



# Housing Needs Assessment 2018

## Claire Noble



# Overview of Report

## Growth & Economy



## Population



## Housing Demand



## Housing, Transportation & Food



## Gaps in the Housing System





# Calgary Growth & Economy

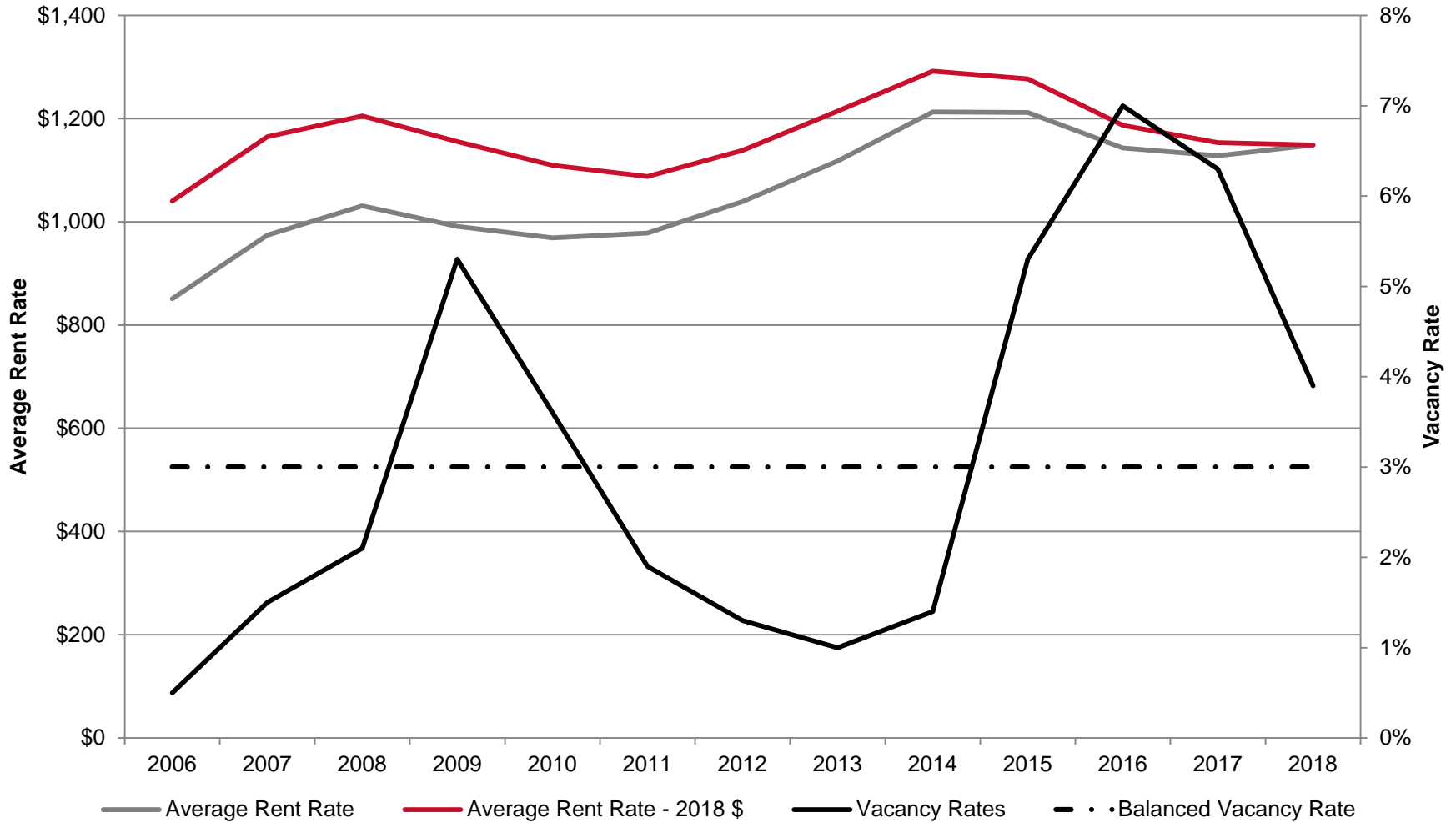
1. Long-term population growth bolstered by immigration (rather than natural increase)
2. History of sprawl (low densities), slowly changing
3. Economy focused on oil & gas, professional services and head offices, cyclical rental market
4. Economy forecast to begin a gradual recovery (elevated unemployment level until 2022)





# Cyclical Rental Market

Calgary Census Metropolitan Area Private Apartments



Calgary Census Metropolitan Area Private Apartments  
 (Canada Mortgage and Housing Corporation, 2006-2018)



