Programs

Provincial income support programs do provide some relief for low income households; however the maximum amounts are lower than the Federal low income measure calculations, and are insufficient to pay for market rents, as shown in Table III.7. These programs show a housing income gap of $395 - $580/month.

Key Point

2,000 St. Albert households including 1,170 children are low income, earning median incomes from $11,740 to $18, 840. These income levels are substantially below the Federal Low Income cut-offs.

Highest priorities to improve childhood outcomes within this groups would be low income lone parent and low income couple families equalling 870 households.

Table III.7 - Alberta Works Income Support

Size of family	2014 Maximum Income Support	Monthly Amount	Affordable Rent (30% of Income)	# of Bedrooms Needed	2013 Market Rents	Gap between rent and 30% income
Single person, no children	$15,545	$1,295	$389	0	$784	$395
Couple, no children	$21,763	$1,814	$544	1	$953	$409
Single parent, 1 child	$24,397	$2,033	$610	2	$1,190	$580
Single parent, 2 children*	$29,073	$2,423	$727	2 or 3	$1,190 - $1,293	$463 - $566
Couple, 1 child	$29,285	$2,440	$732	2	$1,190	$458
Couple, 2 children*	$34,346	$2,862	$859	3	$1,190 - $1,293	$463 - $566
* For each additional child add $4,663						

Source: Alberta Works Income Support. Accessed August 4, 2014from http://humanservices.alberta.ca/documents/FCH-emp0904.pdf

c) *Households on AISH*

There are currently 417 St. Albert households receiving Assured Income for the Severely Handicapped (AISH) benefits, receiving up to a maximum living allowance of $1,588 monthly ($19,056 annually). The percentages of households with in Sturgeon County Service Area show increased use of the program as shown in Table III.8. In 2005 there were 20 households on AISH.

Table III.8 - Sturgeon Sub-Region AISH Recipients

	Morinville	Gibbons	Legal	Redwater	Bon Accord	St. Albert	Total	Annual Increase
2010	93	41	26	45	12	397	614	
2012	126	55	42	45	18	356	642	4.6%
2014	137	56	24	42	11	417	687	7.1%

Source: Alberta Human Services, March 2014

Key Point

Households living on AISH benefits earn a maximum of $1,588/month. This means their housing costs should not be more than $476 per month. As there is no housing available at this level individuals on AISH would be better served through rent-geared-to-income housing programs.

4. Renter Housing Projections

a) Existing Housing Waiting Lists (Demand vs. Capacity)

Many cities identify the types and numbers of households in Core Housing Need by the use of waiting lists for affordable and seniors housing. The City currently shows demand for both seniors' housing and affordable rental housing as indicated in Table III.9. Turnover in affordable housing properties is also low.

Table III.9 - Wait List for Affordable Housing

Sturgeon Foundation Seniors Housing	Wait List Time
North Ridge Lodge:	6 – 12 months
North Ridge Place (Affordable Housing Apartments)	1 bedroom: 1 to 3 years
	2 bedroom: 2 to 3 years (or longer)
Chateau Mission Court Lodge:	6 to 12 months
Chateau Mission Court Self-Contained Apartments:	1 to 3 years
Big Lake Pointe	
(10% below market rent):	2 years +

b) Seniors Housing Demand

Demand for seniors and affordable housing currently exceeds capacity. The Sturgeon Foundation serves all communities within the Sturgeon County area, which results in a broader waiting list. St. Albert is the community of choice for Sturgeon Foundation seniors due to proximity to doctors, hospitals, and transportation options.

c) Affordable Housing Demand

Big Lake Point has also experienced high demand. A long waiting list was becoming unmanageable, which resulted in the waiting list being restricted to a 3 month lead time.

5. Housing Supply Gaps

Housing supply gaps shown in Figure III.K and Table III.10, shows the difference between the numbers of rental units available compared to demand. There is an undersupply of units for households earning less than $40,000 per year and an oversupply of units for households earning above this amount.

Bachelor and one bedroom units could be provided at this cost, but market housing for families is not. Non-market housing below this price range is required.

