

Drayton Valley & Brazeau County



Housing Condition Index Update 2013

Draft Report

October 2013

prepared by

 **housing** *strategies inc.*

Drayton Valley & Brazeau County

Housing Condition Index Update 2013

Draft Report

prepared by

Housing Strategies Inc.

October 2013

Table of Contents

Chapter 1: Introduction 1
Chapter 2: Population Analysis..... 5
Chapter 3: Income and Employment Analysis 27
Chapter 4: Housing Supply Analysis 53
Chapter 5: Housing Needs Analysis 79
Chapter 6: Recommendations 113

Appendix A: Community Input (TBA)

CHAPTER 1:

Introduction

1.0 Purpose of the *Drayton Valley & Brazeau County Housing Condition Index Update 2013*

The purpose of the *Drayton Valley & Brazeau County Housing Condition Index Update 2013* is to incorporate new and more current statistical (quantitative) data into the existing 2004 *Drayton Valley Municipal Shelter Plan* and the 2006 *Shelter Plan Update*. The objectives of the 2013 Update are as follows:

1. To provide an updated analysis of current population data pertaining to the Town of Drayton Valley and Brazeau County (e.g., permanent population growth and projections, demographic changes, changing household composition, and changing income levels);
2. To provide an updated analysis of current and emerging housing needs and challenges in the Town of Drayton Valley and Brazeau County in five (5) key areas:
 - Affordability (housing costs)
 - Adequacy (quality and safety)
 - Suitability (overcrowding)
 - Availability (choice)
 - Accessibility (for persons with health, mobility and/or stamina limitations).
3. To provide an updated estimate of the number and types of Drayton Valley and Brazeau County households likely to be in Core Housing Need (i.e., earning incomes at or below Alberta Municipal Affairs' current Core Need Income Thresholds – or CNITs);
4. To provide an updated estimate of the number and types of Drayton Valley and Brazeau County households unlikely to be earning the incomes required to afford to purchase median and entry- level priced homes in the community; and
5. To use this collective data to determine and recommend what types of housing (e.g., size, form, tenure and target population) are most needed in Drayton Valley and Brazeau County to address the region's identified housing needs.

2.0 Project Scope, Methodology and Data Sources

Drayton Valley & Brazeau County Housing Condition Index Update 2013 centers around the Town of Drayton Valley, the Village of Breton, and Brazeau County (with an analysis of the individual communities within Brazeau County where data is available).

The methodology used to develop *Drayton Valley & Brazeau County Housing Condition Index Update 2013* focuses exclusively on a quantitative analysis of statistical data from Statistics Canada in the form of *Census of Population* data, *Taxfiler* data, and *National Household Survey* data. This quantitative analysis of statistical data was divided into three (3) separate stages coinciding with the availability, release dates and/or delivery of key data sets as follows:



Stage I – Census of Population Data: conduct a comprehensive analysis and summary of the following statistical data:

- *Census of Population* data for 2011 pertaining to population (population totals, age profiles, and household composition), housing supply (dwelling types and tenure), and housing challenges (limited data is available through the Census); and
- *Census of Population* data for 1996, 2001 and 2006 pertaining to housing adequacy, suitability, and affordability that was not previously published or otherwise not included when the 2004 *Drayton Valley Municipal Shelter Plan* and the 2006 *Shelter Plan Update* were conducted (e.g., data for Brazeau County). An update summarizing key statistical data where available pertaining to changing population, demographics, household composition, and housing characteristics along with a *preliminary* update of key indicators of housing needs within the Town of Drayton Valley and Brazeau County.

Stage II – Taxfiler Data: conduct a comprehensive analysis and summary of *Taxfiler* data for 2011 (the most current year soon to be available), including:

- The creation of income profiles of both Drayton Valley’s and Brazeau County’s permanent populations;
- An updated estimate of the number and types of Drayton Valley and Brazeau County households likely to be in Core Housing Need (i.e., earning incomes at or below Alberta Municipal Affairs’ current Core Need Income Thresholds – or CNITs); and
- An updated estimate of the number and types of Drayton Valley and Brazeau County households unlikely to be earning the incomes required to afford the purchase price of median and entry-level priced homes in the community. A second update providing a more detailed analysis of household incomes and housing affordability challenges in Drayton Valley and Brazeau County.

Stage III – National Household Survey: conduct a comprehensive analysis and summary of the 2011 *National Household Survey* data as it is released, including:

- Income and employment data; and
- Data related to housing adequacy, suitability, affordability and accessibility.

In addition to the above statistical analyses, a one-day community workshop was held in June 2013 to gather feedback from local stakeholders regarding housing issues, challenges, needs and priorities. The feedback gathered during this workshop was summarized by the Housing Committee and used by the Consultant in the creation of the study’s recommendations.

3.0 Special Considerations

It should be note that the 2011 *Census of Population* underwent a significant change in methodology – namely the removal of the mandatory Long Census Questionnaire in exchange for a voluntary *National Household Survey*. During the 1996, 2001 and 2006 *Censuses of Population*, data pertaining to household incomes, employment and housing needs (i.e., adequacy, suitability, and affordability) was collected through a *mandatory* Long Census Questionnaire enumerating a 20% sample of all households in each community across Canada. During the 2011 *Census of Population*, that same data was collected through a *voluntary* random sample survey inviting approximately 30% of all private households to participate.



It is important to note that while the *National Household Survey* selected 30% of Canadian households to participate (as opposed to the 20% sample used during previous *Census of Population* periods), that participation remained *voluntary* and, therefore, not all of the households who were invited actually participated. The percentage of invited households in each community who did not participate in the *National Household Survey* is represented in the data by the Global Non-Response Rate (GNR). According to Statistics Canada:

For the 2011 National Household Survey (NHS) estimates, the global non-response rate (GNR) is used as an indicator of data quality. This indicator combines complete non-response (household) and partial non-response (question) into a single rate. The value of the GNR is presented to users. A smaller GNR indicates a lower risk of non-response bias and as a result, lower risk of inaccuracy. The threshold used for estimates' suppression is a GNR of 50% or more. For more information, please refer to the National Household Survey User Guide, 2011.¹

Drayton Valley had a global non-response rate (GNR) of 26.8% – indicating that an estimated 22% of Drayton Valley households participated in the *National Household Survey*. Both Brazeau County and Breton each had a GNR of 39.6% (i.e., an estimated 18% of Brazeau County and Breton households participated in the *National Household Survey*). In comparison, Alberta had a GNR of 27.4%, while Canada as a whole had a GNR of 26.1%.

It should also be noted that not all of the communities identified within the scope of this study have *Census of Population* data, *Taxfiler* data, and/or *National Household Survey* data assigned to them. Furthermore, there are inconsistencies between data sets in terms of the communities included. For example:

- *Census of Population* data is available for the Town of Drayton Valley, the Village of Breton, and Brazeau County for the past 15 years (i.e., 1996, 2001, 2006, and 2011); however, in 2011, Lodgepole was separated out of Brazeau County (during the 1996, 2001 and 2006 censuses, Lodgepole was included as part of Brazeau County);
- 2011 *National Household Survey* data is only available for the Town of Drayton Valley, the Village of Breton, and Brazeau County (while Lodgepole was separated out of the Brazeau County *Census of Population* data for 2011, it was included with Brazeau County for the 2011 *National Household Survey*); and
- *Taxfiler* data (both 2006 and 2011) are available for Drayton Valley (two separate data sets for two different areas within Drayton Valley), Breton, Buck Creek, Carnwood, Lindale, Lodgepole, and Rocky Rapids. *Taxfiler* data is **not** available for Brazeau County as a whole or the individual communities of Alsike, Berrymoor, Birchwood Subdivision, Cynthia, Easyford, New Moose Hill, Poplar Ridge, or Violet Grover.

Given the nature in which *Taxfiler* data is collected and organized (i.e., by postal code and mail delivery areas), households living in those communities where data is *not* available is assumed to be included within the communities where data *is* available based on shared mail delivery areas. It should also be noted that currently, aggregated *Taxfiler* data for study areas comprised of a number of smaller rural communities (i.e., custom data runs) cannot be produced by Statistics Canada due to ongoing/protracted negotiations between Statistics Canada and Canada Post over the licensing and use of postal codes (Canada Post's intellectual property). Aggregating *Taxfiler* data for a number of smaller communities into regional totals offers the benefit of reducing data suppression (i.e., increased data accuracy). Thus data suppression is likely to be extensive for the smaller communities. This data suppression cannot be overcome at this time.

¹ <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/help-aide/gnr-tgn.cfm?Lang=E>



4.0 Format of This Report

The following report is organized into several distinct chapters:

- *Chapter 2: Population Analysis* provides a summary of population and demographic data where data is available in order to gain an understanding of growth rates and demographic changes and how those changes may be affecting housing pressures and associated needs;
- *Chapter 3: Income and Employment Analysis* provides a summary of income statistics where data is available in order to gain an understanding of how economic diversification and changing levels of affluence may be affecting housing pressures and associated needs;
- *Chapter 4: Housing Supply Analysis* provides a summary of each community's current housing supply where data is available in terms of market, near-market and non-market housing (both rental and homeownership) in order to assess the range of affordable housing options available to residents living in the region who may be experiencing housing challenges;
- *Chapter 5: Housing Needs Analysis* provides a summary of common housing issues (e.g., housing adequacy, suitability, accessibility, and affordability) and estimates the number of households in each community likely to be experiencing each of these challenges along with an estimate of the number of individuals and households likely to be experiencing homelessness (including those at risk of becoming homeless); and
- *Chapter 6: Recommendations* provides a series of recommendations for each municipality to consider in order to address the region's identified housing needs.



CHAPTER 2:

Population Analysis

1.0 Introduction

This chapter examines permanent population statistics for Brazeau County, Drayton Valley and Breton where data is available in order to gain a better understanding of the region's changing demographics and how these changes may influence housing and support needs. The analysis is based primarily on Statistics Canada *Census of Population* data, which is collected every five years. Since every household in Canada is included in this nationwide Census, it provides the most comprehensive and standardized population data sets available.

2.0 Chapter Highlights

- Between 2001 and 2011 (the last 10 years of Federal census data), the permanent population of the Brazeau County/Drayton Valley region increased by an estimated 12.1% (for an average annual growth rate of 1.2%). In comparison, the population of Alberta grew by 22.5% during that same period while the total population of Canada grew by 11.6%. This would suggest that recent growth in the overall region has been moderate.
- Growth was fastest in Drayton Valley (21.5% total) yet slower in Brazeau County (4.4% total). The permanent populations of both Breton and Lodgepole have been declining in recent years.
- Population growth projections suggests the following potential population totals for each community over the next 15-20 years:
 - **Brazeau County:** 7,835 - 8,245 residents based on past trends (or up to 10,550 residents based on population projections for the Edmonton region);
 - **Drayton Valley:** 7,680 - 10,560 residents based on past trends (or up to 10,330 residents based on population projections for the Edmonton region);
 - **Breton:** 340 - 510 residents based on past trends (or up to 730 residents based on population projections for the Edmonton region); and
 - **Lodgepole:** 60 residents based on past trends (or up to 185 residents based on population projections for the Edmonton region).
- Population mobility and turnover can have an important influence on housing and support service needs. Between 2001 and 2011:
 - Approximately 2,920-3,110 new residents moved into **Brazeau County** during that period while approximately 2,615-2,805 existing residents moved out (resulting in a net increase of 306 residents);
 - Approximately 3,210-3,550 new residents moved into **Drayton Valley** during that period while approximately 1,960-2,300 existing residents moved out (resulting in a net increase of 1,248 residents); and
 - Approximately 260-295 new residents moved into **Breton** during that period while approximately 335-370 existing residents moved out (resulting in a net decline of -77 residents).
 - Similar data is not available for **Lodgepole**.



- *Census of Population* data consistently shows is that while the overall population of the region is increasing, certain age cohorts are increasing at a faster rate than others – particularly empty-nesters (ages 55-64), and seniors (ages 65+). The age cohorts that are declining in terms of relative proportion include children, youth and adults under the age of 45 depending on the community. This data seems to indicate a declining *proportion* of families with children – particularly young families – which suggests that housing availability and affordability may be having an influence on population growth and demographic changes.
- The age cohorts that appear to be moving into the region at faster rate include those who are more likely to have:
 - Established themselves in their careers and are thus more likely to be earning higher incomes;
 - Already established themselves in the housing market, thus affording them higher equity and savings; and/or
 - Paid off their mortgages.
- The age cohorts that are moving into the region at a slower rate (or potentially leaving the region altogether) include those who are:
 - More likely to be just starting out in their careers;
 - Entering the housing market for the first time; and/or
 - In need of higher levels of supports, including supportive housing (e.g., older seniors) – particularly in the smaller communities.
- Over time, Brazeau County, Drayton Valley and Breton have each experienced a net decline in the proportion of couple households along with a net increase in the proportion of single individual households and “other” household types (i.e., non-related individuals and/or more than one family sharing accommodations).
- Over time, both the number and proportion of single fathers is increasing across the region resulting in a declining *proportion* of single mothers.
- In 2011, an estimated 20% to 25% of lone-parent families, 38.9% to 43.7% of single individuals, and 8.6% to 16.7% of single seniors were co-habiting either with relatives or un-related people depending on the community. Households who are co-habiting are more likely to be living in overcrowded conditions.
- Together, these data suggest that increasing housing affordability and availability challenges may be influencing population growth rates and demographic shifts (and vice versa).
- Average household size has also decreased over time in the region. As average household size declines, a greater number of housing units are required to meet the needs of the same population – placing increased supply and demand pressures on a community’s housing and infrastructure.



3.0 Population Characteristics

3.1 Population Growth

Population growth can result in housing supply and demand imbalances if the rate of growth exceeds the ability of various sectors within the community (e.g., the public, private and non-profit sectors – either individually or collectively) to respond effectively to these growth pressures by keeping pace with demand for new infrastructure, including housing and related support services. Supply and demand imbalances can result in escalating housing prices and oversubscription of available support services – increasing the number of households experiencing housing difficulties and potentially increasing the risk of homelessness.

Table 1 shows permanent population changes for Brazeau County, Drayton Valley (including Lodgepole) and Breton between 1991 and 2011 based on Statistics Canada *Census of Population* data.

Table 1: Official Populations for Brazeau County, Drayton Valley, Breton and Lodgepole (1991, 1996, 2001, 2006 and 2011)

Characteristics	Brazeau County	Drayton Valley	Breton	Lodgepole	Region Σ
Total Population in 1991	6,301	5,983	484	— *	12,768
Total Population in 1996	6,589	5,883	521	— *	12,993
Total Population in 2001	6,895	5,801	573	— *	13,269
Total Population in 2006	7,040	6,893	550	156	14,639
Total Population in 2011	7,201	7,049	496	125	14,871
1991 to 1996 Total Population Change (%)	4.6%	-1.7%	7.6%	— *	1.8%
1996 to 2001 Total Population Change (%)	4.6%	-1.4%	10.0%	— *	2.1%
2001 to 2006 Total Population Change (%)	2.1%	18.8%	-4.0%	— *	10.3%
2006 to 2011 Total Population Change (%)	2.3%	2.3%	-9.8%	-19.9%	1.6%
2001 to 2011 Total Population Change (%)	4.4%	21.5%	-13.4%	— *	12.1%
1996 to 2011 Total Population Change (%)	9.3%	19.8%	-4.8%	— *	14.5%
1991 to 2011 Total Population Change (%)	14.3%	17.8%	2.5%	— *	16.5%
Avg. Annual Pop. Change 1991-2011 (%): 20-Year Trend	0.7%	0.9%	0.1%	— *	0.8%
Avg. Annual Pop. Change 1996-2011 (%): 15-Year Trend	0.6%	1.3%	-0.3%	— *	1.0%
Avg. Annual Pop. Change 2001-2011 (%): 10-Year Trend	0.4%	2.2%	-1.3%	— *	1.2%
Avg. Annual Pop. Change 2006-2011 (%): 5-Year Trend	0.5%	0.5%	-2.0%	-4.0%	0.3%

Data Sources:

Statistics Canada Census of Population (1996, 2001, 2006, 2011)

NOTE: Data may be subject to rounding and suppression

* The required Census of Population data is not currently available for analysis (i.e., in 2011, Census of Population data for Lodgepole was separated out of the data for Brazeau County. In all other Census years, data for Lodgepole was included with the data for Brazeau County)



According to this data, the total permanent population of the region grew by an estimated 12.1% between 2001 and 2011 (an average annual growth rate of 1.2% per year). Brazeau County's permanent population increased by 4.4% (an average of 0.4% per year) and Drayton Valley's permanent population increased by 21.5% (an average of 2.2% per year), while Breton's permanent population declined by -13.4% (an average of -1.3% per year) and Lodgepole's permanent population declined by -19.9% (an average of -4.0% per year). In comparison, the population of the province as a whole increased by 22.5% while the total population of Canada increased by 11.6% during that same period. The data in Table 1 suggests that the region's total population is growing at a rate approximately half that of the provincial average, the population of the Town of Drayton Valley is growing at a rate very close to the provincial average. It also shows that the population in some of the smaller rural communities is actually declining. This comparison of population growth rates would characterize growth in the region as moderate overall (slightly higher than the national average but approximately half that of the provincial average). However, growth in Drayton Valley would be considered high over the past 10 years (2.2% per year) but low-to-moderate over the past 5 years (0.5% per year) and growth in some of the smaller rural communities would be considered low.

Higher growth rates in Drayton Valley are likely placing pressures on the community's as well as the region's infrastructure, including housing and support services. The more modest growth rate experienced in the rural areas (and in some cases population decline) may be due to a number of factors (some related, others not) including:

- Housing affordability issues and availability constraints;
- Growth in the non-permanent population (i.e., temporary workers); and
- (Potentially) growth in the recreational property investment market (i.e., homes previously owned by permanent residents being purchased by non-permanent, recreational homebuyers).

3.2 Population Projections

Population projections are made possible based on the observed changes in the *Census of Population* data. Table 2 (next page) provides up to five (5) population projections for each community to 2030 based on population projections for Census Division 11 (i.e., the Edmonton region) developed by Alberta Treasury Board and Finance and the following observed (actual) growth rates (where data is available) for each community:

- (1) The **5-year trend** (i.e., between 2006 and 2011)
- (2) The **10-year trend** (i.e., between 2001 and 2011)
- (3) The **15-year trend** (i.e., between 1996 and 2011)
- (4) The **20-year trend** (i.e., between 1991 and 2011)

It should be noted that these population projections are based strictly on observed *past* trends in the Statistics Canada *Census of Population* data. These projections suggests the following potential permanent population totals for each community by 2030 depending on what actual growth rates occur throughout the region over the next 15-20 years:

- **Brazeau County:** 7,835 - 8,245 residents based on past trends (or up to 10,550 residents based on population projections for the Edmonton region);
- **Drayton Valley:** 7,680 - 10,560 residents based on past trends (or up to 10,330 residents based on population projections for the Edmonton region);
- **Breton:** 340 - 510 residents based on past trends (or up to 730 residents based on population projections for the Edmonton region); and
- **Lodgepole:** 60 residents based on past trends (or up to 185 residents based on population projections for the Edmonton region).



Table 2: Population Projections for Brazeau County, Drayton Valley, Breton and Lodgepole to 2030

BRAZEAU COUNTY	Year	5-Year Avg.	10-Year Avg.	15-Year Avg.	20-Year Avg.	Division 11 Avg.
		0.5%	0.4%	0.6%	0.7%	2.03%
	2011	7,201	7,201	7,201	7,201	7,201
2012	7,234	7,233	7,246	7,252	7,347	
2013	7,267	7,265	7,290	7,304	7,496	
2014	7,300	7,297	7,336	7,356	7,649	
2015	7,334	7,330	7,381	7,409	7,804	
2016	7,367	7,362	7,427	7,462	7,962	
2017	7,401	7,395	7,473	7,515	8,124	
2018	7,435	7,428	7,519	7,569	8,289	
2019	7,469	7,461	7,566	7,623	8,457	
2020	7,503	7,494	7,612	7,677	8,629	
2021	7,537	7,527	7,660	7,732	8,804	
2022	7,572	7,560	7,707	7,787	8,983	
2023	7,606	7,594	7,755	7,843	9,165	
2024	7,641	7,628	7,803	7,899	9,351	
2025	7,676	7,662	7,851	7,955	9,541	
2026	7,711	7,696	7,900	8,012	9,734	
2027	7,746	7,730	7,949	8,069	9,932	
2028	7,782	7,764	7,998	8,127	10,134	
2029	7,817	7,798	8,047	8,185	10,339	
2030	7,853	7,833	8,097	8,244	10,549	

DRAYTON VALLEY	Year	5-Year Avg.	10-Year Avg.	15-Year Avg.	20-Year Avg.	Division 11 Avg.
		0.5%	2.2%	1.3%	0.9%	2.03%
	2011	7,049	7,049	7,049	7,049	7,049
2012	7,081	7,201	7,142	7,112	7,192	
2013	7,113	7,356	7,237	7,175	7,338	
2014	7,145	7,514	7,332	7,239	7,487	
2015	7,177	7,675	7,429	7,304	7,639	
2016	7,210	7,841	7,527	7,369	7,794	
2017	7,243	8,009	7,627	7,434	7,952	
2018	7,275	8,182	7,727	7,500	8,114	
2019	7,308	8,358	7,830	7,567	8,278	
2020	7,341	8,537	7,933	7,635	8,447	
2021	7,375	8,721	8,038	7,703	8,618	
2022	7,408	8,909	8,144	7,771	8,793	
2023	7,442	9,100	8,252	7,841	8,971	
2024	7,475	9,296	8,361	7,910	9,154	
2025	7,509	9,496	8,471	7,981	9,339	
2026	7,543	9,700	8,583	8,052	9,529	
2027	7,577	9,909	8,696	8,124	9,722	
2028	7,611	10,122	8,811	8,196	9,920	
2029	7,646	10,340	8,928	8,269	10,121	
2030	7,681	10,562	9,046	8,343	10,327	

Data Source:
Calculations derived from
Statistics Canada 1991 - 2011
Census of Population data

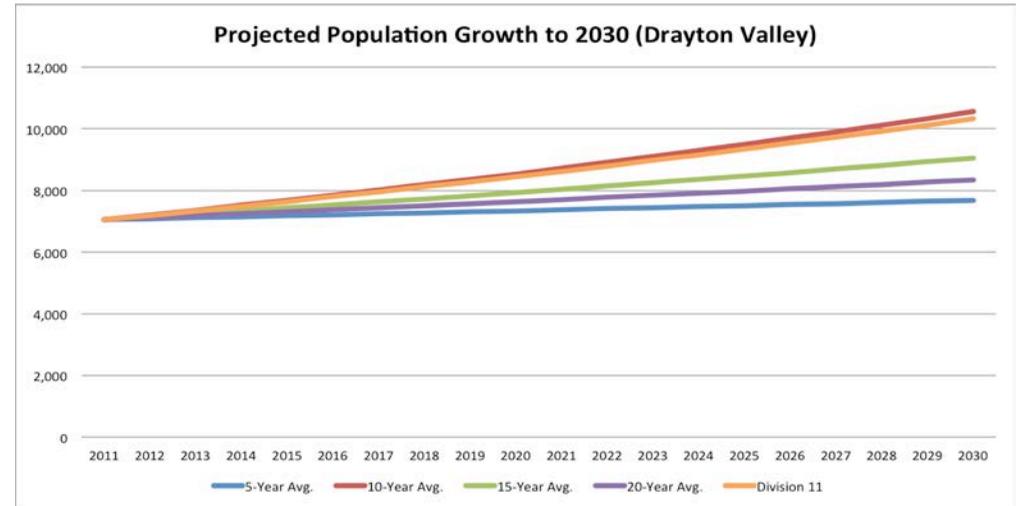
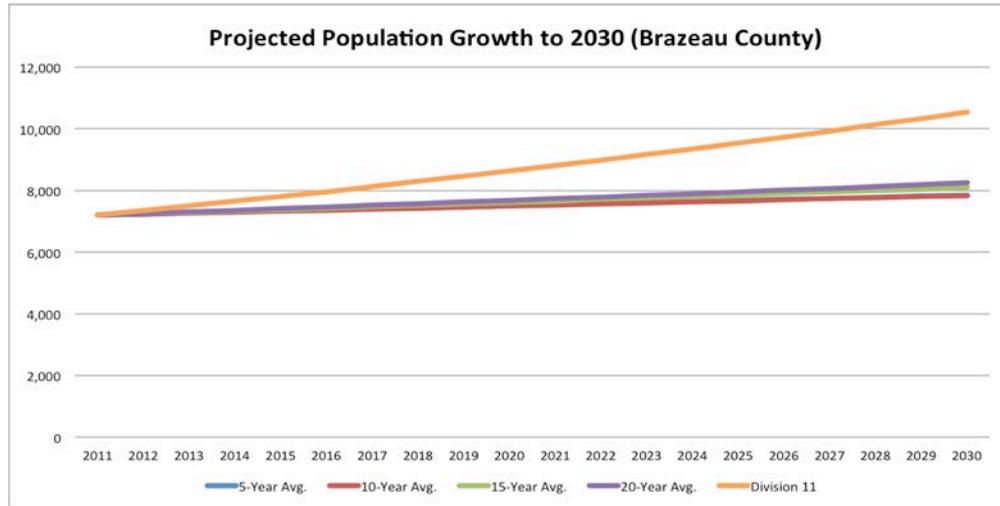


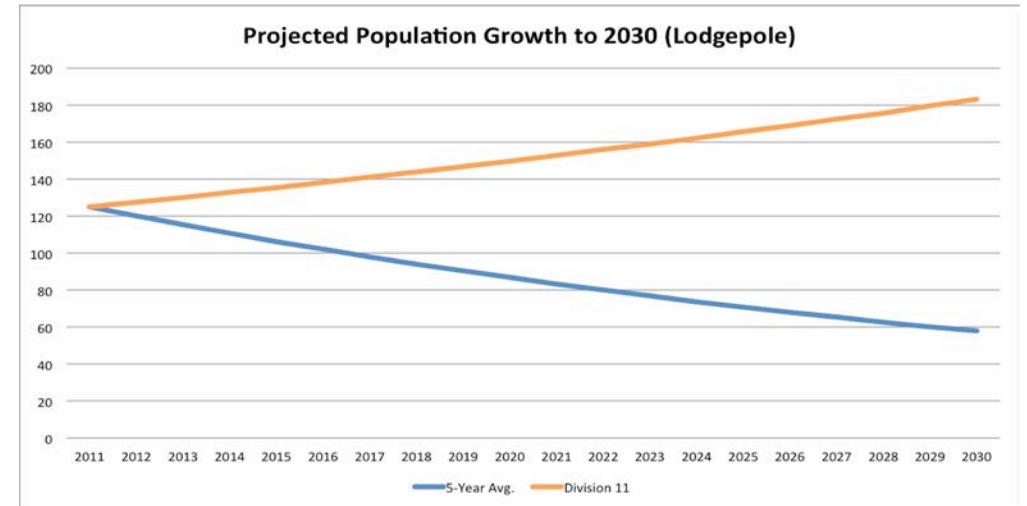
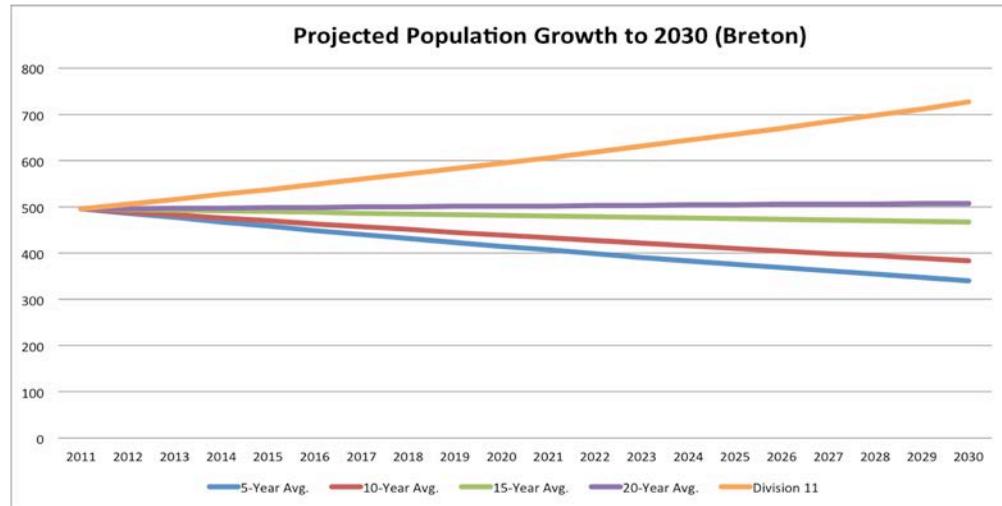
Table 2 (Cont'd): Population Projections for Brazeau County, Drayton Valley, Breton and Lodgepole to 2030

BRETON	Year	5-Year Avg.	10-Year Avg.	15-Year Avg.	20-Year Avg.	Division 11 Avg.
		-2.0%	-1.3%	-0.3%	0.1%	2.03%
	2011	496	496	496	496	496
2012	486	489	494	497	506	
2013	477	483	493	497	516	
2014	467	476	491	498	527	
2015	458	470	490	498	538	
2016	449	464	488	499	548	
2017	440	457	487	500	560	
2018	432	451	485	500	571	
2019	423	445	483	501	583	
2020	415	439	482	502	594	
2021	407	433	480	502	606	
2022	399	427	479	503	619	
2023	391	422	477	503	631	
2024	383	416	476	504	644	
2025	376	410	474	505	657	
2026	368	405	473	505	671	
2027	361	399	471	506	684	
2028	354	394	470	507	698	
2029	347	389	468	507	712	
2030	340	384	467	508	727	

LODGEPOLE	Year	5-Year Avg.	10-Year Avg.	15-Year Avg.	20-Year Avg.	Division 11 Avg.
		-4.0%	— *	— *	— *	2.03%
	2011	125	125	125	125	125
2012	120	— *	— *	— *	128	
2013	115	— *	— *	— *	130	
2014	111	— *	— *	— *	133	
2015	106	— *	— *	— *	135	
2016	102	— *	— *	— *	138	
2017	98	— *	— *	— *	141	
2018	94	— *	— *	— *	144	
2019	90	— *	— *	— *	147	
2020	87	— *	— *	— *	150	
2021	83	— *	— *	— *	153	
2022	80	— *	— *	— *	156	
2023	77	— *	— *	— *	159	
2024	74	— *	— *	— *	162	
2025	71	— *	— *	— *	166	
2026	68	— *	— *	— *	169	
2027	65	— *	— *	— *	172	
2028	63	— *	— *	— *	176	
2029	60	— *	— *	— *	179	
2030	58	— *	— *	— *	183	

Data Source:
Calculations derived from
Statistics Canada 1991 - 2011
Census of Population data

* The required Census of Population
data is not currently available for
analysis



The population projections for Census Division 11 (i.e., the Edmonton region) developed by Alberta Treasury Board and Finance also address growth in the seniors population (ages 65 and over). According to these projections, 11.5% of the Edmonton region's population consisted of seniors in 2012. By 2041, seniors are projected to represent an estimated 18.8% of the region's population. Assuming linear growth in that population over time suggests that by 2030, approximately 16.0% of the region's population will consist of seniors. Applying that same average to the population projections above suggests the following:

- **Brazeau County:** 1,255 – 1,320 seniors (based on past growth in Brazeau County) or up to 1,690 seniors based on population projections for the Edmonton region;
- **Drayton Valley:** 1,230 – 1,690 seniors (based on past growth in Drayton Valley) or up to 1,655 seniors based on population projections for the Edmonton region;
- **Breton:** 55 – 80 seniors (based on past growth in Breton) or up to 115 seniors based on population projections for the Edmonton region;
- **Lodgepole:** 10 seniors (based on past growth in Lodgepole) or up to 30 seniors based on population projections for the Edmonton region.

These population projections suggest that population growth pressures will likely continue in Drayton Valley and, to a lesser extent, in Brazeau County into the foreseeable future – resulting in increasing demand for housing and likely continued escalation of housing prices (and, therefore, increased risk of housing challenges and hardships – particularly among low- and modest-income households).

3.3 Temporary/“Shadow” Populations

It is also important to note that the population data presented above applies strictly to the region's *permanent* population. This data does not address the region's temporary or “shadow” population. The temporary or “shadow” population consists of:

“Any person who is present in the community and has a residence elsewhere may be considered to be a part of the temporary or Shadow Population. This person resides in the community for a minimum 30 days or on a seasonal basis and is employed or has been employed by an industrial or commercial establishment in the municipality.”²

Other definitions define this population as: “temporary residents of a municipality who are employed by an industrial or commercial establishment in the municipality for a minimum of 30 days”³ Enumerations of a community's temporary or “shadow” population is not included in the *Census of Population*. As a result, some municipalities include special efforts to enumerate their shadow population through a municipal census. This does not appear to be the case for Brazeau County, Drayton Valley, or Breton. However, data from a 2006 study commissioned by the Northern Alberta Development Council to determine the size of the “shadow” population in 21 of Northern Alberta's rural municipalities may be of assistance.⁴ This study found that “shadow” populations in Northern Alberta not only vary over the course of the year (i.e., each municipality experiences an annual peak season for temporary workers) but that annual averages also vary greatly from municipality to municipality (from a low of less than 1% in Birch Hills County to a high of 70.2% in the MD of Greenview). The overall annual average for the 21 municipalities combined was 17.2% (compared to the peak season average of 19.3%). Applying these averages to the Brazeau County/Drayton Valley region produces the following current estimates of the area's shadow population:

- **Est. annual average:** 2,560 temporary residents (17.2% of the region's total 2011 population of 14,871 permanent residents) – for an est. total of up to 17,430 residents;
- **Est. peak season total: 2,870 temporary residents** (19.3% of the region's total 2011 population of 14,871 permanent residents) – for an est. total of up to 17,740 residents.

² Regional Municipality of Wood Buffalo, *Municipal Census 2006*, p. 57

³ <http://www.albertacanada.com/business/statistics/north-central-municipalities.aspx>

⁴ Aylward, Mary Joan (July 2006) *Shadow Populations in Northern Alberta (Part 1 – Quantification)* Prepared for the Northern Alberta Development Council.



Projecting “shadow” population growth over time is not a reasonable exercise at this time given the lack of region-specific empirical data dealing specifically with that population. This suggests that each municipality will require special efforts to gain a clear understanding of the region’s temporary or “shadow” population totals and projected growth rates as this growth will also influence housing needs but is not included in the available *Census of Population* data.

3.4 Population Mobility

High levels of population mobility (i.e., population turnover) can affect both the demand for and the effectiveness of available housing and support services. In terms of housing, high population turnover can lead to rapidly changing demographics and household composition – which can then change market demand for housing in the community. Also, each time a person moves, he or she incurs additional expenses (moving expenses, damage deposits, utility hookup fees, etc.) that may or may not be recovered from the previous home. In terms of support services, high population turnover leads to client turnover – some of whom may have different needs and priorities. This can affect agency case management and the continued delivery of support services to those clients who have moved. It also means that time and energy must be diverted from the delivery of services to helping those new clients who have moved into the area apply and quality for supports. There may also be a steep learning curve for new residents moving into the community in terms of building their knowledge and awareness of what support services are available, where those services are located, and how to access them. High population turnover also means that informal supportive relationships and networks (a key protective factor in preventing the risk of homelessness) can also be weakened as neighbours, friends and family members leave the community. Altogether, high levels of population mobility can make planning for and responding effectively and efficiently to the needs of the local population more difficult – thus increasing the risk and likelihood of people “falling through the cracks”.

Table 3 (next page) compiles data from Statistics Canada on the mobility of residents living in Brazeau County, Drayton Valley and Breton between 2001 and 2011 (data for Lodgepole is not available). This data shows the number and percentage of permanent residents who, five years earlier had either lived:

- In the same community *and* in the same home;
- In the same community but in a different home;
- In a different community within Alberta;
- In a different province; or
- In another country altogether.

As Table 3 shows, population mobility (i.e., population turnover) is a significant dynamic in the region. Based on the data that is available:

- **Brazeau County:**
 - Even though Brazeau County’s population grew by 2.1% between 2001 and 2006 and another 2.3% between 2006 and 2011 (a net increase of 306 residents), it actually lost between 2,615 and 2,805 of the county’s existing residents due to mobility.
 - Based on this data, it is estimated that approximately 2,920-3,110 new residents moved into the county during that period while approximately 2,615-2,805 existing residents moved out.
- **Drayton Valley:**
 - Even though Drayton Valley’s population grew by 18.8% between 2001 and 2006 and another 2.3% between 2006 and 2011 (a net increase of 1,248 residents), it actually lost between 1,960 and 2,300 of the town’s existing residents due to mobility.
 - Based on this data, it is estimated that approximately 3,210-3,550 new residents moved into the town during that period while approximately 1,960-2,300 existing residents moved out.



- **Breton:**
 - While **Breton's** population declined by -4.0% between 2001 and 2006 and then another -9.8% between 2006 and 2011 (a net decline of -77 residents), it actually lost between 335 and 370 of the village's existing residents due to mobility.
 - Based on this data, it is estimated that approximately 260-295 new residents moved into the village during that period while approximately 335-370 existing residents moved out.

Table 3: Population Mobility for Brazeau County, Drayton Valley and Breton (2001 - 2011)

Mobility Characteristics	Brazeau County				Drayton Valley				Breton			
	2006 ¹		2011 ²		2006 ¹		2011 ²		2006 ¹		2011 ²	
	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%
Lived at the Same Address 5 Years Ago	4,185	63.2%	4,185	62.0%	2,790	44.8%	2,945	46.2%	240	48.0%	250	59.5%
Lived at a Different Address 5 Years Ago	1,045	15.8%	1,040	15.4%	1,830	29.4%	1,820	28.6%	100	20.0%	70	16.7%
Lived in a Different Municipality 5 Years Ago	1,030	15.6%	1,200	17.8%	965	15.5%	1,000	15.7%	130	26.0%	80	19.0%
Lived in a Different Province or Territory 5 Years Ago	280	4.2%	280	4.1%	620	10.0%	470	7.4%	30	6.0%	20	4.8%
Lived in a Different Country 5 Years Ago	75	1.1%	55	0.8%	15	0.2%	135	2.1%	0	0.0%	0	0.0%
Published Total Population 5 Years and Over	6,620	99.9%	6,755	100.1%	6,225	99.9%	6,370	100.0%	500	100.0%	420	100.0%
Pub. Total Living in the Community 5 Years Ago	5,230	79.0%	5,225	77.4%	4,620	74.2%	4,765	74.8%	340	68.0%	320	76.2%
Pub. Total Not Living in the Community 5 Years Ago	1,385	20.9%	1,535	22.7%	1,600	25.7%	1,605	25.2%	160	32.0%	100	23.8%
Total Population (2006)	7,040	99.9%	7,201	100.1%	6,893	99.9%	7,049	100.0%	550	100.0%	496	100.0%
Est. Total Living in the Community 5 Years Ago	5,562	79.0%	5,570	77.4%	5,116	74.2%	5,273	74.8%	374	68.0%	378	76.2%
Est. Total Not Living in the Community 5 Years Ago	1,473	20.9%	1,636	22.7%	1,772	25.7%	1,776	25.2%	176	32.0%	118	23.8%
Net Population Growth	145	2.1%	161	2.3%	1,092	18.8%	156	2.3%	-23	-4.0%	-54	-9.8%
Est. # (Low) of Residents Leaving the Community	1,240	17.6%	1,374	19.1%	508	7.4%	1,449	20.6%	183	33.3%	154	31.0%
Est. # (High) of Residents Leaving the Community	1,328	18.9%	1,475	20.5%	680	9.9%	1,620	23.0%	199	36.2%	172	34.7%

Data Source:

¹ Statistics Canada 2006 Census of Population

¹ Statistics Canada 2011 National Household Survey

What this data is unable to show is how many of those residents who left either community between 2001 and 2011 (i.e., those living in a different municipality five years prior) actually moved from one community in the region to another (e.g., from Lodgepole to Drayton Valley or from Drayton Valley to Brazeau County). Furthermore, there do not appear to be any published studies from a Canadian context to determine what might constitute a high vs. low rate of population mobility and turnover or a healthy vs. unhealthy rate of population mobility and turnover. However, *National Household Survey* data does indicate that in 2011, the provincial average for Alberta was between 9.5%-11.5% and the national average for Canada was between 11%-12%. These comparisons suggest that the region overall has been experiencing a high rate of population mobility and turnover over the ten-year period between 2001 and 2011.



A number of factors could explain why people may leave their home community, including:

- A change in one's job that requires relocation;
- Changing health needs or obligations (e.g., the need to move in order to provide care to elderly parents living in a different community or to access health and community services not available locally);
- Opportunities to upgrade one's home (e.g., purchase a larger home on an acreage lot outside the community or elsewhere in the region);
- Lifestyle choices (e.g., the desire to move to a community that offers sought-after employment, recreational or educational opportunities or the desire to get away from changes that are occurring in the home community);
- The need to move to another community in order find more suitable or more affordable housing because those options are not available locally; and/or
- Death.

It should also be noted that population mobility is a natural occurrence. It is normal for people to move in and out of a community as their life cycles, lifestyle goals, and job opportunities or pursuits change. However, this could be considered problematic for a community if the population that is leaving is not being replenished by new residents moving in, or if people are leaving the community in significant numbers because housing affordability issues or other dynamics are preventing them from establishing and making a life for themselves no matter how hard they try. In some cases, high mobility rates can lead to population decline if the community is experiencing growth in the recreational property market – something that is occurring in a number of smaller rural communities throughout Alberta due largely to the wealth and prosperity of the Baby Boomer generation and the wealth being generated by Alberta's oil and gas industries (and is discussed in Chapter 3). As existing residents sell their homes and leave the community (for any combination of reasons presented above), an increasing number of recreational property investors may be purchasing those homes. Many recreational property investors do not move into the community right away to become full-time residents. Some recreational homebuyers may intend to retire in the community at a later date, while others may simply be seeking a long- or short-term investment opportunity with no intention of ever moving to the community.

3.5 Demographic Changes

Population growth along with population mobility/turnover often bring demographic shifts and changing household composition. Both can lead to a mismatch between the housing that is available in the community (i.e., types and sizes) and the housing that this growing and changing population needs (or demands). Conversely, the types, sizes, and quality of housing available in the community can influence these trends by either promoting or deterring certain types of growth (e.g., attracting or deterring young families, seniors, empty-nesters, etc.).

Table 4 (next page) shows the breakdown by age of the residents living in the region based on the 1996, 2001, 2006 and 2011 Statistics Canada *Census of Population* data (where data is available).⁵ The data shows the following demographic shifts occurring in each community:

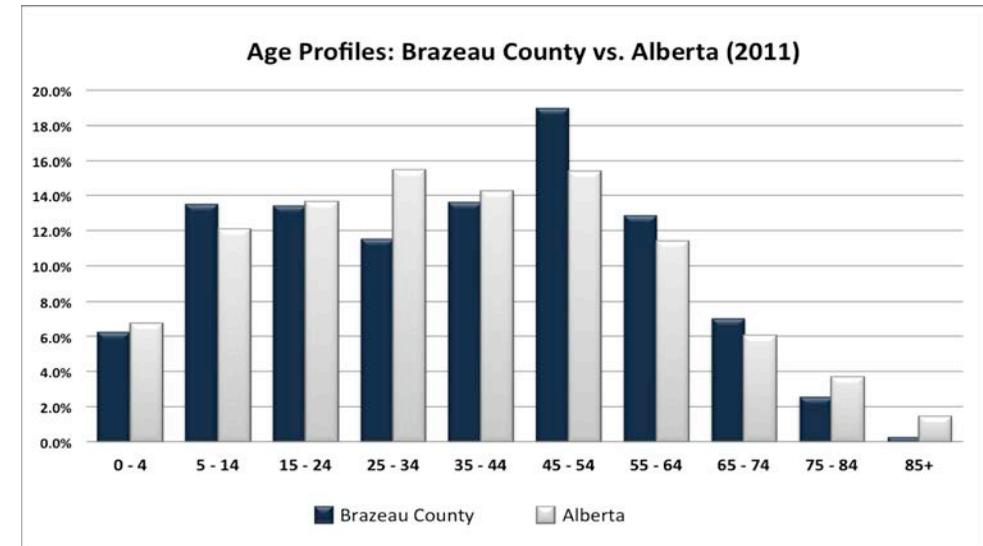
- **Brazeau County:** experienced an increase in the proportion of youth ages 20-24, adults ages 45-54, empty-nesters ages 55-64 and seniors ages 65-84 while at the same time experiencing a decline in the proportion of children and youth under the age of 20, adults ages 25-44, and older seniors ages 85+. This suggests that Brazeau County may be losing families due to population mobility and turnover.

⁵ The specific age cohort categories used in Table 4 are based on those presented in the 2001 *Census of Population* data. More recent census data organizes age cohort data into a broader and more detailed series of categories as does a recent republishing of data from the 1996 Census. However, in order to compare data across the three census periods, the 2001 cohorts had to be used.