# Calgary Population

1. Younger but aging population,
2. Well educated population,
3. Small household sizes, many families with children
4. Highly mobile population,
5. Aboriginal presence
6. Diverse population





# Aging Population

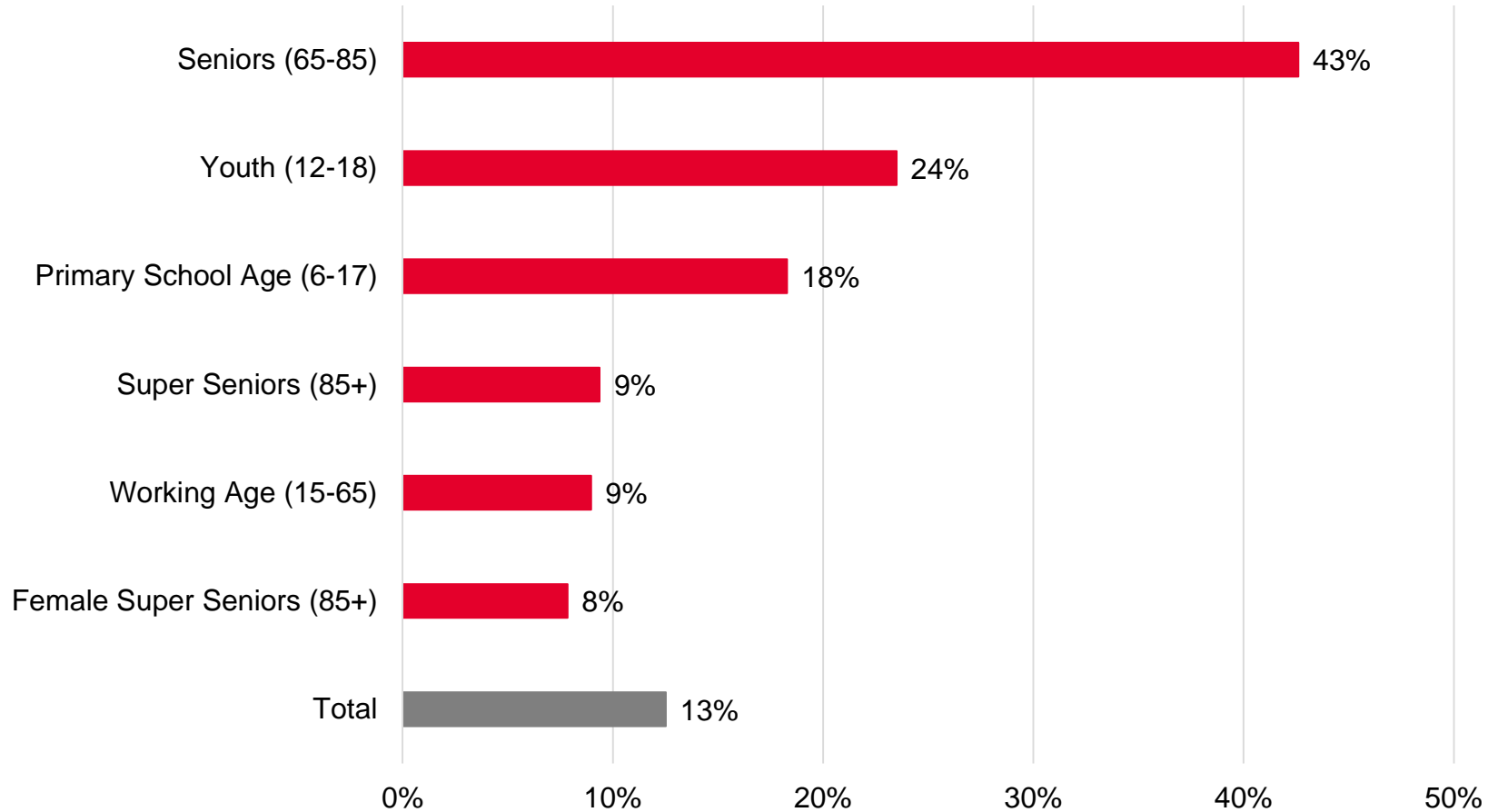


Figure 9: Forecast Calgary Population Growth by Demographic 2017-2026 (The City of Calgary, 2017)