Figure III.K - Rental Units Needed by Affordability Range

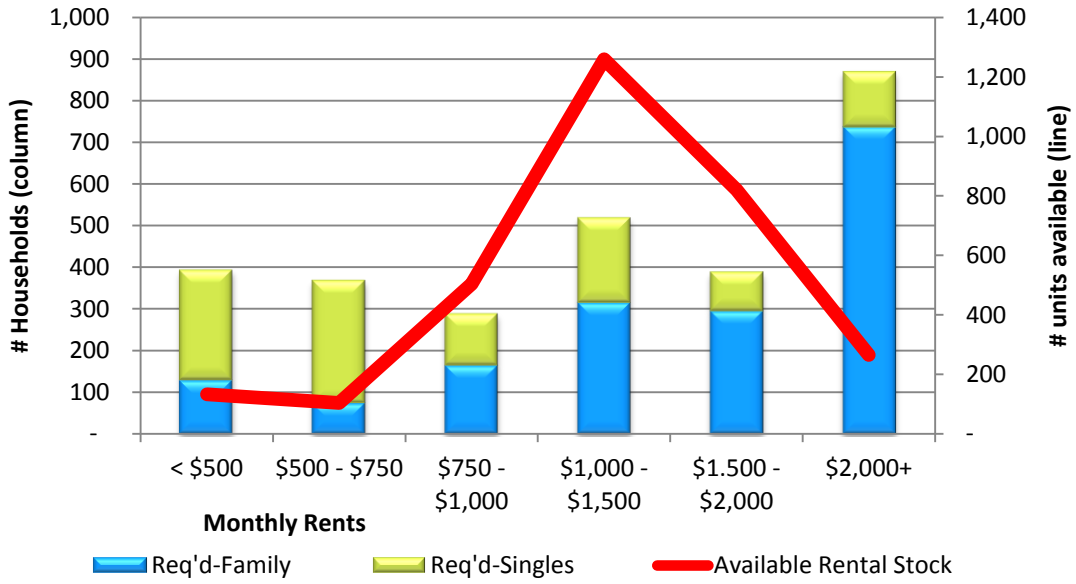
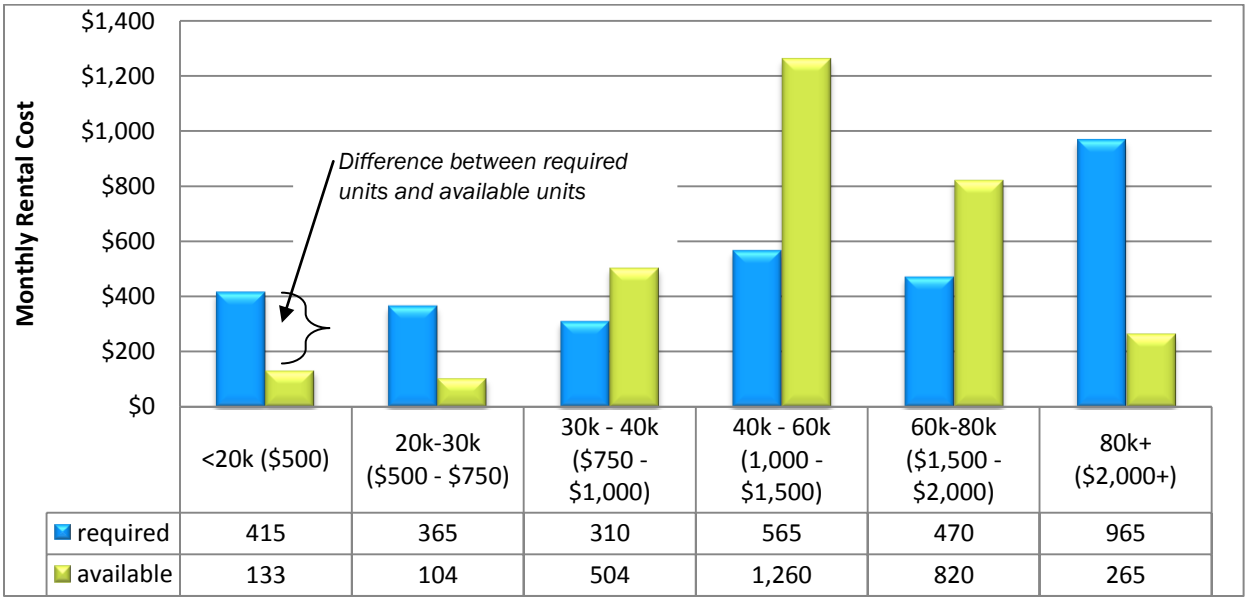


Table III.10 - Market Supply Compared to Demand

Income range	Max. Rent	Units Required	Units Available	Difference
< $20k	$500	410	133	(278)
$20k- $30k	$750	780	236	(544)
$30k - $40k	$1,000	1,090	740	(350)
$40k - $60k	$1,500	1,650	2,000	350
$60k- $80k	$2,000	2,115	2,820	705
$80k+	$2,000+	3,090	3,085	(5)
Total				122

Figure III.L - Gap between Supply and Demand



	<20k ($500)	20k-30k ($500 - $750)	30k - 40k ($750 - $1,000)	40k - 60k (1,000 - $1,500)	60k-80k ($1,500 - $2,000)	80k+ ($2,000+)
required	415	365	310	565	470	965
available	133	104	504	1,260	820	265

The difference between the units needed and available shows a shortfall of 122 units, principally within the affordability categories of $500 - $1,000/month. Rents within these ranges are generally lower than market rental costs.

a) St. Albert's Current Share of Non-Market Housing

St. Albert's population makes up 5% of the Capital Region; however the City's share of non-market housing is significantly less in a number of sectors. St. Albert currently has no shelters or temporary accommodation.

The number of non-market housing units that would make up 5% of the City's share within the Capital Region are lacking by approximately 972 units as shown in Table III.11, principally within seniors and community housing programs.

Ideally a portion of the inequitable housing supply could be addressed through a Regional 10 year rolling housing plan, however this plan is dependant on the availability of provincial funding to address non-market housing needs.

Table III.11 - Non-Market Housing Supply

Program Definition	St. Albert Units	St. Albert's % Share	CRB Units	Shortfall
Shelters	0	0.0%	924	46
Interim Accommodation	0	0.0%	1,107	55
Permanent Supportive (Lodge)	87	2.2%	3,868	108
Supported (homeless)	0	0.0%	1,614	81
Non-Profit	36	13.6%	265	0
Community Housing	2	0.0%	4,256	213
Seniors' Self Contained	53	1.1%	4,720	184
Rent Supplement*	63	1.1%	5,643	220
Affordable Housing	126	3.3%	3,867	65
Co-op	93	6.4%	1,456	0
Basement Suites	75	34.9%	215	0
City of St. Albert	1			n/a
Habitat for Humanity	35			n/a
Seniors' Assisted Living	101			n/a
TOTAL	672	2.4%	27,935	972

Note: Rent Supplements are temporary in nature, therefore numbers will fluctuate. Refer to Appendix 1 for definitions.