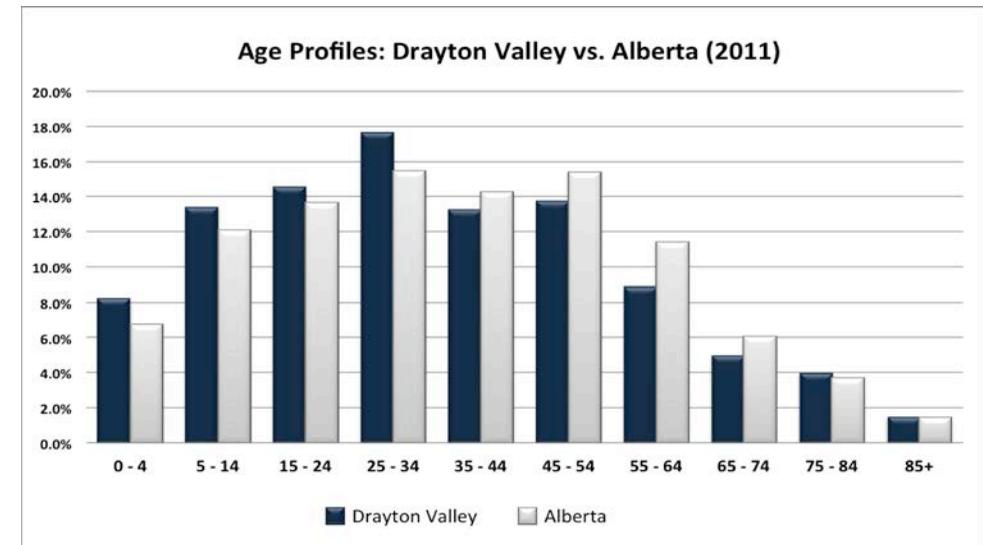


Table 4: Changing Age Characteristics for Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

BRAZEAU COUNTY	Age Characteristics	1996		2001		2006		2011		1996-2011 % Change
		N ^o	%							
		Age 0-4	495	7.5%	425	6.2%	420	6.0%	450	
Age 5-14	1,265	19.2%	1,195	17.3%	1,075	15.2%	970	13.5%	-29.8%	
Age 15-19	520	7.9%	595	8.6%	625	8.9%	555	7.7%	-2.2%	
Age 20-24	355	5.4%	360	5.2%	365	5.2%	410	5.7%	5.8%	
Age 25-44	2,225	33.8%	2,200	31.9%	1,970	27.9%	1,810	25.2%	-25.5%	
Age 45-54	725	11.0%	940	13.6%	1,270	18.0%	1,365	19.0%	72.4%	
Age 55-64	610	9.3%	695	10.1%	735	10.4%	925	12.9%	38.9%	
Age 65-74	280	4.2%	370	5.4%	425	6.0%	505	7.0%	65.2%	
Age 75-84	95	1.4%	90	1.3%	150	2.1%	185	2.6%	78.4%	
Age 85+	20	0.3%	20	0.3%	20	0.3%	20	0.3%	-8.4%	
Estimated Total		6,590	100.0%	6,890	100.0%	7,055	100.0%	7,195	100.0%	0.0%
Published Total		6,585	99.9%	6,895	100.1%	7,040	99.8%	7,195	100.0%	0.1%
Median Age		N/A	N/A	35.6	N/A	37.5	N/A	39.4	N/A	N/A



DRAYTON VALLEY	Age Characteristics	1996		2001		2006		2011		1996-2011 % Change
		N ^o	%							
		Age 0-4	500	8.5%	440	7.6%	515	7.5%	580	
Age 5-14	1,015	17.2%	955	16.5%	935	13.6%	945	13.4%	-22.4%	
Age 15-19	460	7.8%	445	7.7%	535	7.8%	525	7.4%	-4.9%	
Age 20-24	460	7.8%	415	7.2%	700	10.2%	500	7.1%	-9.4%	
Age 25-44	2,060	35.0%	1,860	32.1%	2,140	31.0%	2,180	30.9%	-11.8%	
Age 45-54	520	8.8%	700	12.1%	910	13.2%	970	13.7%	55.5%	
Age 55-64	340	5.8%	375	6.5%	515	7.5%	625	8.9%	53.2%	
Age 65-74	275	4.7%	315	5.4%	300	4.4%	350	5.0%	6.1%	
Age 75-84	190	3.2%	215	3.7%	250	3.6%	280	4.0%	22.8%	
Age 85+	65	1.1%	80	1.4%	95	1.4%	105	1.5%	34.7%	
Estimated Total		5,885	100.0%	5,800	100.0%	6,895	100.0%	7,060	100.0%	0.0%
Published Total		5,880	99.9%	5,800	100.0%	6,890	99.9%	7,045	99.8%	-0.1%
Median Age		N/A	N/A	32.3	N/A	31.8	N/A	32.7	N/A	N/A



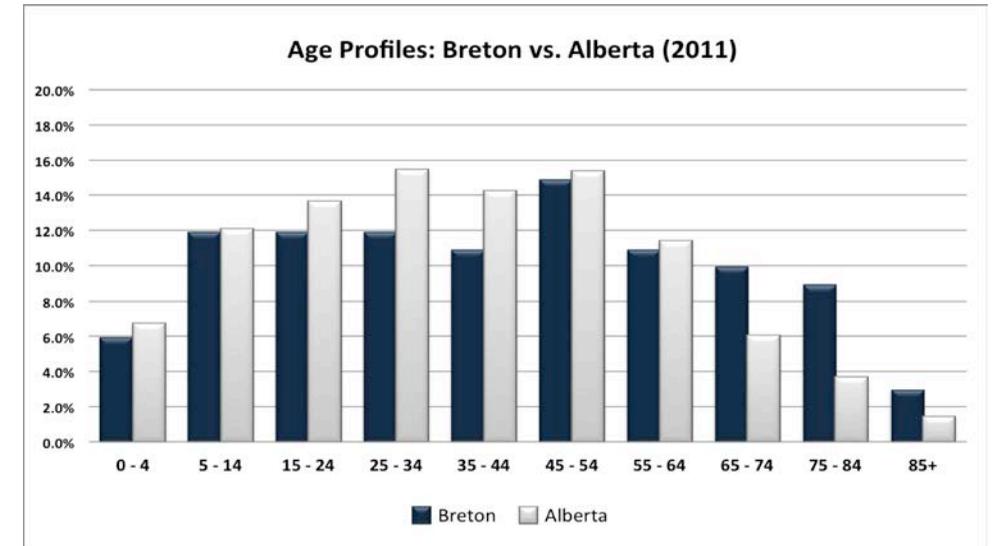
Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population
 (NOTE: Age categories are determined by the level of detail available from the 2001 Census of Population)
 (NOTE: Data may be subject to rounding and suppression)

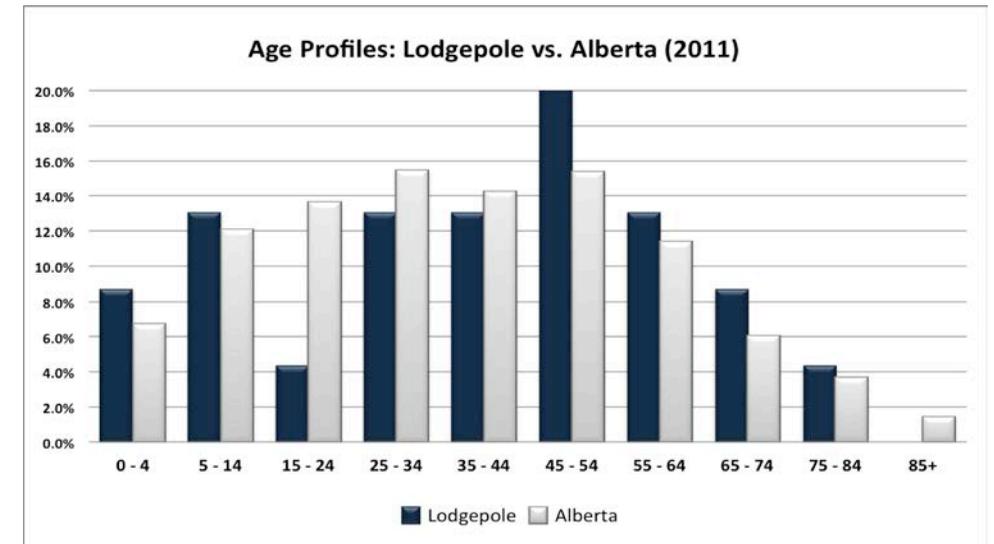


Table 4 (Cont'd): Changing Age Characteristics for Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

	Age Characteristics	1996		2001		2006		2011		2001-2011 % Change
		N ^o .	%							
BRETON	Age 0-4	40	7.6%	50	8.7%	35	6.4%	30	5.9%	-22.0%
	Age 5-14	85	16.2%	80	13.9%	65	11.9%	60	11.9%	-26.6%
	Age 15-19	25	4.8%	35	6.1%	40	7.3%	30	5.9%	24.8%
	Age 20-24	30	5.7%	35	6.1%	40	7.3%	30	5.9%	4.0%
	Age 25-44	135	25.7%	145	25.2%	130	23.9%	115	22.8%	-11.4%
	Age 45-54	55	10.5%	55	9.6%	70	12.8%	75	14.9%	41.8%
	Age 55-64	55	10.5%	55	9.6%	50	9.2%	55	10.9%	4.0%
	Age 65-74	55	10.5%	60	10.4%	60	11.0%	50	9.9%	-5.5%
	Age 75-84	25	4.8%	40	7.0%	40	7.3%	45	8.9%	87.1%
	Age 85+	20	3.8%	20	3.5%	15	2.8%	15	3.0%	-22.0%
	Estimated Total	525	100.0%	575	100.0%	545	100.0%	505	100.0%	0.0%
	Published Total	520	99.0%	570	99.1%	550	100.9%	495	98.0%	-1.0%
	Median Age	N/A	N/A	36.7	N/A	39.7	N/A	41.6	N/A	N/A



	Age Characteristics	1996		2001		2006		2011		2001-2011 % Change
		N ^o .	%							
LOGEPOLE	Age 0-4	—*	—*	—*	—*	—*	—*	10	8.7%	—*
	Age 5-14	—*	—*	—*	—*	—*	—*	15	13.0%	—*
	Age 15-19	—*	—*	—*	—*	—*	—*	5	4.3%	—*
	Age 20-24	—*	—*	—*	—*	—*	—*	0	0.0%	—*
	Age 25-44	—*	—*	—*	—*	—*	—*	30	26.1%	—*
	Age 45-54	—*	—*	—*	—*	—*	—*	25	21.7%	—*
	Age 55-64	—*	—*	—*	—*	—*	—*	15	13.0%	—*
	Age 65-74	—*	—*	—*	—*	—*	—*	10	8.7%	—*
	Age 75-84	—*	—*	—*	—*	—*	—*	5	4.3%	—*
	Age 85+	—*	—*	—*	—*	—*	—*	0	0.0%	—*
	Estimated Total	—*	—*	—*	—*	—*	—*	115	100.0%	—*
	Published Total	—*	—*	—*	—*	—*	—*	125	108.7%	—*
	Median Age	—*	—*	—*	—*	—*	—*	41.5	N/A	—*



Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population

* The required Census of Population data is not currently available for analysis

(NOTE: Age categories are determined by the level of detail available from the 2001 Census of Population)

(NOTE: Data may be subject to rounding and suppression)



- **Drayton Valley:** experienced an increase in the proportion of residents ages 45 and up while at the same time experiencing a decline in the proportion of all ages under 45. This suggests that Drayton Valley is seeing growth among families – especially young families – occurring at a much slower pace than growth among older adults and seniors.
- **Breton:** experienced an increase in the proportion of youth ages 15-24, adults ages 45-64 and seniors ages 75-84 while at the same time experiencing a decline in the proportion of children under the age of 15, adults ages 25-44, and seniors ages 75-84. This suggests that Breton is losing young families and some seniors populations while either gaining or seeing established families living in the community “age in place”.
- **Lodgepole:** (insufficient data)

When compared to the province as a whole:

- **Brazeau County** has a higher percentage of children ages 5-14 and adults ages 45-75 than the province as a whole (and a lower percentage of all other age cohorts);
- **Drayton Valley** has a higher percentage of children, youth and young adults under the age of 35 along with seniors ages 75-84 than the province as a whole (and a lower percentage of all other age cohorts);
- **Breton** has a higher percentage of seniors ages 65+ than the province as a whole (and a lower percentage of all other age cohorts); and
- **Lodgepole** has a higher percentage of adults and seniors ages 45-84 along with children under the age of 15 than the province as a whole (and a lower percentage of all other age cohorts).

What this data consistently shows is that while the overall population of the region is increasing, certain age cohorts are increasing at a faster rate than others – particularly established adults (ages 45-54) along with their older children, empty-nesters (ages 55-64), and seniors (ages 65+). The age cohorts that are declining in terms of relative proportion include children, youth and adults under the age of 45. This data seems to indicate a declining *proportion* of families with children – particularly young families – which suggests that housing availability and affordability may be having an influence on population growth and demographic changes. For example, the age cohorts that appear to be moving into the region at faster rate include those who are more likely to have:

- Established themselves in their careers and are thus more likely to be earning higher incomes;
- Already established themselves in the housing market, thus affording them higher equity and savings; and/or
- Paid off their mortgages.

The age cohorts that are moving into the region at a slower rate (or potentially leaving the region altogether) include those who are:

- More likely to be just starting out in their careers;
- Entering the housing market for the first time; and/or
- In need of higher levels of supports, including supportive housing (e.g., older seniors) – particularly in the smaller communities.



It stands to reason that Drayton Valley, as the regional service centre, is also attracting older seniors (ages 75+) due to the availability of seniors' supportive housing options in that community.

3.6 Changing Household Composition

3.6.1 Martial Status

Marital status can directly affect household income (i.e., influencing whether a household has access to one income or two) and, therefore, housing affordability. It can also affect housing needs in terms of overall size and number of bedrooms – particularly among families with children. In most communities across Canada, couples consistently make up the largest proportion of households. This is followed by single individuals and then by lone-parent families.

Table 5 (next page) shows the distribution of households by type for Brazeau County, Drayton Valley, Breton and Lodgepole based on 1996, 2001, 2006 and 2011 Statistics Canada *Census of Population* data (where data is available). According to this data, Brazeau County and Drayton Valley experienced an increase in the total number of households living in each community while Breton experienced a decline in total households consistent with overall population growth (or decline) in each community. With these changes also came changes in the relative proportion of different household types. For example:

- **Brazeau County:** experienced a net decline in the proportion of couple households along with a net increase in the proportion of all other household types. The greatest relative growth occurred among “other” household types (i.e., non-related individuals and/or more than one family sharing accommodations).
- **Drayton Valley:** also experienced a net decline in the proportion of couple households along with a net increase in the proportion of all other household types. Once again, the greatest relative growth occurred among “other” household types (i.e., non-related individuals and/or more than one family sharing accommodations).
- **Breton:** also experienced a net decline in the proportion of couple households as well as lone-parent families along with a net increase in the proportion of singles and “other” household types. As with Brazeau County and Drayton Valley, the greatest relative growth occurred among “other” household types (i.e., non-related individuals and/or more than one family sharing accommodations).
- **Lodgepole:** (insufficient data).



Table 5: Changing Household Characteristics for Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

BRAZEAU COUNTY	Household Characteristics	1996		2001		2006		2011		1996-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Couple Households	1,740	78.0%	1,840	76.2%	1,905	75.1%	1,865	
Lone-Parent Households	130	5.8%	165	6.8%	135	5.3%	160	5.9%	2.0%	
One-Person Households	325	14.6%	350	14.5%	395	15.6%	450	16.7%	14.8%	
Other Households **	35	1.6%	60	2.5%	100	3.9%	215	8.0%	409.2%	
Estimated Total	2,230	100.0%	2,415	100.0%	2,535	100.0%	2,690	100.0%	N/A	
Published Total	2,230	100.0%	2,415	100.0%	2,540	100.2%	2,695	100.2%	N/A	

DRAYTON VALLEY	Household Characteristics	1996		2001		2006		2011		1996-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Couple Households	1,360	65.4%	1,330	62.7%	1,615	63.6%	1,465	
Lone-Parent Households	165	7.9%	235	11.1%	240	9.4%	240	8.8%	10.4%	
One-Person Households	435	20.9%	485	22.9%	540	21.3%	695	25.4%	21.3%	
Other Households **	120	5.8%	70	3.3%	145	5.7%	340	12.4%	115.1%	
Estimated Total	2,080	100.0%	2,120	100.0%	2,540	100.0%	2,740	100.0%	N/A	
Published Total	2,080	100.0%	2,125	100.2%	2,540	100.0%	2,740	100.0%	N/A	

BRETON	Household Characteristics	1996		2001		2006		2011		2006-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Couple Households	120	55.8%	115	50.0%	120	52.2%	110	
Lone-Parent Households	35	16.3%	50	21.7%	25	10.9%	20	9.5%	-41.5%	
One-Person Households	50	23.3%	70	30.4%	70	30.4%	55	26.2%	12.6%	
Other Households **	10	4.7%	-5	-2.2%	15	6.5%	25	11.9%	156.0%	
Estimated Total	215	100.0%	230	100.0%	230	100.0%	210	100.0%	N/A	
Published Total	215	100.0%	225	97.8%	230	100.0%	210	100.0%	N/A	

LODGEPOLE	Household Characteristics	1996		2001		2006		2011		2006-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Couple Households	—*	—*	—*	—*	—*	—*	35	
Lone-Parent Households	—*	—*	—*	—*	—*	—*	0	0.0%	—*	
One-Person Households	—*	—*	—*	—*	—*	—*	10	20.0%	—*	
Other Households **	—*	—*	—*	—*	—*	—*	5	10.0%	—*	
Estimated Total	—*	—*	—*	—*	—*	—*	50	100.0%	N/A	
Published Total	—*	—*	—*	—*	—*	—*	50	100.0%	N/A	

Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (NOTE: Data may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis

** Estimates based on the total number of households indicated in the Census of Population data minus the sum total of couple, lone-parent and one-person households



An increase in the number and/or proportion of “other” household types is usually either an indication of growing affordability challenges, declining choice (i.e., households being compelled to “double up” and share accommodations in order to make ends meet because they cannot afford housing on their own or because there are too few suitable housing options available to them), and/or cultural changes (e.g., the introduction or increase in the number of Temporary Foreign Workers into the community who are sharing accommodations provided by their employers).

Conversely, an increase in the proportion of single individuals (i.e., one-person households) can be an indication that housing is relatively affordable for that household type – at least for single individuals working in higher-paying jobs. It can also have an impact on housing affordability issues – particularly if there are limited housing choices that are suitable for individuals living alone. Single individuals typically require smaller homes (e.g., smaller single-detached homes, townhouses, duplexes and apartments) and only have a single income with which to afford rent or mortgage payments unless they share their accommodations.

An increase in the proportion of lone-parent households can also be an indication that housing is relatively affordable for that household type. At the same time, it too can have an important impact on housing affordability issues. Single-parent families typically require homes similar in size to two-parent families yet typically only have one income with which to afford rent or mortgage payments (support payments vary and are not always collected consistently). This can be especially problematic when the vast majority of single parents are single mothers since women *on average* tend to earn less than men *on average*. It can also be a problem for the non-custodial parent regardless of gender if the non-custodial parent does not earn enough income to be able to afford a large enough home to allow his or her children to visit for extended periods.

The decline in the proportion of couple households observed throughout the region appears to be consistent with other data that suggests a decline in the proportion of families with children living in the region – which, together with an increase in the proportion of lone-parent families and single individuals, could indicate increasing rates of marital breakdown.

If the local housing market is focusing most of its attention on housing that meets the needs of larger families (e.g., larger single-detached homes geared towards two-parent, dual-income couples with children), then single individuals and lone-parent families are likely to have fewer housing options and choices available to them – thereby increasing incidence rates for housing hardship, the likelihood of households “doubling up”, and the risk of homelessness.

3.6.2 Lone-Parent Families

As mentioned above, men continue to earn *on average* higher incomes than women. As sole income earners, male-led lone parent families are, thereby, likely to earn higher incomes *on average* than female-led lone parent families. Thus the distribution of single mothers vs. single fathers can be an indicator of the likely prevalence of housing affordability needs in each community.

Table 6 (next page) shows the total number of lone-parent families living within Brazeau County, Drayton Valley, Breton and Lodgepole based on whether they are led by single fathers or by single mothers according to the 1996, 2001, 2006 and 2011 Statistics Canada *Census of Population* data (where data is available). In most communities across Canada, single mothers vastly outnumber single-fathers. This trend is maintained in the Drayton Valley/Brazeau County region. In terms of actual numbers, Drayton Valley had the largest number of lone-parent families in 2011 (320), followed by Brazeau County (215), and then Breton (25). Insufficient data is available for Lodgepole due to data suppression. The data also shows that, over time, there has been a shift in the ratio of single mothers to single fathers in both Drayton Valley and Brazeau County as both the number and the proportion of single fathers increases leading to a decline in the *proportion* of single mothers. For example, in Brazeau County, the number of single fathers more than doubled between 1996 and 2011 coinciding with a 41.1% increase in the proportion of single fathers living in the county. In Drayton Valley, the number of single fathers more than quintupled leading to a 209.4% increase in the proportion of single fathers living in the town.



Table 6: Changing Nature of Lone-Parent Households within Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

BRAZEAU COUNTY	Year	Total	# Female-Led	% Female-Led	# Male-Led	% Male-Led
	1996	130	100	76.9%	30	23.1%
	2001	165	105	63.6%	60	36.4%
	2006	135	115	85.2%	20	14.8%
	2011	215	150	69.8%	70	32.6%
	% Change	65.4%	50.0%	-9.3%	133.3%	41.1%

DRAYTON VALLEY	Year	Total	# Female-Led	% Female-Led	# Male-Led	% Male-Led
	1996	165	150	90.9%	15	9.1%
	2001	235	150	63.8%	80	34.0%
	2006	240	145	60.4%	95	39.6%
	2011	320	230	71.9%	90	28.1%
	% Change	93.9%	53.3%	-20.9%	500.0%	209.4%

BRETON	Year	Total	# Female-Led	% Female-Led	# Male-Led	% Male-Led
	1996	35	30	85.7%	10	28.6%
	2001	50	45	90.0%	0	0.0%
	2006	25	30	120.0%	0	0.0%
	2011	25	25	100.0%	0	0.0%
	% Change	-28.6%	-16.7%	16.7%	-100.0%	-100.0%

LODGEPOLE	Year	Total	# Female-Led	% Female-Led	# Male-Led	% Male-Led
	1996	— *	— *	— *	— *	— *
	2001	— *	— *	— *	— *	— *
	2006	— *	— *	— *	— *	— *
	2011	— *	5	— *	— *	— *
	% Change	— *	— *	— *	— *	— *

Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (NOTE: numbers may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis

An increasing proportion of single fathers can indicate that housing has become increasingly unaffordable (i.e., in communities where housing has become largely unaffordable to modest-income households, many single mothers simply cannot continue to make ends meet due to their higher housing needs and often lower-than-average incomes and, therefore, find themselves having to leave the community in search of more affordable housing elsewhere). The increasing proportion of single fathers over time in Drayton Valley and Brazeau County could be an indicator that housing costs in those two areas may be pushing single mothers out to the smaller and more remote communities of the region in search of suitable housing that they can afford (i.e., larger units with more bedrooms suitable for families with children). Moving out into the smaller, more remote communities can mean that these households face transportation challenges along with reduced access to employment and support services – which can increase the risk of homelessness for these households, especially if housing costs are increasing in those smaller communities.

3.6.3 Household Co-Habitation

People experiencing housing affordability challenges are more likely to seek out roommates (i.e., to co-habitate) in order to share and thereby lower their housing costs. Co-habitation rates can therefore serve as an indicator of housing affordability challenges. They can also be an indicator of the likelihood of other housing challenges – particularly suitability (i.e., overcrowding). When the decision to share housing is *compelled* out of a need for greater affordability rather than *sought* for lifestyle reasons, personality and/or compatibility issues can arise as well as increase the risk of overcrowding. Both can lead to eviction. Both can also lead to physical and mental health problems. For example, overcrowding has been shown to increase the risk of illness/disease transmission. It has also been shown to increase the risk of personality conflicts. Overcrowding combined with personality conflicts has been shown to increase the risk of mental health challenges including stress, anxiety and depression. Overcrowding combined with personality conflicts and mental health challenges can potentially lead to family/household violence.



Table 7 shows co-habitation data for Brazeau County, Drayton Valley, Breton and Lodgepole based on 2011 Statistics Canada *Census of Population* data⁵.

Table 7: Co-Habitation Rates within Brazeau County, Drayton Valley, Breton and Lodgepole by Household Type (2011)

Characteristics	Brazeau County		Drayton Valley		Breton		Lodgepole	
	N ^o	%	N ^o	%	N ^o	%	N ^o	%
Other Households (2011)								
One-Family Households w/ Non Family Household Members	100	46.5%	160	47.1%	5	25.0%	0	— *
Two-or-More Family Households	35	16.3%	35	10.3%	0	0.0%	0	— *
Two-or-More-Person Non-Family Households	80	37.2%	145	42.6%	15	75.0%	0	— *
Total Other Households	215	100.0%	340	100.0%	20	100.0%	0	— *
Lone-Parent Households (2011)								
Total Lone-Parent Households	215	100.0%	320	100.0%	25	100.0%	0	— *
Total One-Family Only Lone-Parent Households	160	74.4%	240	75.0%	20	80.0%	0	— *
Total More-Than-One-Family Lone-Parent Households	55	25.6%	80	25.0%	5	20.0%	0	— *
Non-Census-Family Persons (2011)								
Total Persons Not in Census Families	750	100.0%	1,235	100.0%	90	100.0%	15	100.0%
Total Living Alone	450	60.0%	695	56.3%	55	61.1%	10	66.7%
Total Living with Non-Relatives Only	210	28.0%	400	32.4%	25	27.8%	0	0.0%
Total Living with Relatives **	85	11.3%	145	11.7%	10	11.1%	0	0.0%
Non-Census-Family Persons 65+ (2011)								
Total Persons 65+ Not in Census Families	165	100.0%	290	100.0%	30	100.0%	0	— *
Total Living Alone	140	84.8%	265	91.4%	25	83.3%	5	— *
Total Living with Non-Relatives Only	15	9.1%	15	5.2%	5	16.7%	0	— *
Total Living with Relatives **	20	12.1%	15	5.2%	5	16.7%	0	— *

Data Source:

Statistics Canada 2011 Census of Population (corresponding data from the 1996, 2001 and 2006 Census of Population is currently unavailable) (NOTE: Data may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis

** May include households living with both relatives and non-relatives

According to this data:

- The following estimated percentages of **lone-parent families** were co-habiting either with other family or with non-related families and individuals in 2011:
 - **Brazeau County:** 25.6%
 - **Drayton Valley:** 25.0%
 - **Breton:** 20.0%
 - **Lodgepole:** 0.0% (data may be due to data suppression and rounding)

⁵ Census of Population data for 1996, 2001 and 2006 was either not collected or was not analyzed by Statistics Canada for publication.



- The following estimated percentages of **single individuals** were co-habiting either with other family or with non-related families and individuals in 2011:
 - **Brazeau County:** 40.0%
 - **Drayton Valley:** 43.7%
 - **Breton:** 38.9%
 - **Lodgepole:** 0.0% (data may be due to data suppression and rounding)

- The following estimated percentages of **single seniors (ages 65+)** were co-habiting either with other family or with non-related families and individuals in 2011:
 - **Brazeau County:** 15.2%
 - **Drayton Valley:** 8.6%
 - **Breton:** 16.7%
 - **Lodgepole:** % (data may be due to data suppression and rounding)

Since comparable *Census of Population* data for 1996, 2001 and 2006 was either not collected or was not analyzed by Statistics Canada for publication, it is not possible to assess how and where these rates are increasing or decreasing over time among particular household groups (or the degree to which changing levels of housing affordability may be influencing these trends) among particular household groups in the region. However, the data does show that co-habitation is occurring throughout the region to differing degrees depending on the community and the type of household. This data combined with the data in Table 5 above (i.e., that “other” household types are increasing over time both in terms of real numbers and relative proportion) indicates the likelihood of housing affordability challenges and overcrowding – both of which are recognized risk factors for homelessness.

3.6.4 Average Household Size

Average household size can influence housing needs in the community and serve as a further indicator of changing demographics and household composition. As average household size declines, a greater number of housing units are required to meet the needs of the same population – placing increased supply and demand pressures on a community’s housing and infrastructure.

Table 8 (next page) shows changing average household sizes for Brazeau County, Drayton Valley, Breton and Lodgepole based on 1996, 2001, 2006, and 2011 Statistics Canada *Census of Population* data. According to this data, the current average household size ranges from 2.4 persons per dwelling (PPD) in Lodgepole to 2.7 persons per dwelling (PPD) in Brazeau County. Average household size also appears to be decreasing over time both in Brazeau County and in Drayton Valley. In Brazeau County, average household size declined by -9.4% between 1996 and 2011 (from an average of 3.0 PPD to an average of 2.7 PPD) while average household size in Drayton Valley declined by -7.2% (from an average of 2.8 PPD to an average of 2.6 PPD). In Breton, average household size appears to have increased slightly (from an average of 2.3 PPD to an average of 2.4 PPD – or 1.5%). By comparison, the average household size across Alberta was 2.6 PPD (similar to Drayton Valley but slightly lower than Brazeau County) and 2.5 PPD Canada-wide.

This data suggests that while the total population of Brazeau County and Drayton Valley continues to increase over time – already placing increased pressure on each community’s infrastructure, including housing – decreasing average household size further exacerbates that pressure by incrementally requiring a greater number of homes per population increase. It also suggests a need for increased housing density (i.e., smaller homes on smaller lots) that may or may not reflect the desires and expectations of those households living in and moving into the region.



Table 8: Changing Average Household Size within Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

Characteristics	Brazeau County	Drayton Valley	Breton	Lodgepole
Average Household Size	Avg. #	Avg. #	Avg. #	Avg. #
1996	3.0	2.8	2.3	— *
2001	2.8	2.7	2.5	— *
2006	2.8	2.7	2.4	— *
2011	2.7	2.6	2.4	2.5
% Change	-9.4%	-7.2%	1.5%	— *

Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (NOTE: numbers may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis

4.0 Conclusion

Population growth in region may be causing housing supply and demand imbalances. These supply and demand imbalances can result in escalating housing prices and oversubscription of available support services – increasing the number of households experiencing housing difficulties. Population projections suggest that these growth pressures are likely to continue into the foreseeable future for both Drayton Valley and Brazeau County – resulting in increasing demand for housing and a likely escalation of housing prices (and therefore likely increasing the risk of housing hardship – particularly among low- and modest-income households).

Population turnover and mobility may also be causing difficulties associated with the delivery of appropriate housing and support services to an ever-changing population. The high levels of population mobility (i.e., population turnover) observed in Brazeau County, Drayton Valley and Breton can affect both the demand for and the effectiveness of available housing and support services due to changing demographics and household composition; client turnover; steep learning curves for new residents moving into the community seeking information on what support services are available, where those services are located, and how to access them; and the weakening of informal supportive relationships and networks (a key protective factor in preventing the risk of homelessness). Altogether, high levels of population mobility can make planning for and responding effectively and efficiently to the needs of the local population more difficult – thus increasing the risk and likelihood of people “falling through the cracks”.

Population data for each community within the region consistently shows that while the overall population of the region is increasing, certain age cohorts are increasing at a faster rate than others (especially empty-nesters and seniors). The age cohorts that are moving into the region at a faster rate include those who are more likely to have:

- Established themselves in their careers and are thus more likely to be earning higher incomes;
- Already established themselves in the housing market, thus affording them higher equity and savings; and
- Already paid off their mortgages.

The age cohorts that are moving into the region at a slower rate (or potentially leaving the region altogether) include those who are:

- More likely to be just starting out in their careers;
- Entering the housing market for the first time; and/or
- In need of higher levels of supports, including supportive housing (e.g., older seniors).



Those in need of higher levels of supports, including supportive housing (e.g., older seniors) appear to be favoring Drayton Valley over the other communities within the region – which is likely due to the availability of more suitable housing options for seniors being located in Drayton Valley as the regional service centre. This suggests that housing availability and affordability may be having an influence on population growth, demographic changes, and changing household profiles in the region.

Finally, while the total population of Brazeau County and Drayton Valley continues to grow – already placing pressure on each community’s infrastructure, including housing – decreasing average household size is likely to be further exacerbating that pressure by incrementally requiring a greater number of homes per population increase. It also suggests a need for increased housing density (i.e., smaller homes on smaller lots) that may or may not reflect the desires and expectations of those households living in and moving into the region.

Overall, this analysis of population data for the region suggests that a variety of population growth pressures are likely to continue throughout the region in the foreseeable future – resulting in increasing demand for housing and escalation of housing prices. These pressures will likely require increased density and new housing forms that may or may not be compatible with existing small town values and expectations regarding overall community look, feel and built form in some of these communities. “Not In My Back Yard” (NIMBY) opposition to higher density housing forms may limit opportunities to introduce more affordable and innovative housing into these communities to help reduce some the growth pressures.





CHAPTER 3:

Income and Employment Analysis

1.0 Introduction

This chapter looks at the changing nature of household incomes for residents living in the Brazeau County/Drayton Valley region where data is available in order to understand the degree to which housing affordability and other related issues may be an issue in the region. The summaries presented in this chapter combine data from three key Statistics Canada sources: *Census of Population* data, *National Household Survey* data, and *Taxfiler* data.

Income data derived from the *Census of Population* is based solely on the incomes declared by a 20% sample of all households within each community who responded to the Census Long Questionnaire in any given Census year (in 2011, the Census Long Questionnaire was replaced with the *National Household Survey*). Income data derived from the *National Household Survey* is based on the incomes declared by a 22% sample of Drayton Valley households and an 18% sample of Brazeau County and Breton households as discussed in Chapter 1. Income data derived from *Taxfiler* sources is based on the incomes declared by all households within each community who filed their annual tax return in 2006, in 2011, or both.

2.0 Chapter Highlights

- Income and employment data from Statistics Canada’s *Census of Population* and the 2011 *National Household Survey* show Brazeau County and Drayton Valley as having both experienced a net increase in the total number of jobs available in each community over time (in keeping with overall population growth in these two municipalities) while Breton experienced a net decline in the total jobs available (along with overall population decline).
- A consistent pattern emerges throughout the Brazeau County/Drayton Valley region: based on the total percentage of people employed in the various positions in 2011, two of the most prevalent job categories in each of three municipalities are Trades, Transport & Equipment Operators along with Sales & Service jobs. Trades, Transport & Equipment Operators generally earn average to above-average wages while people working in Sales & Service positions generally earn well-below-average wages according to the national Labour Force Survey. Rounding out the “Top 3” job categories in each community are:
 - Management positions in **Brazeau County** (these positions are likely to offer well above average wages depending on their nature and/or sector)
 - Business, Finance and Administration positions in **Drayton Valley** (these positions generally offer a combination of above-average and below-average wages depending on their nature and/or sector); and
 - Health positions in **Breton** (these positions generally offer below-average wages depending on their nature).
- Changes in the local and regional economy are also producing a variety of shifts in each community’s income profile – some more varied than others. For example, between 2000 and 2010, median household incomes among:
 - All households increased by 72.1% in **Brazeau County**, 30.0% in **Drayton Valley**, and 58.1% in **Breton**;



- One-person households increased by 86.0% in **Brazeau County**, 72.7% in **Drayton Valley**, and 107.8% in **Breton**;
- All census families increased by 61.9% in **Brazeau County**, 37.1% in **Drayton Valley**, and 121.3% in **Breton**; and
- Lone-parent families increased by 107.1% in **Brazeau County** yet decreased by -7.5% in **Drayton Valley** (data for Breton has been suppressed).
- Those who are more likely to be earning below-average incomes (and, therefore, more likely to experience housing challenges) include:
 - People with disabilities that limit their overall employability;
 - People with limited education and/or job skills;
 - People working in retail, accommodation and food service jobs (particularly if working part-time);
 - People working in arts, entertainment and recreation jobs;
 - People working in entry-level administrative positions;
 - Families with children (particularly single mothers) with limited access to affordable child care (and, therefore, reduced opportunities for full-time employment); and
 - Individuals living in the smaller and more isolated communities of the region with limited access to affordable transportation (personal or public) and, therefore, reduced access to employment opportunities in the larger communities.
- Statistics Canada *Taxfiler* data provides a more detailed analysis of household incomes in the region – organized based on the following seven (7) communities: Drayton Valley, Breton, Buck Creek, Carnwood, Lindale, Lodgepole, and Rocky Rapids (including their surrounding Brazeau County populations).
- According to the *Taxfiler* data, median household incomes (i.e., those incomes where 50% of households earn higher incomes and 50% of households earn lower incomes) increased to varying degrees for most household types throughout the Brazeau County/Drayton Valley region between 2006 and 2011. The two (2) exceptions were lone-parent families living in Buck Creek (their average incomes remained relatively static) and single individuals (“non-family persons”) living in Rocky Rapids (their average incomes declined). For example:
 - In **Drayton Valley and the surrounding areas**, median household incomes increased over time for all household types. Couples saw the greatest gains, followed by single individuals and then lone-parent families.
 - In **Breton and the surrounding areas**, median household incomes increased over time for all household types. Couples saw the greatest gains, followed by lone-parent families and then single individuals.
 - In **Buck Creek**, median household incomes increased over time for couples but only marginally for single individuals (data for lone-parent families has been suppressed – preventing analysis).
 - In **Carnwood**, median household incomes increased dramatically over time for couples (data for lone-parent families and single individuals has largely been suppressed – preventing analysis).
 - In **Lindale**, median household incomes increased over time for couples and for single individuals (data for lone-parent families has been suppressed – preventing analysis).
 - In **Lodgepole**, median household incomes increased over time for couples (data for lone-parent families and single individuals has largely been suppressed – preventing analysis).
 - In **Rocky Rapids**, median household incomes increased over time for couples but decreased over time for single individuals (2006 data for lone-parent families has been suppressed – preventing analysis).



- Median households incomes have increased at a rate faster than both the Consumer Price Index (CPI) and the Shelter Index (SI) for some household types throughout the region – but not all household types. The exceptions are as follows (i.e., those households types in each community who are more likely to be experiencing housing challenges as their housing and daily living costs are potentially increasing faster than their incomes):
 - In **Drayton Valley and the surrounding areas**, median incomes increased at a slower rate than CPI for lone-parent families and at a slower rate than the Shelter Index for both couples and lone-parent families.
 - In **Breton and the surrounding areas**, median incomes increased at a slower rate than the Shelter Index for single individuals.
 - In **Buck Creek**, median incomes increased at a slower rate than both CPI and the Shelter Index for both couples and single individuals (data for lone-parent families has been suppressed).
 - In **Carnwood**, data suppression among lone-parents and single individuals prevents analysis.
 - In **Lindale**, median incomes increased at a slower rate than the Shelter Index for couples (data for lone-parent families has been suppressed).
 - In **Lodgepole**, data suppression among lone-parents and single individuals prevents analysis.
 - In **Rocky Rapids**, median incomes declined for single individuals, thus “increasing” at a slower rate than both CPI and the Shelter Index (data for lone-parent families has been suppressed).
- Poverty rates within the Brazeau County/Drayton Valley region vary from community to community. According to *Taxfiler* data on the number of households earning incomes at or below the Low-Income Measure (LIM):
 - Poverty rates in 2011 were highest in **Buck Creek** and **Lodgepole**;
 - Poverty rates in 2011 were lowest in **Rocky Rapids** followed by **Drayton Valley**;
 - Poverty rates in 2011 were higher than the provincial average in **Buck Creek**, **Lodgepole**, and **Breton** (although only slightly higher than the provincial average in Breton);
 - Poverty rates have increased over time in **Drayton Valley**, **Buck Creek** and what appears to be the case in **Lodgepole** yet have decreased over time in Rocky Rapids and Breton;
 - Data suppression prevents an analysis of changing poverty rates over time and more recently in **Carnwood** and **Lindale**.
- Similar data related to the number of households in each community receiving Social Assistance shows the following:
 - Social Assistance rates in 2011 were highest in **Carnwood** followed by **Breton**, **Lindale** and **Lodgepole**;
 - Social Assistance rates in these four communities (i.e., **Carnwood**, **Breton**, **Lindale** and **Lodgepole**) were also higher than the provincial average in 2011;
 - Social Assistance rates in 2011 were lowest in **Rocky Rapids** followed by **Drayton Valley** (similar to the poverty rates discussed above);
 - Social Assistance rates in 2011 were also lower than the provincial average in **Rocky Rapids** and portions of **Drayton Valley** (other areas of **Drayton Valley** were on par with the provincial average);
 - Social Assistance rates have increased over time in **Lindale**, **Breton** and portions of **Drayton Valley** yet have decreased over time in **Rocky Rapids** (Social Assistance rates have remained relatively stable over time in **Carnwood** and have decreased slightly in some areas of **Drayton Valley**).
 - Data suppression prevents an analysis of changing Social Assistance rates over time and more recently in **Buck Creek**.



3.0 Labour Force and Employment

Economic diversification can promote greater economic stability. It can also bring new job opportunities into the community for those who are currently unemployed or under-employed and, depending on the nature of that diversification, higher-paying jobs. Economic diversification can also bring about economic *instability* for households with limited education and/or limited job skills (e.g., those who may not be able to adjust quickly and/or develop the knowledge and skills necessary to meet the new demands of a changing local economy). Furthermore, some of the new jobs being created as the local economy diversifies may actually offer lower wages, fewer hours, and limited or no benefits when compared to those jobs that were lost during the diversification (e.g., when higher-paying, year-round, full-time jobs within primary and manufacturing industries are replaced with lower-paying, part-time, entry-level jobs within the retail and service sectors).

Table 9 (next page) shows changing economic dynamics in Brazeau County, Drayton Valley, Breton and Lodgepole between 1996 and 2011 by detailing the number and percentage of residents employed in different industries or sectors. Data for 1996 to 2006 is based on Statistics Canada *Census of Population* data while data from 2011 is based on *National Household Survey* data. This data offers a sense of how the local economy may be diversifying over time. According to this data, both Brazeau County and Drayton Valley experienced an increase in jobs (in real numbers) in most sectors of the economy between 1996 and 2011 due in part to each community's population growth while the total number of jobs in Breton declined due in part to Breton's population decline. Brazeau County saw an increase in the number of people employed in all sectors except Manufacturing and Construction (which experienced a net decline) while the number of people working in wholesale and retail jobs fluctuated from Census period to Census period to produce a marginal net increase. In Drayton Valley, the total number of people employed in all sectors increased with no net declines. In Breton, the number of people employed in all sectors declined except for the Health & Education (the number of people employed in 2011 was the same as the number of people employed in 1996 despite some dramatic fluctuations during the intervening years) and "Other" services (which saw a net increase). In terms of the relative proportion (i.e., percentage) of residents employed in various sectors, the following observations can be made:

- **Brazeau County:** – experienced an increase in the proportion of people employed in Business Services (+307.7%), "Other" Services (+8.4%), Health & Education (+6.6%), and Finance & Real Estate (+4.7%) yet a decline in the proportion of people employed in Manufacturing & Construction sector (-22.3%), the Wholesale & Retail sector (-16.6%), and the Agriculture and Resource sector (-13.0%).
- **Drayton Valley:** – experienced an increase in the proportion of people employed in Business Services (+105.4%), Finance & Real Estate (+51.0%), Health & Education (+24.1%), and Manufacturing & Construction (+3.4%) yet a decline in the proportion of people employed in the Agriculture and Resource sector (-19.7%), "Other" Services (-16.1%) and the Wholesale & Retail sector (-1.0%).
- **Breton:** – experienced an increase in the proportion of people employed in "Other" Services (+182.0%) and Health & Education (+88.0%) yet a decline in the proportion of people employed in all other sectors.

It is important to note that changes over time to the specific categories used/published by Statistics Canada between *Census of Population* periods makes direct comparisons of the changes occurring between those periods difficult and potentially open to interpretation. For example, Industry data published from the 2011 *National Household Survey* uses the 20 different industry categories from the 2007 *North American Industry Classification System* (NAICS). However, in 2006, Statistics Canada published industry data using ten (10) different categories. In 2001, those same ten (10) categories were used – however, certain pairs of industry categories were combined in 2001 to produce a total of seven (7) different industry categories. In recent years, Statistics Canada has re-published the 1996 *Census of Population* data. The re-published 1996 data uses 18 different industry categories – only some of which are directly comparable to the categories used in other Census periods. Furthermore, industry data from 1996, 2001 and 2006 are based on *mandatory census* enumerations. Industry data from 2011 were derived using a *voluntary survey* process. These combined challenges may affect the accuracy of both the data collected and the interpretations made of that data.



Table 9: Changing Industry Profiles for Brazeau County, Drayton Valley and Breton (1996, 2001, 2006 and 2011)

BRAZEAU COUNTY	Labour Force Characteristics	1996 ¹		2001 ¹		2006 ¹		2011 ²		1996-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Agriculture & Resource	1,260	34.8%	1,335	32.9%	1,530	35.3%	1,330	
Manufacturing & Construction	610	16.9%	650	16.0%	500	11.5%	575	13.1%	-22.3%	
Wholesale & Retail	430	11.9%	420	10.4%	570	13.2%	435	9.9%	-16.6%	
Finance & Real Estate	130	3.6%	105	2.6%	120	2.8%	165	3.8%	4.7%	
Health & Education	290	8.0%	335	8.3%	445	10.3%	375	8.5%	6.6%	
Business Services	90	2.5%	605	14.9%	565	13.0%	445	10.1%	307.7%	
Other Services	810	22.4%	605	14.9%	600	13.9%	1,065	24.3%	8.4%	
Est. Total	3,620	100.0%	4,055	100.0%	4,330	100.0%	4,390	100.0%	N/A	
Pub. Total	3,640	100.6%	4,060	100.1%	4,325	99.9%	4,450	101.4%	N/A	

DRAYTON VALLEY	Labour Force Characteristics	1996 ¹		2001 ¹		2006 ¹		2011 ²		1996-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Agriculture & Resource	765	24.7%	780	24.4%	1,035	25.9%	790	
Manufacturing & Construction	380	12.3%	430	13.5%	605	15.1%	505	12.7%	3.4%	
Wholesale & Retail	495	16.0%	380	11.9%	605	15.1%	630	15.8%	-1.0%	
Finance & Real Estate	85	2.7%	55	1.7%	65	1.6%	165	4.1%	51.0%	
Health & Education	420	13.5%	410	12.8%	495	12.4%	670	16.8%	24.1%	
Business Services	125	4.0%	505	15.8%	455	11.4%	330	8.3%	105.4%	
Other Services	830	26.8%	635	19.9%	740	18.5%	895	22.5%	-16.1%	
Est. Total	3,100	100.0%	3,195	100.0%	4,000	100.0%	3,985	100.0%	N/A	
Pub. Total	3,100	100.0%	3,195	100.0%	4,015	100.4%	4,060	101.9%	N/A	

BRAZEAU COUNTY	Labour Force Characteristics	1996 ¹		2001 ¹		2006 ¹		2011 ²		1996-2011 % Change
		N ^o	%	N ^o	%	N ^o	%	N ^o	%	
		Agriculture & Resource	45	19.1%	30	12.8%	120	48.0%	20	
Manufacturing & Construction	20	8.5%	45	19.1%	10	4.0%	10	8.0%	-6.0%	
Wholesale & Retail	60	25.5%	20	8.5%	40	16.0%	0	0.0%	-100.0%	
Finance & Real Estate	25	10.6%	10	4.3%	0	0.0%	0	0.0%	-100.0%	
Health & Education	35	14.9%	75	31.9%	15	6.0%	35	28.0%	88.0%	
Business Services	10	4.3%	25	10.6%	20	8.0%	0	0.0%	-100.0%	
Other Services	40	17.0%	30	12.8%	45	18.0%	60	48.0%	182.0%	
Est. Total	235	100.0%	235	100.0%	250	100.0%	125	100.0%	N/A	
Pub. Total	245	104.3%	225	95.7%	265	106.0%	185	148.0%	N/A	

Data Source:

¹ Statistics Canada 1996, 2001 and 2006 Census of Population

² Statistics Canada 2011 National Household Survey

(NOTE: numbers may be subject to rounding and suppression)

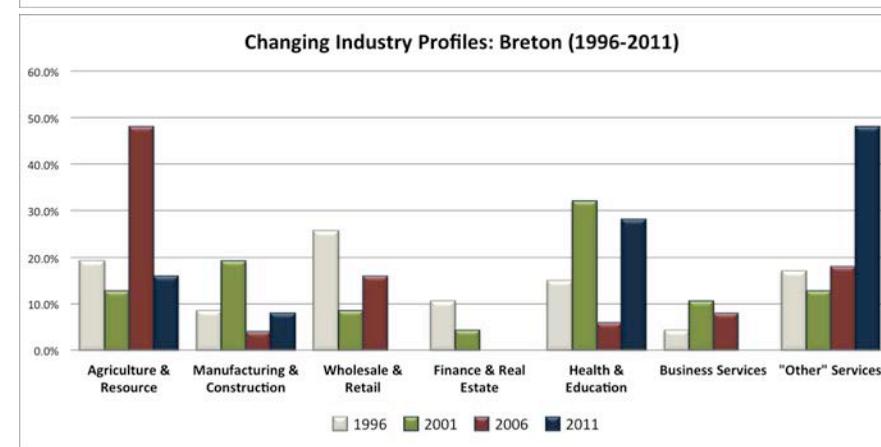
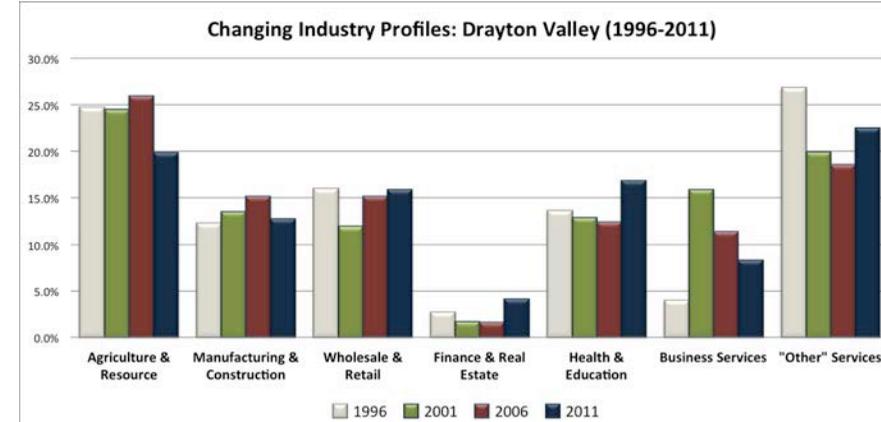
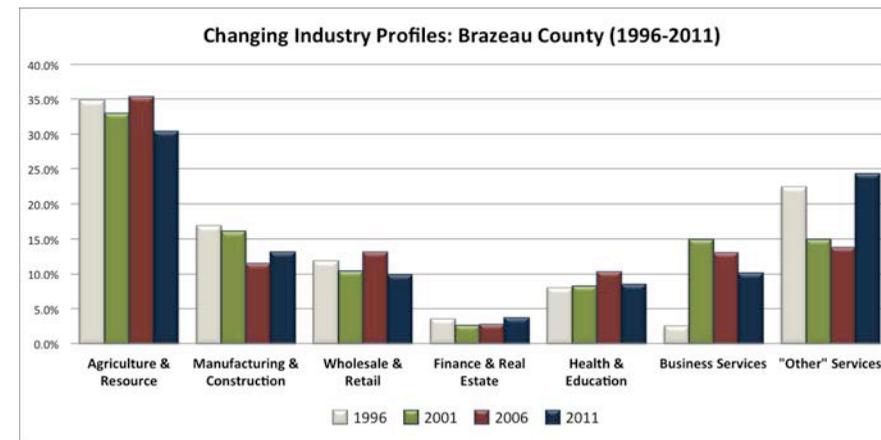


Table 10 (next page) shows changing economic dynamics in Brazeau County, Drayton Valley and Breton between 1996 and 2011 detailing the number and percentage of residents employed in different types of occupations (once again using a combination of *Census of Population* data and *National Household Survey* data). This data offers a sense of how incomes in may be changing over time. According to this data:

- **Brazeau County:** – experienced a net increase (in real numbers) in the total number of residents employed in all positions except for Primary Industry jobs (-325 jobs), Processing, Manufacturing & Utilities jobs (-145 jobs), and Sales & Service jobs (-10 jobs) combined with a net increase in both the number and proportion of residents employed in Management positions (+208.5%), Social Sciences, Education, Government & Religion-related positions (+141.7%), Health-related positions (+52.4%), Trades, Transport & Equipment Operator positions (+26.4%), Natural & Applied Science positions (+10.1%), and Art, Culture, Recreation & Sport-related positions (+6.1%).
- **Drayton Valley:** – experienced a net increase (in real numbers) in the total number of residents employed in all positions except for Business, Finance & Administration jobs (-15 jobs) and Art, Culture, Recreation & Sport-related jobs (-15 jobs) combined with a net increase in both the number and proportion of residents employed in Health-related positions (+101.8%), Social Sciences, Education, Government & Religion-related positions (+82.2%), and Management positions (+10.0%).
- **Breton:** – experienced either a net decline or zero net growth in the total number of residents employed in all positions except for Trades, Transport & Equipment Operator positions (+35 jobs for a net increase of 324.7% in the relative proportion of local residents employed in those types of positions) and Health positions (+5 jobs after a decline of 15 jobs for a net increase of 128.7% in the relative proportion of local residents employed in those types of positions).