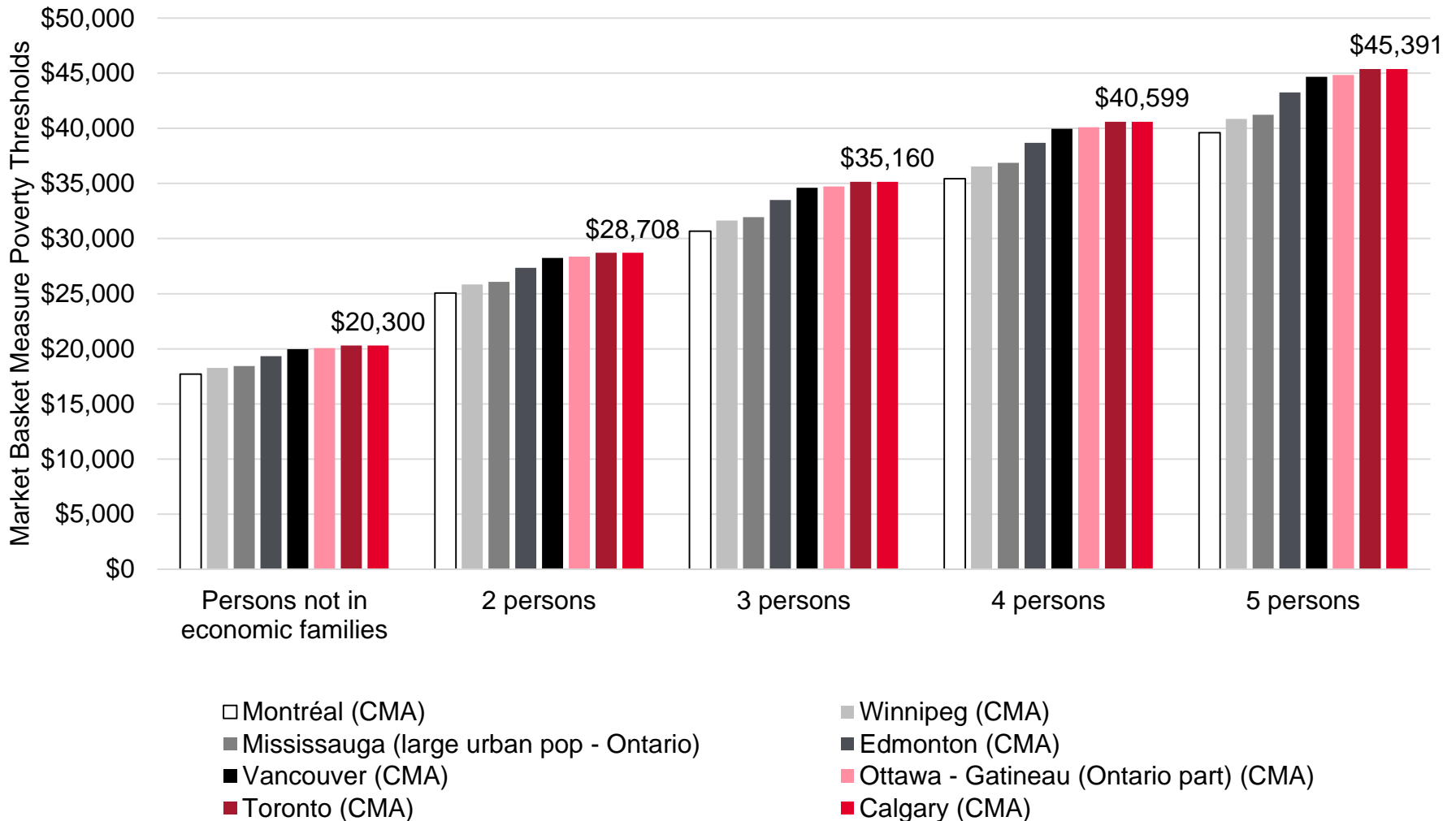
# Housing Demand & Poverty

1. Calgary median household income is \$97,334 vs. \$70,336 for Canada overall.
2. 145,565 people living in poverty in the Calgary CMA