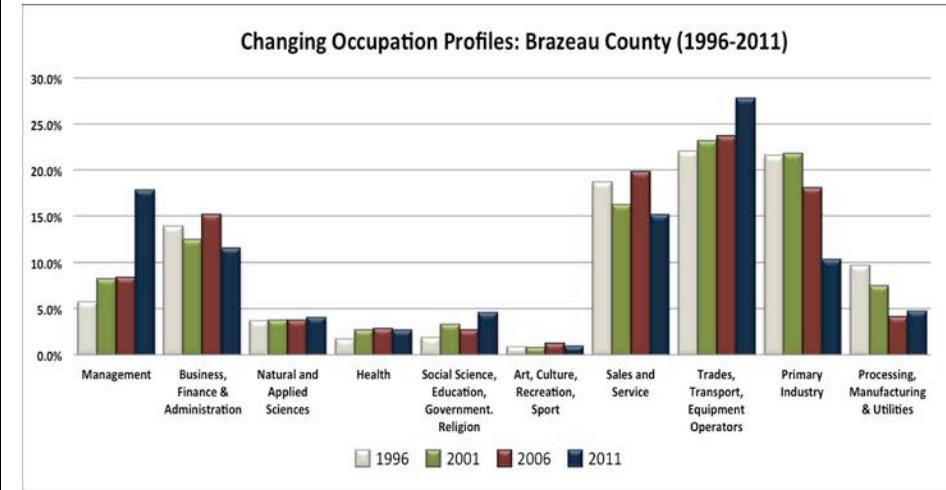
Despite these changes, the “Top 3” job categories in each community (based on the percentage of residents employed in those positions) are as follows:

- **Brazeau County:**
 1. Trades, Transport & Equipment Operator positions (27.8%);
 2. Management positions (17.8%); and
 3. Sales & Service positions (15.2%).
- **Drayton Valley:**
 1. Sales & Service positions (26.0%);
 2. Trades, Transport & Equipment Operator positions (17.0%); and
 3. Business, Finance & Administration positions (10.1%).
- **Breton:**
 1. Trades, Transport & Equipment Operator positions (52.0%);
 2. Health positions (28.0%); and
 3. Sales & Service positions (20.0%).

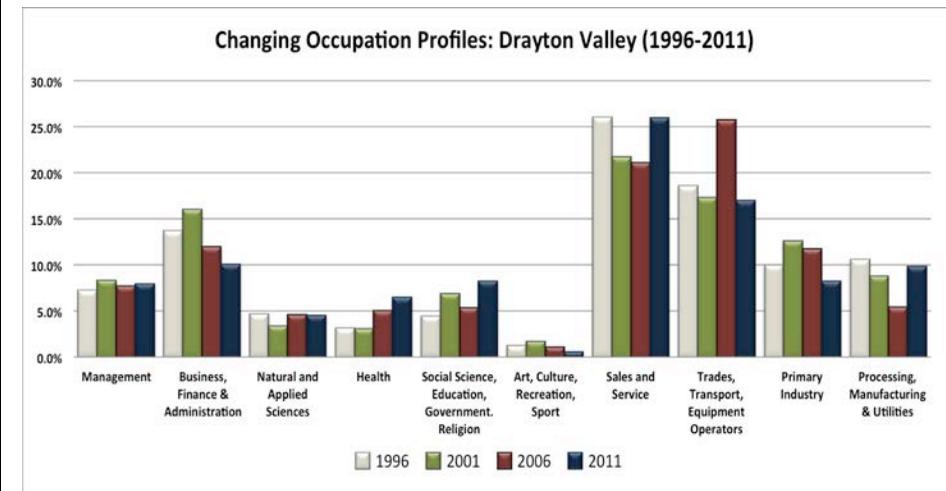


Table 10: Changing Occupation Profiles for Brazeau County, Drayton Valley and Breton (1996, 2001, 2006 and 2011)

BRAZEAU COUNTY	Labour Force Characteristics	1996 ¹		2001 ¹		2006 ¹		2011 ²		1996-2011 % Change
		N ^o .	%	N ^o .	N ^o .	%	N ^o .	%		
		Management	210	5.8%	335	8.2%	365	8.4%	785	
Business, Finance & Administration	505	13.9%	505	12.4%	655	15.1%	510	11.6%	-16.6%	
Natural & Applied Sciences	135	3.7%	155	3.8%	165	3.8%	180	4.1%	10.1%	
Health	65	1.8%	110	2.7%	125	2.9%	120	2.7%	52.4%	
SocSci, Education, Gov.'t & Religion	70	1.9%	135	3.3%	120	2.8%	205	4.6%	141.7%	
Art, Culture, Recreation & Sport	35	1.0%	35	0.9%	55	1.3%	45	1.0%	6.1%	
Sales & Service	680	18.7%	660	16.2%	855	19.8%	670	15.2%	-18.7%	
Trades, Transport & EquipOperators	800	22.0%	940	23.1%	1,025	23.7%	1,225	27.8%	26.4%	
Primary Industry	785	21.6%	885	21.8%	780	18.0%	460	10.4%	-51.6%	
Processing, Manuf'g & Utilities	355	9.8%	305	7.5%	180	4.2%	210	4.8%	-51.2%	
Occupation – Not Applicable	— *	— *	— *	— *	— *	— *	0	0.0%	— *	
Est. Total	3,640	100.0%	4,065	100.0%	4,325	100.0%	4,410	100.0%	N/A	
Pub. Total	3,640	100.0%	4,060	99.9%	4,325	100.0%	4,450	100.9%	N/A	



DRAYTON VALLEY	Labour Force Characteristics	1996 ¹		2001 ¹		2006 ¹		2011 ²		1996-2011 % Change
		N ^o .	%	N ^o .	N ^o .	%	N ^o .	%		
		Management	225	7.3%	265	8.3%	310	7.7%	325	
Business, Finance & Administration	425	13.7%	510	16.0%	480	12.0%	410	10.1%	-26.5%	
Natural & Applied Sciences	145	4.7%	110	3.5%	185	4.6%	185	4.6%	-2.9%	
Health	100	3.2%	100	3.1%	205	5.1%	265	6.5%	101.8%	
SocSci, Education, Gov.'t & Religion	140	4.5%	220	6.9%	215	5.4%	335	8.2%	82.2%	
Art, Culture, Recreation & Sport	40	1.3%	55	1.7%	45	1.1%	25	0.6%	-52.4%	
Sales & Service	805	26.0%	690	21.7%	845	21.1%	1,055	26.0%	-0.2%	
Trades, Transport & EquipOperators	575	18.6%	550	17.3%	1,030	25.7%	690	17.0%	-8.6%	
Primary Industry	310	10.0%	400	12.6%	470	11.7%	335	8.2%	-17.7%	
Processing, Manuf'g & Utilities	330	10.7%	280	8.8%	220	5.5%	400	9.8%	-7.7%	
Occupation – Not Applicable	— *	— *	— *	— *	— *	— *	40	1.0%	— *	
Est. Total	3,095	100.0%	3,180	100.0%	4,005	100.0%	4,065	100.0%	N/A	
Pub. Total	3,100	100.2%	3,190	100.3%	4,010	100.1%	4,060	99.9%	N/A	



Data Source:

¹ Statistics Canada Census of Population (1996, 2001 and 2006)

² Statistics Canada National Household Survey (2011)

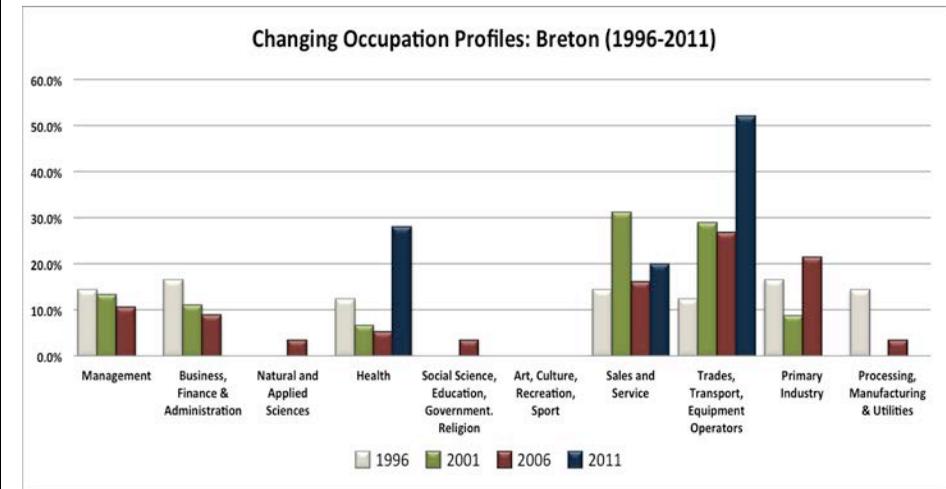
(NOTE: numbers may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis



Table 10 (Cont'd): Changing Occupation Profiles for Brazeau County, Drayton Valley and Breton (1996, 2001, 2006 and 2011)

BRETON	Labour Force Characteristics	1996 ¹		2001 ¹		2006 ¹		2011 ²		1996-2011 % Change
		N ^o :	%	N ^o :	N ^o :	%	N ^o :	%		
	Management	35	14.3%	30	13.3%	30	10.7%	0	0.0%	-100.0%
	Business, Finance & Administration	40	16.3%	25	11.1%	25	8.9%	0	0.0%	-100.0%
	Natural & Applied Sciences	0	0.0%	0	0.0%	10	3.6%	0	0.0%	N/A
	Health	30	12.2%	15	6.7%	15	5.4%	35	28.0%	128.7%
	SocSci, Education, Gov.'t & Religion	0	0.0%	0	0.0%	10	3.6%	0	0.0%	N/A
	Art, Culture, Recreation & Sport	0	0.0%	0	0.0%	0	0.0%	0	0.0%	N/A
	Sales & Service	35	14.3%	70	31.1%	45	16.1%	25	20.0%	40.0%
	Trades, Transport & EquipOperators	30	12.2%	65	28.9%	75	26.8%	65	52.0%	324.7%
	Primary Industry	40	16.3%	20	8.9%	60	21.4%	0	0.0%	-100.0%
	Processing, Manuf'g & Utilities	35	14.3%	0	0.0%	10	3.6%	0	0.0%	-100.0%
	Occupation – Not Applicable	— *	— *	— *	— *	— *	— *	0	0.0%	— *
	Est. Total	245	100.0%	225	100.0%	280	100.0%	125	100.0%	N/A
	Pub. Total	245	100.0%	225	100.0%	265	94.6%	185	148.0%	N/A



Data Source:

¹ Statistics Canada Census of Population (1996, 2001 and 2006)

² Statistics Canada National Household Survey (2011)

(NOTE: numbers may be subject to rounding and suppression)

- The required Census of Population data is not currently available for analysis

Table 11 (next page) shows the degree to which jobs in each of the occupation categories listed in Table 10 above compare to the overall average income for all occupations in October 2012 based on data provided through the *Labour Force Survey* (LFS). Income data derived from the *Labour Force Survey* (LFS) is based on a monthly survey of approximately 56,000 households across Canada designed to collect information and data on employment (including self-employment), unemployment, income by industry and by occupation, and a number of other employment characteristics.

Comparing the data in Table 10 to the information in Table 11 suggests that changes within the local economy will have likely produced the following changes in average household incomes for each community based on the percentage of residents employed in the “Top 3” job categories:

- **Brazeau County:** – average household incomes will likely be higher than the provincial average;
- **Drayton Valley:** – average household incomes will likely be on par with the provincial average; and
- **Breton:** – average household incomes will likely be lower than the provincial average.



Table 11: Relative Average Earning Potential by Occupation in Alberta (October 2012)

Occupation Category	Average Earning Potential
Primary Industry	Well Above Average
Processing, Manufacturing & Utilities	Well Above Average
Management	Well Above Average
Natural & Applied Sciences	Above Average
Trades, Transport & Equipment Operators	Average to Above Average
Business, Finance & Administration	Above Average (Business & Finance) and Below Average (Administration)
Social Science, Education, Government & Religion	Above Average (Government) and Below Average (Social Science, Education and Religion)
Health	Below Average
Art, Culture, Recreation & Sport	Well Below Average
Sales & Service	Well Below Average

Data Source:
 Statistics Canada Labour Force Survey (October 2012)

4.0 Household Incomes

For most people and in most circumstances, a steady, stable, and *sufficient* income is required in order to maintain one’s housing (i.e., to be able to continue making rent or mortgage payments on time yet still have enough money left over to cover utilities and a wide range of other basic needs). If incomes are not keeping pace with cost of living increases, if housing costs are increasing at a faster rate than incomes, or if incomes are beginning to polarize (i.e., gaps between the wealthy and the poor living in the community are emerging and/or growing) housing challenges are likely to increase in terms of real numbers, in terms of the relative proportion/percentage of the population experiencing those challenges, and even in terms of the income levels affected.

4.1 Median Household Incomes (Statistics Canada *Census of Population Data and National Household Survey Data*)

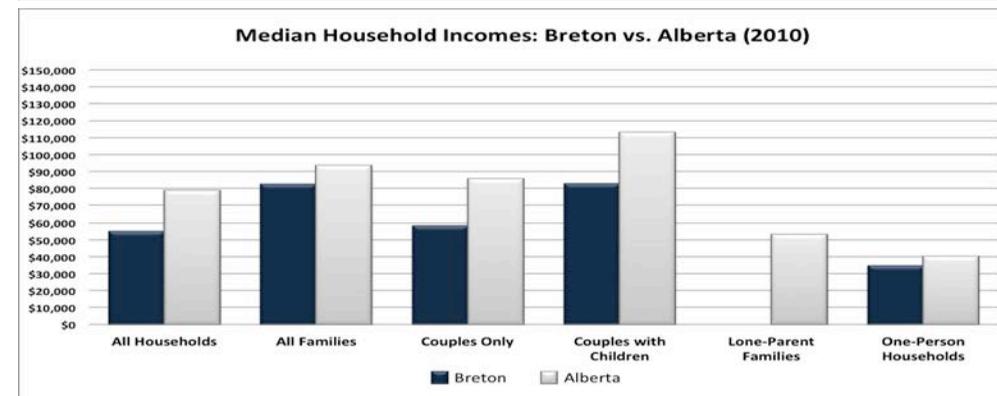
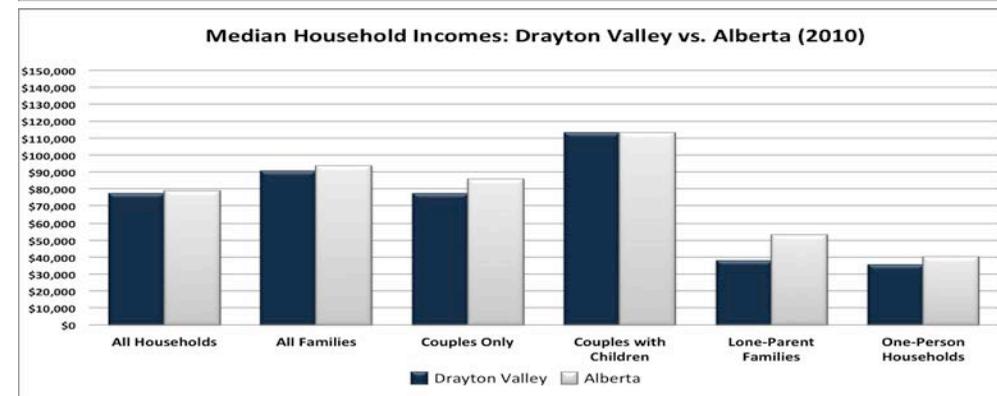
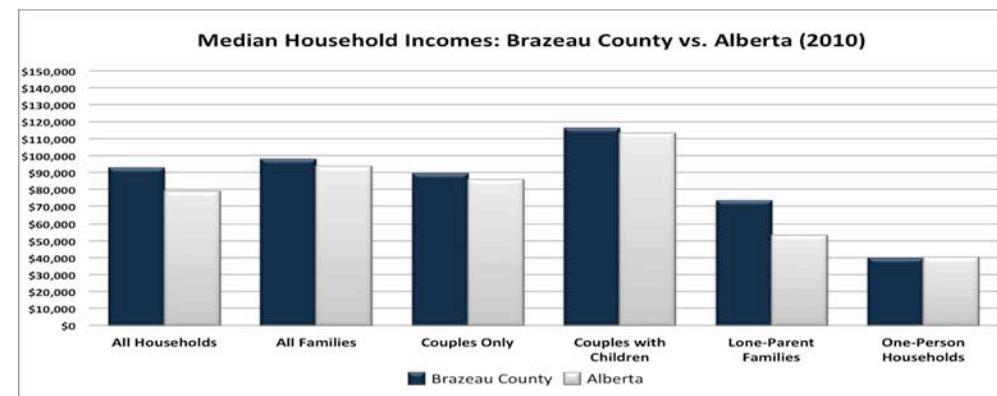
Table 12 (next page) shows the changing median family and household incomes in Brazeau County, Drayton Valley and Breton between 1995 and 2010 based on a combination of *Census of Population* data and *National Household Survey* data and then compares the 2010 median household incomes for each community to the provincial averages for that year. These tables show that with only a few exceptions (i.e., lone-parent families living in Drayton Valley), median household incomes (i.e., the income in the middle where 50% of households earn higher levels and 50% of households earn lower levels) have increased over time. It also shows that, depending on the type of household and in which community that household lived, median income growth over time varied greatly. For example, between 2000 and 2010, median household incomes among:

- **All Households:** – increased by 72.1% in Brazeau County, 30.0% in Drayton Valley, and 58.1% in Breton;
- **One-Person Households:** – increased by 86.0% in Brazeau County, 72.7% in Drayton Valley, and 107.8% in Breton;
- **All Census Families:** – increased by 61.9% in Brazeau County, 37.1% in Drayton Valley, and 121.3% in Breton; and
- **Lone-Parent Families:** – increased by 107.1% in Brazeau County yet decreased by -7.5% in Drayton Valley (data for Breton has been suppressed).



Table 12: Median Household Income by Household Type in Brazeau County, Drayton Valley and Breton (1995, 2000, 2005 and 2010 Incomes)

	Household Type and Characteristics	Income				2000-2010 % Change
		1995 ¹	2000 ¹	2005 ¹	2010 ²	
BRAZEAU COUNTY	Median Income – All Households	\$47,323	\$53,706	\$73,981	\$92,454	72.1%
	Median Income – One-Person Households	\$16,061	\$21,304	\$29,872	\$39,621	86.0%
	Median Family Income – All Census Families	\$50,151	\$60,255	\$80,127	\$97,560	61.9%
	Median Family Income – Couple Families	N/A*	\$61,407	N/A*	N/A*	N/A*
	Married Couples	\$50,925	N/A*	\$87,179	N/A*	N/A*
	Common-Law Couples	N/A*	N/A*	\$77,995	N/A*	N/A*
	Median Family Income – Lone-Parent Families	N/A*	\$35,252	\$32,654	\$72,990	107.1%
	Female-Led	\$28,568	N/A*	\$32,025	N/A*	N/A*
	Male-Led	\$99,725	N/A*	\$43,849	N/A*	N/A*
DRAYTON VALLEY	Median Income – All Households	\$48,454	\$59,346	\$76,309	\$77,154	30.0%
	Median Income – One-Person Households	\$16,868	\$20,605	\$34,087	\$35,586	72.7%
	Median Family Income – All Census Families	\$54,669	\$65,829	\$83,375	\$90,259	37.1%
	Median Family Income – Couple Families	N/A*	\$68,987	N/A*	N/A*	N/A*
	Married Couples	\$57,641	N/A*	\$93,465	N/A*	N/A*
	Common-Law Couples	N/A*	N/A*	\$77,184	N/A*	N/A*
	Median Family Income – Lone-Parent Families	N/A*	\$41,068	\$48,688	\$38,008	-7.5%
	Female-Led	\$22,392	N/A*	\$29,161	N/A*	N/A*
	Male-Led	\$31,315	N/A*	\$92,515	N/A*	N/A*
BRETON	Median Income – All Households	\$27,756	\$34,696	\$51,795	\$54,839	58.1%
	Median Income – One-Person Households	\$15,680	\$16,596	\$18,930	\$34,494	107.8%
	Median Family Income – All Census Families	\$35,440	\$37,100	\$58,021	\$82,096	121.3%
	Median Family Income – Couple Families	N/A*	\$76,351	N/A*	N/A*	N/A*
	Married Couples	\$42,174	N/A*	\$68,897	N/A*	N/A*
	Common-Law Couples	N/A*	N/A*	\$63,127	N/A*	N/A*
	Median Family Income – Lone-Parent Families	N/A*	\$17,961	\$21,550	\$0	-100.0%
	Female-Led	\$39,672	N/A*	\$21,550	N/A*	N/A*
	Male-Led	\$27,756	\$34,696	\$51,795	\$54,839	N/A*



Data Source:

¹ Statistics Canada 1996, 2001 and 2006 Census of Population (1995, 2000 and 2005 Incomes) - data may be subject to rounding and suppression

² Statistics Canada 2011 National Household Survey (2010 Incomes) - data may be subject to rounding and suppression

* Changes made to the specific categories under which Statistics Canada publishes income-related data between census periods prevents direct comparisons.



When compared to provincial averages, it becomes more apparent that not all household types are benefiting from economic change and diversification in the Brazeau County/Drayton Valley region. For example:

- **Brazeau County:** – average household incomes for most household types are either slightly higher or noticeably higher than the provincial average (i.e., except for one-person households whose average incomes are on par with the provincial average);
- **Drayton Valley:** – average household incomes for most household types are either slightly lower or noticeably lower than the provincial average (i.e., except for couples with children whose average incomes are on par with the provincial average); and
- **Breton:** – average household incomes for all household types are noticeably lower than the provincial average (data for lone-parent families has been suppressed).

This data shows that while average incomes for most household types in Brazeau County, Drayton Valley and Breton have increased over time as the local and regional economies have grown and diversified and as new employment opportunities have emerged, not all households are benefiting. Along with a growing number of households earning above-average incomes are a growing number of households earning below-average incomes. Higher-income-earning households are likely driving the housing market (i.e., housing prices) upwards and potentially out of reach of below-average-income-earning households. If income polarization is occurring in the region (i.e., a growing gap between those households earning above average incomes and those households earning below-average incomes), housing affordability challenges are likely to increase along with other housing-related challenges (e.g., adequacy, suitability, accessibility, and/or choice) and the risk of homelessness. Those who are more likely to be earning below-average incomes (and, therefore, more likely to experience housing hardship) include:

- People with disabilities that limit their overall employability;
- People with limited education and/or job skills;
- People working in retail, accommodation and food service jobs (particularly if working part-time);
- People working in arts, entertainment and recreation jobs;
- People working in entry-level administrative positions;
- Families with children (particularly single mothers) with limited access to affordable child care (and, therefore, reduced opportunities for full-time employment); and
- Individuals living in the smaller and more isolated communities of the region with limited access to affordable transportation (personal or public) and, therefore, reduced access to employment opportunities in the larger communities.

4.2 Median Household Incomes (Statistics Canada *Taxfiler* Data)

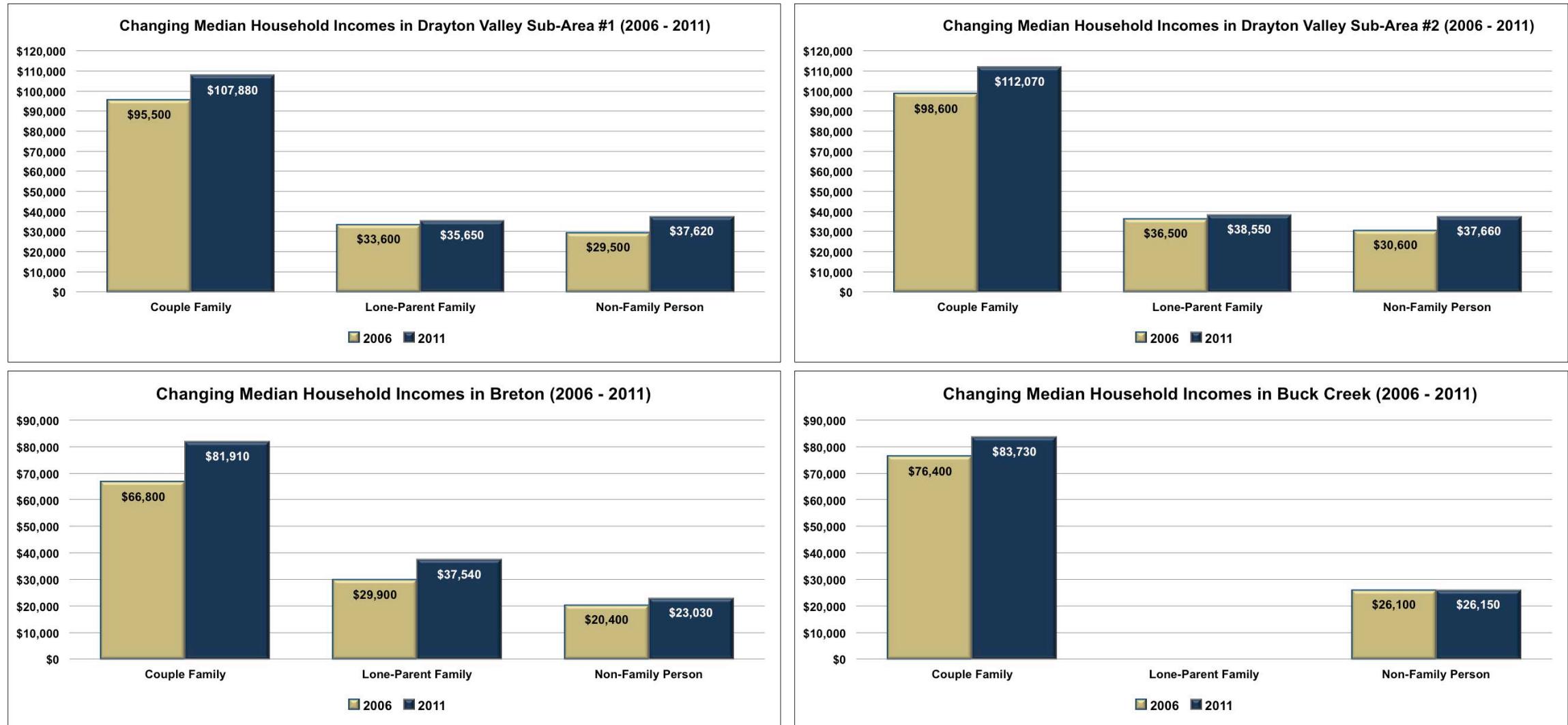
Statistics Canada *Taxfiler* data provides a more detailed profile of incomes in the Brazeau County/Drayton Valley region – in this case for the communities and surrounding postal service areas of Drayton Valley, Breton, Buck Creek, Carnwood, Lindale, Lodgepole, and Rocky Rapids.⁷

⁷ It should be noted that an unknown portion of those households included in the *Taxfiler* data for Drayton Valley and for Breton actually live in Brazeau County (i.e., in the rural areas immediately surrounding both communities). However, since those households collect their mail either in Drayton Valley or Breton, their tax return data is associated with a Drayton Valley or Breton postal code rather than a Brazeau County postal code – therefore, so too is their *Taxfiler* data.



Figure 1 shows changing median household incomes by household type between 2006 and 2011 (2011 being the most current income data available). This figure shows that median household incomes (i.e., those incomes where 50% of households earn higher incomes and 50% of households earn lower incomes) increased to varying degrees for most household types throughout the region between 2006 and 2011 (the one exception being single individuals living in Rocky Rapids).

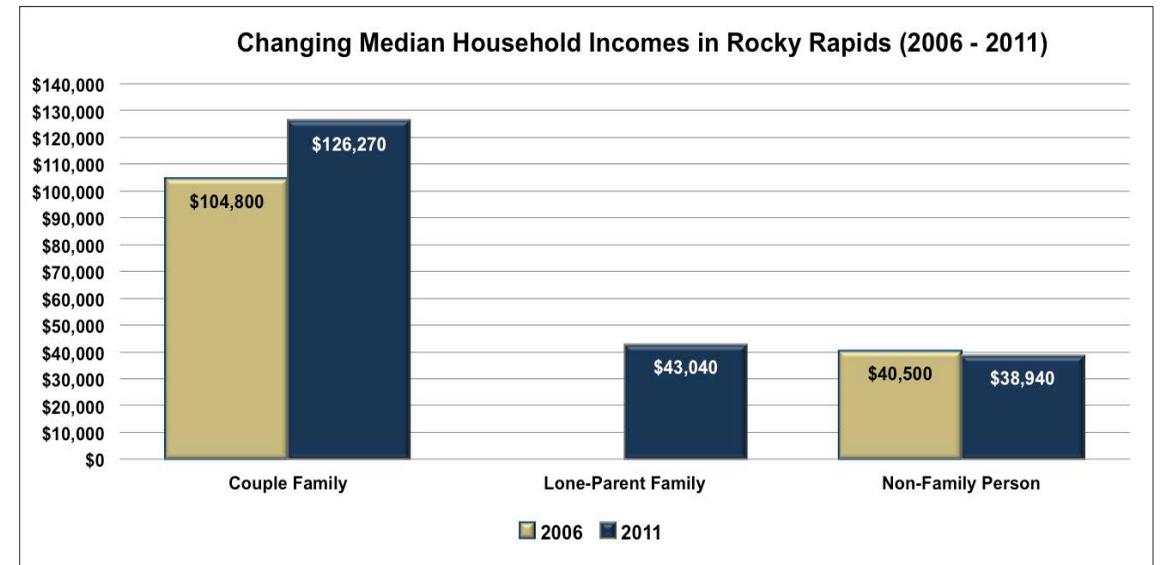
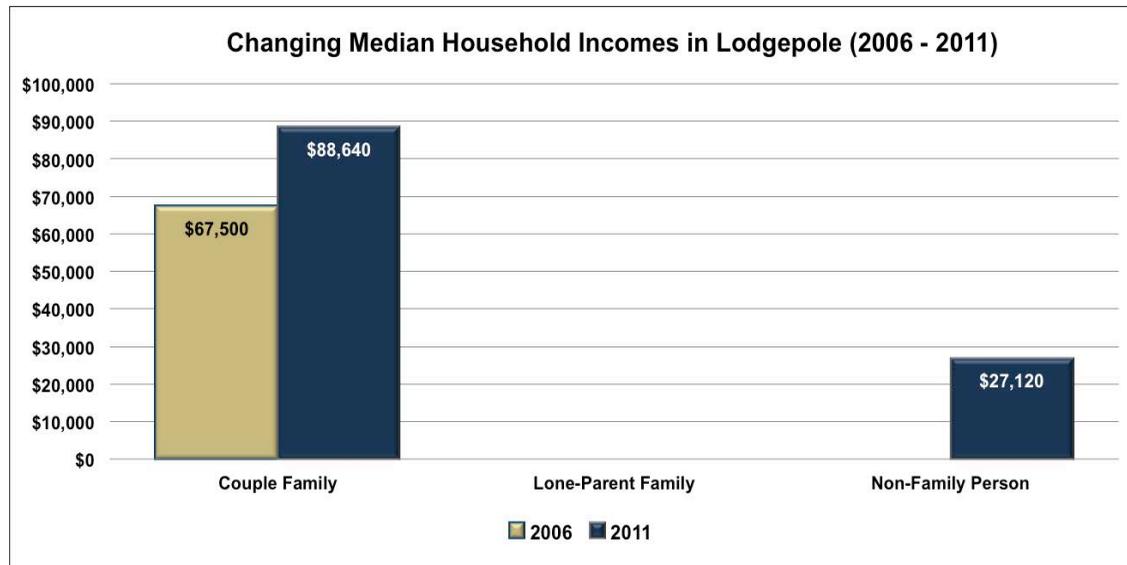
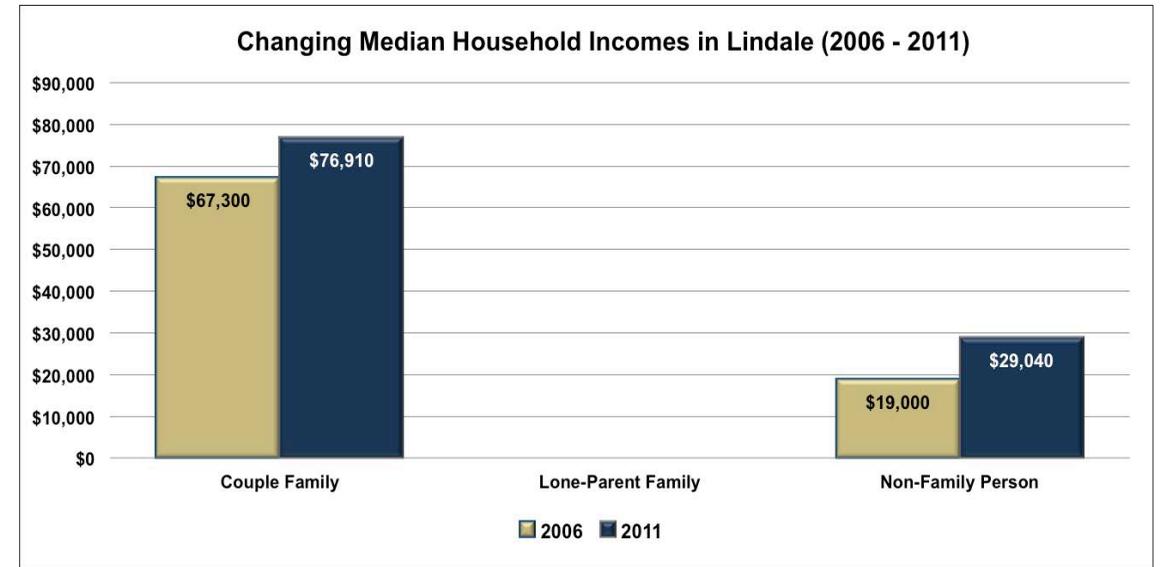
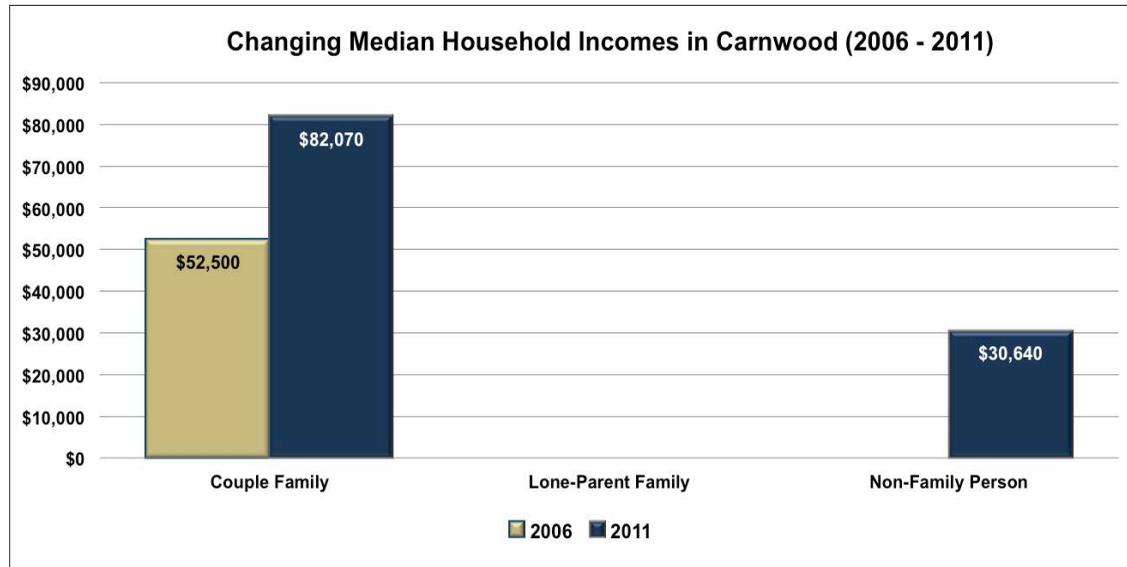
Figure 1: Changing Median Household Incomes for Communities Within the Brazeau County/Drayton Valley Region (2006-2011)



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years) (NOTE: Data may be subject to rounding and suppression)



Figure 1 (Cont'd): Changing Median Household Incomes for Communities Within the Brazeau County/Drayton Valley Region (2006-2011)



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



The figure also shows that communities throughout the region appear to demonstrate different levels of affluence. A review of the median incomes from 2011 suggests that the most affluent communities overall in the Brazeau County/Drayton Valley region (in descending order) are as follows:

1. Rocky Rapids
2. Drayton Valley
3. Lodgepole
4. Carnwood
5. Buck Creek
6. Breton
7. Lindale

Also according to this data, the following observations can be made in terms of increasing or declining incomes:

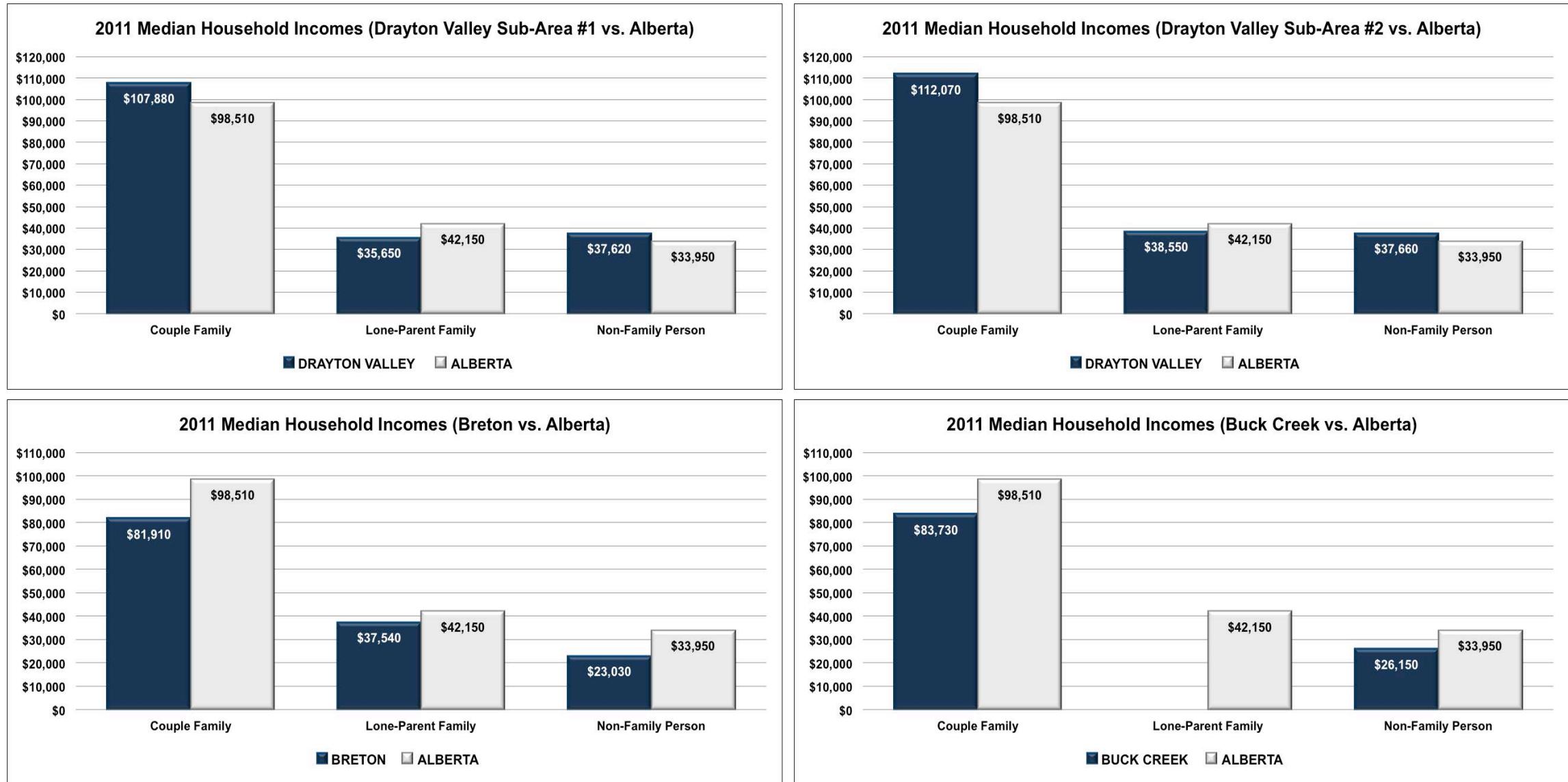
- **Drayton Valley: *** – median household incomes increased over time for all household types. Couples saw the greatest gains, followed by single individuals and then lone-parent families.
- **Breton: *** – median household incomes increased over time for all household types. Couples saw the greatest gains, followed by lone-parent families and then single individuals.
- **Buck Creek:** – median household incomes increased over time for couples but only marginally for single individuals (data for lone-parent families has been suppressed – preventing analysis).
- **Carnwood:** – median household incomes increased dramatically over time for couples (data for lone-parent families and single individuals has largely been suppressed – preventing analysis).
- **Lindale:** – median household incomes increased over time for couples and for single individuals (data for lone-parent families has been suppressed – preventing analysis).
- **Lodgepole:** – median household incomes increased over time for couples (data for lone-parent families and single individuals has largely been suppressed – preventing analysis).
- **Rocky Rapids:** – median household incomes increased over time for couples but decreased over time for single individuals (2006 data for lone-parent families has been suppressed – preventing analysis).

* Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

Figure 2 (next page) compares 2011 median household incomes in Drayton Valley, Breton, Buck Creek, Carnwood, Lindale, Lodgepole, and Rocky Rapids to the provincial average for that same year.



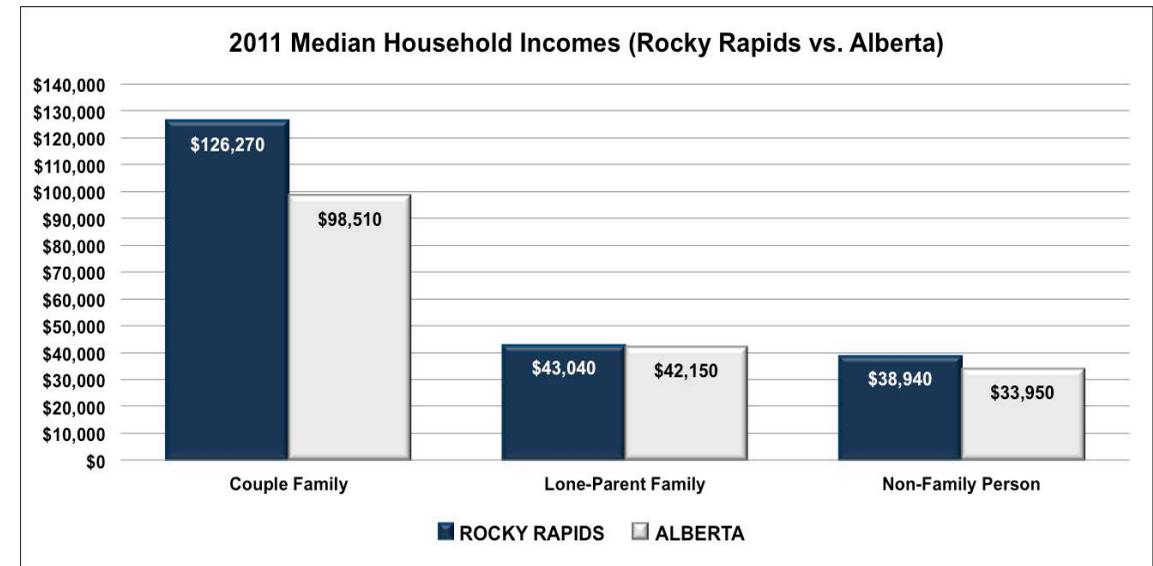
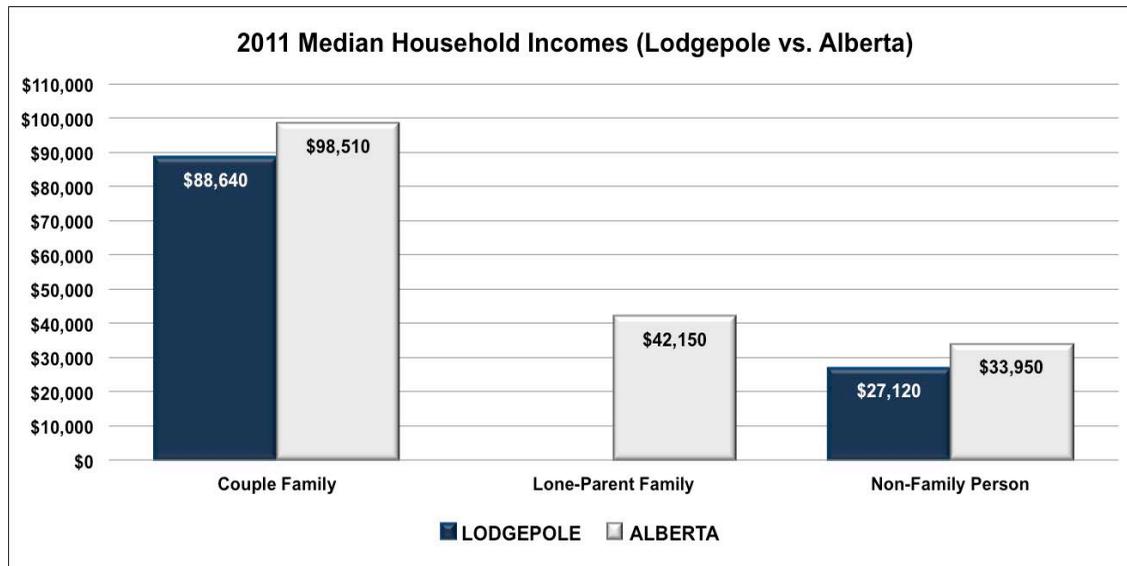
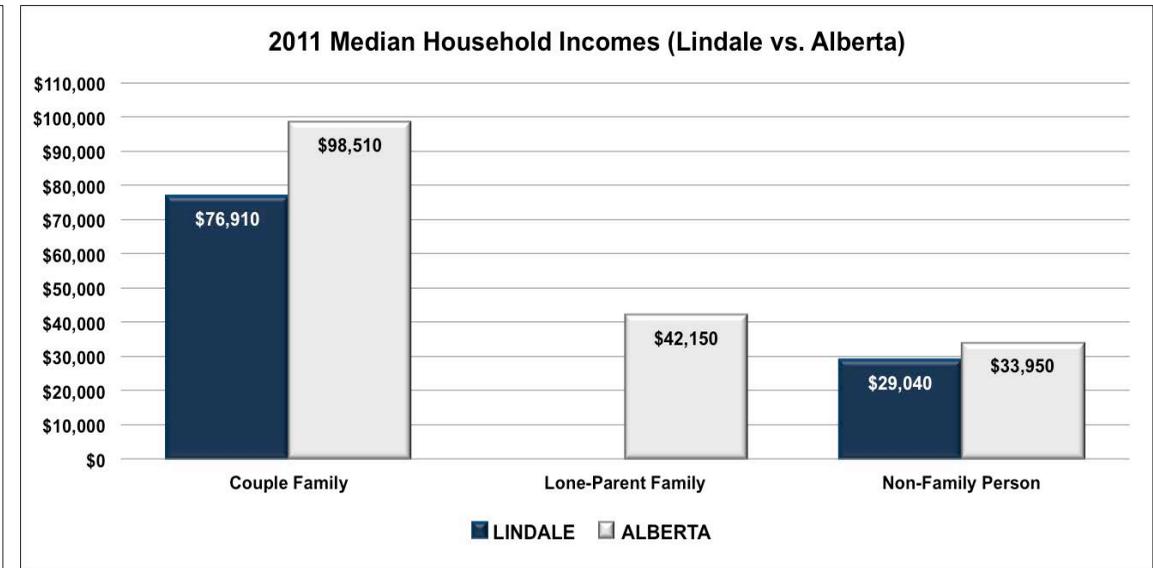
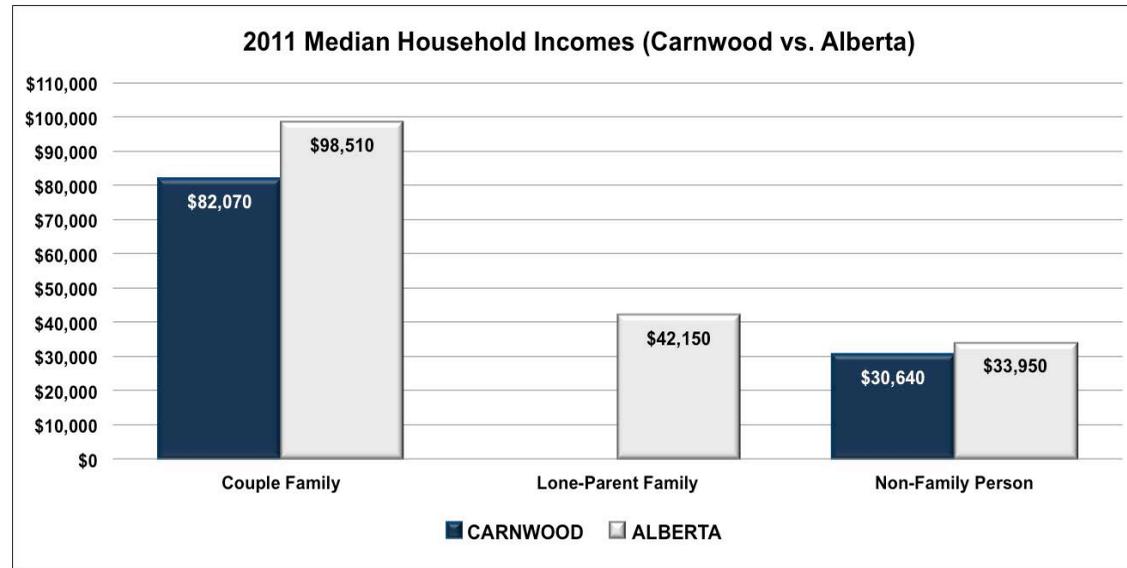
Figure 2: Comparison of 2011 Median Household Incomes for Communities Within the Brazeau County/Drayton Valley Region vs. the Province of Alberta



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



Figure 2 (Cont'd): Comparison of 2011 Median Household Incomes for Communities Within the Brazeau County/Drayton Valley Region vs. the Province of Alberta



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



According to this data, the following comparisons between median household incomes can be made:

- **Drayton Valley:** * – couples and singles earned on average higher incomes than the provincial average (more so for couples), while lone-parent families earned slightly lower than the provincial average.
- **Breton:** * – all household types earned on average lower incomes than the provincial average.
- **Buck Creek:** – couples and singles earned on average higher incomes than the provincial average (data for lone-parent families has been suppressed – preventing analysis).
- **Carnwood:** – couples and singles earned on average higher incomes than the provincial average (data for lone-parent families has been suppressed – preventing analysis).
- **Lindale:** – couples and singles earned on average higher incomes than the provincial average (data for lone-parent families has been suppressed – preventing analysis).
- **Lodgepole:** – couples and singles earned on average higher incomes than the provincial average (data for lone-parent families has been suppressed – preventing analysis).
- **Rocky Rapids:** – all household types earned on average higher incomes than the provincial average (more so for couples followed by single individuals while lone-parent families earned only slightly higher average incomes than the provincial average).

* Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

4.3 Changing Median Incomes (Statistics Canada *Taxfiler* Data) Compared to Changing Price Indexes

It is also important to note the degree to which median incomes are keeping pace with the cost of living as expressed through the Consumer Price Index (CPI) and the cost of shelter as expressed through the Shelter Index (SI). Between December 2006 and December 2011, the CPI for Alberta increased by an estimated 10.8% (from 114.2 to 126.5 based on a 2002 index). During that same period, the Shelter Index increased by 17.5% (from 133.3 to 156.6 based on a 2002 index). Table 13 (next page) compares median income growth among the three different household types (couples, lone parents, and single individuals) for each community to changes in CPI and the Shelter Index suggests. Based on this data, median households incomes have increased at a rate faster than both the Consumer Price Index (CPI) and the Shelter Index (SI) for some household types throughout the region – but not all. The exceptions are as follows (i.e., those households types in each community who are more likely to be experiencing housing challenges as their housing and daily living costs are potentially increasing faster than their incomes):

- **Drayton Valley:** – median incomes increased at a slower rate than CPI for lone-parent families and at a slower rate than the Shelter Index for both couples and lone-parent families.
- **Breton:** – median incomes increased at a slower rate than the Shelter Index for single individuals.
- **Buck Creek:** – median incomes increased at a slower rate than both CPI and the Shelter Index for both couples and single individuals (data for lone-parent families has been suppressed).
- **Carnwood:** – data suppression among lone-parents and single individuals prevents analysis.
- **Lindale:** – median incomes increased at a slower rate than the Shelter Index for couples (data for lone-parent families has been suppressed).



- **Lodgepole:** – data suppression among lone-parents and single individuals prevents analysis.
- **Rocky Rapids:** – median incomes declined for single individuals, thus “increasing” at a slower rate than both CPI and the Shelter Index (data for lone-parent families has been suppressed).

* Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

Table 13: Median Household Income Growth by Type for Communities Within the Brazeau County/Drayton Valley Region Compared to CPI and the Shelter Index (December 2006 – December 2011)

Drayton Valley Sub-Area #1	2006	2011	% Change	CPI	SI
Couple Family	\$95,500	\$107,880	13.0%	↑	↓
Lone-Parent Family	\$33,600	\$35,650	6.1%	↓	↓
Non-Family Person	\$29,500	\$37,620	27.5%	↑	↑

Breton	2006	2011	% Change	CPI	SI
Couple Family	\$66,800	\$81,910	22.6%	↑	↑
Lone-Parent Family	\$29,900	\$37,540	25.6%	↑	↑
Non-Family Person	\$20,400	\$23,030	12.9%	↑	↓

Carnwood	2006	2011	% Change	CPI	SI
Couple Family	\$52,500	\$82,070	56.3%	↑	↑
Lone-Parent Family	—*	—*	—*	—*	—*
Non-Family Person	—*	\$30,640	—*	—*	—*

Lodgepole	2006	2011	% Change	CPI	SI
Couple Family	\$67,500	\$88,640	31.3%	↑	↑
Lone-Parent Family	—*	—*	—*	—*	—*
Non-Family Person	—*	\$27,120	—*	—*	—*

Drayton Valley Sub-Area #2	2006	2011	% Change	CPI	SI
Couple Family	\$98,600	\$112,070	13.7%	↑	↓
Lone-Parent Family	\$36,500	\$38,550	5.6%	↓	↓
Non-Family Person	\$30,600	\$37,660	23.1%	↑	↑

Buck Creek	2006	2011	% Change	CPI	SI
Couple Family	\$76,400	\$83,730	9.6%	↓	↓
Lone-Parent Family	—*	—*	—*	—*	—*
Non-Family Person	\$26,100	\$26,150	0.2%	↓	↓

Lindale	2006	2011	% Change	CPI	SI
Couple Family	\$67,300	\$76,910	14.3%	↑	↓
Lone-Parent Family	—*	—*	—*	—*	—*
Non-Family Person	\$19,000	\$29,040	52.8%	↑	↑

Rocky Rapids	2006	2011	% Change	CPI	SI
Couple Family	\$104,800	\$126,270	20.5%	↑	↑
Lone-Parent Family	—*	\$43,040	—*	—*	—*
Non-Family Person	\$40,500	\$38,940	-3.9%	↓	↓

Data Source:

Statistics Canada Taxfiler Data (2006 and 2011 tax years)

(NOTE: Data may be subject to rounding and suppression)

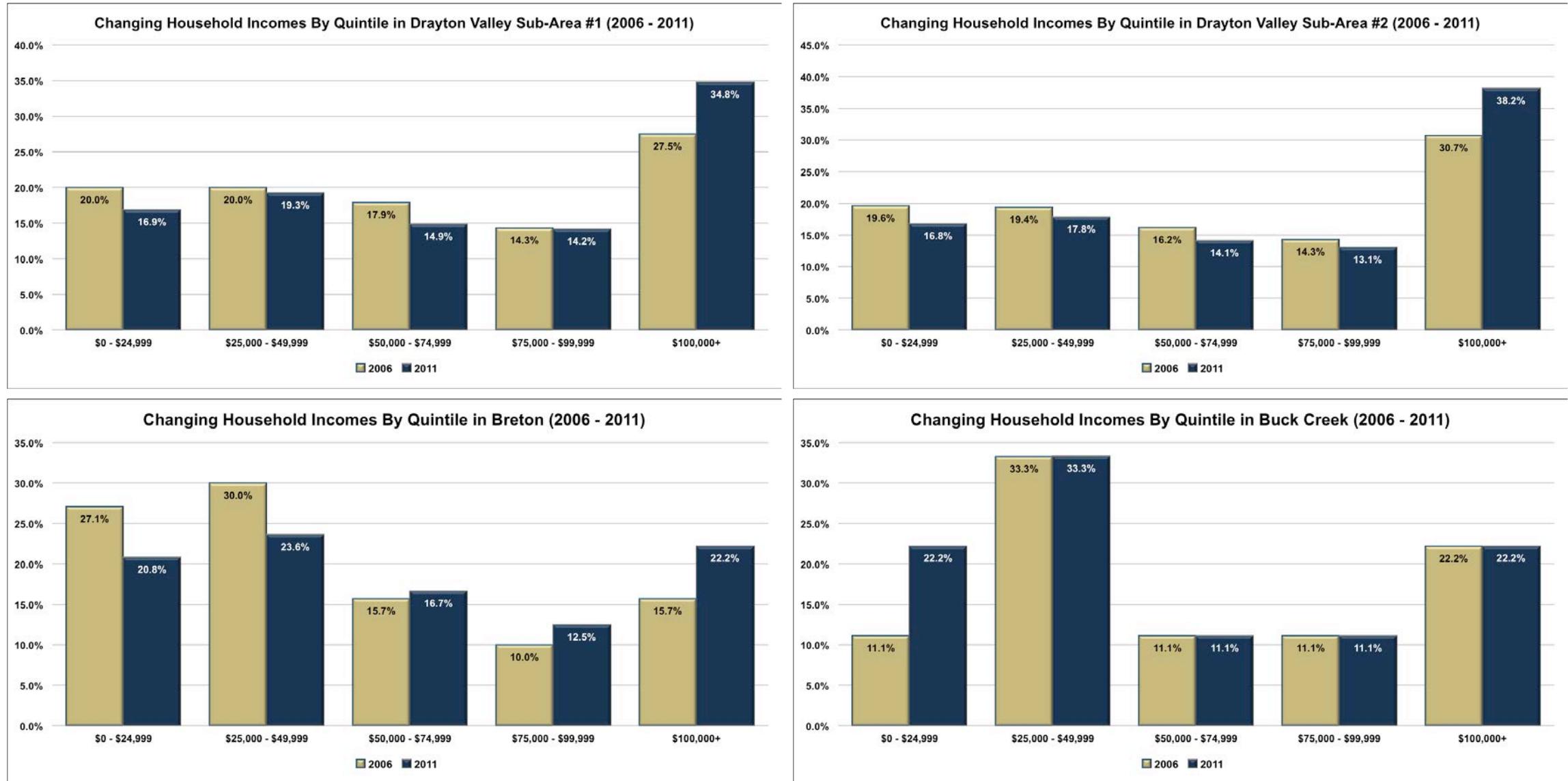
* The required Taxfiler data is not currently available for analysis

4.4 Detailed Household Incomes (Statistics Canada Taxfiler Data)

Figure 3 (next page) shows more detailed income data for Drayton Valley, Breton, Buck Creek, Carnwood, Lindale, Lodgepole, and Rocky Rapids based on 2006 and 2011 *Taxfiler* data organized into increments of \$25,000. The data shows greater detail about the degree to which incomes have changed over time in each community and where the most significant improvements and declines in household incomes are occurring.



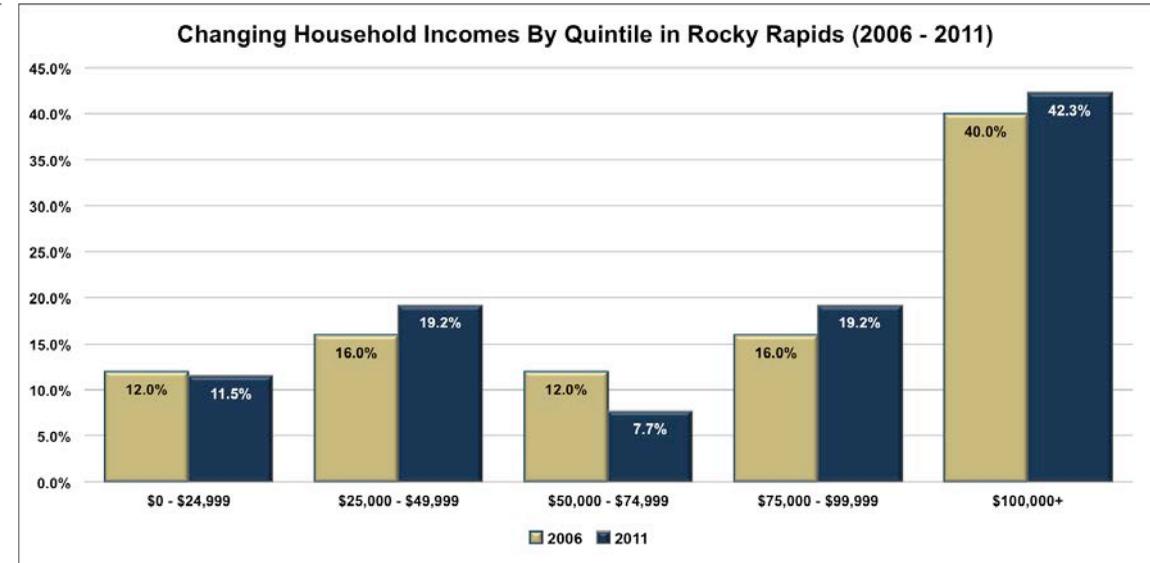
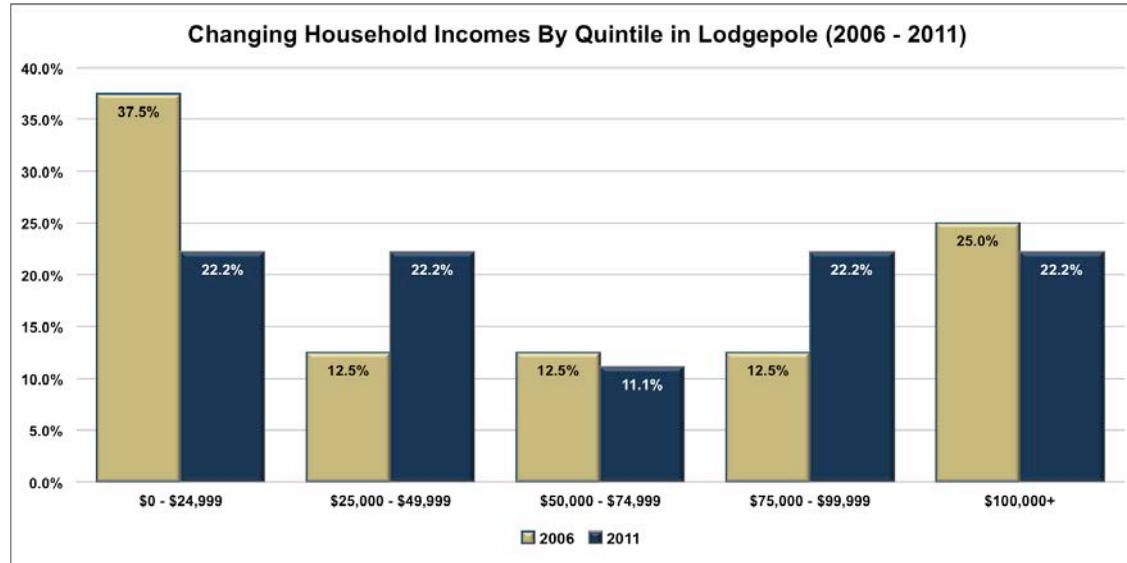
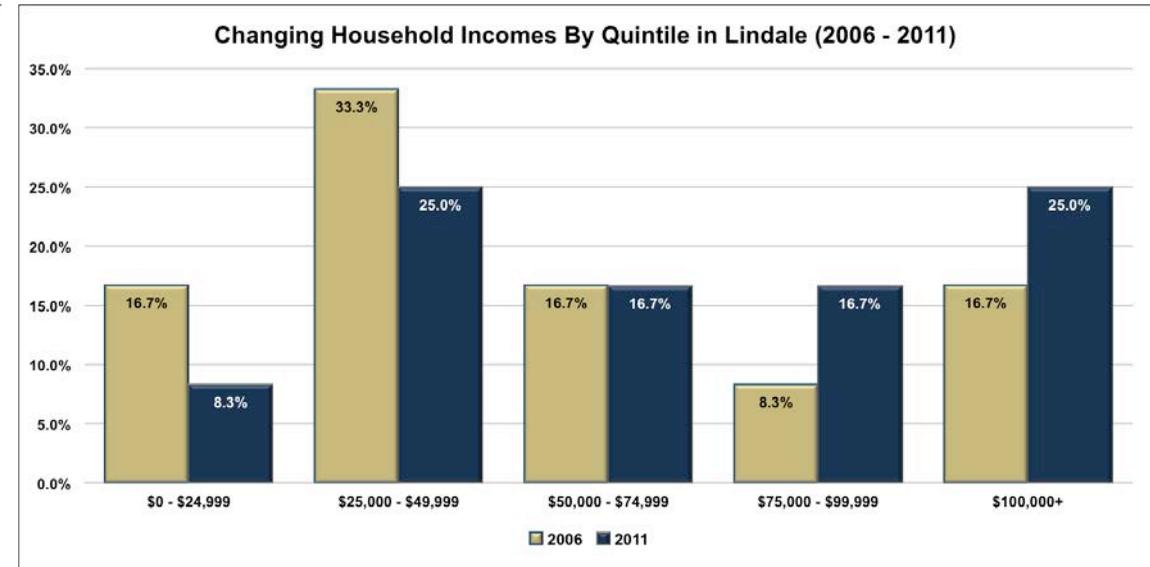
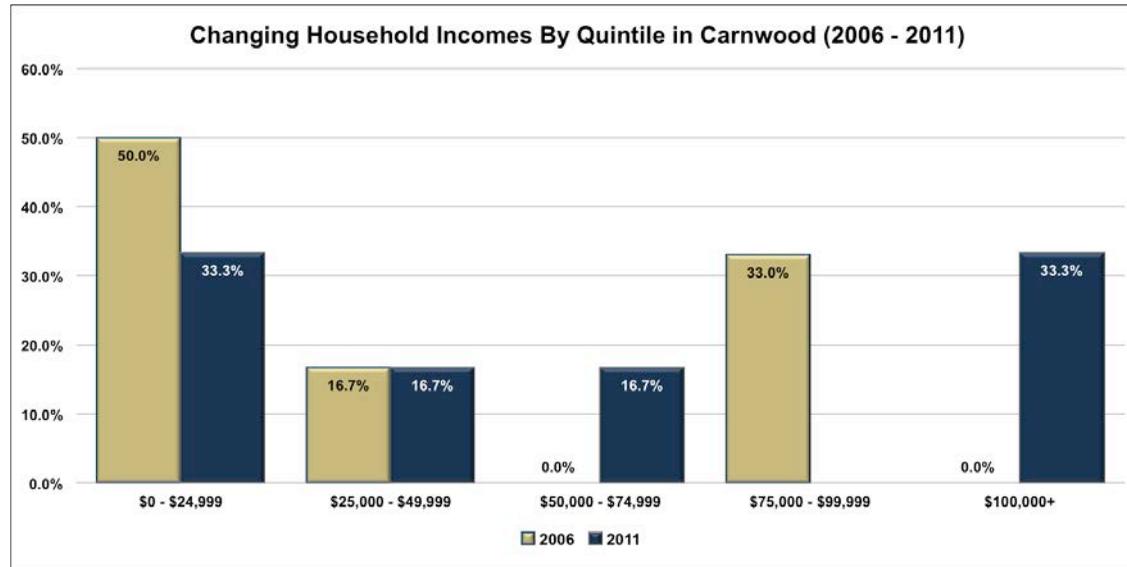
Figure 3: Changing Household Incomes by Quintile for Communities Within the Brazeau County/Drayton Valley Region (2006 – 2011)



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



Figure 3 (Cont'd): Changing Household Incomes by Quintile for Communities Within the Brazeau County/Drayton Valley Region (2006 – 2011)



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



- **Drayton Valley: *** – experienced an increase in the percentage of households earning incomes of \$100,000+ and a decrease in the percentage of households earning incomes between \$0 and \$99,999.
- **Breton: *** – experienced an increase in the percentage of households earning incomes of \$50,000+ and a decrease in the percentage of households earning incomes between \$0 and \$49,999.
- **Buck Creek:** – the income profile of Buck Creek has largely remained the same (data suppression may be an issue – particularly households earning \$0-\$24,999).
- **Carnwood:** – extensive data suppression prevents analysis.
- **Lindale:** – experienced an increase in the percentage of households earning incomes of \$75,000+ and a decrease in the percentage of households earning incomes between \$0 and \$49,999. The percentage of households earning between \$50,000 and \$74,999 remained the same.
- **Lodgepole:** – experienced a variety of fluctuations including an increase in the percentage of households earning between \$25,000 and \$49,999 and \$75,000-\$99,999 but a decrease in the percentage of households earning \$0-\$24,999, \$50,000-\$74,999, and \$100,000+.
- **Rocky Rapids:** – experienced a variety of fluctuations including an increase in the percentage of households earning between \$25,000 and \$49,999 and \$75,000+ but a decrease in the percentage of households earning \$0-\$24,999 and \$50,000-\$74,999.

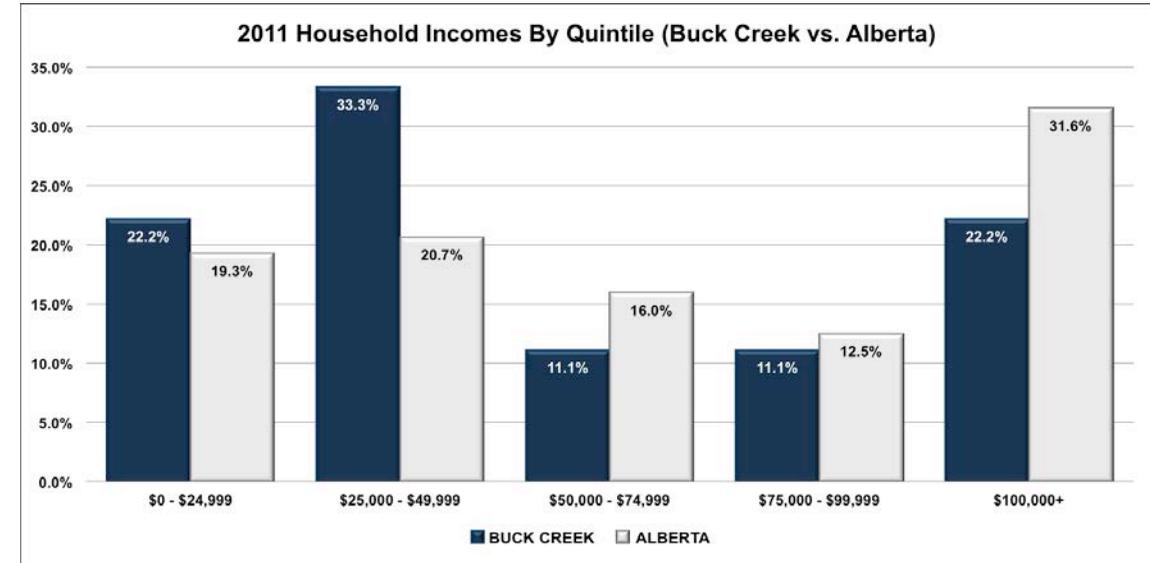
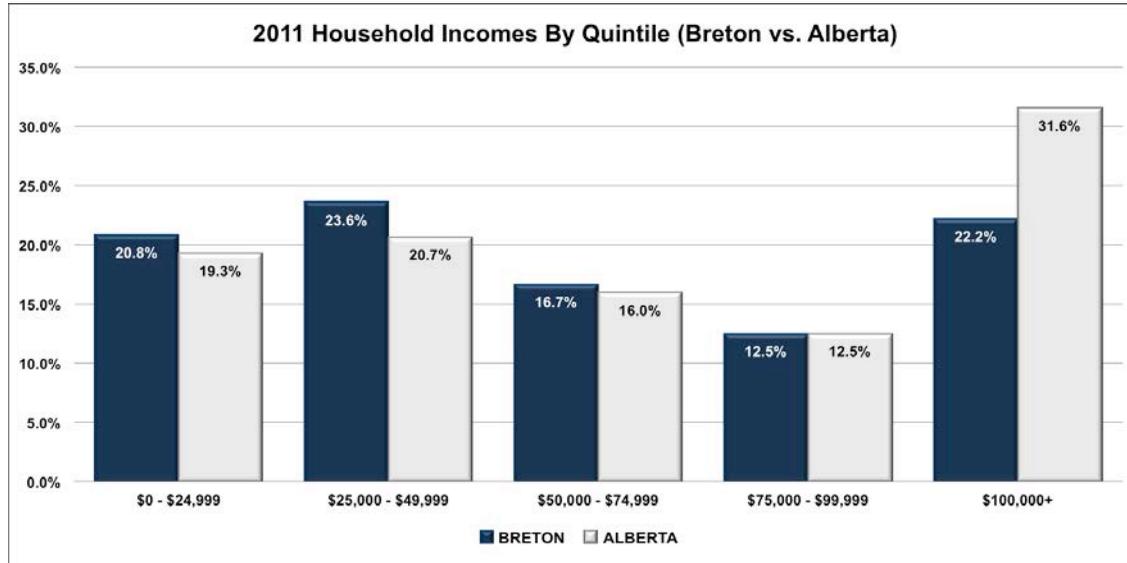
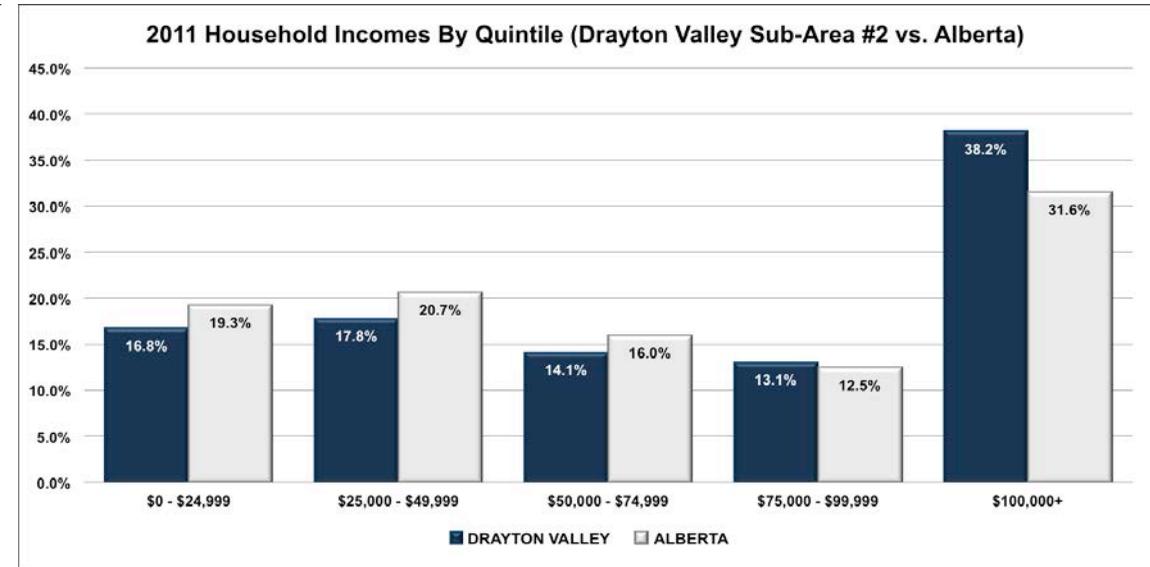
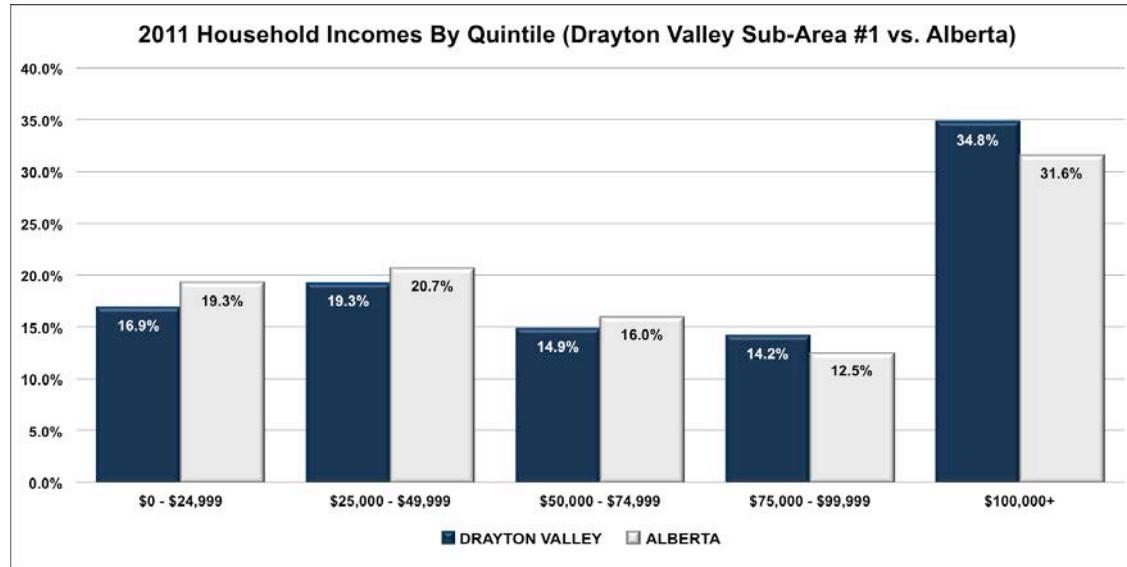
* Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

Figure 4 (next page) compares each community’s overall 2011 household income profiles organized into increments of \$25,000 to that of the province as a whole to provide a more detailed look at relative affluence, income disparity within the Brazeau County/Drayton Valley region. Based on this data:

- **Drayton Valley: *** – has a higher percentage of high-income households (\$100,000+) and above-average-income households (\$75,000-\$99,999) than the provincial average combined with a lower percentage of lower-income (\$0-\$24,999), moderate-income (\$25,000-\$49,999) and median-income (\$50,000-\$74,999) households than the provincial average – indicating a relatively affluent community.
- **Breton: *** – has a lower percentage of high-income households (\$100,000+), a similar percentage of average-income households (\$75,000-\$99,999), and a higher percentage of lower-income (\$0-\$24,999), moderate-income (\$25,000-\$49,999) and median-income (\$50,000-\$74,999) households than the provincial average – suggesting a less affluent community.
- **Buck Creek:** – has a lower percentage of high-income households (\$100,000+), average-income households (\$75,000-\$99,999), and median-income households (\$50,000-\$74,999) combined with a noticeably higher percentage of lower-income (\$0-\$24,999) and moderate-income (\$25,000-\$49,999) households than the provincial average – suggesting a potentially marginalized community.
- **Carnwood:** – has a higher percentage of both high-income households (\$100,000+) and lower-income households (\$0-\$24,999) than the provincial average with fluctuations in the middle – suggesting the potential for income polarization occurring in the community.
- **Lindale:** – has a lower percentage of both high-income households (\$100,000+) and lower-income households (\$0-\$24,999) than the provincial average combined with a higher percentage of moderate-income (\$25,000-\$49,999), median-income (\$50,000-\$74,999) and above-average-income (\$75,000-\$99,999) households – suggesting a relatively “middle-class” community.
- **Lodgepole:** – has a higher percentage of lower-income (\$0-\$24,999), moderate-income (\$25,000-\$49,999), and above-average-income (\$75,000-\$99,999) households than the provincial average combined with a lower percentage of median-income (\$50,000-\$74,999) and high-income households (\$100,000+) households – suggesting a less affluent community that may be experiencing some “gentrification”.



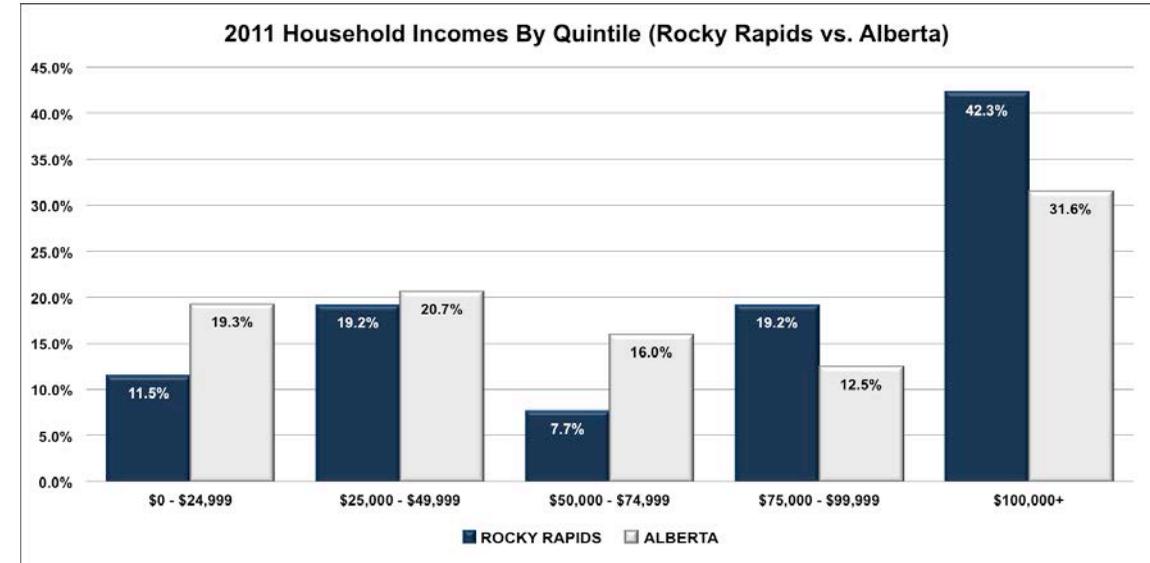
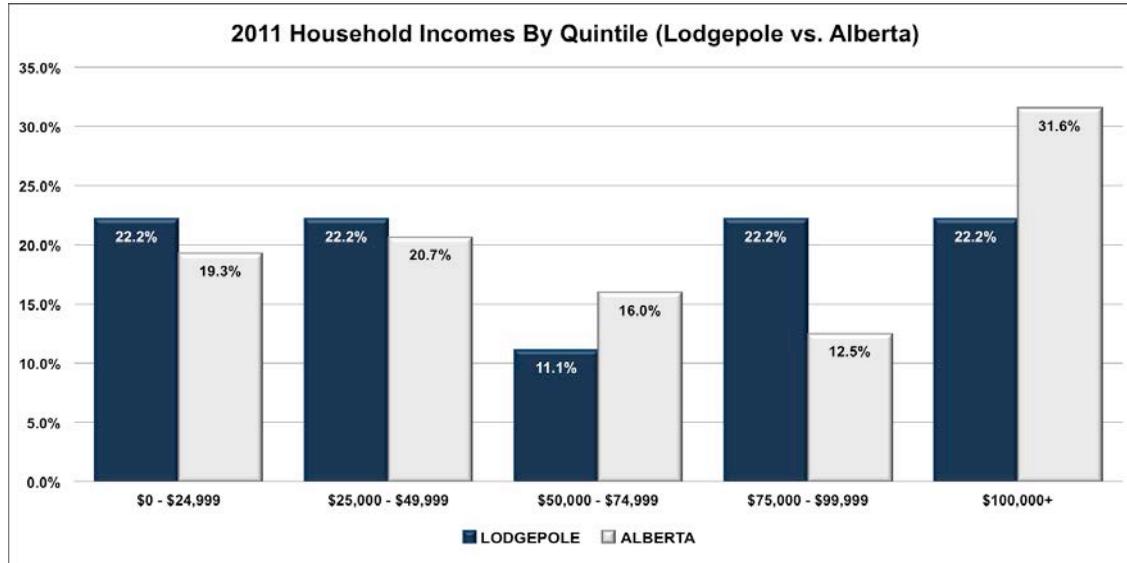
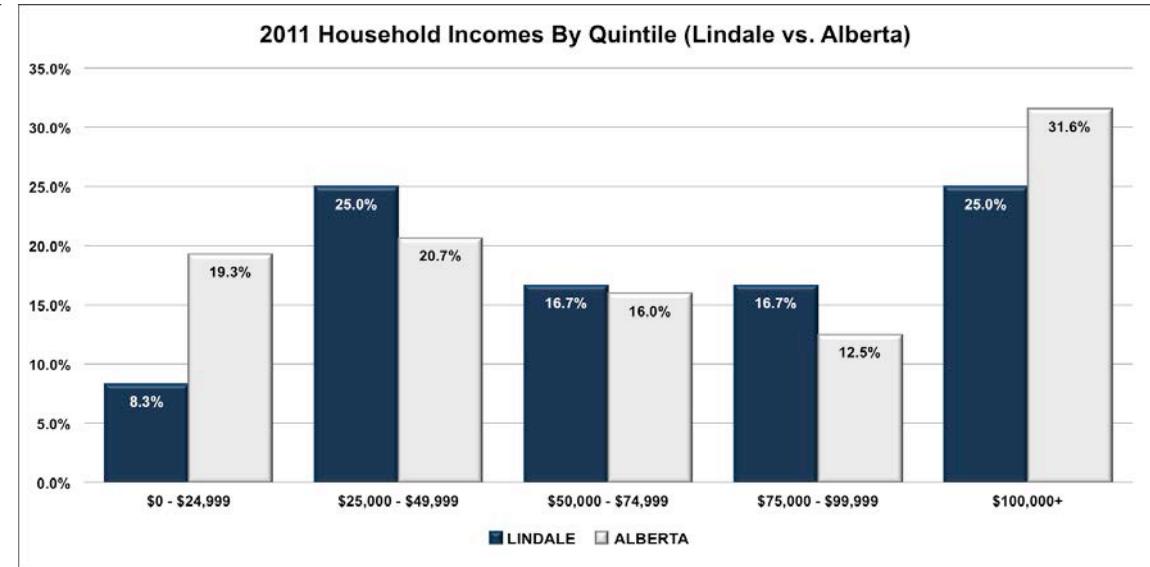
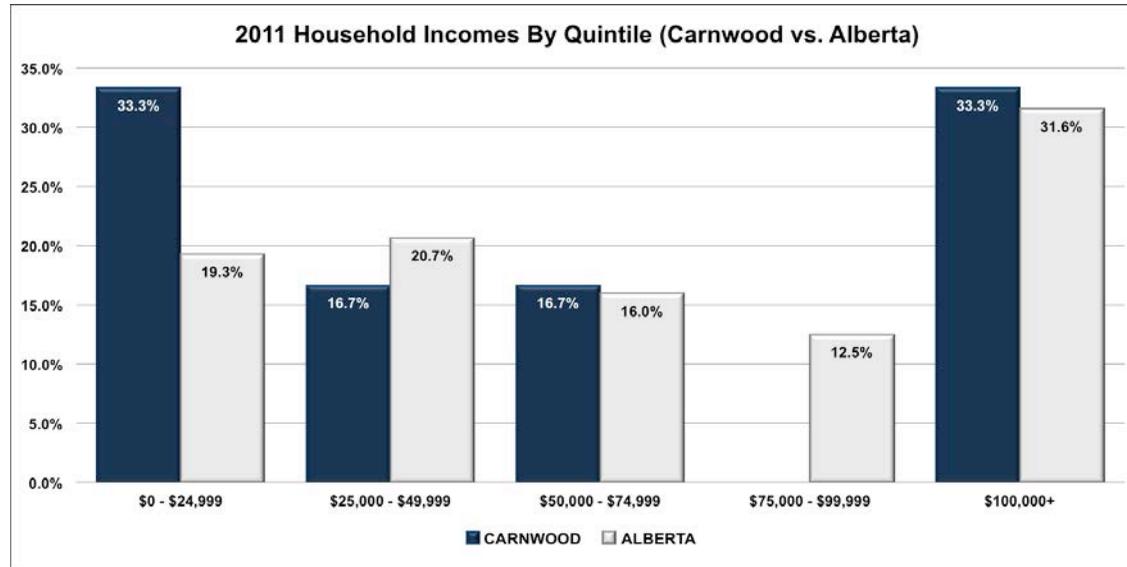
Figure 4: Comparison of 2011 Household Incomes by Quintile for Communities Within the Brazeau County/Drayton Valley Region vs. the Province of Alberta



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



Figure 4 (Cont'd): Comparison of 2011 Household Incomes by Quintile for Communities Within the Brazeau County/Drayton Valley Region vs. the Province of Alberta



Data Source:
 Statistics Canada Taxfiler Data (2006 and 2011 tax years)
 (NOTE: Data may be subject to rounding and suppression)



- **Rocky Rapids:** – has a higher percentage of high-income households (\$100,000+) and above-average-income households (\$75,000-\$99,999) than the provincial average combined with a lower percentage of lower-income (\$0-\$24,999), moderate-income (\$25,000-\$49,999) and median-income (\$50,000-\$74,999) households than the provincial average – indicating a relatively affluent community.

* Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

5.0 Poverty Rates and Social Assistance

Taxfiler data also provides a look at incidents of poverty within the communities of Drayton Valley, Breton, Buck Creek, Carnwood, Lindale, Lodgepole, and Rocky Rapids – showing data on the changing number of households between 2006 and 2011 who were earning incomes at or below the before-tax Low-Income Measure (LIMs) and/or had received Social Assistance. Social Assistance rates provide an indication of households unable to work while the Low-Income Measure (LIM) remains the most commonly accepted and internationally-comparable measure of relative poverty in use since the late 1980s.⁸ LIMs provide a more direct reflection of poverty in the region than Social Assistance rates.

Table 14 compares the total number and percentage of households earning incomes at or below the before-tax Low-Income Measure (LIM) in 2006 and in 2011 as compared to the provincial average.

Table 14: Households Earning Incomes at or Below the *Before-Tax* Low-Income Measure (LIM) Within the Brazeau County/Drayton Valley Region vs. the Province of Alberta (2006 and 2011)

Before-Tax LIMs	Drayton Valley #1 ¹		Drayton Valley #2 ¹		Breton ¹		Buck Creek		Carnwood		Lindale		Lodgepole		Rocky Rapids		Alberta
	Year	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%
2006	290	10.4%	580	10.9%	130	18.6%	20	20.0%	0	0.0%	20	16.7%	0	0.0%	30	12.0%	14.5%
2011	340	11.5%	650	11.5%	110	15.5%	20	22.2%	— *	— *	— *	— *	20	22.2%	20	7.7%	15.2%
Change (%)	17.2%	10.9%	12.1%	5.5%	-15.4%	-16.6%	0.0%	11.1%	— *	— *	— *	— *	— *	— *	-33.3%	-35.9%	5.3%

Data Source:

Statistics Canada Small Area and Data Division Taxfiler Data (2006 and 2011 tax years) (NOTE: Data may be subject to rounding and suppression)

* The required Taxfiler data is not currently available for analysis (i.e., it was not collected or it has been suppressed)

¹ Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

Based on this data, the following observations can be made:

- Poverty rates in 2011 were highest in Buck Creek and Lodgepole;
- Poverty rates in 2011 were lowest in Rocky Rapids followed by Drayton Valley;
- Poverty rates in 2011 were higher than the provincial average in Buck Creek, Lodgepole, and Breton (although only slightly higher than the provincial average in Breton);
- Poverty rates increased over time in Drayton Valley, Buck Creek and what appears to be the case in Lodgepole yet decreased over time in Rocky Rapids and Breton;
- Data suppression prevents an analysis of changing poverty rates over time and more recently in Carnwood and Lindale.

⁸ <http://www.statcan.gc.ca/pub/75f0002m/2012002/lim-mfr-eng.htm>



Table 15 shows the total number and percentage of households reporting having received Social Assistance in 2006 and 2011 compared to the province as a whole.

Table 15: Total Households Receiving Social Assistance Within the Brazeau County/Drayton Valley Region vs. the Province of Alberta (2006 and 2011)

Social Assistance	Drayton Valley #1 ¹		Drayton Valley #2 ¹		Breton ¹		Buck Creek		Carnwood		Lindale		Lodgepole		Rocky Rapids		Alberta	
	Year	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	N ^o	%	
2006	360	12.9%	580	10.9%	170	24.3%	20	20.0%	20	33.3%	20	16.7%	0	0.0%	20	8.0%	20	12.8%
2011	380	12.8%	640	11.3%	180	25.4%	— *	— *	20	33.3%	30	25.0%	20	22.2%	20	7.7%	20	12.8%
Change (%)	5.6%	-0.2%	10.3%	3.9%	5.9%	4.4%	— *	— *	0.0%	0.0%	50.0%	50.0%	— *	— *	0.0%	-3.8%	0.2%	

Data Source:

Statistics Canada Small Area and Data Division Taxfiler Data (2006 and 2011 tax years) (NOTE: Data may be subject to rounding and suppression)

* The required Taxfiler data is not currently available for analysis (i.e., it was not collected or it has been suppressed)

¹ Taxfiler data for Drayton Valley and Breton include an unknown number of Brazeau County households living in the areas immediately surrounding both communities who collect their mail in either Drayton Valley or Breton via post office box.

Once again, the following observations can be made based on this data:

- Social Assistance rates in 2011 were highest in Carnwood followed by Breton, Lindale and Lodgepole;
- Social Assistance rates in these four communities (i.e., Carnwood, Breton, Lindale and Lodgepole) were also higher than the provincial average in 2011;
- Social Assistance rates in 2011 were lowest in Rocky Rapids followed by Drayton Valley (similar to the poverty rates discussed above);
- Social Assistance rates in 2011 were also lower than the provincial average in Rocky Rapids and portions of Drayton Valley (other areas of Drayton Valley were on par with the provincial average);
- Social Assistance rates have increased over time in Lindale, Breton and portions of Drayton Valley yet have decreased over time in Rocky Rapids (Social Assistance rates have remained relatively stable over time in Carnwood and have decreased slightly in some areas of Drayton Valley).
- Data suppression prevents an analysis of changing Social Assistance rates over time and more recently in Buck Creek.

6.0 Conclusion

Income and employment data from Statistics Canada's *Census of Population* and the 2011 *National Household Survey* show Brazeau County and Drayton Valley as having both experienced a net increase in the total number of jobs available in each community over time (in keeping with overall population growth in these two municipalities) while Breton experienced a net decline in the total jobs available (along with overall population decline). Changes in the local and regional economy are also producing a variety of shifts in each community's income profile – some more varied than others.

However, a consistent pattern emerges throughout the Brazeau County/Drayton Valley region: based on the total percentage of people employed in the various positions in 2011, two of the most prevalent job categories in each of three municipalities are Trades, Transport & Equipment Operators along with Sales & Service jobs. Trades, Transport & Equipment Operators generally earn average to above-average wages while people working in Sales & Service positions generally earn well-below-average wages according to the national



Labour Force Survey. Rounding out the “Top 3” job categories in each community are Management positions in Brazeau County (these positions are likely to offer well above average wages depending on their nature and/or sector), Business, Finance and Administration positions in Drayton Valley (these positions generally offer a combination of above-average and below-average wages depending on their nature and/or sector), and Health positions in Breton (these positions generally offer below-average wages depending on their nature).

Labour force and employment data along with income data indicates that overall average household incomes throughout the region are increasing over time as the local and regional economy grows and diversifies. However, not all residents are benefiting from those increases. However, while median household incomes have increased for many household types, a number of households are seeing their incomes increase at a slower rate than either the Consumer Price Index (CPI) or the Shelter Index (SI) – in some cases both. This means that the overall cost of living and the overall cost of housing and other daily living expenses are increasing faster than their incomes – placing them further and further behind as time goes by. Those who are more likely to be earning below-average incomes and, therefore, more likely to be at risk of housing hardship include:

- People working in retail, accommodation and food service jobs (particularly if working part-time);
- People working in arts, entertainment and recreation jobs;
- People working in entry-level administrative positions;
- Lone parents (particularly single mothers) with limited access to affordable child care (and, therefore, reduced opportunities for full-time employment);
- People with disabilities that limit their overall employability;
- People with limited education and/or job skills; and
- Individuals living in the smaller and more isolated communities of the region who have limited access to transportation (personal or public) and, therefore, access to employment opportunities in the larger communities.

Poverty rates within the Brazeau County/Drayton Valley region also vary from community to community. According to *Taxfiler* data on the number of households earning incomes at or below the Low-Income Measure (LIM), poverty rates in 2011 were highest in Buck Creek and Lodgepole while lowest in Rocky Rapids and Drayton Valley. Poverty rates were also higher than the provincial average in Buck Creek and Lodgepole as well as in Breton (although only slightly higher than the provincial average in Breton). Despite Drayton Valley having a relatively low poverty rate when compared to the provincial average, poverty rates in Drayton Valley have increased over time (as they have in Buck Creek and what appears to be the case in Lodgepole). Data suppression prevents an analysis of changing poverty rates over time and more recently in Carnwood and Lindale.

It is in those communities and sub-areas that have the highest poverty rates or that have the highest degree of income polarization where housing challenges are likely to be the most prevalent and/or acute.



CHAPTER 4:

Housing Supply Analysis

1.0 Introduction

This chapter looks at the existing supply of housing for those communities within the Brazeau County/Drayton Valley region where data is available to gain an understanding of both the range of housing options available to meet the varied needs of the local population and current average housing costs. This housing supply is organized into three categories:

- (1) **Market housing:** rental and ownership housing available on the open market;
- (2) **Near-market housing:** rental and ownership housing targeted specifically to low- and moderate-income households and often made affordable through the combined efforts of and partnerships between local non-profits, the private sector and government; and
- (3) **Non-market housing:** social housing, supportive housing, transitional housing and emergency shelters for special needs populations and/or circumstances in which residents' rents are subsidized through government and social programs.