## 3. Calgary has higher cost of living / poverty thresholds:







# Households' Ability to Afford Housing

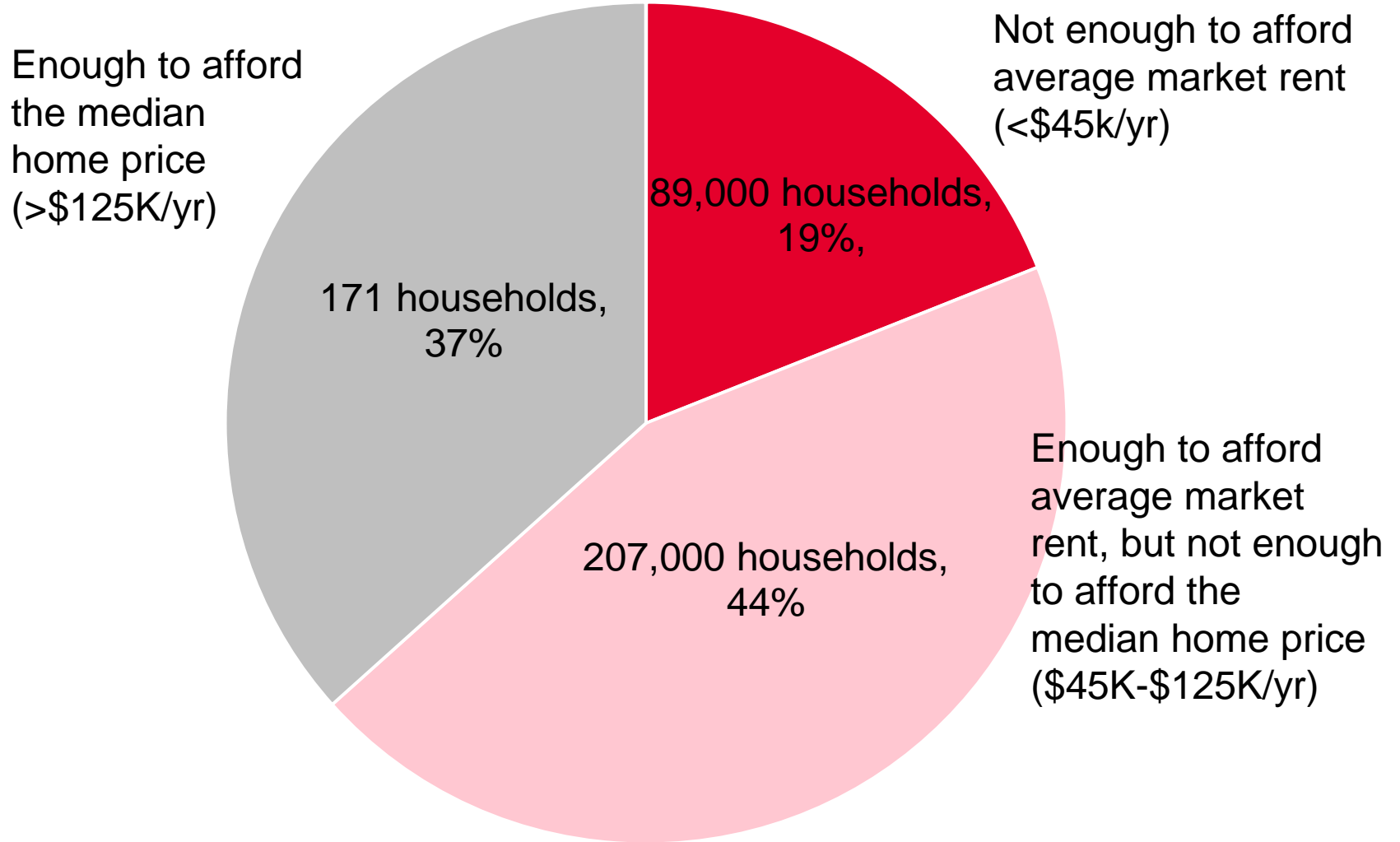


Figure 18: Calgary Households Ability to Afford Housing Based on Income Alone (Statistics Canada, 2017)(Statistics Canada, 2016)(CMHC, 2016)



# Housing, Transportation and Food

1. Housing (20%), transportation (15%) and food (9%) make up nearly 50% of the average Albertan household's total household expenses
2. Transportation costs vary significantly throughout the city
3. 11% of households in the Calgary CMA experience food insecurity





# Housing, Transportation Cost Analysis

<https://maps.calgary.ca/housingandtransportation/>



# Gaps in the Housing System

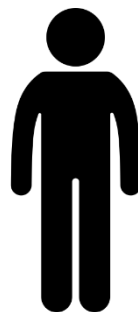
1. 81,240 Calgary households in need of affordable housing according to The City's definition in 2016,
2. Over the past 5 census cycles, the % in need has remained relatively constant at 18% of all households
3. Incidence of housing need elevated for:



**Youth**  
45%



**Single Senior**  
38%



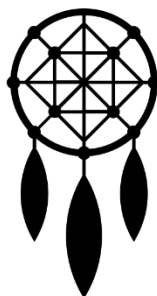
**Single**  
31%



**Lone-parent**  
29%



**Recent Immigrant**  
26%



**Aboriginal**  
24%



**Presence Activity Limitation**  
19%



# Forecast Housing Need

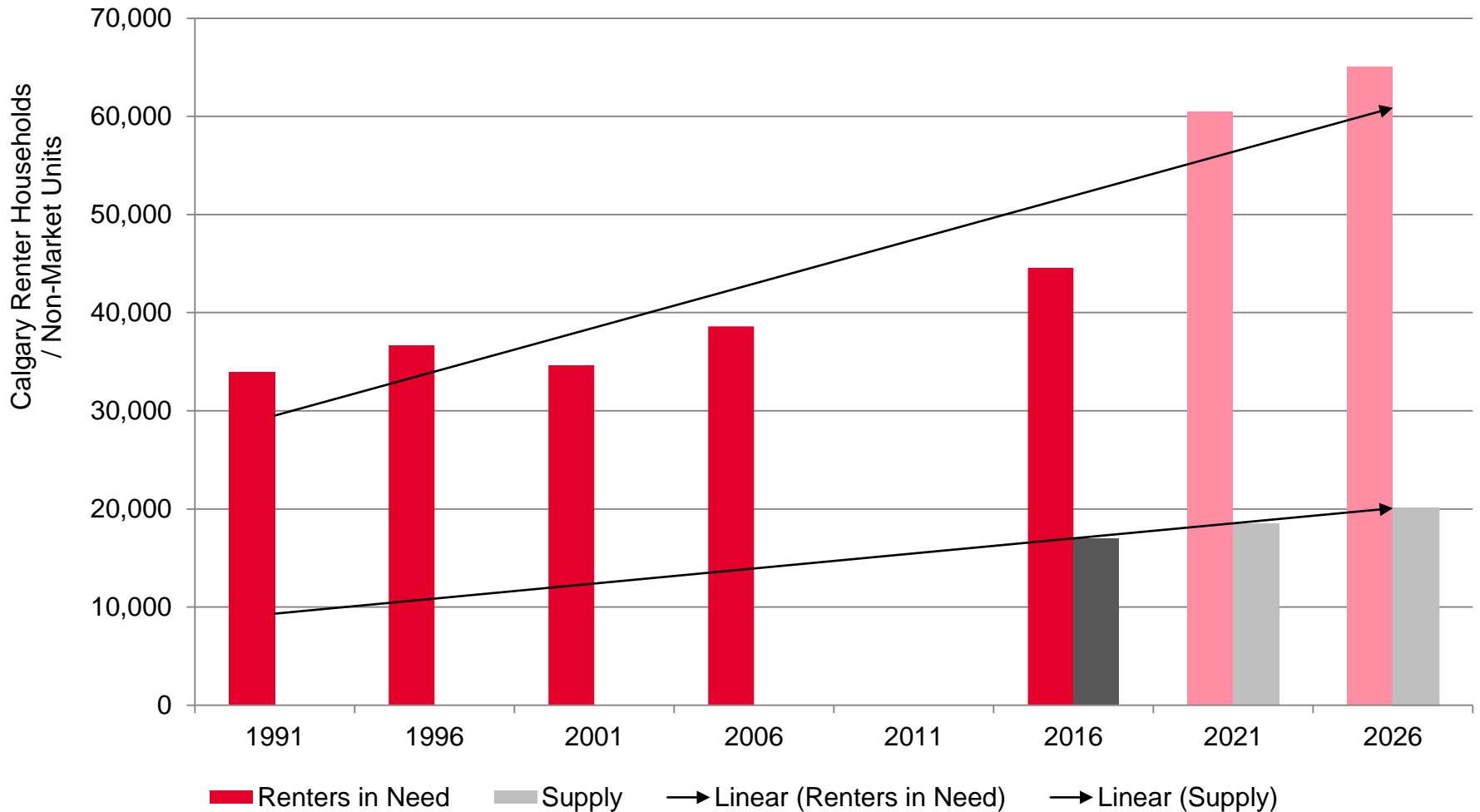


Figure 48: Forecast Renters in Housing Need vs. Non-Market Housing Supply (Statistics Canada, 2018)(The City of Calgary, 2018)(The City of Calgary, 2016)



# Recommendations

1. Increase affordable housing supply.
2. Target new affordable housing to: lone-parents, singles, youth, Indigenous, recent immigrants, households with disabilities and also seniors.
3. Support people - provide programs and services to support their needs beyond housing.
4. Coordinate housing, planning and transportation initiatives to protect Calgary's overall affordability.
5. Locate affordable housing near transit.





# Thank you!

The full report can be found at:  
[www.Calgary.ca/affordablehousing](http://www.Calgary.ca/affordablehousing)  
In “Research and Trends”

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