2.0 Chapter Highlights

- The majority of homes in the Brazeau County/Drayton Valley region are single-family dwellings. However, overall housing diversity and choice appears to be improving over time in Drayton Valley with the introduction of various higher-density housing options.
- The majority of homes in the region are also owned. Over time, the number of rented dwellings has increased in Drayton Valley and Brazeau County yet declined in Breton. Despite an increase in the number of rented dwellings in Drayton Valley, the percentage of homes that are available to rent has declined over time while the percentage of owned homes has increased.
- Seasonal/recreational property ownership and/or investment in the Brazeau County/Drayton Valley region has declined over time despite noticeable fluctuations. As of 2011, approximately 5.5%-5.6% of homes in both Brazeau County and Drayton Valley appear to be owned by seasonal/recreational property investors compared to approximately 4.6% of homes while Breton.
- Declining rates of seasonal/recreational homeownership and/or investment suggest that housing hardships due to overall supply constraints may also be declining for *homeowners*. Renters are still likely to experience supply constraints as are low- and modest-income households.
- A review of Multiple List Service (MLS) residential sales data for the region between January 1st and September 30th 2013 revealed the following:
 - **Brazeau County:** depending on the type of dwelling being sought and its location, homes in Brazeau County sold for anywhere from \$82,000 to \$831,000 – requiring an estimated income of \$18,715 to \$163,800 for a first-time homebuyer with a 10% downpayment to purchase. Overall, the median price of homes sold in Brazeau County during the first nine (9) months of 2013 was \$325,000 – requiring an estimated income of \$65,755.



- **Drayton Valley:** depending on the type of dwelling being sought and its location, homes in Drayton Valley sold for anywhere from \$167,500 to \$529,000 – requiring an estimated income of \$35,250 to \$105,300 for a first-time homebuyer with a 10% downpayment to purchase. Overall, the median price of homes sold in Drayton Valley during the first nine (9) months of 2013 was \$313,000 – requiring an estimated income of \$63,450.
- **Breton:** depending on the type of dwelling being sought and its location, homes in Breton sold for anywhere from \$49,500 to \$178,000 – requiring an estimated income of \$12,415 to \$37,315 for a first-time homebuyer with a 10% downpayment to purchase. Overall, the median price of homes sold in Breton during the first nine (9) months of 2013 was \$89,250 – requiring an estimated income of \$20,100.
- Based on these figures, first-time homebuyers are likely to experience significant challenges finding a home to purchase if they are earning incomes of less than:
 - \$20,000 in Brazeau County;
 - \$40,000 in Drayton Valley; and
 - \$15,000 in Breton.
- It should also be noted that Brazeau County appears to provide a variety of neighbourhoods, communities, and sub-areas serving a range of housing options and affordability levels geared towards relatively distinct socio-economic groups. For example:
 - **Birchwood Subdivision** appears to target households currently earning incomes between \$25,000 and \$55,000;
 - **Buck Creek** appears to target households currently earning incomes between \$20,000 and \$45,000;
 - **Cynthia** appears to target households currently earning incomes between \$20,000 and \$40,000;
 - **River Ravine Estates** appears to target households currently earning incomes between \$90,000 and \$165,000;
 - **Rocky Rapids** appears to target households currently earning incomes between \$45,000 and \$80,000; and
 - **Valley View Estates** appears to target households currently earning incomes between \$100,000 and \$130,000.
 - There is insufficient sales data to analyze the likely socio-economic nature of other neighbourhoods, communities and sub-areas within Brazeau County.
- “Entry-level” housing is defined as the lowest 25% (lowest quartile) of the housing market. As a result, “entry-level” homes are potentially more affordable to low- and modest-income households. Of the 188 homes sold in the region during the first nine (9) months of 2013, the 47 least-expensive homes (lowest 25%) would be considered the Brazeau County/Drayton Valley region’s “entry-level” market for 2013 to date. These homes could be found throughout the region, including both the urban and rural areas. For example:
 - 10 of the 47 “entry-level” homes (21.3%) were located in **Breton**;
 - 4 of the 47 “entry-level” homes (8.5%) were located in **Buck Creek**;
 - 4 of the 47 “entry-level” homes (8.5%) were located in **Cynthia**;
 - 18 of the 47 “entry-level” homes (38.3%) were located in **Drayton Valley**;
 - 5 of the 47 “entry-level” homes (10.6%) were located in the **Birchwood Subdivision**;
 - 1 of the 47 “entry-level” homes (2.1%) were located in **Beaver Estates**; and
 - 5 of the 47 “entry-level” homes (10.6%) were located in **Brazeau County** generally.



- Based on the 2012 *Apartment Vacancy and Rental Cost Survey* data conducted by Alberta Municipal Affairs, the *average* rental unit currently available through the formal rental market in Drayton Valley rents for approximately \$670 for a bachelor suite, \$785 for a one-bedroom unit, \$915 for a two-bedroom unit, and \$1,030 for a three-bedroom unit. Some units rent for more while others rent for less. For example, rental units range in price from anywhere between \$540 per month for a bachelor unit to \$1,500 per month for a two-bedroom unit. Using CMHC's 30% of before-tax income affordability threshold, the following incomes are required for residents looking for an average rental unit in Drayton Valley:
 - Bachelor Unit: \$26,800 (or \$21,600 for the cheapest bachelor unit and \$36,000 for the most expensive);
 - 1-Bedroom Unit: \$31,400 (or \$24,000 for the cheapest 1-bedroom unit and \$40,000 for the most expensive);
 - 2-Bedroom Unit: \$36,600 (or \$25,000 for the cheapest 2-bedroom unit and \$60,000 for the most expensive); and
 - 3-Bedroom Unit: \$41,200 (or \$36,000 for the cheapest 3-bedroom unit and \$54,000 for the most expensive).
- This data suggests that finding an affordable (i.e., low-to-average-priced) rental unit in Drayton Valley can be a challenge for:
 - Single residents earning less than \$25,000 per year seeking to live on their own;
 - Childless couples earning combined total incomes of \$30,000 or less (\$15,000 each);
 - Small and/or young families earning combined total incomes of \$35,000 or less (for single parents or \$17,500 each for couples); and
 - Larger families earning combined total incomes of \$40,000 or less (for single parents or \$20,000 each for couples).
- As the data in section 4.4 of Chapter 3.0 shows, the following percentage of households in community's throughout the region are estimated to be earning incomes of less than \$25,000 as of 2011:
 - **Drayton Valley:** 16.8-16.9%
 - **Breton:** 20.8%
 - **Buck Creek:** 22.2%
 - **Carnwood:** 33.3%
 - **Lindale:** 8.3%
 - **Lodgepole:** 22.2%
 - **Rocky Rapids:** 11.5%
- There appears to be limited near- or non-market affordable housing options available within the Brazeau County/Drayton Valley region. The majority of supportive housing is geared towards seniors and is located Drayton Valley.
- A review of development and building permit statistics from the Town of Drayton Valley indicates that a range of new housing development options are currently being pursued in Drayton Valley – some of which are likely to be affordable to modest-income households. This conclusion is based on data showing a total of 58 new market homeownership units and one work camp (staff accommodations) initiative consisting of 86 trailers being pursued in the area. There do not appear to be any plans to develop additional market or near-market rental units for permanent residents living in Drayton Valley at the present time.



3.0 General Housing Characteristics

3.1 Dwellings by Type

Communities generally need to offer a mix of housing types and sizes. The greater the diversity, the more options residents are likely to have and be able to choose from to meet their individual needs and aspirations. Limited diversity can limit choice and thereby increase the likelihood that people in the community may be living in homes that do not meet their needs in terms of size (e.g., being either over-housed or under-housed/living in overcrowded conditions) or affordability level.

Table 16 (below and next page) presents dwelling type data for the total number of “private dwellings occupied by usual residents” (i.e., permanent residents) for Brazeau County, Drayton Valley, Breton and Lodgepole where data is available between 1996 and 2011 based on Statistics Canada *Census of Population* data. According to this data, housing diversity and choice appears to be improving over time in Drayton Valley with the introduction of various higher-density housing options (e.g., duplexes, rowhouses and low-rise apartments/stacked townhouses). Conversely, housing diversity appears to be remaining relatively static in Brazeau County and Breton (i.e., changes to Brazeau County’s and Breton’s housing profiles appear to remain focused primarily on low-density, single family homes). There is insufficient data to evaluate changes over time in Lodgepole.

Table 16: Dwelling Characteristics for Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

	Dwelling Type	1996		2001		2006		2011		Change (1996-2011)	
		Pub. #	Est. %	Pub. #	Est. %	Est. #	Pub. %	Pub. #	Est. %	N ^o	%
BRAZEAU COUNTY	Single-Detached	1,595	71.5%	1,830	75.6%	2,195	86.4%	2,035	75.7%	440	5.8%
	Semi-Detached/Half-Duplex	0	0.0%	10	0.4%	20	0.8%	0	0.0%	—	—
	Row House	10	0.4%	0	0.0%	0	0.0%	0	0.0%	-10	-100.0%
	Apartment (Duplex)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	—	—
	Apartment (< 5 Storeys)	0	0.0%	20	0.8%	0	0.0%	0	0.0%	—	—
	Apartment (≥ 5 Storeys)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	—	—
	"Other" Dwellings **	630	28.3%	560	23.1%	325	12.8%	645	24.0%	15	-15.1%
	Total Occupied Dwellings	2,230	100.2%	2,420	100.0%	2,540	100.0%	2,690	99.6%	460	N/A
DRAYTON VALLEY	Single-Detached	1,440	69.2%	1,510	71.2%	1,644	64.6%	1,820	66.4%	380	-4.1%
	Semi-Detached/Half-Duplex	25	1.2%	80	3.8%	150	5.9%	185	6.8%	165	461.8%
	Row House	45	2.2%	35	1.7%	25	1.0%	55	2.0%	10	-7.2%
	Apartment (Duplex)	30	1.4%	50	2.4%	20	0.8%	20	0.7%	-10	-49.4%
	Apartment (< 5 Storeys)	300	14.4%	305	14.4%	351	13.8%	430	15.7%	130	8.8%
	Apartment (≥ 5 Storeys)	0	0.0%	0	0.0%	10	0.4%	0	0.0%	—	—
	"Other" Dwellings **	240	11.5%	145	6.8%	346	13.6%	230	8.4%	-10	-27.3%
	Total Occupied Dwellings	2,080	100.0%	2,120	100.2%	2,545	100.1%	2,740	100.0%	660	N/A

Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (data may be subject to rounding and suppression)

** "Other Dwellings" include manufactured/mobile homes and ancillary dwellings (e.g., dwelling units above commercial)



Table 16 (Cont'd): Dwelling Characteristics for Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

	Dwelling Type	1996		2001		2006		2011		Change (1996-2011)	
		Pub. #	Est. %	Pub. #	Est. %	Est. #	Pub. %	Pub. #	Est. %	N ^o	%
BRETON	Single-Detached	160	74.4%	160	71.1%	180	78.3%	155	73.8%	-5	-0.8%
	Semi-Detached/Half-Duplex	0	0.0%	0	0.0%	0	0.0%	0	0.0%	—	—
	Row House	0	0.0%	0	0.0%	0	0.0%	0	0.0%	—	—
	Apartment (Duplex)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	—	—
	Apartment (< 5 Storeys)	10	4.7%	15	6.7%	10	4.3%	0	0.0%	-10	-100.0%
	Apartment (≥ 5 Storeys)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	—	—
	"Other" Dwellings **	40	18.6%	45	20.0%	50	21.7%	50	23.8%	10	28.0%
	Total Occupied Dwellings	215	97.7%	225	97.8%	230	104.3%	210	97.6%	-5	N/A
LOGEPOLE	Single-Detached	—*	—*	—*	—*	—*	—*	20	40.0%	—*	—*
	Semi-Detached/Half-Duplex	—*	—*	—*	—*	—*	—*	0	0.0%	—*	—*
	Row House	—*	—*	—*	—*	—*	—*	5	10.0%	—*	—*
	Apartment (Duplex)	—*	—*	—*	—*	—*	—*	0	0.0%	—*	—*
	Apartment (< 5 Storeys)	—*	—*	—*	—*	—*	—*	0	0.0%	—*	—*
	Apartment (≥ 5 Storeys)	—*	—*	—*	—*	—*	—*	0	0.0%	—*	—*
	"Other" Dwellings **	—*	—*	—*	—*	—*	—*	20	40.0%	—*	—*
	Total Occupied Dwellings	—*	—*	—*	—*	—*	—*	50	90.0%	—*	—*

Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (data may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis

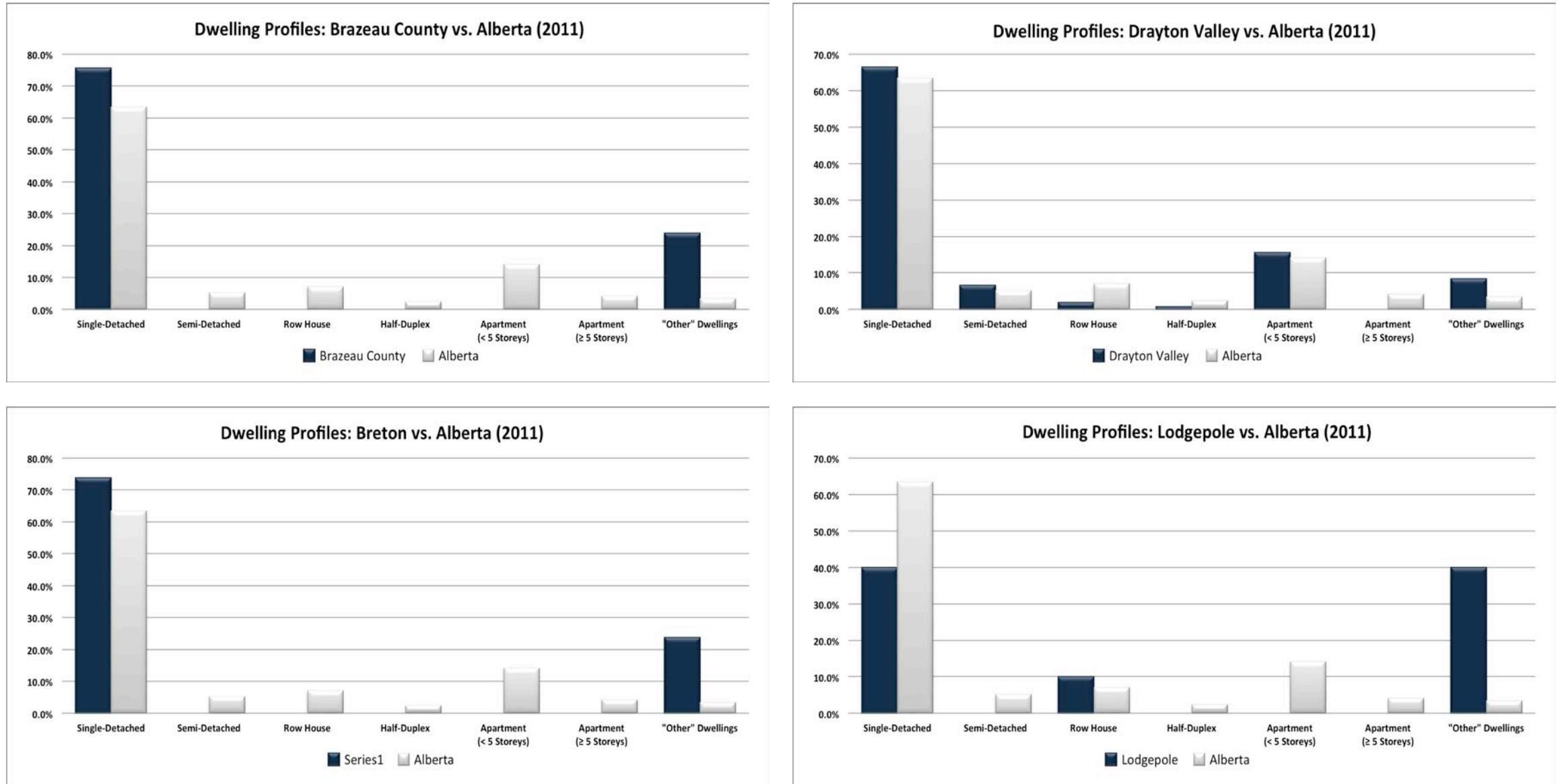
** "Other Dwellings" include manufactured/mobile homes and ancillary dwellings (e.g., dwelling units above commercial)

Another important dynamic to note is the difference between the total number of dwelling units identified for each community and the total number of dwelling units “occupied by usual residents” (i.e., permanent residents). The difference between these two numbers provides an indication of the degree to which homes in each community may be owned by seasonal/recreational property owners and investors (which is discussed in more detail in section 3.3 below).

Figure 5 (next page) compares the percentage of “private dwellings occupied by usual residents” by type in Brazeau County, Drayton Valley, Breton and Lodgepole to the provincial average in 2011 based on Statistics Canada *Census of Population* data. This data shows that Drayton Valley has the greatest housing diversity, followed by Lodgepole. Breton and Brazeau County have the least housing diversity (i.e., dwelling types include single family homes and what appear to be mobile homes – another form of single family home). Overall, the Brazeau County/Drayton Valley region has a higher percentage of single detached dwellings (i.e., single family homes) than the province as a whole – except for Lodgepole, which has a significantly lower percentage of single-family homes and a significantly higher percentage of “other dwellings” (i.e., mobile homes) than the provincial average. If there is insufficient housing diversity within a community to meet the varied needs of a diverse population, there is a greater likelihood of residents experiencing housing constraints and/or hardships. The data presented above suggests that this is more likely to be the case in the smaller and more rural communities of the region.



Figure 5: Comparison of 2011 Dwellings by Type for Brazeau County, Drayton Valley, Breton and Lodgepole to the Province of Alberta



Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (data may be subject to rounding and suppression)
 "Other Dwellings" include manufactured/mobile homes and ancillary dwellings (e.g., dwelling units above commercial)



3.2 Dwellings by Tenure

While there is no “ideal” ratio of homeownership to rental, a mix of both opportunities is generally required to meet the needs of residents at various stages in their careers and life cycles. Furthermore, it must be recognized that not all people aspire to homeownership (nor should they be expected to) and not all people are capable of becoming successful homeowners (either due to income constraints, lifestyles, attitudes and beliefs, and/or personal abilities).

Table 17 shows tenure data for the total number of “private dwellings occupied by usual residents” (i.e., permanent residents) for Brazeau County, Drayton Valley and Breton between 1996 and 2011 based on a combination of Statistics Canada *Census of Population* data (1996-2006) and *National Household Survey* data (2011). Similar data for Lodgepole is currently unavailable.

Table 17: Owned vs. Rented Dwelling Characteristics for Brazeau County, Drayton Valley, and Breton (1996, 2001, 2006 and 2011)

	Tenure	1996 ¹		2001 ¹		2006 ¹		2011 ²		Change	
		N ^o .	%	N ^o .	%						
BRAZEAU	Total Owned	1,980	88.8%	2,145	88.8%	2,325	91.4%	2,280	84.6%	15.2%	-4.7%
	Total Rented	250	11.2%	270	11.2%	220	8.6%	415	15.4%	66.0%	37.4%
	Est. Total	2,230	100.0%	2,415	100.0%	2,545	100.0%	2,695	100.0%	20.9%	N/A
	Pub. Total	2,230	100.0%	2,420	100.2%	2,540	99.8%	2,695	100.0%	20.9%	N/A
DRAYTON	Total Owned	1,490	71.5%	1,540	72.5%	1,900	74.8%	2,065	75.2%	38.6%	5.3%
	Total Rented	595	28.5%	585	27.5%	640	25.2%	680	24.8%	14.3%	-13.2%
	Est. Total	2,085	100.0%	2,125	100.0%	2,540	100.0%	2,745	100.0%	31.7%	N/A
	Pub. Total	2,080	99.8%	2,125	100.0%	2,545	100.2%	2,740	99.8%	31.7%	N/A
BRETON	Total Owned	155	73.8%	160	71.1%	185	80.4%	200	93.0%	29.0%	26.0%
	Total Rented	55	26.2%	65	28.9%	45	19.6%	15	7.0%	-72.7%	-73.4%
	Est. Total	210	100.0%	225	100.0%	230	100.0%	215	100.0%	2.4%	N/A
	Pub. Total	215	102.4%	230	102.2%	230	100.0%	210	97.7%	-2.3%	N/A

Data Source:

¹ Statistics Canada 1996, 2001 and 2006 Census of Population (data may be subject to rounding and suppression)

² Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)



This data shows that the majority of homes in each community are owner-occupied (as is the case in the majority of communities across Alberta) but that the percentage of owned homes vs. rented homes in each community is changing over time. For Example:

- **Brazeau County:** While the total number of both owned and rented dwellings has increased over time, the percentage of dwellings that are owned declined by -4.7% and the percentage of rented dwellings increased by 34.7% between 1996 and 2011;
- **Drayton Valley:** While the total number of both owned and rented dwellings has increased over time, the percentage of dwellings that are owned increased by 5.3% and the percentage of rented dwellings decreased by -13.2% between 1996 and 2011;
- **Breton:** Despite minor fluctuations in the total number of dwellings, both the number and percentage of owned dwellings increased while the total number and percentage of rented dwellings declined between 1996 and 2011 (rather dramatically between 2006 and 2011); and
- **Lodgepole:** There is insufficient data to evaluate changes over time in Lodgepole.

The data also shows that despite a relative decline in the percentage of rented dwellings over time, Drayton Valley still maintains the highest percentage of rented dwellings in the region (24.8% in 2011 compared to 15.4% in Brazeau County and 7.0% in Breton).

If there are proportionally fewer rental opportunities being provided over time or if rental units are actually being lost over time, there is a greater likelihood that housing constraints and/or hardships may be affecting younger residents (i.e., those entering the housing market for the first time), low- and modest-income residents (i.e., those who generally have fewer opportunities to enter into homeownership and fewer housing options available to them to begin with), and potentially new residents (i.e., those entering the *local* housing market for the first time). The data suggests that housing hardships resulting from a lack of rental housing are more likely to be occurring in Breton followed by Brazeau County and less likely to be occurring in Drayton Valley. Given the greater variety and availability of commercial, health and community services located in Drayton Valley, it may be preferable to continue emphasizing a higher percentage of rental properties in Drayton Valley over the rural areas – especially for low- and modest-income households - until such time as more services are available in the smaller, rural communities of the region.

3.3 Seasonal vs. Permanent Ownership

Seasonal homeownership rates can also limit housing availability and choice – and even affordability. Since these homes are not owned by permanent residents, they are less likely to be *occupied* by permanent residents. While some seasonal/recreational property owners choose to rent out their properties in order to generate additional investment income (i.e., to cover the costs of their mortgage), not all do – especially if these properties are to be used frequently throughout the year by their owners. It is not uncommon for existing rental properties to be purchased by seasonal/recreational property investors and kept as rental and retain their existing tenants but at an increased rent to cover the new higher mortgage costs and expected return on investment. It is also not uncommon for some of these investment properties to be rented out only part of the year (e.g., over the winter, over the summer, or only during the “shoulder” seasons) to allow the property owners to gain some rental revenue as well as enjoy their “home away from home” at regular intervals.

Table 18 (next page) compares the data for the total number of private dwellings to the total number of private dwellings “occupied by usual residents” (i.e., permanent residents) for Brazeau County, Drayton Valley, Breton and Lodgepole between 1996 and 2011 based on Statistics Canada *Census of Population* data to obtain an estimate of potential seasonal/recreational ownership rates in each community.



Table 18: Estimated Number of Dwellings Potentially Owned by Non-Local (e.g., Seasonal/Recreational) Property Investors in Brazeau County, Drayton Valley, Breton and Lodgepole (1996, 2001, 2006 and 2011)

BRAZEAU	Characteristics	1996 N ^o	2001 N ^o	2006 N ^o	2011 N ^o	% Change (2001-2011)	DRAYTON	Characteristics	1996 N ^o	2001 N ^o	2006 N ^o	2011 N ^o	% Change (2001-2011)
	Total Private Dwellings	— *	2,596	2,774	2,852	9.9%		Total Private Dwellings	— *	2,323	2,619	2,899	24.8%
Total Private Dwellings Occupied by Usual Residents	2,230	2,420	2,543	2,693	11.3%	Total Private Dwellings Occupied by Usual Residents	2,080	2,125	2,541	2,740	28.9%		
Est. # NOT Occupied by Usual Residents	— *	176	231	159	-9.7%	Est. # NOT Occupied by Usual Residents	— *	198	78	159	-19.7%		
Est. % NOT Occupied by Usual Residents	N/A	6.8%	8.3%	5.6%	-17.8%	Est. % NOT Occupied by Usual Residents	N/A	8.5%	3.0%	5.5%	-35.7%		

BRETON	Characteristics	1996 N ^o	2001 N ^o	2006 N ^o	2011 N ^o	% Change (2001-2011)	LODGEPOLE	Characteristics	1996 N ^o	2001 N ^o	2006 N ^o	2011 N ^o	% Change (2001-2011)
	Total Private Dwellings	— *	241	243	218	-9.5%		Total Private Dwellings	— *	— *	— *	51	— *
Total Private Dwellings Occupied by Usual Residents	215	230	233	208	-9.6%	Total Private Dwellings Occupied by Usual Residents	— *	— *	— *	51	— *		
Est. # NOT Occupied by Usual Residents	— *	11	10	10	-9.1%	Est. # NOT Occupied by Usual Residents	— *	— *	— *	0	— *		
Est. % NOT Occupied by Usual Residents	N/A	4.6%	4.1%	4.6%	0.5%	Est. % NOT Occupied by Usual Residents	— *	— *	— *	0.0%	— *		

Data Source:

Statistics Canada 1996, 2001, 2006 and 2011 Census of Population (data may be subject to rounding and suppression)

* The required Census of Population data is not currently available for analysis

It is important to note that a portion of those dwellings identified during each Census as not being “occupied by usual residents” can include any combination of:

- Active seasonal/recreational investment homes;
- Seasonal/recreational investment homes that were for sale by owners seeking to divest of those properties at the time the Census was conducted;
- Homes owned by former residents who had relocated to another community and were trying to sell their existing home in the community at the time the Census was conducted;
- Homes that were under construction or only recently completed but had not yet been occupied at the time the Census was conducted; and/or
- Rental properties that were vacant at the time the Census was conducted.

While the exact status of these homes remains unknown, the data suggests that seasonal/recreational property ownership and/or investment in the Brazeau County/Drayton Valley region has declined over time despite noticeable fluctuations. As of 2011, both Brazeau County and Drayton Valley appear to have similar levels of seasonal/recreational property ownership and investment (approximately 5.5%-5.6% of homes) while Breton appears to have the lowest rate (approximately 4.6% of homes). Declining rates of seasonal/recreational homeownership and/or investment *suggest* that housing hardships due to overall supply constraints may also be declining for homeowners. This is not to say that supply constraints do not exist in the region but rather that supply constraints may be declining over time *for homeowners*. Renters are still likely to experience supply constraints as are low- and modest-income households. Households looking to purchase homes of a particular size, location, age, quality, style and/or price point that may not exist in sufficient supply are also likely to experience challenges (i.e., there may still be a mismatch in terms of what the people moving into the region want in terms of housing vs. what the local housing market currently provides).



4.0 Housing Costs

4.1 Average Dwelling Values

Table 19 presents data showing average dwelling values⁹ for Brazeau County, Drayton Valley and Breton between 1996 and 2011 based on a combination of Statistics Canada *Census of Population* data and *National Household Survey* data and compares those values to the provincial average for each census period. Similar data for Lodgepole is currently unavailable.

Table 19: Average Dwelling Values for Brazeau County, Drayton Valley and Breton vs. the Province of Alberta (1996, 2001, 2006 and 2011)

Year	BRAZEAU COUNTY	DRAYTON VALLEY	BRETON	ALBERTA
1996 ¹	\$97,106	\$95,251	\$45,543	\$126,979
2001 ¹	\$118,488	\$117,129	\$61,805	\$159,698
2006 ¹	\$223,580 *	\$212,542 *	\$109,206 *	\$293,811 *
2011 ²	\$342,945	\$267,098	\$225,182	\$398,839
Total % Change	253.2%	180.4%	394.4%	214.1%
Avg. Annual % Change	16.9%	12.0%	26.3%	14.3%

Data Source:

¹ Statistics Canada 1996, 2001 and 2006 Census of Population (data may be subject to rounding and suppression)

² Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)

* Represents average values for owned dwellings only

This data indicates that average home values are consistently lower than the provincial average in the Brazeau County/Drayton Valley region but that home values have increased significantly over the past 15 years. For example:

- **Brazeau County:** Average home values more than tripled between 1996 and 2011 – for an average annual increase of 16.9% (compared to 14.3% province-wide);
- **Drayton Valley:** Average home values more than doubled between 1996 and 2011 – for an average annual increase of 12.0% (compared to 14.3% province-wide); and
- **Breton:** Average home values more than quadrupled between 1996 and 2011 – for an average annual increase of 26.3% (compared to 14.3% province-wide).

It is important to note that the data shown in Table 19 is based on an 18-21% sample of area residents who completed either the *Census of Population* Long Questionnaire (1996, 2001 and 2006) or the *National Household Survey* (2011). In some cases, this data may be based on what individual respondents *perceive* their homes to be worth should they choose to sell rather than what their home actually sold for in any given year. Therefore, Table 20 compiles data showing actual median sale prices of homes in Brazeau County and Drayton

⁹ These values are based on the 20% sample of households answering the long Census questionnaire on which households are asked to estimate what they believe to be the price that they could get for their home should they sell it and, therefore, may not represent an accurate estimate of the average *actual market value* for homes in each community.



Valley over time since 2007 as compiled by the Calgary Real Estate Board (CREB). As with the limitations identified for the *Census of Population and National Household Survey* data shown in Table 19, there are also limitations with the data shown in Table 20. Consultations with a local REALTOR® indicate that unlike CREB, which publishes annual residential sales data for each of the smaller communities within the Calgary region (along with other communities throughout the province where sales data is provided), the REALTORS® Association of Edmonton does not currently do the same. As a result, annual median residential sales data for the Brazeau County/Drayton Valley region is included with sales data for the broader Edmonton region and, therefore, not available as separate data. As a result, the data shown in Table 20 represents a severely limited sample of the homes actually sold in Brazeau County and in Drayton Valley region in each given year as collected and published by CREB¹⁰ (data for Breton and for Lodgepole – along with other sub-areas of Brazeau County – are not available through CREB or the REALTORS® Association of Edmonton).

Table 20: Changing Annual Median Residential Sale Prices for Brazeau County and Drayton Valley (2007 to 2012)

Year	Brazeau County	Drayton Valley
2007	— *	— *
2008	— *	— *
2009	\$140,000 (1 sale)	— *
2010	\$605,000 (1 sale)	— *
2011	\$615,000 (1 sale)	\$275,000 (1 sale)
2012	\$335,000 (3 sales)	\$219,900 (6 sales)
Total % Change	139.3%	-20.4%
Avg. Annual % Change	46.4%	-20.4

Data Source:

Calgary Real Estate Board (CREB)

* No sales data was recorded/published by CREB during that particular year

Despite the limitations mentioned above, some general conclusions can be drawn from the data as follows:

- Average housing prices fluctuate from year to year (which is typical);
- Published data upon which to do a thorough analysis of changing market home prices over time in the Brazeau County/Drayton Valley region is currently very limited (posing a barrier);
- How affordable housing is at any given time will depend a great deal on a variety of factors, including:
 - Current interest rates (i.e., the lower the interest rate, the more affordable it will be to service a mortgage);
 - The size of downpayment one has available (i.e., the higher the downpayment, the smaller the size of the mortgage being serviced);

¹⁰ The data shown in Table 20 is based strictly on those homes sold in the area where sales data was actually shared with the Calgary Real Estate Board (i.e., presumably by a limited pool of REALTORS® brokering the sale of homes in the Brazeau County/Drayton Valley region who are members of both the Calgary Real Estate Board and the REALTORS® Association of Edmonton).



- The total number of homes available to purchase during any given period of time (i.e., the greater the selection from which to choose a home to purchase, the more likely an affordable home can be found to purchase); and
- The size, age, type, location, and condition of those homes that are within a particular individual's or household's price range and needs (i.e., each of these factors combined will affect the market value and purchase price of homes being sold).

4.2 Average Housing Costs

With average dwelling values increasing, it is expected that average monthly housing costs (i.e., rent and mortgage payments) would also be increasing. However, this too may not be the case for everyone (e.g., over time, some homeowners are expected to pay off their mortgages or refinance their mortgages at more favorable interest rates). Table 21 (next page) shows the average monthly payments¹¹ by homeowners and renters living in Brazeau County, Drayton Valley and Breton between 1996 and 2011 based on a combination of Statistics Canada *Census of Population* data and *National Household Survey* data. According to this data, average housing costs among both homeowners and renters have increased over time throughout the region to varying degrees.

Homeowners living in Brazeau County experienced the greatest increases in average housing costs (an increase of 90.6%) followed by homeowners and renters living in Drayton Valley (89.7% and 87.3% respectively). Despite the dramatic increase in housing prices in Breton between 1996 and 2011, households living in Breton experienced the lowest average increase in housing costs for the region (34.9% for Breton homeowners and 32.6% for Breton renters).

When the percent increase in average/median monthly shelter payments is compared to the percent increase in median incomes for all households combined for each community (as discussed in Chapter 3, section 4.1), it indicates the following:

- **Brazeau County:** median household incomes increased by 72.1% between 1995 and 2010 while mean/median shelter costs increased by 90.6% for homeowners and 52.8% for renters;
- **Drayton Valley:** median household incomes increased by 30.0% between 1995 and 2010 while mean/median shelter costs increased by 89.7% for homeowners and 87.3% for renters; and
- **Breton:** median household incomes increased by 58.1% between 1995 and 2010 while mean/median shelter costs increased by 34.9% for homeowners and 32.6% for renters.

¹¹ Caution should be exercised when comparing the data presented in Table 18. Both the 1996 and 2001 Census data refers to “average” payments while the 2006 Census data refers to “median” payments as does the 2011 *National Household Survey*. “Mean”, “median” and “mode” are all terms that can be used interchangeably when expressing an “average” value yet each term carries with it important differences. “Mean” refers to the arithmetic average (i.e., the sum total of all values divided by the number of entries); “median” refers to the center point (i.e., where 50% of values are higher and 50% of values are lower); “mode” refers to the most prevalent/frequent single value. If each Census period is referring to the same type of average (i.e., median) and the 2006 Census is simply using more specific language to qualify that average, then the data from each of the three Censuses are directly comparable. However, if Statistics Canada recorded the mean average in the 1996 and 2001 Census data and then switched to using a median average in 2006 and 2011, they data are not directly comparable. The information and details presented by Statistics Canada is unclear about this distinction.



Table 21: Average Housing Costs in Brazeau County, Drayton Valley and Breton (1996, 2001, 2006 and 2011)

	Housing Costs				% Change	
	1996 ¹ (Avg.)	2001 ¹ (Avg.)	2006 ¹ (Med.)	2011 ² (Med.)		
BRAZEAU	Housing Costs					
	Number of Owner-Occupied Dwellings **	1,980	1,615	2,325	2,280	15.2%
	Monthly Payments (Owners) ***	\$588	\$660	\$738	\$1,121	90.6%
	Number of Rented Dwellings **	250	270	220	415	66.0%
	Monthly Payments (Renters) ***	\$513	\$640	\$695	\$784	52.8%
DRAYTON	Housing Costs					
	1996 ¹ (Avg.)	2001 ¹ (Avg.)	2006 ¹ (Med.)	2011 ² (Med.)	% Change	
	Number of Owner-Occupied Dwellings *	1,490	1,535	1,900	2,065	38.6%
	Monthly Payments (Owners) **	\$660	\$804	\$910	\$1,252	89.7%
	Number of Rented Dwellings *	595	585	640	680	14.3%
	Monthly Payments (Renters) **	\$561	\$625	\$776	\$1,051	87.3%
BRETON	Housing Costs					
	1996 ¹ (Avg.)	2001 ¹ (Avg.)	2006 ¹ (Med.)	2011 ² (Med.)	% Change	
	Number of Owner-Occupied Dwellings *	155	160	185	200	29.0%
	Monthly Payments (Owners) **	\$498	\$472	\$523	\$672	34.9%
	Number of Rented Dwellings *	55	65	45	15	-72.7%
	Monthly Payments (Renters) **	\$537	\$471	\$596	\$712	32.6%

Data Source:

¹ Statistics Canada 1996, 2001 and 2006 Census of Population (data may be subject to rounding and suppression)

² Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)

* Data categories, criteria and details may differ between Census periods

** Median and Average incomes are not directly comparable

This comparison of income to housing cost data suggests that shelter costs are increasing faster than incomes for both the average homeowner and the average renter living in Drayton Valley along with the average homeowner living in Brazeau County – suggesting that housing affordability for the average household living in these two municipalities (especially the average homeowner) is declining over time. Despite coming from different data sources, these findings are consistent with some of the findings discussed in section 4.3 of Chapter 3.0 comparing average income growth to increases in the Shelter Index over time. As housing affordability declines, more of these households are likely to experience housing challenges and hardships (including issues with housing adequacy, suitability and accessibility).



4.3 Estimated Current Market Housing – Homeownership

Table 22 shows the current median, minimum and maximum sale prices of homes sold in the Brazeau County/Drayton Valley region by property classification between January 1, 2013 and September 30, 2013 along with the estimated incomes required to purchase a home within each category based on Multiple List Service (MLS) residential sales data.

Table 22: Median, Lowest and Highest Residential Sale Prices for Brazeau County, Drayton Valley and Breton (January – September 2013)

	Residential Dwellings	N ^o	%	Median Sale Price	Income Required ¹	Lowest Sale Price	Income Required ¹	Highest Sale Price	Income Required ¹
BRAZEAU COUNTY	Residential Dwellings								
	Single Family Dwellings (Detached)	8	13.8%	\$278,750	\$56,815	\$82,000	\$18,715	\$390,000	\$78,375
	Single Family Dwellings (Attached/Duplex)	0	—	—	—	—	—	—	—
	Single Family Dwellings (Mobile Homes)	5	8.6%	\$120,000	\$26,065	\$82,500	\$18,790	\$222,000	\$45,825
	Multi-Family Condominiums (Townhouses/Rowhouses/Half-Duplexes) **	0	—	—	—	—	—	—	—
	Multi-Family Condominiums (Apartment/Stacked Townhouses) **	0	—	—	—	—	—	—	—
	Country Residential	45	77.6%	\$340,000	\$68,700	\$105,000	\$23,140	\$831,000	\$163,800
	All Residential Dwellings	58	100.0%	\$325,000	\$65,775	\$82,000	\$18,715	\$831,000	\$163,800
DRAYTON VALLEY	Residential Dwellings								
	Single Family Dwellings (Detached)	97	80.8%	\$347,000	\$70,050	\$167,500	\$35,250	\$529,000	\$105,300
	Single Family Dwellings (Attached/Duplex)	5	4.2%	\$274,900	\$56,065	\$234,000	\$48,150	\$289,000	\$58,800
	Single Family Dwellings (Mobile Homes)	1	0.8%	*	*	*	*	*	*
	Multi-Family Condominiums (Townhouses/Rowhouses/Half-Duplexes) **	3	2.5%	\$231,830	\$49,690 ***	\$213,303	\$46,090 ***	\$270,630	\$57,225 ***
	Multi-Family Condominiums (Apartment/Stacked Townhouses) **	14	11.7%	\$206,125	\$44,700 ***	\$170,623	\$37,840 ***	\$242,403	\$51,750 ***
	Country Residential	0	—	—	—	—	—	—	—
	All Residential Dwellings	120	100.0%	\$313,000	\$63,450	\$167,500	\$35,250	\$529,000	\$105,300
BRETON	Residential Dwellings								
	Single Family Dwellings (Detached)	5	50.0%	\$93,500	\$20,925	\$49,500	\$12,415	\$178,000	\$37,315
	Single Family Dwellings (Attached/Duplex)	0	—	—	—	—	—	—	—
	Single Family Dwellings (Mobile Homes)	4	40.0%	\$82,500	\$18,790	\$80,000	\$18,300	\$105,000	\$23,140
	Multi-Family Condominiums (Townhouses/Rowhouses/Half-Duplexes) **	0	—	—	—	—	—	—	—
	Multi-Family Condominiums (Apartment/Stacked Townhouses) **	1	10.0%	*	*	*	*	*	*
	Country Residential	0	—	—	—	—	—	—	—
	All Residential Dwellings	10		\$89,250	\$20,100	\$49,500	\$12,415	\$178,000	\$37,315

Data Source:

Multiple List Service (MLS)

¹ Income required is based on 32% of gross household income per CMHC's Principal, Interest, Taxes and Heating (PITH) standard

* Data suppressed for confidentiality reasons (n<3)

** Due to a lack of data, median, low and high condominium price data are based on the average list-to-sale price for all non-condominium residential sales

*** The calculated income required includes estimates for condo fees



In terms of overall affordability, the following conclusions can be drawn regarding the incomes required by a first-time homebuyer seeking to purchase a home in the region:

- **Brazeau County:**
 - Depending on the type of dwelling being sought and its location, homes in Brazeau County sold for anywhere from \$82,000 to \$831,000 – requiring an estimated income of \$18,715 to \$163,800 for a first-time homebuyer with a 10% downpayment to purchase based on a 25-year amortization and a 5-year fixed rate of 3.84%. Overall, the median price of homes sold in Brazeau County during the first nine (9) months of 2013 was \$325,000 – requiring an estimated income of \$65,755.
 - Based on these figures, first-time homebuyers earning incomes of less than \$20,000 are likely to experience significant challenges finding a home to purchase in Brazeau County.
- **Drayton Valley:**
 - Depending on the type of dwelling being sought and its location, homes in Drayton Valley sold for anywhere from \$167,500 to \$529,000 – requiring an estimated income of \$35,250 to \$105,300 for a first-time homebuyer with a 10% downpayment to purchase based on a 25-year amortization and a 5-year fixed rate of 3.84%. Overall, the median price of homes sold in Drayton Valley during the first nine (9) months of 2013 was \$313,000 – requiring an estimated income of \$63,450.
 - Based on these figures, first-time homebuyers earning incomes of less than \$40,000 are likely to experience significant challenges finding a home to purchase in Drayton Valley.
- **Breton:**
 - Depending on the type of dwelling being sought and its location, homes in Breton sold for anywhere from \$49,500 to \$178,000 – requiring an estimated income of \$12,415 to \$37,315 for a first-time homebuyer with a 10% downpayment to purchase based on a 25-year amortization and a 5-year fixed rate of 3.84%. Overall, the median price of homes sold in Breton during the first nine (9) months of 2013 was \$89,250 – requiring an estimated income of \$20,100.
 - Based on these figures, first-time homebuyers earning incomes of less than \$15,000 are likely to experience significant challenges finding a home to purchase in Breton.

These estimated incomes are based on the following mortgage assumptions PITH – Principal, Interest, Taxes and Heat):

- Mortgage Amortization: 25 years
- Mortgage Term: 5-year fixed
- Interest Rate: 3.84% (ATB 5-Year Fixed-Rate “Extreme Discount” Mortgage – October 2013)
- Downpayment: 10% (CMHC mortgage insurance required)
- Mortgage Payments: Monthly
- Est. Annual Property Taxes: 0.5% of assessed market value
- Est. Avg. Monthly Heat: \$75
- Est. Monthly Condo/Maintenance Fees where applicable: \$255 for Drayton Valley; \$65 for Breton and Brazeau County where applicable (50% applied to calculation)
- Max. Mortgage: 32% of Gross Income per CMHC’s Principal, Interest, Taxes and Heating (PITH) standard



These assumptions, therefore, do not take into consideration Total Debt Service (TDS) ratios which cannot exceed 40% of a household's combined gross income (i.e., they do not factor in other ongoing expenses such as car loans, credit card debt, other loan debt, etc.). Nor do they factor in closing costs (e.g., lawyer fees and GST if applicable) or any additional lease/sublease payments or fees (one-time or annual).

It should also be noted that Brazeau County appears to provide a variety of neighbourhoods, communities, and sub-areas serving a range of housing options and affordability levels geared towards relatively distinct socio-economic groups. For example:

- **Birchwood Subdivision:** – Appears to target households currently earning incomes between \$25,000 and \$55,000;
- **Buck Creek:** – Appears to target households currently earning incomes between \$20,000 and \$45,000;
- **Cynthia:** – Appears to target households currently earning incomes between \$20,000 and \$40,000;
- **River Ravine Estates:** – Appears to target households currently earning incomes between \$90,000 and \$165,000;
- **Rocky Rapids:** – Appears to target households currently earning incomes between \$45,000 and \$80,000;
- **Valley View Estates:** – Appears to target households currently earning incomes between \$100,000 and \$130,000; and
- **Other Areas:** – There is insufficient sales data to analyze the likely socio-economic nature of other neighbourhoods, communities and sub-areas within Brazeau County.

4.4 Estimated Current Market Housing Costs – “Entry-Level” Homeownership

A standard measure of relative housing affordability for homeownership is the “entry-level” housing market. Entry-level housing is defined as the lowest 25% (lowest quartile) of the housing market. Table 23 (next page) shows the number and type of homes sold in the Brazeau County/Drayton Valley region between January 1, 2013 and September 30, 2013 that might be considered “entry-level” along with the estimated incomes required – again based on Multiple List Service (MLS) residential sales data. Of the 188 homes sold in the region during the first nine (9) months of 2013, the 47 least-expensive homes (lowest 25%) would be considered the Brazeau County/Drayton Valley region’s “entry-level” market for 2013 to date. These homes could be found throughout the region, including both the urban and rural areas. For example:

- 10 of the 47 “entry-level” homes (21.3%) were located in **Breton**;
- 4 of the 47 “entry-level” homes (8.5%) were located in **Buck Creek**;
- 4 of the 47 “entry-level” homes (8.5%) were located in **Cynthia**;
- 18 of the 47 “entry-level” homes (38.3%) were located in **Drayton Valley**;
- 5 of the 47 “entry-level” homes (10.6%) were located in the **Birchwood Subdivision**;
- 1 of the 47 “entry-level” homes (2.1%) were located in **Beaver Estates**; and
- 5 of the 47 “entry-level” homes (10.6%) were located in **Brazeau County** generally.



Table 23: Median, Lowest and Highest Residential Sale Prices for Brazeau County, Drayton Valley and Breton (January – September 2013)

REGION TOTAL	Residential Dwellings	N ^o .	%	Median Sale Price	Income Required ¹	Lowest Sale Price	Income Required ¹	Highest Sale Price	Income Required ¹
		Single Family Dwellings (Detached)	13	27.7%	\$178,000	\$37,315	\$49,500	\$12,415	\$211,500
	Single Family Dwellings (Attached/Duplex)	0	—	—	—	—	—	—	—
	Single Family Dwellings (Mobile Homes)	11	23.4%	\$85,000	\$19,275	\$80,000	\$18,300	\$215,000	\$44,475
	Multi-Family Condominiums (Townhouses/Rowhouses/Half-Duplexes) **	1	2.1%	*	*	*	*	*	*
	Multi-Family Condominiums (Apartment/Stacked Townhouses) **	11	23.4%	\$184,203	\$40,465 ***	\$162,475	\$36,265 ***	\$218,250	\$47,065 ***
	Country Residential	11	23.4%	\$175,000	\$33,900	\$105,000	\$23,140	\$217,000	\$42,040
	All Residential Dwellings	47	100.0%	\$175,000	\$33,900	\$49,500	\$12,415	\$218,250	\$47,065 ***

Data Source:

Multiple List Service (MLS)

¹ Income required is based on 32% of gross household income per CMHC's Principal, Interest, Taxes and Heating (PITH) standard

* Data suppressed for confidentiality reasons (n<3)

** Due to a lack of data, median, low and high condominium price data are based on the average list-to-sale price for all non-condominium residential sales

*** The calculated income required includes estimates for condo fees

Based on the data provided, “entry-level” housing sold in the Brazeau County/Drayton Valley region during the first nine (9) months of 2013 consists of a variety of housing types, sizes and locations:

- Slightly more than one-quarter of “entry-level” homes (27.7%) are detached, single-family dwellings
- The next most prevalent type of home in the “entry-level” market (25.5%) consists of higher-density condominiums (townhouses/rowhouses, attached dwellings and apartment-style stacked townhouses);
- Just under one-quarter of “entry-level” homes (23.4%) are mobile homes; and
- Just under one-quarter of “entry-level” homes (23.4%) are very-low-density country residential properties.

In terms of overall affordability, the median price of an “entry-level” home sold during the first nine (9) months of 2013 was \$175,000 (requiring an income of \$33,900 based on the same PITH mortgage assumptions presented above). The lowest-priced home sold for \$49,500 (requiring an income of \$12,415) and the highest-priced “entry-level” home sold for \$218,500 (requiring an income of \$47,065). While relatively inexpensive homes can be found throughout the region, currently Breton, Cynthia and Birchwood Subdivision appear to offer among the least expensive home ownership opportunities in the region.

The available data does not speak to the quality of the homes in the “entry-level” market – just the sale price of those homes. It is also important to note that some of the region’s least expensive homes are also likely to be located in relatively isolated areas with few or limited employment opportunities and/or support services – which can pose significant challenges for people with limited mobility (including personal mobility and access to transportation). They are also more likely to be in a state of disrepair – requiring expensive upgrades and/or leading to higher-than-average heating and maintenance costs.



4.5 Estimated Current Market Housing Costs – Rental

Each year between May and August, Alberta Municipal Affairs conducts the *Apartment Vacancy and Rental Cost Survey* in 64 rural communities across Alberta with populations between 1,000 and 9,999 residents (which includes the Town of Drayton Valley – see Table 23 – but not Brazeau County or Breton). This survey collects data on number of rental units, rental vacancies, and current average rental rates for non-subsidized rental buildings containing 4 or more rental units (e.g., walk-up and high-rise apartment buildings, four-plexes, row/townhouses, rental units located within or above commercial buildings, etc.). The survey does not include rented single-detached dwellings, duplex/semi-detached dwellings, investor-owned rental condominium units, secondary suites (e.g., basement suites, attic apartments, and garage suites), units occupied by the building owner or caretaker, or rental units undergoing renovations.¹² As a result, data from the *Apartment Vacancy and Rental Cost Survey* does not provide a complete picture of available rental units in the Brazeau County/Drayton Valley region – but it does offer the ability to evaluate rental data collected over time in the region using a standardized methodology from a government source.

It is also important to compare the total number of rental units included in the 2012 *Apartment Vacancy and Rental Cost Survey* (318 units as shown in Table 24) to the total number of rental units identified by Statistics Canada in 2011 through the *National Household Survey* (680 units as shown in Table 17 above). According to Alberta Municipal Affairs, 318 units represents 100.0% of the units identified in Drayton Valley as meeting the *Apartment Vacancy and Rental Cost Survey* criteria. This comparison suggests that more than half of the rental units currently available in Drayton Valley are being provided through the informal rental market (e.g., rented single-detached dwellings, duplex/semi-detached dwellings, investor-owned rental condominium units, and secondary suites).

Table 24: 2012 Alberta Apartment Vacancy and Rental Cost Survey Data for Drayton Valley

Unit Type	N ^o Units Surveyed	Vacancies (# Units)	Vacancies (% Units)	Average Rent	Income Required ***	Rent Range (Low)	Income Required ***	Rent Range (High)	Income Required ***
Bachelor	12	0	0.0%	\$670	\$26,800	\$540	\$21,600	\$900	\$36,000
1-Bedroom	86	1	1.2%	\$785	\$31,400	\$600	\$24,000	\$1,000	\$40,000
2-Bedrooms	200	1	0.5%	\$915	\$36,600	\$625	\$25,000	\$1,500	\$60,000
3-Bedrooms	20	0	0.0%	\$1,030	\$41,200	\$900	\$36,000	\$1,350	\$54,000
4+-Bedrooms	— *	— *	— *	— *	— *	— *	— *	— *	— *
Total	318 **	2	0.6%	— *	— *	\$540	\$21,600	\$1,500	\$60,000

Data Sources:

Alberta Municipal Affairs

* Data is not currently available for analysis

** Represents a 100.0% response rate (the provincial average for 2012 was 97.7%)

*** Figures are rounded to the nearest \$5

Based on the 2012 *Apartment Vacancy and Rental Cost Survey* data, the *average* rental unit currently available through the formal rental market in Drayton Valley rents for approximately \$670 for a bachelor suite, \$785 for a one-bedroom unit, \$915 for a two-bedroom unit, and \$1,030 for a three-bedroom unit. Some units rent for more while others rent for less. For example, rental units range in price from anywhere between \$540 per month for a bachelor unit to \$1,500 per month for a two-bedroom unit. **NOTE:** it is not uncommon for

¹² <http://www.municipalaffairs.alberta.ca/1740.cfm>



rents for a two-bedroom unit to be higher than rents for a three-bedroom unit (as appears to be the case for some two-bedroom units in Drayton Valley) if those two-bedroom units are newer construction with better amenities/finishes or are located in a more desirable location (building or neighbourhood).

Based on the average rents identified in Drayton Valley by Alberta Municipal Affairs in the summer of 2012 and using CMHC's 30% of before-tax income affordability threshold,¹³ the following incomes are required for residents looking for an average rental unit in Drayton Valley:

- Bachelor Unit: \$26,800 (or \$21,600 for the cheapest bachelor unit and \$36,000 for the most expensive);
- 1-Bedroom Unit: \$31,400 (or \$24,000 for the cheapest 1-bedroom unit and \$40,000 for the most expensive);
- 2-Bedroom Unit: \$36,600 (or \$25,000 for the cheapest 2-bedroom unit and \$60,000 for the most expensive); and
- 3-Bedroom Unit: \$41,200 (or \$36,000 for the cheapest 3-bedroom unit and \$54,000 for the most expensive).

This data suggests that finding an affordable (i.e., low-to-average-priced) rental unit in Drayton Valley can be a challenge for:

- Single residents earning less than \$25,000 per year seeking to live on their own;
- Childless couples earning combined total incomes of \$30,000 or less (\$15,000 each);
- Small and/or young families earning combined total incomes of \$35,000 or less (for single parents or \$17,500 each for couples); and
- Larger families earning combined total incomes of \$40,000 or less (for single parents or \$20,000 each for couples).

As the data in section 4.4 of Chapter 3.0 shows, the following percentage of households in community's throughout the region are estimated to be earning incomes of less than \$25,000 as of 2011:

- **Drayton Valley:** 16.8-16.9%
- **Breton:** 20.8%
- **Buck Creek:** 22.2%
- **Carnwood:** 33.3%
- **Lindale:** 8.3%
- **Lodgepole:** 22.2%
- **Rocky Rapids:** 11.5%

Based on the 2012 *Apartment Vacancy and Rental Cost Survey* data, households earning a total combined income of less than \$20,000 are unlikely to be able to find affordable rental accommodations in Drayton Valley without facing other housing issues related to suitability (i.e., living in overcrowded conditions), adequacy (i.e., living in homes in need of major repairs), and/or accessibility (i.e., living in homes that do not provide for people with limited mobility and other health or stamina limitations).

¹³ CMHC uses an affordability threshold of 30% for rental units and 32% for homeownership.



Table 25 shows historical data for the formal rental market in Drayton Valley between 2003 and 2012 – again based on 2012 *Apartment Vacancy and Rental Cost Survey* data. According to this data, average rents have increased over the past 10 years for all unit sizes. One-bedroom units saw the greatest increase (60.5%), followed by 2-bedroom units (58.9%), bachelor suites (55.8%), and then 3-bedroom units (43.3%). Some of these increases may be due in part to declining vacancy rates – especially since 2010 – leading to increased demand for rental housing. For example, in 2009, the overall vacancy rate in Drayton Valley was 4.2%. The following year (2010), the vacancy rate dropped to 1.3%, then again to 1.0% in 2011 and then again to 0.6% in 2012 (the average vacancy rate province-wide in 2012 was 4.5% compared to 8.0% in 2011 according to the *Alberta Apartment Vacancy and Rental Cost Survey*).

Table 25: Average Rents and Overall Vacancy Rates in Drayton Valley (2003 – 2012)

Unit Type	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	% Change
Bachelor	430	— *	469	500	553	558	554	588	651	670	55.8%
1-Bedroom	489	— *	541	595	668	690	709	718	734	785	60.5%
2-Bedrooms	576	— *	620	638	731	765	798	829	856	915	58.9%
3-Bedrooms	719	— *	743	745	871	996	939	948	993	1,030	43.3%
4+-Bedrooms	775	— *	800	0	0	0	0	0	0	0	— *
Annual Vacancy Rate	4.9%	— *	0.3%	0.0%	0.3%	3.4%	4.2%	1.3%	1.0%	0.6%	-87.8%

Data Sources:

Alberta Municipal Affairs

* represents a 100.0% response rate (the provincial average for 2012 was 97.7%)

* data is not currently available for analysis

** figures are rounded to the nearest \$5

A healthy rental market is generally considered to offer a 3-5% overall vacancy rate.¹⁴ Vacancy rates lower than 3.0% generally lead to escalating rental rates while vacancy rates higher than 5.0% generally lead to even average-quality rental units remaining vacant for extended periods of time. The data suggests that despite fluctuations over time, the predominant trend over the past ten years in Drayton Valley has been one of severe rental shortages and that more recently, it was the economic downturn of 2007-2009 that helped Drayton Valley’s rental market return to what would be considered a healthy vacancy level.

This may also be the reason why the Brazeau County/Drayton Valley region has not experienced two trends mentioned above that are common to many rural areas throughout the province: 1) declining numbers of rental units; and 2) increasing rates of seasonal/recreational property ownership and/or investment. In other words, continually high demand for rental housing in the region has allowed rents to remain high enough to deter both formal and informal landlords from selling their rental units (often to seasonal property investors) and “getting out of the business”.

5.0 Affordable Housing in the Brazeau County/Drayton Valley Region

Affordable housing is a broad concept that, by definition, is achieved when a household is paying no more than 30% of their before-tax (gross) income to acquire and maintain housing that is safe, stable, in good repair and suitable (i.e., appropriately sized for the size and nature of the household). What is affordable to a household earning \$200,000 per year is very

¹⁴ <http://www.wellesleyinstitute.com/news/painfully-low-vacancy-rates-shrinking-number-of-homes-new-national-report-underlines-rental-housing-woes-across-canada/>



different than what is affordable to a household earning \$20,000 per year. Generally, the higher one's income, the more housing opportunities are available that meet these criteria through the private market. The lower one's income, the more likely it is that finding housing to meet these criteria must be sought through near-market and non-market options.

5.1 Near-Market Housing

Near-market housing consists of:

- Limited/shared equity homeownership:
 - Housing Co-operatives
 - Co-housing
 - Perpetually affordable/resale restricted housing
- Near-market rental units (e.g., rents maintained at 10% below median market rents);
- Subsidized rent-g geared-to-income rental units;
- Rent supplements; and
- Employer-owned and/or rented employee housing (e.g., staff accommodations).

Seniors' housing can also be provided at a near-market basis depending on the provider. However, due to the variety of seniors' housing options that are available within the Brazeau County/Drayton Valley region and the importance of seniors' housing as a distinct housing option, it merits its own section (see below).

There do not appear to be any limited/shared equity homeownership opportunities in the form of housing co-operatives or co-housing in the Brazeau County/Drayton Valley region. However, Humans Helping Humans is active in the area providing a limited number of what appears to be perpetually affordable housing. Perpetually affordable housing generally incorporates various forms of resale restrictions to ensure those homes remain permanently affordable to low- and modest-income residents.

There are also an unknown number of staff rental units in the region. Staff housing takes on many forms – which can make it difficult to identify and, therefore, quantify. In some cases, stand-alone staff housing developments may be pursued. In other cases, local employers may be purchasing single-family homes in the community to house some of their works and/or renting available hotel rooms. Another challenge with identifying and quantifying staff housing is that some employers only provide housing for a portion of their staff (e.g., senior management as a recruitment and retention incentive and/or Temporary Foreign Workers as part of their contractual obligation). Thus, openly advertising the (limited) availability of these units can sometimes pose problems within the workplace for those employees who are not able to access those units.

5.2 Non-Market Housing

Non-market housing consists of supportive/transitional shelters (e.g., group homes and second stage/transitional family violence shelters) and emergency shelters (e.g., homeless shelters, youth shelters and family violence shelters).

There do not appear to be any formal emergency shelters or transitional shelters currently operating in the Brazeau County/Drayton Valley region. While there is the Drayton Valley Comprehensive Family Violence Institute, it is unclear as to whether or not that Institute operates a family violence shelter for women and children fleeing domestic violence.



There is also limited data available on the number of Group Homes operating in the region. Beehive Support Services Association provides a combination of Supported Independent Living in the form of low-income housing (i.e., one single-family home, one duplex, and one fourplex according to their website) and 24-hour Residential Group Home Support along with a variety of other support services for adults with developmental disabilities living in Drayton Valley and the surrounding region. The Association is currently supporting 24 individuals in the region (again, based on website information).

5.3 Seniors' Housing

Seniors' housing can be seen as a continuum that combines housing with increasing levels of care and support services as one ages. This continuum is organized into three general stages:

- (1) **Home Living/Independent Living:** this stage includes seniors who are living in their own homes (e.g., single family dwellings, apartments, condominiums, mobile homes, etc.) either on their own or with extended family, and seniors living in a variety of seniors-oriented independent living options (e.g., Manors, Villas and other seniors-oriented apartments).
- (2) **Supportive Living:** this stage includes seniors who are living in congregate housing (e.g., a seniors' Lodge) that includes a range of hospitality services and personal care supports delivered either directly by the individual housing operator or coordinated by the housing operator. This may include light housekeeping, meal services, social and recreational activities, and 24-hour security/emergency response. In Alberta, Supportive Living is organized into four (4) stages.
- (3) **Long-Term Care:** this stage includes seniors whose health care needs are such that they cannot be met either within their own home, within an Independent Living environment or within a Supportive/Assisted Living environment and, therefore, need to be in a residential/long-term care facility with ready access to advanced medical and health care services (e.g., nursing homes and auxiliary hospitals).

5.3.1 Seniors Living Independently in Their Own Home

The majority of seniors in the Brazeau County/Drayton Valley region continue to live independently in the same homes they have lived in for the years prior to them becoming seniors. These homes include both rental housing as well as homeownership. Seniors who currently own their homes may or may not be carrying a mortgage and there is no published data to indicate how many seniors currently own their homes (outright or with a mortgage) compared to those who are currently renting. It is reasonable to expect that the total number of seniors living in their own homes (either on their own or with extended family) is the difference between the total number of seniors living in the region minus the combined total number of seniors residing in the region's Independent Living, Supportive Living, and Long-Term Care spaces (i.e., units or beds).

5.3.2 Seniors' Independent Living

Seniors' Independent Living provides self-contained suites (e.g., bedroom, bathroom, kitchen and sitting area) along with common facilities for seniors who are functionally independent yet wish to live in a congregate setting. Limited services are provided other than basic housekeeping and Home Care where required. Brazeau Seniors Foundation currently operates three (3) seniors' Independent Living facilities in the region as follows:

- Lezure Lea Apartments (Drayton Valley)
- Spruce View Court (Breton)
- Wishing Well Apartments (Drayton Valley)



5.3.3 Seniors' Supportive Living

Seniors' Supportive Living provides a combination of housing, board, and supportive services/personal care assistance. These units may be in the form of self-contained apartments or shared rooms for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care. Supportive Living can also be in the form of a Family Care Home (as opposed to Day Homes). Services typically associated with Supportive Living include daily meals, housekeeping, transportation, social and recreational opportunities, personal care as required through Home Care, assistance with medications as required through Home Care, and a 24-hour monitoring and emergency response system. There are currently three (3) Supportive Living facilities available in the Brazeau County/Drayton Valley region, including:

- Serenity House (Drayton Valley) – Pembina Supportive Housing Society
- Shangri-La Lodge (Drayton Valley) – Brazeau Seniors Foundation
- Sunrise Village (Drayton Valley) – Continuum HealthCare

5.3.4 Long-Term Care

Long-Term Care beds offer a wide range of health and personal care services within a facility setting (e.g., nursing home, auxiliary hospital, long-term care facility) to seniors and persons with disabilities whose needs exceed those services provided in a Supportive Living environment (i.e., for seniors and persons with disabilities who require ongoing, unscheduled health care and/or emergency medical assistance). There are currently two (2) Long-Term Care facilities in the Brazeau County/Drayton Valley region (both operated by Alberta Health Services and associated with local health care centres), including:

- Breton Health Centre (Breton)
- Drayton Valley Hospital and Health Care Centre (Drayton Valley)

6.0 Planned Future Housing Development

A review of development and building permit statistics from the Town of Drayton Valley indicates that a range of new housing development options are currently being pursued in Drayton Valley – some of which are likely to be affordable to modest-income households. This conclusion is based on data showing a total of 58 new market homeownership units and one work camp (staff accommodations) initiative consisting of 86 trailers being pursued in the area. There do not appear to be any plans to develop additional market or near-market rental units in Drayton Valley at the present time.

6.1 Summary of Planned Future Residential Homeownership Development in Drayton Valley

Of the 58 residential units, 36 units (62.1%) will be in the form of stacked townhouse condominium units (i.e., apartment style units). Based on the construction costs associated with these units and recent condominium sales in Drayton Valley, these units will likely range in price from \$175,000 to \$225,000. At current interest rates, homes in this price range will likely be affordable to first-time homebuyers with a 10% downpayment earning incomes of \$40,000 to \$50,000.

The remaining 22 units consist of two triplex units (6 units total), one duplex (2 units total), and 14 single-family homes. Fourteen (14) of these units (12 single-family homes and 2 half-duplex units) will be located in Meraw Estates. Based on the construction costs associated with these 14 units along with a short sample of current MLS listings and recent sales in



Drayton Valley showing properties that appear to be within the Meraw Estates development suggests that these homes will likely range in price from \$350,000 to \$475,000. At current interest rates, homes in this price range will likely be affordable to first-time homebuyers with a 10% downpayment earning incomes of \$70,000 to \$95,000. Based on the construction costs associated with the six (6) townhouse units and recent sales of townhouses in Drayton Valley, it is likely that these units will likely range in price from \$210,00 to \$250,000 per unit. At current interest rates, homes in this price range will likely be affordable to first-time homebuyers with a 10% downpayment earning incomes of \$45,000 to \$55,000.

6.2 Summary of Planned Future Work Camp Development in Drayton Valley

As mentioned above, plans are currently underway by a local company to bring in 86 sleep trailers to serve as staff housing for their workers who currently do not have permanent housing. It is unclear from the permit data what rents will be charged for these units once they arrive.

Similar data from Brazeau County or Breton was not available at the time of this study.

7.0 Conclusion

The majority of homes in each community of the Brazeau County/Drayton Valley region are single-family dwellings. However, overall housing diversity and choice appears to be improving over time in Drayton Valley with the introduction of various higher-density housing options. *Generally*, higher-density housing options (e.g., duplexes, townhouses and strata condominiums) are likely to be more affordable than lower-density housing options (e.g., single family homes and residential properties on large lots). However, this may not always be the case – especially if higher-density housing options are being marketed towards higher-income recreational property investors from major centres and/or if lower-density housing options are located in remote/isolated rural areas and in a significant state of disrepair.

The majority of homes in the region are also owned. Over time, the number of rented dwellings has increased in Drayton Valley and Brazeau County yet declined in Breton. Despite an increase in the number of rented dwellings in Drayton Valley, over time the percentage of homes that are available to rent has declined while the percentage of owned homes has increased. A relative decline in the percentage of rental properties available means that, over time, renters will have fewer housing options available from which to choose (and, therefore, greater competition for the rental units that are available).

Under current mortgage terms and interest rates, a median-priced home in the region is likely to be affordable to households earning incomes of:

- \$65,755 in Brazeau County;
- \$63,450 in Drayton Valley; and
- \$20,100 in Breton.

An “entry-level” home in the region is likely to be affordable to households earning incomes ranging from \$12,000 in Breton to \$47,000 in Drayton Valley. Some of the region’s least expensive homes are more likely to be located in relatively isolated areas with few or limited employment opportunities and/or support services – which can pose significant challenges for people with limited mobility (including personal mobility and access to transportation). They are also more likely to be in a state of disrepair – requiring expensive upgrades and/or leading to higher-than-average heating and maintenance costs.



In terms of rental housing, a survey of formal rental units located in Drayton Valley by Alberta Municipal Affairs reveals that:

- An individual seeking to rent an average bachelor unit requires a minimum income of \$26,800;
- An individual or childless couple seeking to rent an average 1-bedroom unit requires a minimum income of \$31,400;
- A small household seeking to rent an average 2-bedroom unit requires a minimum income of 36,600; and
- An average-sized family seeking to rent an average 3-bedroom unit requires a minimum income of \$41,200.

There appears to be limited near- or non-market affordable housing options available within the Brazeau County/Drayton Valley region. The majority of near- and non-market affordable housing is located Drayton Valley. The majority of supportive housing is geared towards seniors. This means that low- and modest-income non-seniors are more likely to have difficulty finding housing that is safe, suitable and affordable based on their income. Whether seeking to rent or own a home, housing for the most part does not appear to be affordable to single individuals earning less than \$25,000 (i.e., those earning minimum wage of \$10.25 per hour or slightly higher – up to \$12.50 per hour – *and* working full-time, year-round) or couples and families with children earning less than \$35,000 unless they are willing and able to find suitable *shared* accommodations, to live in below-average and potentially substandard housing, and/or to move to one of the smaller communities in the region where access to services and transportation may pose further challenges.

A review of development and building permit statistics from the Town of Drayton Valley indicates that a range of new housing development options are currently being pursued in Drayton Valley – some of which are likely to be affordable to modest-income households. This conclusion is based on data showing a total of 58 new market homeownership units and one work camp (staff accommodations) initiative consisting of 86 trailers being pursued in the area. There do not appear to be any plans to develop additional market or near-market rental units for permanent residents living in Drayton Valley at the present time.





CHAPTER 5:

Housing Needs Analysis

1.0 Introduction

Among housing needs and challenges, affordability is typically the dominant issue for the majority of households experiencing difficulty. However, it also tends to affect or be influenced by other housing issues and challenges. For example, households unable to afford the average price of market housing (either rental or homeownership) may find themselves being limited to housing that is too small to meet their needs (which can lead to suitability challenges – i.e., overcrowding). Alternatively, homeowners who find themselves paying an excessive amount of their income on their mortgage payments may not be able to commit enough funds to the ongoing upkeep and maintenance required either to keep their homes in good condition (which can lead to adequacy issues – i.e., homes in need of major repairs) or pay for upgrades to their homes to make them more manageable for someone with mobility challenges such as an ageing senior or family member with a disability (which can lead to accessibility challenges). Similarly, renters may find themselves with few housing choices available that are affordable to them other than rental properties that are either too small or poorly maintained by their owners.

This chapter estimates the number of households within the Brazeau County/Drayton Valley region who may be facing housing challenges and/or hardships in either of the following four standard categories:

- (1) Housing adequacy (physical safety and maintenance of the home);
- (2) Housing suitability (proper size of the home given the size of the household);
- (3) Housing accessibility (the degree to which housing meets the needs of persons with health, mobility or stamina limitations); and
- (4) Housing affordability (the cost of the home related to the household's income).

Housing availability and choice is a fifth aspect that is often considered. However, assessing availability and choice can be difficult in the absence of a standardized definition, statistical measure, or provincial/federal data tracking protocol.

2.0 Chapter Highlights

- Housing is considered inadequate if it requires major repairs and/or is lacking necessary services and basic facilities. Based on a combination of Statistics Canada *Census of Population* data and *National Household Survey* data, as many as 680 homes (%) throughout the region may be considered inadequate. The estimated number of homes in need of major repairs in the region as of 2011 was:
 - **Brazeau County:** est. 375 homes (13.9%) – up from 7.3% in 2006;
 - **Drayton Valley:** est. 275 homes (10.0%) – compared to 10.2% in 2006; and
 - **Breton:** est. 30 homes (14.6%) – down from 26.1% in 2006.



- Housing is considered unsuitable if the home's occupants are living in overcrowded conditions. *National Occupancy Standards* set minimum criteria for number of persons per bedroom and level of privacy for members of a household. According to Statistics Canada *National Household Survey* data (which used different criteria to assess overcrowding than the *Census of Population*), as many as 130 households (2.3%) throughout the region may be living in overcrowded conditions. The estimated number of households living in overcrowded conditions in each community as of 2011 was:
 - **Brazeau County:** est. 40 households (1.5%);
 - **Drayton Valley:** est. 90 households (3.3%); and
 - **Breton:** est. 0 households (0.0%) – data suppression may be a factor.
- Housing accessibility relates to ability of individuals with health, mobility and/or stamina limitations to easily get into and out of their home, and to move around freely while inside their home. Using Statistics Canada *Participation and Activity Limitation Survey* data as a base, as many as 95 – 160 individuals (0.7% –1.25%) throughout the region may be experiencing accessibility challenges. The estimated number of residents in each community potentially in need of more accessible housing as of 2011 was:
 - **Brazeau County:** est. 45 – 80 residents;
 - **Drayton Valley:** est. 45 – 75 residents; and
 - **Breton:** est. up to 5 residents.
- CMHC has determined that housing is affordable if it costs no more than 30% of a household's gross monthly income for renters and 32% of a household's gross monthly income for homeowners. Households who must pay more than 30% of their income on housing are said to be in "core housing need". Based on a combination of Statistics Canada *Census of Population* data and *National Household Survey* data, as many 1,110 as households (20.9%) throughout the region may be experiencing affordability challenges. The estimated number of households in each community paying 30% or more of their income on housing as of 2011 was:
 - **Brazeau County:** est. 445 households (18.8%) – up from 12.4% in 2006;
 - **Drayton Valley:** est. 625 households (22.8%) – up from 15.4% in 2006; and
 - **Breton:** est. 40 households (19.0%) – up from 17.4% in 2006.
- Renters living in Brazeau County and Drayton Valley are more likely to experience affordability challenges than homeowners. Based on *National Household Survey* data (2011);
 - **Brazeau County:** 28.0% of renters were paying 30% or more of their income on shelter compared to 16.6% of homeowners;
 - **Drayton Valley:** 43.0% of renters were paying 30% or more of their income on shelter compared to 16.5% of homeowners; and
 - **Breton:** 0.0% of renters were paying 30% or more of their income on shelter compared to 17.9% of homeowners – data suppression may be a factor.
- Based on number of households spending 30% or more of their income on housing, overall affordability appears to be declining throughout the region – especially for renters.
- It is estimated that approximately 1 in 5 *economic* households (22.9%) would likely not be able to purchase even the cheapest home sold in their respective community during the first nine (9) months of 2013 today if they were attempting to purchase that home as a first-time homebuyer with a 10% downpayment based solely on their declared income in 2011 without exceeding standard affordability thresholds. Approximately 1 in 5 *economic* households (41.9%) would likely not be able to purchase a median-priced home.
- Data is not available to determine how many households within each community or the region as a whole are experiencing multiple housing issues at the same time (e.g., a combination of affordability, adequacy, suitability and/or accessibility challenges).



- A household that is paying 50% or more of its income on shelter is likely to be at risk of homelessness. An analysis comparing 2011 *Taxfiler* data to the 2013 *Core Need Income Thresholds* developed by Alberta Municipal Affairs suggests that there may be as many as 440 – 530 households in the region (4.4% – 5.3%) potentially at risk of homelessness, including:
 - **Brazeau County:**
 - **Buck Creek:** est. 5-10 households (8.4%);
 - **Carnwood:** est. 5 households (8.4%);
 - **Lindale:** est. 5 households (4.2%);
 - **Lodgepole:** est. 5-10 households (8.4%); and
 - **Rocky Rapids:** est. 10 households (3.9%).
 - **Drayton Valley (and surrounding Brazeau County rural areas):** est. 370 – 445 households (4.3% – 5.2%); and
 - **Breton (and surrounding Brazeau County rural areas):** est. 35 – 50 households (4.9% – 7.0%).
- There may be as many as 20 individuals in the region who are currently experiencing absolute homelessness (15 individuals experiencing transitional homelessness and up to 5 individuals experiencing chronic homelessness). As many as 5-7 of these individuals may be homeless youth.
- Based on the estimated percentage of households affected throughout region, there is a hierarchy of housing needs in the region as follows (per municipality):
 - **Brazeau County:**
 - **Affordability:** est. 18.8% of households (i.e., 445 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 13.9% of homes (i.e., 375 dwellings);
 - **Suitability** (i.e., overcrowding): est. 1.5% of households (i.e., 40 households);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., 45-80 individuals); and
 - **Homelessness:** est. 0.08% of the population (i.e., up to 5 individuals).
 - **Drayton Valley:**
 - **Affordability:** est. 22.8% of households (i.e., 625 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 10.0% of homes (i.e., 275 dwellings);
 - **Suitability** (i.e., overcrowding): est. 3.3% of households (i.e., 90 households);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., 45-75 individuals); and
 - **Homelessness:** est. 0.08% of the population (i.e., up to 15 individuals).
 - **Breton:**
 - **Affordability:** est. 19.0% of households (i.e., 40 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 14.6% of homes (i.e., 30 dwellings);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., up to 5 individuals);
 - **Suitability** (i.e., overcrowding): N/A (est. 0.0% of households); and
 - **Homelessness:** N/A (est. 0.08% of the population or 0 individuals).



- There are five (5) target groups for the Brazeau County/Drayton Valley region in need of more affordable rental housing as follows:
 - (1) The **high-needs** group consisting of renters whose annual incomes fall at or below the Statistics Canada Low-Income Cutoffs (LICO) for rural communities (i.e., those households whose incomes potentially place them in “dire” housing need and, therefore, potentially at risk of homelessness). These households will likely require ongoing subsidies in the form of rent-geared-to-income housing or rent supplements;
 - (2) The **moderate-needs** group consisting of renters earning annual incomes *above* Statistics Canada’s LICO for rural communities but *below* Alberta Municipal Affairs’ Core Need Income Thresholds (CNITs) (i.e., those households whose incomes potentially place them in Core Housing Need). These households will likely benefit from a combination of rent supplements and near-market affordable rental housing;
 - (3) The **special-needs** group consisting of individuals (regardless of their income) who are currently unable to meet their housing needs due to the presence of a disability (i.e., seniors and persons with developmental disabilities who are unable to remain in their own homes and require ongoing supports). These households will require a combination of in-house supports, group homes, formal supportive housing (including but not limited to seniors’ Supportive Living), and/or Long-Term Care;
 - (4) The **temporary-needs** group consisting of temporary and/or seasonal workers who are currently having difficulties obtaining and/or maintaining appropriate and affordable rental housing in the community. These workers will likely benefit from a variety of short-term rentals and staff accommodations including work camps, seasonal trailers, hotel/motel accommodations, dorm-style accommodations, and single-room-occupancy units (SROs); and
 - (5) The **homeless** (i.e., people in need of either short-term emergency and/or transitional shelter and supports or – *preferably* – a Housing First model of support that helps them regain and maintain long-term, stable housing). These households will benefit most from the provision of permanent, stable, long-term affordable housing with or without supports provided on a case-by-case basis in keeping with Housing First models and best practices.
- There is also an identified need for additional *quality* affordable homeownership in the region designed for modest-income households, including young professionals just starting their careers and people of all ages and walks of life who have only recently attempted to enter the local housing market (including first-time homebuyers who have only recently moved to the area). Housing for this target group would focus on a combination of “entry-level” market homeownership and limited or shared-equity *perpetually* affordable homeownership (i.e., resale-restricted near-market and “entry-level” homeownership).
- These housing options should be affordable to households earning incomes between \$25,000 and \$50,000. The estimated affordable purchase prices for households in this target group would range from approximately \$100,000 to \$250,000 depending on unit size, actual income, current mortgage rates, mortgage terms, size of downpayment, and other debts.

3.0 Housing Adequacy

Housing adequacy refers to the physical safety of an individual dwelling. Housing is considered inadequate if it requires major repairs and/or is lacking necessary services and basic facilities. Major repairs refer to plumbing, electrical, ventilation systems, disposal systems, and the structural components of a house that might warrant it being unsafe. Basic facilities refer to potable hot and cold running water, and full bathroom facilities including an indoor toilet and a bathtub or shower. Additionally, housing is not adequate if it is infested with



vermin or black mould. The availability of housing that is not only affordable to residents but also adequate is important to the overall health and safety of individuals and families. According to Statistics Canada, “(h)health experts maintain that inadequate housing can be associated with a host of health problems.”¹⁶ Additionally,

“Housing infrastructure and proper maintenance are important to protect the health and safety of residents in their homes. Unsafe housing and habitability conditions that affect health often exist in older and poorly maintained housing. Houses have inadequate heating or ventilation, which can lead to the growth of mold, and dust mites, leading to asthma and respiratory allergies. Older housing stock Many houses also may have lead-based paint that can cause lead poisoning, particularly in young children. Other conditions include, exposed heating sources and unprotected windows. The health impacts of these physical hazards in a home can be related to housing affordability. (Furthermore)...many tenants are reluctant to complain to landlords about physically unsafe conditions because they fear they will be evicted, and will be unable to find other affordable housing...”¹⁷

Table 26 shows the degree to which homes in those communities within the Brazeau County/Drayton Valley region may be in need of major repairs compared to the province as a whole based on a combination of Statistics Canada *Census of Population* data (2006) and *National Household Survey* data (2011).

Table 26: Estimated Number of Homes in Need of Major Repairs in Brazeau County, Drayton Valley and Breton vs. the Province of Alberta (2006 and 2011)

Characteristics	Brazeau County	Drayton Valley	Breton	Alberta
2006: Total Private Dwellings	2,774 ¹	2,619 ¹	243 ¹	1,335,745 ¹
2006: Total Private Dwellings Occupied by Usual Residents	2,540 ¹	2,545 ¹	230 ¹	1,256,200 ¹
2006: % Total Private Occupied Dwellings Requiring Major Repairs	7.3% ¹	10.2% ¹	26.1% ¹	6.7% ¹
2011: Total Occupied Private Dwellings	2,695 ²	2,740 ²	205 ²	1,390,285 ²
2011: Total Occupied Private Dwellings Requiring Major Repairs	375 ²	275 ²	30 ²	97,720 ²
2011: % Total Occupied Private Dwellings Requiring Major Repairs	13.9% ²	10.0% ²	14.6% ²	7.0% ²
Est. # Private Occupied Dwellings Requiring Major Repairs (2006)	185 ¹	260 ¹	60 ¹	84,165 ¹
Total Private Occupied Dwellings Requiring Major Repairs (2011)	375 ²	275 ²	30 ²	97,720 ²
Percent Change (2006-2011)	102.2%	5.9%	-50.0%	16.1%

Data Source:

¹ Statistics Canada 2006 Census of Population (data may be subject to rounding and suppression)

² Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)

According to this data, the Brazeau County/Drayton Valley region had a higher percentage of homes in need of major repairs compared to the province as a whole both in 2006 and in 2011. As of 2011, Breton had the highest percentage of homes in need of major repairs (14.6% – more than twice the provincial average of 7.0%), followed by Brazeau County (13.9% – twice the provincial average), and then Drayton Valley (10.0% – or approximately 50% higher than the provincial average). The data also shows that while the total number of homes in need of major repairs declined by 50% in Breton between 2006 and 2011, the number increased by 5.9% in Drayton Valley (an additional 15 homes) and more than doubled in Brazeau County (an increase of approximately 190 homes). Based on this data, an estimated 680 homes were in need of major repairs within the Brazeau County/Drayton Valley region in 2011 (compared to 505 homes in 2006), including:

¹⁶ Statistics Canada, January 2008: *Aboriginal Peoples in Canada in 2006: Inuit, Métis and First Nations, 2006 Census* (Catalogue no. 97-558-XIE), page 34 – citing Statistics Canada, 2003: *Aboriginal Peoples Survey 2001 – Initial Findings: Well-being of the Non-reserve Aboriginal Population* (Catalogue no. 89-589-XIE) and Health Canada, 1999: *A Second Diagnostic on the Health of First Nations and Inuit People in Canada*.

¹⁷ <http://www.sustainablesf.org/indicators/view/195>



- 375 homes (13.9%) in **Brazeau County**;
- 275 homes (10.0%) in **Drayton Valley**; and
- 30 homes (14.6%) in **Breton**.

These homes *could* be considered inadequate depending on the specific nature and extent of the repairs needed. As a result of these conditions, the households living in some of these homes *could* potentially be at risk of homelessness along with a range of health and safety problems if their housing needs cannot be met. It should be noted that the 2006 data was derived from a 20% sample of permanent residents completing the Long Census Questionnaire as part of the *Census of Population* while the 2011 data was derived from an estimated 22% sample of permanent residents living in Drayton Valley and an estimated 18% sample of permanent residents living in Brazeau County and Breton (as discussed in Chapter 1) who participated in the *National Household Survey*. Neither of these data sources include homes owned by non-permanent residents (an estimated 5.6% of homes in Brazeau County, an estimated 5.5% of homes in Drayton Valley, and an estimated 4.6% of homes in Breton as discussed in Chapter 4). As a result, actual numbers may be higher. The data also does not reflect any redevelopment or significant repairs made to homes since 2011.

Anecdotal evidence of housing needs collected from key community and regional stakeholders during a facilitated workshop in Drayton Valley on July 3, 2013 (see *Appendix A – Community Input*) indicates that an overall lack of housing inventory is causing supply and demand pressures along with rising housing costs. This, combined with the costs of basic repairs and maintenance (let alone significant renovations and upgrades) may be leading to an increase in the number of homes in need of major repairs. Those who are seeking to upgrade their homes are likely to face challenges securing skilled, trained professionals who are willing and able to manage those renovations and upgrades at an affordable rate. Community feedback also indicates that there may be compliance issues with homeowners and landlords adhering to generally accepted maintenance standards. In some cases, these compliance issues may extend to regulated health standards as well as landlord/tenant rights and responsibilities.

4.0 Housing Suitability

Housing suitability refers to the size of the home in terms of bedrooms compared to the size of the family living in that home. *National Occupancy Standards* set minimum criteria for number of persons per bedroom and level of privacy for members of a household. These standards require:

- A maximum of two persons per bedroom;
- That the parent(s)'s bedroom be separate from that of the children(s)'s;
- That family members over the age of 17 not share a bedroom, and
- That family members over four years of age and of the opposite gender not share a bedroom.

Households that are unable to meet these occupancy standards are said to be living in overcrowded or unsuitable housing conditions. As with housing that is adequate, the availability of housing that is both affordable and suitable to residents is also important to the overall health and safety of individuals and families. According to Statistics Canada,

“...crowded living conditions can lead to the transmission of infection diseases such as tuberculosis and hepatitis A, and can also increase risk for injuries, mental health problems, family tensions and violence.”¹⁸

¹⁸ Statistics Canada, January 2008: *Aboriginal Peoples in Canada in 2006: Inuit, Métis and First Nations, 2006 Census* (Catalogue no. 97-558-XIE), page 34 – citing Statistics Canada, 2003: *Aboriginal Peoples Survey 2001 – Initial Findings: Well-being of the Non-reserve Aboriginal Population* (Catalogue no. 89-589-XIE) and Health Canada, 1999: *A Second Diagnostic on the Health of First Nations and Inuit People in Canada*.



Additionally,

“The impacts of overcrowding on health are both direct and indirect. Most immediately, crowding increases risks for respiratory infections such as tuberculosis and ear infection. Overcrowded housing has also been associated with increased mortality rates (particularly for women), meningitis, and Helicobacter pylori bacteria which can cause stomach ailments. Crowded housing conditions also contribute to poor child development and school performance, in part, because overcrowding limits the space and quiet necessary for children to do homework. Overcrowding may act cumulatively with other environmental health stressors. For example, one recent study found that crowding combined with noise significantly increases chronic stress hormones in low-income children. Finally, overcrowding affects health indirectly by creating conditions conducive to poor sanitation, high environmental noise, and residential fires.”¹⁹

There is limited data published by Statistics Canada directly related to housing suitability (overcrowding) as defined using *National Occupancy Standards*. During the 1996, 2001 and 2006 *Censuses of Population* Statistics Canada published data on the percentage of homes occupied by usual residents that had more than one person per room. Internationally, the person-per-room indicator (PPR) is the most common and generally accepted measure of overcrowding.²⁰ Statistics Canada defines a room as follows:

“A 'room' is an enclosed area within a dwelling which is finished and suitable for year-round living (e.g., kitchen, dining-room, or bedroom). Not counted as rooms are bathrooms, halls, vestibules and rooms used solely for business purposes.”²¹

However, more recently, statistical data has been collected nation-wide directly related to housing suitability (overcrowding) as defined using *National Occupancy Standards* through the 2011 *National Household Survey*. Therefore, Table 27 presents person-per-room data from both the 2006 *Census of Population* and the 2011 *National Household Survey* along with the suitability data published from the 2011 *National Household Survey*.

Table 27: Estimated Number of Households Living in Overcrowded Conditions in Brazeau County, Drayton Valley and Breton vs. the Province of Alberta (2006 and 2011)

Characteristics	Brazeau County	Drayton Valley	Breton	Alberta
2006: Total Private Dwellings Occupied by Usual Residents	2,540 ¹	2,545 ¹	230 ¹	1,256,200 ¹
2006: Average Number of Rooms Per Dwelling	6.8 ¹	7.3 ¹	6.1 ¹	6.8 ¹
2006: % Occupied Private Dwellings With More Than One Person Per Room	1.0% ¹	1.4% ¹	0.0% ¹	1.3% ¹
2006: Est. # Occupied Private Dwellings With More Than One Person Per Room	25 ¹	36 ¹	0 ¹	16,331 ¹
2011: Total Occupied Private Dwellings	2,690 ²	2,740 ²	210 ²	1,390,280 ²
2011: Total Occupied Private Dwellings With More Than One Person Per Room	0 ²	0 ²	0 ²	25,825 ²
2011: Total Occupied Private Households Living in Unsuitable Housing	40²	90²	0²	69,300²
2011: Est. % Occupied Private Households Living in Unsuitable Housing	1.5%²	3.3%²	0.0%²	5.0%²
Percent Change (2006-2011)	60.0%	150.0%	N/A	324.3%

Data Source:

- ¹ Statistics Canada 2006 Census of Population (data may be subject to rounding and suppression)
² Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)

¹⁹ <http://www.sustainablesf.org/indicators/view/125>

²⁰ U.S. Department of Housing and Urban Affairs Office of Policy Development and Research (September 2007) *Measuring Overcrowding in Housing*.

²¹ Statistics Canada, 2007. *2006 Community Profiles*. 2006 Census. Statistics Canada Catalogue no. 92-591-XWE. Ottawa. Released March 13, 2007.



According to this data, the Brazeau County/Drayton Valley region had a *lower* percentage of households living in overcrowded conditions in 2011 when compared to the province as a whole. Drayton Valley had the highest percentage of overcrowded households (3.3% compared to 5.0% province-wide), followed by Brazeau County (1.5% compared to 5.0% province-wide). Data for Breton appears to have been suppressed due to the size of the community and the number of respondents who identified themselves as living in overcrowded conditions (i.e., fewer than 10 respondents would typically be suppressed). Based on this data, an estimated 130 Brazeau County/Drayton Valley *households* were living in overcrowded conditions in 2011 (i.e., the total number of individuals remains unknown).

Despite these lower-than-average findings, overcrowding in the Brazeau County/Drayton Valley region appears to be increasing over time. For example, the total number of overcrowded households living in Brazeau County increased by 60.0% between 2006 and 2011 (from 25 households to 40 households) while the total number of overcrowded households living in Drayton Valley more than doubled (i.e., from 36 households to 90 households – for an increase of 150.0%). Some of this increase is likely due to changes in sampling methodology the particular questions being asked between the 2006 *Census of Population* and the 2011 *National Household Survey*. Some of this increase could also be due to cultural changes occurring in the community (e.g., the introduction of Temporary Foreign Workers sharing accommodations provided by their employers).

As a result of these overcrowded conditions, the households living in some of these homes *could* potentially be at risk of homelessness along with a range of health and safety problems if their housing needs cannot be met. It should be noted that this data does not relate directly to the number or percentage of households with *two or more* people sharing a *bedroom* – and, therefore, may not relate directly to *National Occupancy Standards* (i.e., more than one person per room does not necessarily translate into more than two persons per *bedroom*).

Anecdotal evidence of housing needs collected from key community and regional stakeholders during a facilitated workshop in Drayton Valley on July 3, 2013 (see *Appendix A – Community Input*) indicates that overcrowding has become a recognized issue in the region. Incidences of overcrowding relate directly to an overall lack of housing inventory and choice along with growing affordability challenges. This poses a variety of socio-economic concerns for the community since lower-income households along with Temporary Foreign Workers are more likely to be living in overcrowded conditions – and, therefore, more likely to be affected by both the immediate and downstream effects associated with overcrowding.

5.0 Housing Accessibility

Housing accessibility relates to ability of individuals with health, mobility and/or stamina limitations to easily get into and out of their home, and to move around freely while inside their home. Accessibility is particularly problematic for persons with physical disabilities including people confined to wheelchairs and people needing the use of walkers to get around their home. Those households with accessibility issues may require a number of improvements to their homes including wheelchair ramps and/or elevators; larger doors and hallways; lowered counter tops, sinks and cabinets; and reconfigured rooms including larger bathrooms and specialty bathtubs.

Once again, Statistics Canada does not currently publish data directly related to housing accessibility for individual communities either through the *Census of Population* or through the 2011 *National Household Survey*. Rather, accessibility is addressed by Statistics Canada on a national and provincial level through the 2006 *Participation and Activity Limitation Survey* (PALS).²² According to the PALS, Statistics Canada estimates that 13.6% of Albertans (an estimated 435,820 children, adults and seniors) had disabilities in 2006²³. These statistics include a variety of people from those with mild or moderate disabilities to those with severe or very severe disabilities as follows:

²² More recent data has been collected through the Canadian Survey on Disability (CSD). That data will not be published until December 2013 (http://www23.statcan.gc.ca/imdb/p2SV.pl?Function=getSurvey&SDDS=3251&Item_Id=133011&lang=en).

²³ Statistics Canada, *Participation and Activity Limitation Survey 2006: Analytical Report* (December 2007), Catalogue No. 89-628-XIE – No. 002, page 16.



- Hearing;
- Seeing;
- Speech;
- Mobility;
- Agility/Dexterity;
- Pain;
- Developmental Delay;
- Developmental Disability or Disorder;
- Learning;
- Memory;
- Psychological;
- Chronic Conditions; and
- Unknown/Undeclared Disabilities.

Based strictly on the 2006 provincial average (i.e., applying the 2006 average of 13.6% to the 2011 population total for each community), there *could be* as many as 2,020-2,025 residents currently living in the Brazeau County/Drayton Valley region with one or more of the above-mentioned disabilities, including:

- Up to 980 residents living in **Brazeau County**;
- Up to 960 residents living in **Drayton Valley**;
- Est. 65-70 residents living in **Breton**; and
- Est. 15-20 residents living in **Lodgepole**.

A more detailed analysis from the 2006 *Participation and Activity Limitation Survey* (PALS) estimated that 7.9% of Canadian adults with disabilities “reported using specialized features either to enter or leave their residence or inside their residence.”²⁴ Furthermore, “4.6% of adults with disabilities reported that the design and layout of their home made it difficult to participate in activities that they wanted or needed to do.”²⁵ Table 28 provides an estimate of the number of permanent residents living in the Brazeau County/Drayton Valley region who *may* require accessible housing based on these figures.

Table 28: Estimated Number of Residents in Brazeau County, Drayton Valley, Breton and Lodgepole Potentially Requiring More Accessible Housing (2011)

Characteristics	Brazeau County		Drayton Valley		Breton		Lodgepole	
	N ^o .	%	N ^o .	%	N ^o .	%	N ^o .	%
2011 Population	7,201 ¹	100.0%	7,049 ¹	100.0%	496 ¹	100.0%	125 ¹	100.0%
Est. 2011 Pop. with Disabilities (2006 PALS)	979	13.6% ²	959	13.6% ²	67	13.6% ²	17	13.6% ²
Est. Pop. w/ Disabilities Using Specialized Features (2011)	77	7.9%²	76	7.9%²	5	7.9%²	1	7.9%²
Est. Pop. w/ Disabilities w/ Design/Layout Constraints (2011)	45	4.6%²	44	4.6%²	3	4.6%²	1	4.6%²

Data Source:

¹ Statistics Canada 2011 Census of Population (data may be subject to rounding and suppression)

² Statistics Canada Participation and Activity Limitation Survey 2006 (PALS)

²⁴ *Ibid.*, page 26.

²⁵ *Ibid.*



Based on this analysis, an estimated 155-160 residents in the region are *potentially* in need of more accessible housing (or at least specialized features and equipment to enter, exit and move around more freely within their homes) as follows:

- **Brazeau County:** est. 45-80 households;
- **Drayton Valley:** est. 45-75 households;
- **Breton:** est. up to 5 households; and
- **Lodgepole:** est. 1 household.

These estimates are based on four (4) key assumptions:

- (1) That the percentage of adults using specialized features and the percentage of adults having difficulties with the layout or design of their homes in 2006 applies equally to the percentage of children facing similar challenges (i.e., percentages specific to the adult population can be applied to the population as a whole);
- (2) That the situation (i.e., both the percentage of Albertans with disabilities and the percentage of Albertans with disabilities experiencing housing accessibility challenges) has not changed significantly since 2006;
- (3) That it is appropriate to apply national and provincial averages to each community within the Brazeau County/Drayton Valley region; and
- (4) That only one person with a pronounced mobility challenge is living in each household (i.e., there are no households with more than one person or family member experiencing pronounced mobility challenges).

Additional factors that might affect these estimates include a higher (or lower) percentage of persons with disabilities in each community compared to *provincial* averages and a higher (or lower) percentage of persons needing accessible housing in each community compared to *national* averages.

Anecdotal evidence of housing needs collected from key community and regional stakeholders during a facilitated workshop in Drayton Valley on July 3, 2013 (see *Appendix A – Community Input*) indicates that there is a lack of barrier-free housing in the community. As a result, people with limited mobility have fewer options from which to choose. The location of that housing is also an issue. Therefore, consideration needs to be given to the siting of affordable and accessible housing to make sure that the homes are within easy travel distances to community services and along accessible routes. People in search of affordable housing are also more likely to look to the smaller rural communities – which can lead to isolation and the need for access to public transportation. As with housing adequacy, being able to find skilled, trained professionals who are willing and able to manage accessibility upgrades and renovations at an affordable rate poses a challenge – especially for low- and modest-income households.

6.0 Housing Affordability

Housing affordability relates to the ability of individual households to meet their monthly rent or mortgage payments within a reasonable threshold of their income. CMHC has determined that housing is affordable if it costs no more than 30% of a household's gross monthly income for renters and 32% of a household's gross monthly income for homeowners. Households who must pay more than 30% of their income on housing are said to be in "core housing need". Three (3) separate analyses are used to estimate the number of households within the Brazeau County/Drayton Valley region (where data is available) that are potentially facing housing affordability challenges:



- (1) The 2013 *Core Need Income Thresholds* (CNITs) published by Alberta Municipal Affairs compared against the 2011 *Taxfiler* data;
- (2) The median and “entry-level” home sale prices in the region as defined using MLS data for the first nine (9) months of 2013 compared against the 2011 *Taxfiler* data; and
- (3) A summary of analyses prepared by Statistics Canada using 1996, 2001 and 2006 *Census of Population* data and data from the 2011 *National Household Survey* to estimate the number of households paying more than 30% of their income on shelter.

6.1 Rental Affordability – 2013 Core Housing Need Income Thresholds (CNITs) Analysis

Core Need Income Thresholds (CNITs) represent the income required to pay the average market rent for an appropriate sized unit in the private market. Once developed, CNITs are used by the Province and by local housing authorities to assign eligibility for various housing and related support programs (e.g., rent subsidies, affordable housing units, and government capital grant programs). Alberta Municipal Affairs publishes CNITs annually for communities across the province - the most recent published CNITs available are for 2013. Table 29 shows the CNITs for bachelor, one-bedroom, two-bedroom, three-bedroom, four-bedroom, and five+-bedroom units for the Brazeau County/Drayton Valley region.

Table 29: 2013 Core Need Income Thresholds (CNITs) for the Brazeau County/Drayton Valley Region

Dwelling Size	Drayton Valley	Breton	Rocky Rapids	Central Region
Bachelor	\$29,000	\$29,000	\$29,000	\$29,000
One-Bedroom	\$35,500	\$35,500	\$35,500	\$35,500
Two-Bedroom	\$41,500	\$41,500	\$41,500	\$41,500
Three-Bedroom	\$45,000	\$45,000	\$45,000	\$45,000
Four-Bedroom	\$49,500	\$49,500	\$49,500	\$49,500
Five+-Bedroom	\$52,500	\$52,500	\$52,500	\$52,500

Data Source:
 Alberta Municipal Affairs, Housing Division

CNITs are developed based on 30% of the median market rent (MMR) in a community or region. Alberta Municipal Affairs calculates CNITs for rural communities across the province using data from the annual *Apartment Vacancy and Rental Cost Survey*²⁶ (see Chapter 4) and from CMHC rental market data. Households earning combined total annual incomes equal to or less than CNIT are said to have insufficient incomes to afford the on-going costs of suitable and adequate rental units in their area. The cost of rental housing is used because of the difficulty tracking individual household mortgage payments – which vary greatly according a variety of factors, including:

- The year in which the home was purchased (which affects the original purchase price of the home);
- The size of the initial downpayment (which affects the total size of the original mortgage);
- The particular interest rate and mortgage term (both of which affect the actual mortgage payments); and
- Whether or not the household sought to refinance the mortgage (which may result in multiple mortgages with different terms and interest rates), etc..

²⁶ <http://www.municipalaffairs.alberta.ca/documents/hs/2012-CNITs-by-Municipality.pdf>



By combining CNIT data with *Taxfiler* data (Table 30), it is possible to estimate the number of households in the Brazeau County/Drayton Valley region who are likely paying 30% or more of their before-tax (gross) income in order to acquire safe, adequate and suitable median-rental housing. Households earning incomes at or below CNIT are said to be in Core Housing Need (i.e., paying more than 30% of their income on housing). Based on this analysis, an estimated 2,405 *economic* households (24.1%) living in the region are *potentially* in Core Housing Need (i.e., paying 30% or more of their income on housing) as follows:

- **Brazeau County:**
 - **Buck Creek:** est. 25 *economic* households (27.8%);
 - **Carnwood:** est. 10 *economic* households (16.7%);
 - **Lindale:** est. 35 *economic* households (29.2%);
 - **Lodgepole:** est. 35 *economic* households (38.9%); and
 - **Rocky Rapids:** est. 40 *economic* households (15.4%).
- **Drayton Valley (and surrounding Brazeau County rural areas):** est. 2,025 *economic* households (23.5%); and
- **Breton (and surrounding Brazeau County rural areas):** est. 235 *economic* households (32.6%).

Table 30: Estimated Number of Households in Brazeau County (Sub-Areas), Drayton Valley and Breton Earning Incomes At or Below the 2013 Core Need Income Thresholds (CNITs)

Household Type	Drayton Valley #1		Drayton Valley #2		Breton		Buck Creek		Carnwood		Lindale		Lodgepole		Rocky Rapids	
	Est. N ^o	%														
Families with Children	195	16.8%	385	17.1%	65	24.1%	0	0.0%	0	0.0%	0	0.0%	5	16.7%	10	7.7%
Couples	35	4.0%	95	5.5%	40	20.0%	0	0.0%	0	0.0%	0	0.0%	5	16.7%	0	0.0%
Lone Parents	160	57.1%	290	54.7%	25	35.7%	— *	— *	— *	— *	— *	— *	— *	— *	10	33.3%
Childless Couples	80	11.4%	165	11.5%	40	19.0%	10	33.3%	0	0.0%	10	20.0%	5	16.7%	10	14.3%
Singles	455	41.4%	745	37.8%	130	54.2%	15	50.0%	10 **	50.0%	25	83.3%	25	83.3%	20	33.3%
Total	730	24.7%	1,295	22.9%	235	32.6%	25	27.8%	10	16.7%	35	29.2%	35	38.9%	40	15.4%

Data Sources:

¹ Alberta Municipal Affairs, Housing Division

² Rents include utilities and are rounded to the nearest \$5

³ Statistics Canada Small Area Administrative Data Division *Taxfiler* Data (numbers may be subject to rounding and suppression)

* The required *Taxfiler* data has been suppressed

** Figures have been adjusted (i.e., downgraded) to reflect median income data

It should be noted that an unknown portion of those households identified as *potentially* in Core Housing Need based on their income and living within Drayton Valley and within Breton actually live in Brazeau County (i.e., in the rural areas immediately surrounding both communities). However, since those households collect their mail either in Drayton Valley or Breton, their tax return data is associated with a Drayton Valley or Breton postal code rather than a Brazeau County postal code – therefore, so too is their *Taxfiler* data. As a result, the estimates for Brazeau County are significantly lower than the 445 households identified in the 2011 *National Household Survey* data while the estimates for Drayton Valley and Breton are significantly higher than the 625 and 40 households respectively identified in the 2011 *National Household Survey* data. It is also important to note that these figures represent the



number of households living in the Brazeau County/Drayton Valley region who are *potentially* in Core Housing Need based solely on their declared income in 2011. A number of factors may lessen the extent of those households potentially in Core Housing Need as suggested above, including:

- Improvements in income since 2011;
- Homeowners who have paid off their mortgages (and, therefore, may have lower annual housing expenses – i.e., limited to annual property taxes, basic repairs and ongoing general maintenance – that are well within or below the 30% affordability threshold);
- Homeowners who purchased their homes any number of years ago at a more affordable level (and, therefore, may have combined mortgage and property tax payments that are well within or below the 30% affordability threshold despite their income);
- Lone parents receiving child support or other income not normally declared on their tax returns; and/or
- Single individuals, lone-parent families, and couples with or without children who currently live in homes (rented or owned) that are conducive to taking on roommates/boarders/tenants without leading to overcrowding, thus potentially increasing their available income and/or lowering their monthly housing expenses to within or below the 30% affordability threshold (i.e., multiple independent economic households living together within a physical dwelling unit).

Another important factor to recognize is that these figures represent *economic* households in need of affordable housing rather than census households. In most cases, the two definitions overlap for practical purposes. For example, a husband and wife family with children living in their own home without any roommates, borders or extended family members living with them would be considered both an *economic* household in the *Taxfiler* data and a *census* household in the *Census of Population* data. However, if that same family were to have, for example, one of the spouse's elderly mothers living with them, then that *census* household would consist of two *economic* households (the husband and wife family with children is considered one *economic* household and the mother-in-law is considered another *economic* household). Similarly, a common law couple living together but filing both of their tax returns as single individuals would be considered two separate *economic* households in the *Taxfiler* data but a single *census* household in the *Census of Population* data. There is currently no way to determine or even estimate how many households identified in the *Taxfiler* data by income are currently co-habiting or with whom.

Given these factors, the estimates presented above are likely to over-exaggerate the level of affordable housing need in the region as well as fail to adequately allocate the appropriate level of need to each municipality in the region. Statistics Canada *Census of Population* and *National Household Survey* data, therefore, provides a more accurate and representative assessment of affordability needs in the region.

6.2 Homeownership Affordability – January to September 2013 Median and “Entry-Level” Home Sale Prices

Chapter 4 provided a summary of median and “entry-level” home sale prices in the Brazeau County/Drayton Valley region during the first nine (9) months of 2013. Also included in that an analysis was an estimate of the incomes that would be required to purchase homes in each of these categories based on the following assumptions:

- Mortgage Amortization: 25 years
- Mortgage Term: 5-year fixed
- Interest Rate: 3.84% (ATB 5-Year Fixed-Rate “Extreme Discount” Mortgage – October 2013)
- Downpayment: 10% (CMHC mortgage insurance required)
- Mortgage Payments: Monthly
- Est. Annual Property Taxes: 0.5% of assessed market value



- Est. Avg. Monthly Heat: \$75
- Est. Monthly Condo/Maintenance Fees where applicable: \$255 for Drayton Valley; \$65 for Breton and Brazeau County where applicable (50% applied to calculation)
- Max. Mortgage: 32% of Gross Income per CMHC’s Principal, Interest, Taxes and Heating (PITH) standard

Table 31 summarizes the findings from Chapter 4 for the 2013 median and “entry-level” residential market in the Brazeau County/Drayton Valley region.

Table 31: 2013 Median and “Entry-Level” (High and Low) Sale Prices for the Brazeau County/Drayton Valley Region

Sale Price	Brazeau County		Drayton Valley		Breton	
	Sale Price	Est. Income	Sale Price	Est. Income	Sale Price	Est. Income
Median	\$325,000	\$65,775	\$313,000	\$63,450	\$89,250	\$20,100
“Entry-Level” (High)	\$217,000	\$42,040	\$218,250	\$47,065	\$80,000	\$18,300
“Entry-Level” (Low)	\$82,000	\$18,715	\$167,500	\$35,250	\$49,500	\$12,415

Data Source:
Multiple List Service (MLS)

By combining the data in Table 31 above with the 2011 *Taxfiler* data, it is possible to estimate the number of households in the Brazeau County/Drayton Valley region who would **not** likely be able to purchase a median- or “entry-level”-priced home in the community today if they were to attempt to do so as a first-time homebuyer with a 10% downpayment based on current mortgage rates (see Table 32 – next page). Based on that analysis, the following is the estimated number of *economic* households in each community who would likely not be able to purchase **a median-priced home** in their respective area today if they were attempting to purchase that home **as a first-time homebuyer with a 10% downpayment** based solely on their declared income in 2011 without exceeding standard affordability thresholds:

- **Brazeau County/Drayton Valley Region:** est. 4,170 *economic* households (41.9%)
- **Brazeau County:**
 - **Buck Creek:** est. 55 *economic* households (61.1%);
 - **Carnwood:** est. 35 *economic* households (58.3%);
 - **Lindale:** est. 60 *economic* households (50.0%);
 - **Lodgepole:** est. 50 *economic* households (55.6%); and
 - **Rocky Rapids:** est. 90 *economic* households (34.6%).
- **Drayton Valley (and surrounding Brazeau County rural areas):** est. 3,780 *economic* households (43.9%); and
- **Breton (and surrounding Brazeau County rural areas):** est. 100 *economic* households (13.9%).



Table 32: Estimated Number of Households in Brazeau County (Sub-Areas), Drayton Valley and Breton Earning Incomes at or Below the Estimated Income Required to Purchase a Median and “Entry-Level” (High and Low) Home in 2013

Median-Priced Homes	Drayton Valley #1		Drayton Valley #2		Breton		Buck Creek		Carnwood		Lindale		Lodgepole		Rocky Rapids	
	Est. N ^o	%														
Families with Children	325	28.0%	595	26.4%	20	7.4%	15	50.0%	5	25.0%	0	0.0%	10	33.3%	35	26.9%
Couples	110	12.5%	225	13.1%	10	5.0%	15	50.0%	5	25.0%	0	0.0%	10	33.3%	5	5.0%
Lone Parents	215	76.8%	370	69.8%	10	14.3%	— *	— *	— *	— *	— *	— *	— *	— *	30	100.0%
Childless Couples	235	33.6%	470	32.6%	10	4.8%	10	33.3%	10	50.0%	30	60.0%	10	33.3%	20	28.6%
Singles	775	70.5%	1,380	70.1%	70	29.2%	30	100.0%	20	100.0%	30	100.0%	30	100.0%	35	58.3%
Total	1,335	45.1%	2,445	43.2%	100	13.9%	55	61.1%	35	58.3%	60	50.0%	50	55.6%	90	34.6%
“Entry-Level” (High)																
Families with Children	225	19.4%	425	18.9%	10	3.7%	10	33.3%	5	25.0%	0	0.0%	5	16.7%	20	15.4%
Couples	40	4.5%	115	6.7%	5	2.5%	10	33.3%	5	25.0%	0	0.0%	5	16.7%	0	0.0%
Lone Parents	185	66.1%	310	58.5%	5	7.1%	— *	— *	— *	— *	— *	— *	— *	— *	20	66.7%
Childless Couples	140	20.0%	280	19.4%	10	4.8%	10	33.3%	5	25.0%	10	20.0%	5	16.7%	10	14.3%
Singles	650	59.1%	1,160	58.9%	55	22.9%	30	100.0%	20	100.0%	30	100.0%	30	100.0%	30	50.0%
Total	1,015	34.3%	1,865	33.0%	75	10.4%	50	55.6%	30	50.0%	40	33.3%	40	44.4%	60	23.1%
“Entry-Level” (Low)																
Families with Children	160	13.8%	310	13.8%	0	0.0%	5	16.7%	0	0.0%	0	0.0%	0	0.0%	10	7.7%
Couples	20	2.3%	70	4.1%	0	0.0%	5	16.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lone Parents	140	50.0%	240	45.3%	0	0.0%	— *	— *	— *	— *	— *	— *	— *	— *	10	33.3%
Childless Couples	80	11.4%	165	11.5%	5	2.4%	5	16.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Singles	525	47.7%	945	48.0%	20	8.3%	5	16.7%	20	100.0%	10	33.3%	5	16.7%	10	16.7%
Total	765	25.8%	1,420	25.1%	25	3.5%	15	16.7%	20	33.3%	10	8.3%	5	5.6%	20	7.7%

Data Source:
Multiple List Service (MLS)
 * The required Taxfiler data has been suppressed



The following is the estimated number of *economic* households in each community who would likely not be able to purchase a home at the high end of the “entry-level” market in their respective area today if they were attempting to purchase that home as a first-time homebuyer with a 10% downpayment based solely on their declared income in 2011 without exceeding standard affordability thresholds:

- **Brazeau County/Drayton Valley Region:** est. 3,175 *economic* households (31.9%)
- **Brazeau County:**
 - **Buck Creek:** est. 50 *economic* households (55.6%);
 - **Carnwood:** est. 30 *economic* households (50.0%);
 - **Lindale:** est. 40 *economic* households (33.3%);
 - **Lodgepole:** est. 40 *economic* households (44.4%); and
 - **Rocky Rapids:** est. 60 *economic* households (23.1%).
- **Drayton Valley (and surrounding Brazeau County rural areas):** est. 2,880 *economic* households (33.4%); and
- **Breton (and surrounding Brazeau County rural areas):** est. 75 *economic* households (10.4%).

The following is the estimated number of *economic* households in each community who would likely not be able to purchase a home at the low end of the “entry-level” market (i.e., the cheapest home sold during the first nine months of 2013) in their respective area today if they were attempting to purchase that home as a first-time homebuyer with a 10% downpayment based solely on their declared income in 2011 without exceeding standard affordability thresholds:

- **Brazeau County/Drayton Valley Region:** est. 2,280 *economic* households (22.9%)
- **Brazeau County:**
 - **Buck Creek:** est. 15 *economic* households (16.7%);
 - **Carnwood:** est. 20 *economic* households (33.3%);
 - **Lindale:** est. 10 *economic* households (8.3%);
 - **Lodgepole:** est. 5 *economic* households (5.6%); and
 - **Rocky Rapids:** est. 20 *economic* households (7.7%).
- **Drayton Valley (and surrounding Brazeau County rural areas):** est. 2,185 *economic* households (25.3%); and
- **Breton (and surrounding Brazeau County rural areas):** est. 25 *economic* households (3.5%).

Based on this combined analysis, approximately 1 in 5 *economic* households (22.9%) would likely not be able to purchase even the cheapest home sold in their respective community during the first nine (9) months of 2013 today if they were attempting to purchase that home as a first-time homebuyer with a 10% downpayment based solely on their declared income in 2011 without exceeding standard affordability thresholds. Approximately 1 in 5 *economic* households (41.9%) would likely not be able to purchase a median-priced home.



Of course, not everyone is a first-time homebuyer. A number of households currently living in the community purchased their homes a number of years ago at a much lower (and, therefore, more affordable) price. A number of these households will have also paid off their mortgages and, therefore, have to “only” contend with ongoing maintenance, property taxes, home insurance and utility costs. It should also be noted that these estimates are not able to take into consideration:

- Improvements in income since 2011;
- Income earned but not declared on annual tax returns in 2011 (e.g., child support, gratuities, cash bonuses, etc.); and
- *Economic* households who are currently sharing their accommodations with other *economic* households (e.g., roommates, boarders, undeclared common-law couples, etc.) either out of necessity or as a deliberate means of increasing their income/reducing their housing costs.

It should also be noted that, as with the Core Need Income Threshold analysis above, an unknown portion of those households identified as living in Drayton Valley and in Breton actually live in Brazeau County (i.e., in the rural areas immediately surrounding both communities). However, since those households collect their mail either in Drayton Valley or Breton, their tax return data is associated with a Drayton Valley or Breton postal code rather than a Brazeau County postal code – therefore, so too is their Taxfiler data.

6.3 Statistics Canada Analyses of Households Paying More than 30% of Their Income on Shelter

Using a combination of *Census of Population* data (1996, 2001 and 2006) and *National Household Survey* data (2011), Statistics Canada has estimated the number of households in Brazeau County, Drayton Valley and Breton paying more than 30% of their income on housing.

Table 33 (next page) shows three estimates:

- (1) An estimate of the total number of all households regardless of tenure spending 30% or more of their income on housing;
- (2) An estimate of the total number of homeowners spending 30% or more of their income on housing; and
- (3) An estimate of the total number of tenant households (renters) spending 30% or more of their income on housing.

Based on this data, overall housing affordability as expressed by both the number and the percentage of households spending 30% or more of their income on housing appears to be declining over time in the Brazeau County/Drayton Valley region. For example, in 1996, there were an estimated 680 households living in the region (a combination of renters and homeowners) who were paying 30% or more of their income on housing – or 15.0% of all households. In 2011, that number had increased to 1,110 households (20.9% of all households). Overall, the total number of households paying 30% or more of their income on housing increased by 63.2% between 1996 and 2011 – despite the total population of the region increasing by only 14.5%. This data appears to be consistent with the changing average household expenditures data discussed in section 4.1 of Chapter 4 above.



Table 33: Statistics Canada Estimates of Household Payments by Tenure Type in Brazeau County, Drayton Valley and Breton vs. the Province of Alberta (1996 – 2011)

Characteristics	Brazeau County		Drayton Valley		Breton		Alberta	
	N ^o	%	N ^o	%	N ^o	%	N ^o	%
1996¹								
Total All Households	2,230	100.0%	2,080	100.0%	215	100.0%	979,175	100.0%
Spending 30%+ on Shelter Costs	270	12.1%	380	18.3%	30	14.0%	208,965	21.3%
Total Owner Households	1,980	100.0%	1,490	100.0%	155	100.0%	664,165	100.0%
Spending 30%+ on Shelter Costs	200	10.1%	140	9.4%	0	0.0%	93,690	14.1%
Total Tenant Households	250	100.0%	595	100.0%	55	100.0%	310,300	100.0%
Spending 30%+ on Shelter Costs	70	28.0%	240	40.3%	30	54.5%	115,275	37.1%
2001¹								
Total All Households	1,880	100.0%	2,125	100.0%	230	100.0%	1,050,980	100.0%
Spending 30%+ on Shelter Costs	285	15.2%	335	15.8%	25	10.9%	227,325	21.6%
Total Owner Households	1,615	100.0%	1,535	100.0%	160	100.0%	735,395	100.0%
Spending 30%+ on Shelter Costs	230	14.2%	145	9.4%	10	6.3%	113,810	15.5%
Total Tenant Households	265	100.0%	585	100.0%	65	100.0%	315,585	100.0%
Spending 30%+ on Shelter Costs	55	20.8%	185	31.6%	20	30.8%	113,515	36.0%
2006¹								
Total All Households	2,330	100.0%	2,540	100.0%	230	100.0%	1,220,705	100.0%
Spending 30%+ on Shelter Costs	290	12.4%	390	15.4%	40	17.4%	270,580	22.2%
Total Owner Households	2,115	100.0%	1,900	100.0%	190	100.0%	893,485	100.0%
Spending 30%+ on Shelter Costs	250	11.8%	200	10.5%	25	13.2%	148,755	16.6%
Total Tenant Households	220	100.0%	640	100.0%	45	100.0%	327,220	100.0%
Spending 30%+ on Shelter Costs	40	18.2%	185	28.9%	15	33.3%	121,825	37.2%
2011²								
Total All Households	2,370	100.0%	2,740	100.0%	210	100.0%	1,344,820	100.0%
Spending 30%+ on Shelter Costs	445	18.8%	625	22.8%	40	19.0%	319,230	23.7%
Total Owner Households	1,955	100.0%	2,060	100.0%	195	100.0%	991,025	100.0%
Spending 30%+ on Shelter Costs	325	16.6%	340	16.5%	35	17.9%	182,349	18.4%
Total Tenant Households	415	100.0%	675	100.0%	10	100.0%	356,510	100.0%
Spending 30%+ on Shelter Costs	115	28.0%	290	43.0%	0	0.0%	137,613	38.6%
% Change: All Households	6.3%	N/A	31.7%	N/A	-2.3%	N/A	37.3%	N/A
% Change: All Households Spending 30%+	64.8%	55.1%	64.5%	24.9%	33.3%	36.5%	52.8%	11.2%
% Change: Homeowners Spending 30%+	62.3%	64.3%	142.8%	75.6%	N/A	N/A	94.6%	30.4%
% Change: Tenants Spending 30%+	66.0%	0.0%	20.9%	6.6%	-100.0%	-100.0%	19.4%	3.9%

Data Source:

¹ Statistics Canada 1996, 2001 and 2006 Census of Population (data may be subject to rounding and suppression)

² Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)



A more detailed look at each municipality between 1996 and 2011 reveals the following:

- **Brazeau County:**
 - All households: the total number of households paying 30% or more of their income on housing increased by 64.8% (even though the total number of households living in the community only increased by 6.3%) while the percentage of households affected increased by 55.1%. In 2011, an estimated 445 Brazeau County households were experiencing affordability challenges.
 - The total number of homeowners paying 30% or more of their income on housing (325 in total) increased by 62.3% while the percentage of homeowners affected increased by 64.3%.
 - The total number of renters paying 30% or more of their income on housing (116 in total) increased by 66.0% even though the percentage of renters affected did not change.
 - As a result, there were an estimated 175 more households living in Brazeau County experiencing affordability challenges in 2011 (445 total) than there were in 1996.
- **Drayton Valley:**
 - All households: the total number of households paying 30% or more of their income on housing increased by 64.5% (even though the total number of households living in the community only increased by 31.7%) while the percentage of households affected increased by 24.9%. In 2011, an estimated 625 Drayton Valley households were experiencing affordability challenges;
 - The total number of homeowners paying 30% or more of their income on housing (340 in total) more than doubled (i.e., increased by 142.8%) while the percentage of homeowners affected increased by 75.6%.
 - The total number of renters paying 30% or more of their income on housing (290 in total) increased by 20.9% while the percentage of renters affected increased by 6.6%.
 - As a result, there were an estimated 245 more households living in Drayton Valley experiencing affordability challenges in 2011 than there were in 1996.
- **Breton:**
 - All households: the total number of households paying 30% or more of their income on housing increased by 33.3% (even though the total number of households living in the community declined by -2.3%) while the percentage of households affected increased by 36.5%. In 2011, an estimated 40 Breton households were experiencing affordability challenges;
 - The total number of homeowners paying 30% or more of their income on housing (35 in total) increased from 0 to 35 (data suppression in 1996 may be responsible for the “0” finding in 1996).
 - The total number of renters paying 30% or more of their income on declined from 30 to 0 (again, data suppression in 2011 may be responsible for the “0” finding in 2011 – especially since the numbers do not add up).
 - As a result, there were an estimated 10 more households living in Breton experiencing affordability challenges in 2011 than there were in 1996 (despite an overall decline of 5 households during that period).



Figure 6 compares the percentage of households in Brazeau County, Drayton Valley, and Breton experiencing affordability challenges between 1996 and 2011. This figure highlights both the degree to which housing affordability challenges have fluctuated over time (particularly among renters) along with the dominant trend towards increasing affordability challenges. It also shows the degree to which renters are more likely to experience housing affordability challenges in each municipality when compared to homeowners.

Figure 6: Changing Percentage of Households Spending 30% or More on Shelter in Brazeau County, Drayton Valley and Breton (1996-2011)



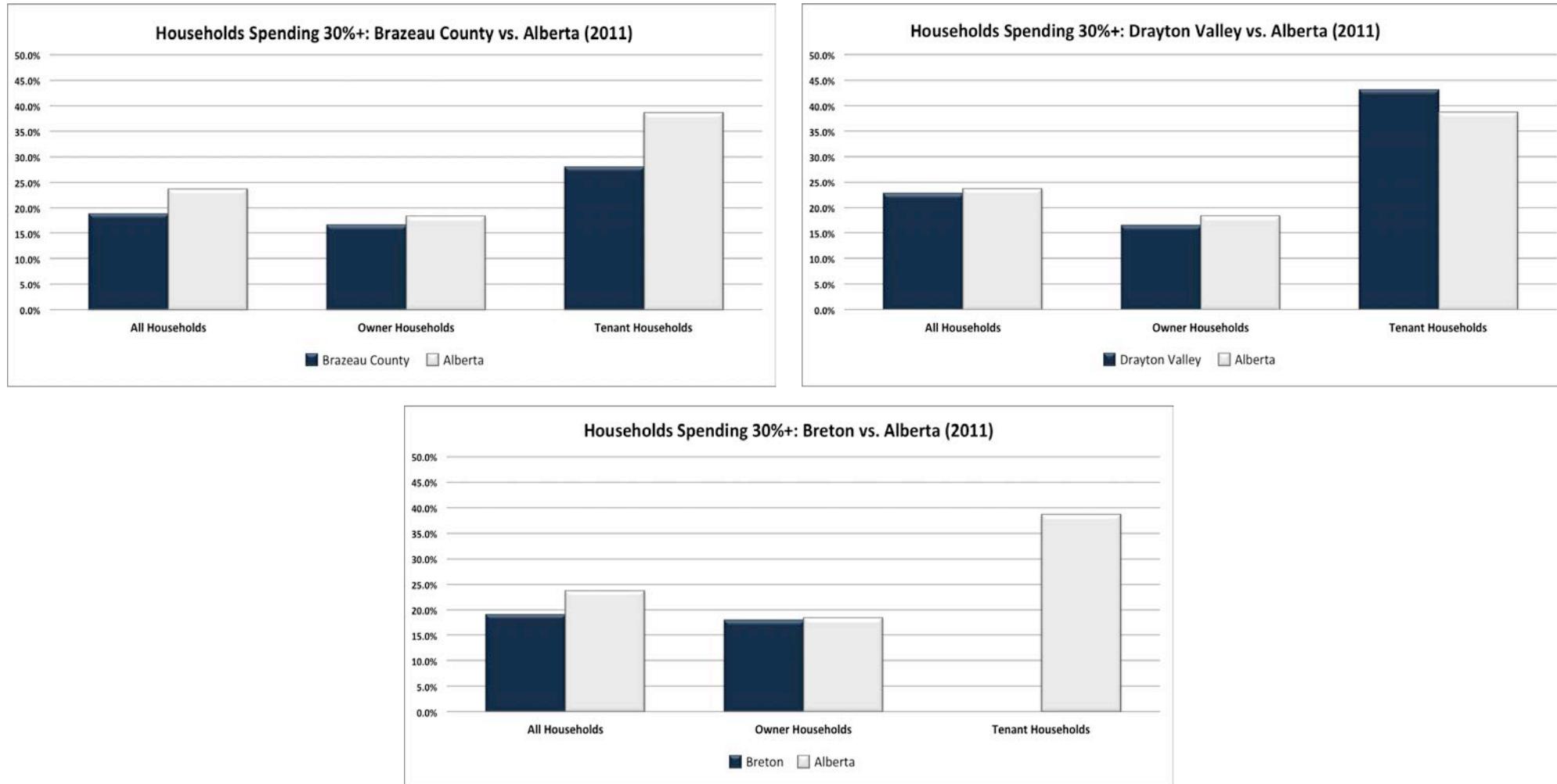
Data Sources:

Statistics Canada 1996, 2001 and 2006 Census of Population and the 2011 National Household Survey (data may be subject to rounding and suppression)



Figure 7 compares the percentage of households in Brazeau County, Drayton Valley, and Breton experiencing affordability challenges to the provincial average in 2011. This figure shows that, even though housing affordability challenges have increased over time in the Brazeau County/Drayton Valley region, the total percentage of households affected in each municipality is lower than the provincial average – all except for renters living in Drayton Valley (tenant data for Breton appears to have been suppressed).

Figure 7: Comparison of Households Spending 30% or More on Shelter in Brazeau County, Drayton Valley and Breton vs. the Province of Alberta (2011)



Data Source:

Statistics Canada 2011 National Household Survey (data may be subject to rounding and suppression)



Comparing the *National Household Survey* data above (showing 1,110 *census* households as paying 30% or more of their income on shelter in 2011) to the *Taxfiler* data analysis presented in section 6.1 above (i.e., that as many as 2,405 *economic* households are potentially earning incomes at or below the 2013 *Core Need Income Thresholds*), it is reasonable to assume that at least half (approximately 50%) of households who are earning incomes at or below the *Core Need Income Thresholds* (CNITs) are **not** actually experiencing affordability challenges but rather have benefited from a combination of factors including income increases since 2011, having access to additional income that is not typically declared on tax returns, opportunities to share accommodations with roommates or extended family members, and/or having access to relatively more affordable housing in the region – either by having purchased a home several years ago at a lower price, having paid off their mortgage, or having found and maintained relatively more affordable rental accommodations.

Anecdotal evidence of housing needs collected from key community and regional stakeholders during a facilitated workshop in Drayton Valley on July 3, 2013 (see *Appendix A – Community Input*) indicates that housing affordability is a major concern for the region. High land costs and high construction costs are presenting a significant barrier to developing more affordable housing. The lack of affordable housing is also presenting a barrier to local employers seeking to recruit and retain skilled and motivated staff. Financial planning and education is seen as a key strategy in helping area residents improve their ability to live within their means and achieve an overall more affordable lifestyle that includes but is not limited to their housing. Key target markets for affordable housing include:

- Young people and young families;
- New people moving into the area;
- Single families;
- Low-income families and individuals;
- Seniors;
- Service industry employees; and even
- Middle income households

7.0 Estimates of At-Risk and Absolute Homelessness

7.1 Estimates of Households At-Risk of Becoming Homeless

Anyone who is not stably housed could potentially be at risk of homelessness. This would include an extremely wide range of people and situations – many of which need to be assessed on an individual, case-by-case basis. However, it is widely recognized that households living in poverty are more likely to be experiencing difficulties finding and maintaining stable housing than households earning higher incomes. Two measures are used to assess the number of low-income households living in the Brazeau County/Drayton Valley region:

- (1) The 2012 *Low Income Cut-offs* (LICOs) published by Statistics Canada compared against 2011 *Taxfiler* data; and
- (2) An estimate of the number of households likely to be paying 50% or more of their income on housing (i.e., households in “dire” housing need).

The *Low-Income Cutoff* (LICO) is Canada’s *unofficial* poverty line. LICO looks at what an average household spends on basic needs (food, clothing, and shelter) to determine at what income level households may be unable to meet their basic needs. The most recent estimate, adjusted for inflation, indicates that the average household spends 63% of its after-tax



(net) income on basic needs.²⁷ If a household needs to spend more than 63% of its after-tax (net) income on basic needs, it is considered to be low income. While the measure is not designed specifically to assess poverty,²⁸ the LICO is often used as such. Rather, Statistics Canada uses the LICO to estimate the number of households likely to be living under what it calls “straitened circumstances.” Table 34 shows the 2012 *before-tax* LICOs for the Brazeau County/Drayton Valley region [i.e., for rural communities outside Census Metropolitan Areas (CMAs) and Census Agglomerations (CAs)].

Table 34: 2012 Before-Tax Low Income Cut-offs (LICOs) for Rural Communities

Household Size	Before-Tax LICO (Rural)
1-Person Households	\$16,279
2-Person Households	\$20,266
3-Person Households	\$24,914
4-Person Households	\$30,250
5-Person Households	\$34,308

Data Source:

Statistics Canada [based on the 2012 before-tax LICOs for rural communities outside Census Metropolitan Areas (CMAs) and Census Agglomerations (CAs)]

Table 35 combines the LICO data above with the *Taxfiler* data from 2011 to estimate the number of households living in the Brazeau County/Drayton Valley region who would be considered “low-income” (i.e., living at or below Canada’s unofficial poverty line). Households who are low-income are more likely to be experiencing housing challenges and, therefore, potentially at risk of becoming homeless if their housing needs are not being met.

Table 35: Estimated Number of Households in Brazeau County (Sub-Areas), Drayton Valley and Breton Earning Incomes At or Below the 2012 Low Income Cutoffs (LICOs)

Household Type	Drayton Valley #1		Drayton Valley #2		Breton		Buck Creek		Carnwood		Lindale		Lodgepole		Rocky Rapids	
	Est. N ^o	%	Est. N ^o	%	Est. N ^o	%	Est. N ^o	%	Est. N ^o	%						
Families with Children	80	6.9%	180	8.0%	20	7.4%	5	16.7%	0	0.0%	0	0.0%	5	16.7%	10	7.7%
Couples	10	1.1%	60	3.5%	10	5.0%	5	16.7%	0	0.0%	0	0.0%	5	16.7%	0	0.0%
Lone Parents	70	25.0%	120	22.6%	10	14.3%	— *	— *	— *	— *	— *	— *	— *	— *	10	33.3%
Childless Couples	10	1.4%	10	0.7%	10	4.8%	5	16.7%	0	0.0%	0	0.0%	5	16.7%	0	0.0%
Singles	155	14.1%	305	15.5%	40	16.7%	5	16.7%	10 **	50.0%	10	33.3%	5	16.7%	10	16.7%
Total	245	8.3%	495	8.7%	70	9.7%	15	16.7%	10	16.7%	10	8.3%	15	16.7%	20	7.7%

Data Sources:

¹ Alberta Municipal Affairs, Housing Division

² Rents include utilities and are rounded to the nearest \$5

³ Statistics Canada Small Area Administrative Data Division Taxfiler Data (numbers may be subject to rounding and suppression)

* The required Taxfiler data has been suppressed

** Figures have been adjusted (i.e., downgraded) to reflect median income data

²⁷ Statistics Canada, Income Statistics Division (June 2012) *Low Income Lines, 2010-2011*, Catalogue no. 75F0002M — No. 002, p. 7.

²⁸ Statistics Canada makes it clear that the LICO is not a measure of actual poverty. However, it is one of several standard measures accepted across the country as just that.



It should be noted, however, that LICO may not necessarily take into consideration the cost of utilities. Rising utility costs can have a *significant* impact on affordability and housing stability. For some households, rising utilities costs can further erode already limited disposable income and put them “over the edge” in terms of their financial and housing stability. Nor does LICO take into consideration regional variations (LICOs are nation-wide measures). For example, a rural community of a particular size shares the same LICO with other rural communities across the country of the same general size. However, the combined cost of food, clothing and shelter may not be the same in small rural communities across the country but they will all share the same LICO.

A recent publication describing rural homelessness from both an international and a Canadian perspective²⁹ provides a potentially more regionally-specific methodology for estimating the number of households in the Brazeau County/Drayton Valley region who are potentially at-risk of becoming homeless – recognizing the limits of LICO:

“For the purposes of this chapter, at-risk of homelessness refers to anyone at risk of not have [sic.] their own place to stay because they are spending 50 percent or more of gross household income on shelter costs regardless of tenure, or because they lack security of tenure.”³⁰

As mentioned above, households earning incomes at or below the Core Need Income Thresholds (CNITs) are likely to be paying 30% or more of their income on housing. CMHC uses the term “In Need and paying At Least Half” (INALH) to describe those households who are paying 50% or more of their before-tax (gross) income on housing. However, for the purpose of this study, these households will be described as being in “dire” housing need and, therefore, potentially are risk of homelessness. Using CNIT data, it is possible to estimate the incomes at which households would likely be paying 50% or more of their income in order to acquire safe, adequate and suitable median-rental housing. Households who would be considered in “dire” housing need are earning incomes at or below what might be referred to as “dire need income levels” (or DNILs). Combining this data with the 2011 *Taxfiler* data (Table 36), offers a second estimate of the number of households living in the Brazeau County/Drayton Valley region who are potentially at risk of homelessness.

Table 36: Estimated Number of Households in Brazeau County (Sub-Areas), Drayton Valley and Breton Earning Incomes At or Below DNIL (i.e., Potentially Paying 50% or More for MMR)

Household Type	Drayton Valley #1		Drayton Valley #2		Breton		Buck Creek		Carnwood		Lindale		Lodgepole		Rocky Rapids	
	Est. N ^o	%	Est. N ^o	%	Est. N ^o	%	Est. N ^o	%								
Families with Children	95	8.2%	215	9.6%	40	14.8%	5	16.7%	0	0.0%	0	0.0%	5	16.7%	10	7.7%
Couples	10	1.1%	60	3.5%	10	5.0%	5	16.7%	0	0.0%	0	0.0%	5	16.7%	0	0.0%
Lone Parents	85	30.4%	155	29.2%	30	42.9%	— *	— *	— *	— *	— *	— *	— *	— *	10	33.3%
Childless Couples	15	2.1%	25	1.7%	10	4.8%	5	16.7%	0	0.0%	0	0.0%	5	16.7%	0	0.0%
Singles	185	16.8%	355	18.0%	50	20.8%	5	16.7%	10 **	50.0%	10	33.3%	5	16.7%	10	16.7%
Total	295	10.0%	595	10.5%	100	13.9%	15	16.7%	10	16.7%	10	8.3%	15	16.7%	20	7.7%

Data Sources:

¹ Alberta Municipal Affairs, Housing Division

² Rents include utilities and are rounded to the nearest \$5

³ Statistics Canada Small Area Administrative Data Division Taxfiler Data (numbers may be subject to rounding and suppression)

* The required Taxfiler data has been suppressed

** Figures have been adjusted (i.e., downgraded) to reflect median income data

²⁹ Cloke, P. and P. Milbourne, Editors (2013) *International Perspectives on Rural Homelessness*, Routledge.

³⁰ *Ibid.*, “Chapter 5: Homelessness in rural and small town Canada” (David Bruce), p. 64.



These combined figures (i.e., from Table 35 and Table 36) suggest a total of 880 – 1,060 *economic* households (8.8% – 10.6%) living in the region are earning incomes at or below what would be considered a “dire” housing need level. However, as with the *Core Need Income Threshold* (CNIT) data above, an unknown portion of those households identified as potentially being at risk of homelessness in Drayton Valley and in Breton actually live in Brazeau County (i.e., in the rural areas immediately surrounding both communities). However, since those households collect their mail either in Drayton Valley or Breton, their tax return data is associated with a Drayton Valley or Breton postal code rather than a Brazeau County postal code – therefore, so too is their *Taxfiler* data. These figures also represent *economic* households in need of affordable housing rather than *census* households. In most but not all cases, the two definitions overlap for practical purposes.

Also similar to the CNIT data above, these figures are estimates only based on available *Taxfiler* data for 2011, calculations of “dire” housing need based on the published 2013 *Core Need Income Thresholds* for the Brazeau County/Drayton Valley region. A combination of data rounding and suppression found in the *Taxfiler* data will also affect the accuracy of these estimates (particularly in the smaller communities where the influence of data rounding and suppression is likely to be more pronounced). Furthermore, these figures represent households who are *potentially* paying 50% or more of their income on housing based solely on their declared income in 2011 rather than households who have indicated that they are *actually* paying 50% or more of their income on housing.

As discussed above, comparing the *National Household Survey* data shown in Section 6.2 above to the *Taxfiler* data analysis presented in section 6.1 above suggests that at least half (approximately 50%) of households who are earning incomes at or below the *Core Need Income Thresholds* (CNITs) are **not** actually experiencing affordability challenges based on CMHC’s 30% threshold. Applying that same ratio to the estimates above produces a more conservative estimate of “dire” housing need in the region: i.e., a total of 440 – 530 *economic* households (4.4% – 5.3%) living in the region (i.e., 50% of the 880 – 1,060 *economic* households shown in Tables 35 and 36 above) *may* be paying 50% or more of their income on housing and, therefore, potentially at risk of becoming homeless if their housing needs are not being met. This includes:

- **Brazeau County:**
 - **Buck Creek:** est. 5-10 *economic* households (8.4%);
 - **Carnwood:** est. 5 *economic* households (8.4%);
 - **Lindale:** est. 5 *economic* households (4.2%);
 - **Lodgepole:** est. 5-10 *economic* households (8.4%); and
 - **Rocky Rapids:** est. 10 *economic* households (3.9%).
- **Drayton Valley (and surrounding Brazeau County rural areas):** est. 370 – 445 *economic* households (4.3% – 5.2%); and
- **Breton (and surrounding Brazeau County rural areas):** est. 35 – 50 *economic* households (4.9% – 7.0%).

7.2 Estimates of Absolute Homelessness

While the body of literature dealing specifically with rural homeless is growing, there is still very little research on rural homelessness when compared to research on urban homelessness. As a result, there are currently no published estimates within the Canadian context of either the number or percentage of individuals and families within rural communities who may be currently experiencing homelessness. According to the Federal Government:



“It is inherently challenging to count a population that lacks a permanent address or fixed location, that includes many “hidden homeless,” and that is always in flux as people move in and out of homelessness. Statistics Canada assessed the feasibility of conducting various types of homelessness counts at the national level, and estimated that a comprehensive count of the homeless could be prohibitively expensive (\$10 million) and present important methodological challenges.”³¹

There are two dominant methods for counting the homeless population. One method involves service-based counts of the sheltered homeless population, whereby existing shelter agencies throughout the community are each contacted on a single day and asked to record the total number of individuals accessing housing and supports. The second method (usually conducted in tandem with a service-based count) involves point-in-time counts of the unsheltered homeless population, whereby teams of volunteers go out into the streets on a single day and physically count and attempt to enumerate (i.e., obtain demographic data) all of the homeless individuals they see.

Two key challenges exist for rural communities attempting to enumerate their homeless populations. First is the lack of emergency shelters upon which to conduct service-based counts. Second is the sheer geographic scope of conducting a point-in-time count of the unsheltered homeless across a vast rural area.³²

In the U.S., extensive state-by-state counts of the country’s homeless population have been conducted through Federal funding for homelessness based on Homeless Continua of Care (CoCs) – which are large geographic areas comprised of both urban and rural communities. In 2007, the National Alliance to End Homelessness published a report summarizing the number of homeless by state throughout the U.S. based on CoC funding of homeless counts in 2005³³ with additional research being published in 2009.³⁴ The 2009 research focused on five (5) different geographic categories:

- **Urban:** individual cities, urban counties, or regions made up entirely of urban counties;
- **Mostly Urban:** areas in which 80% or more of the counties are urban and/or more than 80% of the general population resides in the urban areas;
- **Rural:** individual rural counties or a group of counties that is almost entirely rural in composition;
- **Mostly Rural:** areas where more than 80% of the counties are rural and/or more than 80% of the general population resides in rural areas; and
- **Urban-Rural Mix:** areas that are not sufficiently urban to be classified as “mostly urban” and not sufficiently rural to be considered “mostly rural”.

An examination of 2011 *Census of Population* data provided by Statistics Canada suggests that Drayton Valley would be considered “mostly urban” while Brazeau County and Breton would be considered “mostly rural” per the National Alliance to End Homelessness’s definitions. Based on the 2011 Census of Population, there were 14,871 residents living in the Brazeau County/Drayton Valley region. Applying the National Alliance to End Homelessness estimates to that population suggests that there may be as many as 20 individuals currently experiencing varying degrees of homelessness within the region (see Table 37 – next page).

³¹ Echenberg, Havi and Hilary Jensen, Social Affairs Division, Government of Canada (29 December 2008) *Defining and Enumerating Homelessness in Canada*, Social Affairs Division, Library of Parliament. Publication PRB 08-30E (page 5).

³² The City of Calgary, which has been conducting biennial counts of its homeless population since 1992, has stopped doing point-in-time counts of the homeless as of 2008. Reasons include concerns about the safety of the volunteers doing the point-in-time counts and that the geographic distribution of street homelessness in Calgary has reached such an extent that it is no longer viable or cost effective to gain an accurate count of that population.

³³ National Alliance to End Homelessness (January 2007) *Homelessness Counts: Research Reports on Homelessness*.

³⁴ <http://www.endhomelessness.org/content/article/detail/2437> (accessed May 1, 2012)



Table 37: Estimates of Absolute Homelessness in Brazeau County, Drayton Valley and Breton (2011)

Characteristics	Brazeau County *	Drayton Valley	Breton
2011 Population ¹	7,326	7,049	496
Est. % Population Likely to be Homeless ²	0.08%	0.19%	0.08%
Est. # of Homeless Individuals	5	15	0
Est. # of Transitionally Homeless Individuals (80%) ³	4	12	0
Est. # of Chronically Homeless Individuals (20%) ³	1	3	0

Data Sources:

¹ Statistics Canada 2011 Census of Population

² National Alliance to End Homelessness

³ Charity Intelligence Canada

* Brazeau County includes Lodgepole

Table 37 also estimates the number of individuals living in the region may be either “transitionally homeless” or “chronically homeless” per research conducted in 1998 examining homeless populations.³⁵ “Transitional” homelessness (also referred to as “temporary” or “cyclical” homelessness) refers to people who are experiencing homelessness for the first time as a result of an unforeseeable tragedy or natural disaster and people who have experienced more than one period in their lives where they were homeless but those experiences were linked to and the result of specific, often foreseeable, changing circumstances in their lives. “Chronic” homelessness refers to people who experience ongoing and extended periods of homelessness with only limited and often short-lived periods where they were adequately housed. Based on the estimates presented in Table 37, there may be as many as 15 individuals experiencing transitional homelessness and up to 5 individuals experiencing chronic homelessness in the Brazeau County/Drayton Valley region (20 in total).

It is also important to note that a portion of these homeless individuals may be youth. According to Raising the Roof, “(i)t has been estimated that one-third of Canada’s homeless population are youth. On any given night, that means close to 65,000 young people are without a place to call home.”³⁶ If these estimates accurately reflect homelessness in the area, there may currently be as many as 5-7 homeless youth living in the region.

8.0 Housing Availability and Choice

Housing availability and choice is a fifth aspect that is often considered in determining whether or not the supply of housing in a community is meeting the needs of its residents. In order for housing to be deemed as meeting the needs of residents, it must be affordable (within CMHC’s affordability thresholds), adequate (not in need of major repairs), suitable (not overcrowded according to National Occupancy Standards), and accessible (for people with limited mobility). Furthermore, when demand for housing outstrips supply, prices generally increase; when supply exceeds demand, prices generally drop. Changing housing costs over time, therefore, provide an additional proxy measure of the balance between housing supply and demand in the Brazeau County/Drayton Valley region. Ultimately, housing availability and choice is lacking in a community or region if there are persistent issues related to either of the above – which is clearly the case in the Brazeau County/Drayton Valley region based on the above analyses.

³⁵ Kuhn, R., & Culhane, D. P. (1998). *Applying cluster analysis to test a typology of homelessness: Results from the analysis of administrative data*. American Journal of Community Psychology, 17:1, 23-43 quoted in Culhane, D. & Metraux, S. (Winter 2008). *Rearranging the Deck Chairs or Reallocating the Life Boats?* Journal of American Planning Association, 74:1. As referenced in Charity Intelligence Canada (October 2009) *Homeless in Canada: A Funder’s Primer in Understanding the Tragedy on Canada’s Streets* (Bri Trypuc and Jeffrey Robinson, authors), pp. 6-7.

³⁶ Raising the Roof – Bulletin July 2006. As cited in Youth Centres Canada (2006) *Rural Youth Facts: TYPs 2006 Background Paper*, p. 1.



Given the absence of a standardized definition, statistical measure, or provincial/federal data tracking protocol, the following additional indicators (or proxies) are used to assess whether or not the Brazeau County/Drayton Valley region is experiencing any issues related to housing availability and choice:

- Homeownership:
 - Changing housing prices over time
 - Average number of days-on-market (D.O.M.) for homes being sold
- Rental:
 - Changing rents over time
 - Vacancy rates

8.1 Homeownership Availability and Choice

As indicated in Chapter 4, over the past 15 years, average dwelling values have increased by an annual average rate of 16.9% in Brazeau County, 12.0% in Drayton Valley and 26.3% in Breton (compared to 14.3% province-wide) based on a combination of *Census of Population* data and *National Household Survey* data. There is insufficient data available through the REALTORS® Association of Edmonton to produce a more detailed analysis of changing home prices over time. However, the available data does suggest that supply and demand constraints are more likely to be an issue in Brazeau County and Breton. However, it should also be noted that Drayton Valley offers a more diverse range of housing options – including higher density housing options (which generally tend to also be relatively more affordable to purchase). The introduction of these higher density housing options over time is likely helping to reduce the prevalence of issues related to housing availability and choice in Drayton Valley.

In terms of average days-on-market (D.O.M.) for homes sold in the region, the REALTORS® Association of Edmonton has produced data for the Edmonton Census Metropolitan Area (CMA). Although this area does not include Brazeau County, Drayton Valley or Breton, it does provide an opportunity for a regional comparison. According to the REALTORS® Association of Edmonton, homes sold in the Edmonton CMA between January and September 2013 were on the market for an average of 52 days. Residential sales data for Brazeau County, Drayton Valley and Breton indicates a regional average D.O.M. of 64 days. The average D.O.M. was 53 days in Drayton Valley, 77 days in Brazeau County, and 113 days in Breton. This data suggests once again that homebuyers looking to purchase a home in the area are having greater difficulty finding a home that meets their needs and that they both can afford to purchase and want to purchase (especially in Breton where homes are generally more affordable than they are in Drayton Valley and Brazeau County).

8.2 Rental Availability and Choice

As indicated in Chapter 4, over the ten-year period between 2003 and 2012, average rental rates in Drayton Valley have increased by 55.8% for bachelor units, 60.5% for one-bedroom units, 58.9% for two-bedroom units, and 43.3% for three-bedroom units. While a direct comparison is not possible, the ten-year growth in incomes between 2000 and 2010 for all households combined was 72.1% in Brazeau County, 30.0% in Drayton Valley, and 58.1% in Breton. This data suggests that average rental rates are increasing at a faster rate than average household income in Drayton Valley but at a slower rate in Brazeau County and Breton. It is also important to note that while the total number of rental units increased in Drayton Valley, the actual percentage of units that were available as rentals in Drayton Valley declined. In Brazeau County, both the number and percentage of rental units increased while both the number and percentage of rental units in Breton declined. This data suggests that rental availability and choice is more likely to be an issue in Drayton Valley than it is in Brazeau County and Breton (i.e., the opposite dynamic appears to be the case with rental housing vs. homeownership).



Also as indicated in Chapter 4, a healthy and balanced rental market typically maintains an ongoing vacancy rate ranging between 3-5%. Rental vacancy rates, therefore, provide an additional proxy measure of the balance between rental housing supply and demand imbalances. A review of annual vacancy rates for Drayton Valley between 2003 and 2012 indicates that in all but three (3) of those ten (10) years, vacancy rates were well below what would be considered a “healthy and balanced rental market”. Since 2010, annual vacancy rates in Drayton Valley have dropped from 1.3% to 0.6%. Once again, this data suggests that rental availability and choice is likely to be a significant and ongoing issue in Drayton Valley (similar data is currently not available for Brazeau County or Breton).

Anecdotal evidence of housing needs collected from key community and regional stakeholders during a facilitated workshop in Drayton Valley on July 3, 2013 (see *Appendix A – Community Input*) supports the notion that the lack of housing options and choices is an issue throughout the region. The two key housing types that are missing throughout the region are rental units and starter homes. Government-related factors that influence the lack of housing availability and choice include zoning challenges (i.e., difficulties providing a range of housing types and sizes in various locations and neighbourhoods throughout the region that meet current and emerging market demand based on current zoning requirements) and the need for more government programs that can offer financial support to bring the cost of housing down. A key personal factor that influences the lack of housing availability and choice is the difference between what people *want* in terms of their housing compared to what they actually need and can reasonably afford.

9.0 Housing Priorities

The above analyses demonstrate a hierarchy of housing needs. Based on the estimated percentage of households affected throughout the Brazeau County/Drayton Valley region, that hierarchy is as follows (per municipality):

- **Brazeau County:**
 - **Affordability:** est. 18.8% of households (i.e., 445 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 13.9% of homes (i.e., 375 dwellings);
 - **Suitability** (i.e., overcrowding): est. 1.5% of households (i.e., 40 households);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., 45-80 individuals); and
 - **Homelessness:** est. 0.08% of the population (i.e., up to 5 individuals).
- **Drayton Valley:**
 - **Affordability:** est. 22.8% of households (i.e., 625 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 10.0% of homes (i.e., 275 dwellings);
 - **Suitability** (i.e., overcrowding): est. 3.3% of households (i.e., 90 households);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., 45-75 individuals); and
 - **Homelessness:** est. 0.08% of the population (i.e., up to 15 individuals).
- **Breton:**
 - **Affordability:** est. 19.0% of households (i.e., 40 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 14.6% of homes (i.e., 30 dwellings);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., up to 5 individuals);
 - **Suitability** (i.e., overcrowding): N/A (est. 0.0% of households); and
 - **Homelessness:** N/A (est. 0.08% of the population or 0 individuals).



9.1 Affordable Rental Housing Target Groups

There are five (5) target groups for the Brazeau County/Drayton Valley region in need of more affordable rental housing to address issues related to housing affordability, adequacy, suitability, accessibility and homelessness as follows:

- (1) The **high-needs** group consisting of renters whose annual incomes fall at or below the Statistics Canada Low-Income Cutoffs (LICO) for rural communities (i.e., those households whose incomes potentially place them in “dire” housing need and, therefore, potentially at risk of homelessness);
- (2) The **moderate-needs** group consisting of renters earning annual incomes *above* Statistics Canada’s LICO for rural communities but *below* Alberta Municipal Affairs’ Core Need Income Thresholds (CNITs) (i.e., those households whose incomes potentially place them in Core Housing Need);
- (3) The **special-needs** group consisting of individuals (regardless of their income) who are currently unable to meet their housing needs due to the presence of a disability (i.e., seniors and persons with developmental disabilities who are unable to remain in their own homes and require ongoing supports);
- (4) The **temporary-needs** group consisting of temporary and/or seasonal workers who are currently having difficulties obtaining and/or maintaining appropriate and affordable rental housing in the community; and
- (5) The **homeless** (i.e., people in need of either short-term emergency and/or transitional shelter and supports – preferably through a Housing First model of support that helps them regain and maintain long-term, stable housing).

Individuals and households in the *high-needs* target group will likely require ongoing subsidies in the form of rent-geared-to-income housing or rent supplements. Individuals and households in the *moderate-needs* target group will likely benefit from a combination of rent supplements and near-market affordable rental housing. Individuals and households in the *special needs* target group will require a combination of in-house supports, group homes, formal supportive housing (including but not limited to seniors’ Supportive Living), and/or Long-Term Care. Individuals and households who are homeless (or at risk of becoming homeless) will benefit most from the provision of permanent, stable, long-term affordable housing with or without supports provided on a case-by-case basis in keeping with Housing First models and best practices. Those groups most likely to be in either of these target groups include:

- Young people and young families;
- Lone-parent families;
- Low- and modest-income two-parent families with children;
- Low-income singles and childless couples;
- Persons with special needs (physical or developmental disabilities);
- Seniors with limited or no assets;
- Parents with children leaving abusive relationships;
- Persons with mental illness or substance abuse challenges;
- People with limited savings who have recently lost their job or experienced other significant financial disruptions;
- New people moving into the area; and
- Service industry employees.



Individuals and households in the *temporary needs* target group include people working in resource sector (e.g., oil and gas) on a 4-on-4-off or 7-on-7-off basis, Temporary Foreign Workers, and a range of seasonal and short-term contractors. These workers will likely benefit from a variety of short-term rentals and staff accommodations including work camps, seasonal trailers, hotel/motel accommodations, dorm-style accommodations, and single-room-occupancy units (SROs).

There is insufficient data to estimate the number of households that might fall into either of these target groups since it is currently unknown:

- How many households within either of these target groups (or sub-groups) already own a home in the region;
- How many households within either of these target groups (or sub-groups) are currently living affordably on their own (either as homeowners or as renters); and/or
- The current size of the region's "shadow" population (i.e., the region's temporary and/or seasonal workforce) and, therefore, how that population has affected the availability of housing in the region.

Identifying appropriate estimates for these target groups will therefore require more detailed market analyses; more deliberate attempts by each municipality to identify and enumerate the current, average and changing size of the region's "shadow" population over time; and possibly the creation of a non-profit or municipality-driven housing registry to pre-qualify potential households and identify specific housing projects/solutions.

It should also be noted that there is likely to be overlap between these groups. For example, individuals with special needs are more likely to be either in the *high-* or *moderate-needs* target group if their disabilities limit their ability to gain and maintain stable employment. Individuals and households who have become homeless are more likely to have previously been in either the *high-*, *moderate-*, or *special needs* target group and were unable to find appropriate solutions to meet their housing needs. Alternatively, they may not have been in either of those groups but ran into financial, personal, and/or housing difficulties that were severe enough to force them to either lose or flee from their home (e.g., foreclosure, eviction, fleeing domestic violence, etc.). Another important segment of the homeless population (up to one-third) consists of youth who have either chosen or been forced by their parent(s)/caregiver(s) to move out of their family home.

Given these limitations, a reasonable target for affordable rental housing over the next 5-10 years would be up to 25% of the identified number of renters in 2011 who were paying 30% or more of their income on shelter as follows:

- **Brazeau County:** 25-30 units (up to 25% of the 115 renter households identified as paying 30% or more of their income on shelter);
- **Drayton Valley:** 70-75 units (up to 25% of the 290 renter households identified as paying 30% or more of their income on shelter); and
- **Breton:** 1-2 units (up to 25% of an estimated 5 renter households potentially in need – data for Breton renters has been suppressed).

This would include a combination of bachelor, 1-bedroom, 2-bedroom and 3-bedroom units (the ratio of which would be determined on a project-by-project basis through a detailed market analysis and feasibility study based on the particular target group being served).

It is also reasonable to expect that priority efforts to provide rental housing for the region's temporary or "shadow" population will ease some of the pressures on the region's permanent rental housing – thereby increasing access to rental accommodations for the region's permanent population. In addition, priority efforts will be required to provide additional modest rental housing for the region's low-income population as it is unlikely that increased supply and/or reduced demand for private rentals will bring rents down to a level that is affordable to low-income households (i.e., households earning incomes at or below the *Low-Income Cutoffs*).



9.2 Affordable Homeownership Target Groups

There is also an identified need for additional *quality* affordable homeownership in the region designed for modest-income households, including young professionals just starting their careers and people of all ages and walks of life who have only recently attempted to enter the local housing market (including first-time homebuyers who have only recently moved to the area). Housing for this target group would focus on a combination of “entry-level” market homeownership and limited or shared-equity *perpetually* affordable homeownership (i.e., resale-restricted near-market and “entry-level” homeownership). These housing options should be affordable to households earning incomes between \$25,000 and \$50,000. The estimated affordable purchase prices for households in this target group would range from approximately \$100,000 to \$250,000 depending on unit size, actual income, current mortgage rates, mortgage terms, size of downpayment, and other debts.

Once again, there is insufficient data to estimate the number of households that might fall into this target group as it is unknown how many households within this target group based on income already own a home in the region or how many households within this target group based on income are renters who do not wish to own a home in the region. As with the affordable rental housing target groups, identifying appropriate estimates for this target group will likely require more detailed market analyses and possibly the creation of a non-profit or municipality-driven housing registry to pre-qualify potential households and identify specific housing projects/solutions.

Given these limitations, a reasonable target for affordable homeownership over the next 5-10 years would be up to 25% of the identified number of homeowners in 2011 who were paying 30% or more of their income on shelter as follows:

- **Brazeau County:** 80-85 homes (up to 25% of the 325 homeowners identified as paying 30% or more of their income on shelter);
- **Drayton Valley:** 80-85 homes (up to 25% of the 340 homeowners identified as paying 30% or more of their income on shelter); and
- **Breton:** 5-10 homes (up to 25% of the 35 homeowners identified as paying 30% or more of their income on shelter).

This would include a combination of 1-bedroom, 2-bedroom, and 3-bedroom stacked townhouses (i.e., apartment-style condominiums), rowhouses, modest duplexes, and small starter homes (the ratio of which would be determined on a project-by-project basis through a detailed market analysis and feasibility study based on the particular target group being served, the community/location where those homes are being proposed, and the particular zoning that can be achieved).

It is also reasonable to expect that efforts to provide more affordable, “entry-level” homeownership opportunities for the region’s modest-income population will help those households move out of their existing rental situations – thereby increasing access to rental accommodations for other members of the region’s permanent population who are either unable or not interested in becoming homeowners.

10.0 Conclusion

Low- and modest-income households are likely to have fewer housing options available to them than higher-income households. Households with limited housing options are more likely to experience any number of challenges. Housing challenges and/or hardships fall into four standard categories:

- (1) Housing adequacy (physical safety and maintenance of the home);
- (2) Housing suitability (proper size of the home given the size of the household);
- (3) Housing accessibility (the degree to which housing meets the needs of persons with health, mobility or stamina limitations); and



(4) Housing affordability (the cost of the home related to the household's income).

Housing availability and choice is a fifth aspect that is often considered. However, assessing availability and choice can be difficult in the absence of a standardized definition, statistical measure, or provincial/federal data tracking protocol.

Based on the estimated percentage of households region estimated to be experiencing each of these housing challenges, there is a hierarchy of housing needs as follows:

- **Brazeau County:**
 - **Affordability:** est. 18.8% of households (i.e., 445 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 13.9% of homes (i.e., 375 dwellings);
 - **Suitability** (i.e., overcrowding): est. 1.5% of households (i.e., 40 households);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., 45-80 individuals); and
 - **Homelessness:** est. 0.08% of the population (i.e., up to 5 individuals).
- **Drayton Valley:**
 - **Affordability:** est. 22.8% of households (i.e., 625 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 10.0% of homes (i.e., 275 dwellings);
 - **Suitability** (i.e., overcrowding): est. 3.3% of households (i.e., 90 households);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., 45-75 individuals); and
 - **Homelessness:** est. 0.08% of the population (i.e., up to 15 individuals).
- **Breton:**
 - **Affordability:** est. 19.0% of households (i.e., 40 households) based strictly on the findings from the 2011 *National Household Survey*;
 - **Adequacy** (i.e., homes in need of major repairs): est. 14.6% of homes (i.e., 30 dwellings);
 - **Accessibility** (i.e., for people with limited mobility): est. 0.6% - 1.1% of the population (i.e., up to 5 individuals);
 - **Suitability** (i.e., overcrowding): N/A (est. 0.0% of households); and
 - **Homelessness:** N/A (est. 0.08% of the population or 0 individuals).

The prevalence of these issues throughout the region is a clear indicator of an overall lack of housing availability and choice – especially rental housing given the persistently low vacancy rates over time observed in Drayton Valley's formal rental market.

Based on the analyses presented in this chapter as well as those presented throughout this document, There are five (5) primary targets for the Brazeau County/Drayton Valley region in need of more affordable rental housing as follows:

- (1) The **high-needs** group consisting of renters whose annual incomes fall at or below the Statistics Canada Low-Income Cutoffs (LICO) for rural communities (i.e., those households whose incomes potentially place them in “dire” housing need and, therefore, potentially at risk of homelessness). These households will likely require ongoing subsidies in the form of rent-geared-to-income housing or rent supplements;



- (2) The **moderate-needs** group consisting of renters earning annual incomes *above* Statistics Canada’s LICO for rural communities but *below* Alberta Municipal Affairs’ Core Need Income Thresholds (CNITs) (i.e., those households whose incomes potentially place them in Core Housing Need). These households will likely benefit from a combination of rent supplements and near-market affordable rental housing;
- (3) The **special needs** group consisting of individuals (regardless of their income) who are currently unable to meet their housing needs due to the presence of a disability (i.e., seniors and persons with developmental disabilities who are unable to remain in their own homes and require ongoing supports). These households will require a combination of in-house supports, group homes, formal supportive housing (including but not limited to seniors’ Supportive Living), and/or Long-Term Care;
- (4) The **temporary-needs** group consisting of temporary and/or seasonal workers who are currently having difficulties obtaining and/or maintaining appropriate and affordable rental housing in the community. These workers will likely benefit from a variety of short-term rentals and staff accommodations including work camps, seasonal trailers, hotel/motel accommodations, dorm-style accommodations, and single-room-occupancy units (SROs); and
- (5) The **homeless** (i.e., people in need of either short-term emergency and/or transitional shelter and supports or – *preferably* – a Housing First model of support that helps them regain and maintain long-term, stable housing). These households will benefit most from the provision of permanent, stable, long-term affordable housing with or without supports provided on a case-by-case basis in keeping with Housing First models and best practices.

There is also an identified need for additional *quality* affordable homeownership in the region designed for modest-income households, including young professionals just starting their careers and people of all ages and walks of life who have only recently attempted to enter the local housing market (including first-time homebuyers who have only recently moved to the area). Housing for this target group would focus on a combination of “entry-level” market homeownership and limited or shared-equity *perpetually* affordable homeownership (i.e., resale-restricted near-market and “entry-level” homeownership). These housing options should be affordable to households earning incomes between \$25,000 and \$50,000. The estimated affordable purchase prices for households in this target group would range from approximately \$100,000 to \$250,000 depending on unit size, actual income, current mortgage rates, mortgage terms, size of downpayment, and other debts.



CHAPTER 6:

Recommendations

1.0 Introduction

This contains a list of recommended strategies for Brazeau County, the Town of Drayton Valley and the Village of Breton to pursue in order to encourage the development and retention of a broader range of affordable housing options in communities, neighbourhoods and sub-areas throughout the region. The recommendations are organized according to the following four (4) goals:

- Goal #1:** Make Better Use of Existing Affordable Housing Assets and Resources
- Goal #2:** Encourage the Development of New Affordable Housing
- Goal #3:** Build Additional Community Capacity to Promote Affordable Housing
- Goal #4:** Help People Help Themselves

Additional strategies are also presented aimed more specifically at the following four (4) target groups:

- Seasonal and Temporary Contract Workers
- Modest-Income Renters and First-Time Homebuyers
- Low-Income Renters
- Seniors and Persons with Special Needs

While there are likely to be individuals and families living in the Brazeau County/Drayton Valley region who are either currently homeless or at risk of becoming homeless, it is understood that a separate Committee and study process has been established to investigate the extent of the issue and to develop appropriate strategies and recommendations for that population. Therefore, recommendations designed specifically to help individuals and families who are either homeless or at risk of becoming homeless are not included in this report.

The recommendations included in each subsection of this chapter (i.e., key goals and target populations) are presented in order of importance or perceived priority (i.e., high priority strategies are presented first, followed by medium-priority strategies). Where appropriate, additional strategies are presented that each municipality may wish to consider implementing based on available resources and each strategy's individual merits.

Ultimately, the recommendations presented in this chapter will need to be incorporated into a comprehensive regional and/or municipal housing strategy that clearly articulates priorities and action steps for implementation.



2.0 Chapter Highlights

- A total of 29 recommendations for addressing the identified housing needs of the Brazeau County/Drayton Valley region are organized according to the following four (4) goals:
 - **Goal #1:** Make Better Use of Existing Affordable Housing Assets and Resources;
 - **Goal #2:** Encourage the Development of New Affordable Housing;
 - **Goal #3:** Build Additional Community Capacity to Promote Affordable Housing; and
 - **Goal #4:** Help People Help Themselves.
- An additional 11 recommendations are presented for addressing the identified housing needs of the following target groups:
 - Seasonal and Temporary Contract Workers;
 - Modest-Income Renters and First-Time Homebuyers;
 - Low-Income Renters; and
 - Seniors and Persons with Special Needs.
- Recommendations aimed at the region’s homeless and at-risk populations are being investigated by a separate Community under a separate mandate.
- Recommendations under **Goal #1: Make Better Use of Existing Affordable Housing Assets and Resources** include:
 - Conducting a thorough review and inventory of existing land and building assets in each community to determine if and where each community has additional affordable housing development capacity available;
 - Establishing a policy and grant program to encourage the creation of legally conforming secondary suites and to bring existing non-conforming units up to code;
 - Seriously considering collaborating on the creation of an affordable, regularly-scheduled, regional public transit system;
 - Considering the development of a Housing Registry;
 - Considering the creation of a roommate “matching service” or program;
 - Exploring opportunities to incorporate affordable housing into future municipal buildings through mixed-use developments;
 - Establishing policy whereby any housing units deemed to be affordable to low- and modest-income households that are lost during development, redevelopment or upgrading of an existing property must be replaced at the same level of affordability either within the new development or elsewhere in the community; and
 - Dealing more proactively and assertively with the owners of unsightly and/or unsafe rental properties (i.e., “slum landlords”) to compel them to upgrade their units.
- Recommendations under **Goal #2: Encourage the Development of New Affordable Housing** include:
 - Developing and implementing policies and procedures to promote more inclusive and complete neighbourhoods and communities through the development and provision of a variety of housing types, sizes, forms and price levels;
 - Developing annual housing priorities, goals, and targets;



- Establishing siting criteria and neighbourhood thresholds for affordable and accessible housing;
 - Conducting a thorough review and inventory of existing municipally-owned land and building assets to determine if and where each community has available municipal land that could potentially be used to support an affordable housing development;
 - Offering at least one (1) viable property to the community for development either as a stand-alone affordable housing project or as a mixed-used development through a Request for Proposal (RFP) process;
 - Developing a package of incentives to encourage developers to build more affordable housing;
 - Developing a detailed, community-based education and awareness program or campaign to help area stakeholders (local government officials, municipal staff, members of the private sector, local non-profits, and area residents alike) understand the region’s housing needs, issues and challenges;
 - Seeking opportunities to streamline and expedite the planning and development process for all residential properties (i.e., not just affordable housing);
 - Facilitating and/or supporting the creation of a Perpetually Affordable Housing Program;
 - Actively recruiting recognized, quality non-profit and for-profit affordable housing developers to build a new housing project in the community; and
 - Developing and implementing mechanisms and strategies that seek to minimize and share risk between different sectors and community stakeholders.
- Recommendations under **Goal #3: Build Additional Community Capacity to Promote Affordable Housing** include:
 - Posting the Housing Condition Index Update final report on their respective websites;
 - Exploring opportunities to develop new and innovative residential zoning options to encourage affordable housing;
 - Establishing a Housing Reserve Fund to support a variety of affordable housing initiatives in each community; and
 - Considering the creation of a Non-Profit Development Corporation (i.e., a non-profit society or municipally-owned “Part 9” corporation) dedicated to developing, owning and operating near-market and market affordable housing using a Community Economic Development (CED) approach.
 - Recommendations under **Goal #4: Help People Help Themselves** include:
 - Providing information and assistance to help local residents access available funding and program supports through Provincial and Federal government agencies;
 - Educating and advocating for the development of community programs and initiatives to build stronger life skills and self-esteem;
 - Facilitating and/or supporting the development of grass-roots efforts and approaches to home maintenance, repairs and renovations;
 - Facilitating and/or supporting the development of self-managed affordable housing;
 - Facilitating and/or supporting the development of social enterprises to meet the varied support service needs of low- and modest-income individuals and households as well as those with special needs; and
 - Exploring opportunities to more fully engage seniors in community development activities that may help to address other identified housing and support needs.
 - Additional recommendations for increasing the supply of affordable housing for **Seasonal and Temporary Contract Workers** include:
 - Exploring through Pilot Projects the viability of permitting small-scale Work Camps and RV Parks to house temporary and seasonal contract workers;
 - Working with local industry to explore the viability of permitting modular, dormitory-style multi-residential housing for temporary and seasonal contract workers; and



- Working with industry to survey local temporary and seasonal contract workers in order to more clearly identify and understand their housing needs, preferences, issues and barriers.
- Additional recommendations for increasing the supply of affordable housing for **Modest-Income Renters and First-Time Homebuyers** include:
 - Facilitating and/or supporting the development of up to 165-180 units of affordable, “entry-level” homeownership for modest-income renters and first-time homebuyers over the next 5-10 years;
 - Working with industry and a local non-profit to facilitate the development of a Revolving Downpayment Loan Fund; and
 - Exploring opportunities to promote FlexHousing™ and sustainable/green building techniques and designs for modest-income first-time homebuyers.
- Additional recommendations for increasing the supply of affordable housing for **Low-Income Renters** include:
 - Facilitating and/or supporting the development of up to 95-105 units of affordable rental housing for low-income renters over the next 5-10 years; and
 - Giving priority to low- and modest-income renters as the preferred target population in any affordable housing project developed on land offered by the municipality through a Request for Proposal (RFP) process.
- Additional recommendations for increasing the supply of affordable housing for **Seniors and Persons with Special Needs** include:
 - Promoting barrier-free design in future residential, commercial and institutional developments, redevelopment and/or upgrades where appropriate as well as in all future municipal infrastructure upgrades where appropriate;
 - Actively identifying and recruiting an experienced quality developer of adult communities (e.g., +50 Villas) to build an appropriate housing project for independent seniors; and
 - Exploring opportunities for private individuals to introduce Personal Care Homes into each community where appropriate.
- The recommended “next steps” for each of the three (3) municipalities (either individually or collectively) are as follows:
 - Conducting an internal review of the recommendations contained within this report to determine which strategies and priorities have the greatest support based on each municipality’s existing capacities and resources and the degree to which those capacities and resources are already devoted to other municipal initiatives and priorities;
 - Once the preferred strategies have been identified, assigning implementation of those strategies to the appropriate department(s) and individual(s);
 - Developing a community consultation plan to engage key community stakeholders in further developing and refining the preferred strategies;
 - Developing detailed implementation plans for each preferred strategy that identifies and assigns appropriate roles and responsibilities to a range of community stakeholders (i.e., not just the municipality); and
 - Proceeding with each detailed implementation plan as it is completed.



3.0 Goal #1: Make Better Use of Existing Affordable Housing Assets & Resources

Brazeau County, Drayton Valley, and Breton already have to varying degrees existing affordable housing assets and resources geared towards a range of household types and income levels. Maximizing the effectiveness of those resources as well as providing opportunities for the growth and expansion of those resources will go a long way to helping address at least part of the region's identified housing needs.

The following is a list of recommended strategies to consider in order to make better use of the region's existing housing assets and resources.

3.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to work with existing non-profit and for-profit housing providers to conduct a thorough review and inventory of existing land and building assets in each community to determine if and where each community has additional affordable housing development capacity available.*

Explanation: individual non-profit and for-profit owners of affordable housing units may be interested and capable of developing additional housing units on their existing properties but may not be aware that their individual properties have that additional development capacity. Developing a detailed inventory of that surplus capacity could help each community visualize what could be achieved within their existing land and development capacities and, therefore, encourage greater support and action.

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to establish a policy and grant program to encourage the creation of legally conforming secondary suites and to bring existing non-conforming units up to code.*

Explanation: increasing the total number of legally conforming secondary suites available in each community could help to ease some of the pressure on the available rental stock. However, there is a risk that increasing the number of secondary suites may result in nuisance and problematic behaviours in existing single-family neighbourhoods (e.g., excess noise, traffic, etc.). Should either municipality consider promoting more secondary suites, the following actions are recommended:

- Establish a maximum density for secondary suites in each community (i.e., maximum number of secondary suites per hectare);
- Establish clear eligibility requirements for who can develop and operate secondary suites supported by the program (e.g., only allowing secondary suites in those dwellings that are either owner-occupied or managed by professional, quality property managers);
- Establish maximum occupancy levels for secondary suites supported by the program (i.e., number of tenants);
- Establish maximum rent levels for secondary suites supported by the program (e.g., using CMHC's published affordability criteria and maximum rent levels updated semi-annually);
- Consider establishing a 3-5 year pilot project to allow the policy and/or program to be tested and refined over time; and
- Consider setting up an annual licensing protocol for owners of secondary suites supported by the program to ensure ongoing compliance with the policy and to promote professional management of the units.



Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to seriously consider collaborating on the creation of an affordable, regularly-scheduled, regional public transit system.*

Explanation: the need for affordable public transportation is a common theme in rural communities. Relatively more affordable housing is often available nearer to the outskirts of town and in the smaller rural hamlets and villages. This can lead to social isolation and difficulties accessing regional employment, shopping and community services. Seniors and persons with disabilities are also more likely to experience isolation regardless of where they live due to limited mobility and accessibility challenges.

3.2 Medium-Priority Recommendations

Recommendation #4: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to consider the development of a Housing Registry.*

Explanation: a Housing Registry is a centralized, online database of available housing throughout the region and an online registry and waitlist of individuals and households looking for housing, including their particular housing needs. Such a Registry would collect and compile data on what housing is available (it's location, tenure, cost, number of bedrooms, availability, opportunities for shared accommodations, etc.) as well as who needs housing (household type and size along with the unit type, size, tenure, and affordability level being sought). Developing a Housing Registry for the region could provide a centralized, controlled, and responsive one-stop database for:

- Posting and searching through rental ads – particularly homes for rent through the informal market (i.e., a central gateway to match prospective tenants with prospective landlords);
- Identifying new and emerging market opportunities for private developers (including matching people looking to purchase a more affordable home with developers willing to build those homes); and
- Identifying priority needs, issues and challenges related to housing affordability, adequacy, suitability, and accessibility.

Depending on how the Housing Registry was developed and delivered, it could also be used to provide information on the rights and obligations of landlords and tenants as well as local, regional and provincial resources that may be available to landlords and tenants. It also has the potential to evolve into an online database for community service providers seeking to quickly access information pertaining to the specific resources and services available to help individual clients in need.

Recommendation #5: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to consider the creation of a roommate “matching service” or program.*

Explanation: a Housing Registry could also be used as a tool for providing a controlled and facilitated matching service that helps people looking for roommates/shared accommodations find suitable/compatible people who have extra rooms to rent (e.g., people who are over-housed looking to rent out rooms in their home – including seniors. Such a program could also help temporary workers find suitable accommodations as well as people who are new to the area.



3.3 Additional Considerations

Recommendation #6: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to explore opportunities to incorporate affordable housing into future municipal buildings through mixed-use developments.*

Explanation: affordable housing for certain target groups *may* under certain circumstances be deemed an appropriate and viable addition to future municipal buildings, including recreational facilities and some light-industrial buildings. Developing some of these new facilities as mixed-use developments where appropriate could help to incrementally address some of each community's identified needs and could also set viable precedents for other developers of mixed-used properties to follow.

Recommendation #7: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to establish policy whereby any housing units deemed to be affordable to low- and modest-income households that are lost during development, redevelopment or upgrading of an existing property must be replaced at the same level of affordability either within the new development or elsewhere in the community.*

Explanation: redevelopment of existing properties that currently provide affordable housing to one or more of each community's key target populations can lead to the permanent loss of that housing to the community. Preventing the loss of those units is especially important given the anticipated costs of trying to replace those units elsewhere through new land acquisition, development and construction.

Recommendation #8: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to deal more proactively and assertively with the owners of unsightly and/or unsafe rental properties (i.e., "slum landlords") to compel them to upgrade their units.*

Explanation: while those rental properties owned and managed by "slum landlords" may be considered affordable to many low- and modest-income households, they also degrade the surrounding neighbourhoods and often rob the tenants of their personal sense of safety, dignity, and wellbeing. The willingness of "slum landlords" to allow their units to degrade to such levels may demonstrate a lack of personal accountability that requires more assertive efforts on the part of the municipality to compel greater compliance with health, safety and basic quality of living standards. The danger of this strategy is that compelling these property owners to bring their units up to a higher and safer standard may result in higher rents being charged, thus the declining affordability of those units.

4.0 Goal #2: Encourage the Development of New Affordable Housing

Maximizing existing affordable housing assets and resources may not be enough to address the full range of identified housing needs in the region. New construction of affordable housing for a wide range of target populations will also be required – especially near-market and market housing that is affordable to low- and modest-income households (i.e., households earning incomes at or below the *Core Need Income Thresholds*).

The following is a list of recommended strategies to consider in order to encourage the development of new housing in each community that would be considered appropriate and affordable to the various target groups.



4.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region are encouraged to develop and implement policies and procedures to promote more inclusive and complete neighbourhoods and communities through the development and provision of a variety of housing types, sizes, forms and price levels.*

Explanation: the municipalities of the *Brazeau County/Drayton Valley* region are encouraged to ensure the following:

- That each of their **Municipal Development Plans** specifically state as a policy goal and direction that each neighbourhood should have a range of housing types, sizes, forms and price levels to serve a range of households with different needs, aspirations, income levels, and at different stages in their life cycles;
- That each neighbourhood's **Area Structure Plan/Area Redevelopment Plan** contains specific goals and directions to encourage greater socio-economic inclusion and diversity within residential neighbourhoods by encouraging a mix of housing types, sizes, forms and price levels – including the integration of affordable housing with market housing through mixed-income neighbourhoods and mixed-income housing projects where appropriate (i.e., to avoid the creation of “ghettos” and socially isolated housing developments); and
- That each of their **Land Use Bylaws** has a variety of zoning options and to explore the creation of new zoning options (including emerging/non-traditional zoning options) where deficits are identified.

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to develop annual housing priorities, goals, and targets.*

Explanation: the development of annual statements regarding each community's housing priorities, goals and targets can help to encourage the private sector to more actively pursue opportunities to address those needs on its own. Municipalities need to recognize and understand that higher density and built form alone do not ensure affordability (i.e., in some communities, newly-built stacked townhouses can be more expensive to purchase than older single-family dwellings depending on their size, location and amenities). The municipalities of the *Brazeau County/Drayton Valley* region are therefore encouraged to develop annual affordable housing targets (i.e., number of affordable housing units by tenure, household type, and income level) to encourage developers to build affordable housing for lower-income and/or higher-needs target groups rather than affordable housing for middle- and high-income households.

Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to establish siting criteria and neighbourhood thresholds for affordable and accessible housing.*

Explanation: efforts will need to be made through municipal planning policies and procedures to ensure that new affordable housing development (particularly affordable housing for low- and modest-income households and people with special needs) occurs in centrally-located and highly-accessible areas of each community or neighbourhood (i.e., close enough to amenities and services so that residents can safely walk to those services even in the winter). Efforts will also need to be made through municipal planning policies and procedures to avoid the segregation and concentration of affordable housing (i.e., the creation of “ghettos”) by promoting the dispersal of affordable housing for low- and modest-income households throughout the community



and within market housing developments. The individual municipalities of the *Brazeau County/Drayton Valley* region are therefore encouraged to develop and implement siting criteria and thresholds (i.e., neighbourhood maximums) for affordable housing.

Recommendation #4: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to conduct a thorough review and inventory of existing municipally-owned land and building assets to determine if and where each community has available municipal land that could potentially be used to support an affordable housing development.*

Explanation: each municipality may own vacant and/or under-developed land that could potentially be used for an affordable housing development. Once the inventory has been completed, a list of potential sites could be created and a feasibility study conducted to determine which sites have the greatest potential for development as affordable housing.

Recommendation #5: *Upon completion of the land inventory and feasibility study, the individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to offer at least one (1) viable property to the community for development either as a stand-alone affordable housing project or as a mixed-used development through a Request for Proposal (RFP) process.*

Explanation: this strategy assumes that the land inventory and feasibility study successfully identifies at least one municipally-owned parcel in each municipality that is suitable for affordable housing development. Each municipality could then offer up a suitable parcel for development as affordable housing through a Request for Proposal (RFP) process that clearly identifies the target populations and the target affordability levels required. The land could either be sold at a below-market rate or maintained as a long-term lease. The terms of that lease and/or sale could also be adjusted according to the target population(s) and affordability level(s) being achieved.

Recommendation #6: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to develop a package of incentives to encourage developers to build more affordable housing.*

Explanation: various incentives such as density bonuses, reduced building setbacks, reduced parking requirements, tax exemptions or deferrals, and infrastructure cost sharing can help reduce the costs of developing new housing and, therefore, improve the affordability of that housing. The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to work with members of the local housing development industry to identify which incentives, either individually or in combination, offer the greatest opportunity to achieve target affordability levels in order to assist those developers who are willing and able to build housing that meets each community's annual affordable housing targets. Each municipality is also encouraged to develop a tiered approach to developer incentives (i.e., one that offers increasing incentives in exchange for increasing levels of affordability) and to develop mechanisms that ensure private developers *match* the dollar value of municipal contributions and pass on the full value of the combined contributions to the end consumer.



Recommendation #7: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to develop a detailed, community-based education and awareness program or campaign to help area stakeholders (local government officials, municipal staff, members of the private sector, local non-profits, and area residents alike) understand the region’s housing needs, issues and challenges.*

Explanation: as a community-based effort, such a program would engage a variety of stakeholders in the creation and distribution of:

- Fact sheets and “Did-You-Knows”;
- Media releases, articles, editorials, and stories;
- Social networking articles and blogs; and
- Formal presentations.

This education and awareness program could also include the creation of an annual “Report Card” sharing success stories and information on the region’s progress towards achieving its housing goals and annual targets. The ultimate goal of these education and awareness efforts is to “put a face” to the issue.

4.2 Medium-Priority Recommendations

Recommendation #8: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to seek opportunities to streamline and expedite the planning and development process for all residential properties (i.e., not just affordable housing).*

Explanation: streamlining the planning and approval process could lead to faster and more efficient approvals, which in turn could save residential developers money (i.e., financing costs) that could be transferred to individual homebuyer, and could bring new housing product to market sooner. Streamlining the planning and approval process *just* for affordable housing developments could present potential legal issues and, therefore, should be applied to all residential developments rather than just those residential developments deemed affordable to key target groups or populations.

Recommendation #9: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to facilitate and/or support the creation of a Perpetually Affordable Housing Program.*

Explanation: Perpetually Affordable Housing (PAH) involves a variety of mechanisms, including resale restrictions, to prevent homeowners who have purchase community-based affordable housing from making an excessive profit on the future sale of their homes – thereby keeping that housing permanently affordable to low- or modest-income households. Municipalities often provide planning and development incentives to help reduce construction costs and, in some cases, manages the program. Other community stakeholders are also often involved in the program to ensure its success.

4.3 Additional Considerations

Recommendation #10: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to actively recruit recognized, quality non-profit and for-profit affordable housing developers to build a new housing project in the community.*

Explanation: local non-profit and for-profit developers may not have the interest, capacity or resources to develop sufficient additional affordable housing to meet each community’s identified needs and priorities. Recruiting recognized, quality non-profit and for-profit affordable housing developers to build projects



in either or both communities could help to fill an identified capacity gap and could also demonstrate to the local community the different types of quality affordable housing projects that can be achieved. These external developers could also be invited to participate in an RFP process to develop an affordable housing project on land owned by and leased from the municipality.

Recommendation #11: *The municipalities of the Brazeau County/Drayton Valley region are encouraged to develop and implement mechanisms and strategies that seek to minimize and share risk between different sectors and community stakeholders.*

Explanation: mechanisms to share risk between multiple stakeholders can be used as a way of encouraging private developers to pursue the development of potentially higher-risk/lower-return near-market and market rental housing projects. These mechanisms can include mixed-use/mixed-income housing projects that offer internal opportunities for cross-subsidization, municipal infrastructure cost-sharing, Public-Private-Partnerships (P3) (e.g., rental housing projects where the developer builds the housing, the municipality or a local non-profit owns the housing, and the same or another local non-profit provides property management and/or coordinates the delivery of support services), and pilot projects (i.e., engage both the private and non-profit sectors in identifying creative solutions and then test those solutions through pilot projects).

5.0 Goal #3: Build Additional Community Capacity to Promote Affordable Housing

Many of the recommendations presented above are what might be considered “pragmatic interventions” (i.e., actions and interventions that can be readily implemented within each community’s existing capacities, resources and legislative powers). Conversely, “strategic interventions” are those actions and interventions help to create new opportunities and community capacities to promote a greater range of affordable housing solutions over the long-term.

The following is a list of recommended strategies to consider in order to build each community’s long-term capacities to promote affordable housing in several key areas.

5.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to post the Housing Condition Index Update final report on their respective websites.*

Explanation: posting the *Housing Condition Index Update* final report on each municipality’s respective website will make the information contained within that report more widely and readily available. Developers who may be interested in developing affordable housing and who have access to information regarding each community’s housing needs, priorities and target populations are more likely to come forward with viable development proposals on their own.

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to explore opportunities to develop new and innovative residential zoning options to encourage affordable housing.*

Explanation: zoning was cited as a barrier to the development of affordable housing through community consultations. Each municipality is therefore encouraged to undertake a Land Use Bylaw review and update. Some of these updates may result in new and better zoning regulations to support a broader range of housing options, including more affordable housing options. The individual municipalities of the Brazeau County/Drayton Valley region



(either individually or collectively) are also encouraged to regard their Land Use Bylaws as continually evolving documents that can, from time to time, readily incorporate additional land use designations that have proven by other communities to be successful in producing affordable housing.

5.2 Medium-Priority Recommendations

Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to establish a Housing Reserve Fund to support a variety of affordable housing initiatives in each community.*

Explanation: a *Housing Reserve Fund* could be used to support any number of affordable housing initiatives, including:

- Operating grants to existing non-profit housing providers to help them expand their programs and services;
- Operating grants to support the creation of a new Municipal Housing Authority;
- Capital grants for new affordable rental housing construction;
- Capital grants for the creation of new secondary suites;
- Capital grants to help individual homeowners and/or rental property owners with the costs of significant repairs or upgrades to their homes/units (i.e., for homes in need of major repairs); and
- Capital grants to help individual homeowners and/or rental property owners with the costs of accessibility upgrades to their homes/units (e.g., seniors and persons with disabilities).

Sources of potential funding to help capitalize a *Housing Reserve Fund* include property taxes (residential, industrial and commercial), development fees and surcharges, licensing fees (e.g., for non-occupying owners of secondary suites should that option be made available), and proceeds from the sale of municipal land. It is unlikely that a *Housing Reserve Fund* can secure a large-enough pool of funds on its own to support any significant level of new affordable housing construction. Therefore, wherever possible, proceeds from the *Housing Reserve Fund* should be used as **matching contributions** from the municipality to help leverage additional dollars from local developers, local businesses/major employers, and other sources outside the community.

5.3 Additional Considerations

Recommendation #4: The municipalities of the *Brazeau County/Drayton Valley* region – either individually or collectively – are encouraged to consider the creation of a Non-Profit Development Corporation (i.e., a non-profit society or municipally-owned “Part 9” corporation) dedicated to developing, owning and operating near-market and market affordable housing using a Community Economic Development (CED) approach.

Explanation: given the costs to establish and maintain such an organization, the creation of a municipally-owned Non-Profit Development Corporation (NPDC) should only be considered after all other options for municipal regulation, partnerships and support for affordable housing have been implemented. If established, a NPDC could be charged with developing new affordable housing (rental and ownership), owning and operating affordable rental housing, managing a *Perpetually Affordable Housing Program*, managing a *Housing Reserve Fund*, and managing a *Housing Registry*.



6.0 Goal #4: Help People Help Themselves

Initiatives that involve an element of self-help can have a profound influence on the development of life skills and self-esteem – both at an individual level and at a community level.

6.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to provide information and assistance to help local residents access available funding and program supports through Provincial and Federal government agencies.*

Explanation: through various programs and agencies, both the Federal and Provincial governments offer a variety of programs and supports that may provide financial assistance to residents in need of assistance. There are likely to be people living in the community who are not aware of these programs and who could benefit greatly from the assistance available either to help them find and maintain safe, suitable affordable housing or to help them remain independent and in their own homes longer.

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to educate and advocate for the development of community programs and initiatives to build stronger life skills and self-esteem.*

Explanation: people living in poverty as well as those living in constrained financial circumstances (i.e., over and above their means) are more likely to possess weak or limited life skills, including coping skills, money management skills, conflict resolution skills, interpersonal skills, self-esteem, the ability to make healthy and/or wise decision and choices, etc.. In some cases, the lack of sufficient life skills and self-esteem is the root cause of a person's being homeless or at risk of homelessness. These households could benefit greatly from programs that help them build better life skills, including budgeting and financial literacy, food and nutrition, and employment skills training. Each municipality is encouraged:

- To explore opportunities to facilitate and/or support the creation of these types of programs either through the municipality or through local non-profit organizations;
- To educate and advocate with local government and non-profit agencies and service providers operating in their area to encourage greater emphasis on the creation of programs to develop stronger life skills and self-esteem among individuals and households living in poverty as well as those living in constrained financial circumstances; and
- To explore opportunities to facilitate the establishment of an Individual Development Accounts (IDA) program by a local non-profit organization through financial support and contributions from local industry.

Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to facilitate and/or support the development of grass-roots efforts and approaches to home maintenance, repairs and renovations.*

Explanation: some areas of the *Brazeau County/Drayton Valley* region may have difficulty securing contractors to handle home repairs and maintenance. Each municipality is are encouraged to support grass-roots efforts and approaches to dealing with home maintenance, repairs and upgrades where appropriate. This could include Humans Helping Humans-like initiatives that actively engage low- and modest-income households in their own maintenance



and repair efforts – giving them opportunities to inform the nature of the renovations, and offering them the potential for new life skills, new job skills, and/or the contribution of sweat equity.

6.2 Medium-Priority Recommendations

Recommendation #4: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to facilitate and/or support the development of self-managed affordable housing.*

Explanation: the municipalities of the *Brazeau County/Drayton Valley* region are encouraged to support the development of housing co-operatives and co-housing developments to meet the housing needs of low- and modest-income individuals and households. These models have greater potential than traditional housing models to provide long-term affordable housing, to offer opportunities to develop strong, supportive social networks, and to encourage the development of both the life skills and the self-esteem that come from working together to identify and address common needs, issues and concerns. For example, limited equity (i.e., ownership) housing co-operatives may offer modest-income tenants a viable alternative to market homeownership whereby the homeowners themselves are actively involved in the ongoing management, maintenance and community aspects of the co-op. Introducing a limited-equity housing co-op into either community could help modest-income tenants become first-time homeowners as well as build life skills in a mutually supportive, self-help living environment. Some housing co-ops also develop and operate their own internal childcare and car-sharing programs. Furthermore, as a limited-equity housing co-operative, there are built-in mechanisms to ensure that housing remains *perpetually affordable*. There may also be opportunities to incorporate a lease-to-own component to give modest-income households more time to save up a “downpayment” (i.e., membership fee and buy-in to the co-operative).

Recommendation #5: *The municipalities of the Brazeau County/Drayton Valley region are encouraged to facilitate and/or support the development of social enterprises to meet the varied support service needs of low- and modest-income individuals and households as well as those with special needs.*

Explanation: social enterprises have greater potential than traditional private-for-profit enterprises to adapt to the unique circumstances and needs of marginalized and/or at-risk individuals, neighbourhoods and communities. Social enterprises are also more likely to hire and train people with limited abilities (cognitive or physical) and opportunities – thereby improving both their employment skills and their life skills. Potential examples include (but are not limited to):

- Childcare co-operatives;
- Car/transportation co-operatives;
- Tool and equipment co-operatives (e.g., the Bent-Nail Co-op developed by the Quint Development Corporation in Saskatoon);
- Community Kitchens; and
- Community Gardens.



6.3 Additional Considerations

Recommendation #6: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to explore opportunities to more fully engage seniors in community development activities that may help to address other identified housing and support needs.*

Explanation: local seniors have a wide range of knowledge, skills, expertise, and interests. There are invariably a number of potential opportunities to engage local seniors in community development activities that may help to address other identified housing and related support needs either through paid or volunteer initiatives. These include grandparent programs (e.g., childcare), life skills training and mentoring programs (e.g., budgeting, food preparation, nutrition, etc.), and home repairs and maintenance training and mentoring programs (e.g., retired plumbers, electricians, carpenters, framers, roofers, etc.).

7.0 Additional Strategies: Aimed at Increasing the Supply of Affordable Housing for Temporary and Seasonal Contract Workers

Findings from the *Housing Index Update* indicate that there is currently a shortage of rental accommodations to serve the area’s permanent population as well as the area’s temporary contract workers. This shortage (i.e., a supply and demand imbalance) is leading to escalating rents, potentially some “gauging”, and exceptionally low vacancy rents.

The following is a list of recommended strategies to consider in order to increase the supply of housing that would be considered appropriate and affordable for seasonal and temporary contract workers.

7.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to explore through Pilot Projects the viability of permitting small-scale Work Camps and RV Parks to house temporary and seasonal contract workers.*

Explanation: Work Camps and RV Parks for temporary and seasonal contract workers are a common strategy used in a variety of resource communities faced with significant housing shortages. Oftentimes, the sheer size of these Work Camps and RV Parks lead to a combination of highly problematic, nuisance and even criminal behaviours – making many communities reluctant or completely unwilling to consider the option. Given the shortage of available rental accommodations in the region, it is recommended that each municipality (either individually or collectively) explore and test options for the introduction of *small-scale* and *dispersed* Work Camps and RV Parks for temporary and seasonal contract workers through pilot projects. Options to consider include:

- Keeping each pilot project as a pilot project for a period of up to 3-5 years so there is enough time to adequately test and refine the strategy;
- Incorporating a *Crime Free Multi-Housing* component, including signed tenant agreements, as part of the pilot project to avoid anticipated nuisance behaviours; and
- Only allowing pilot projects on land that is either owned or otherwise under the control of the municipality to ensure compliance and the ability of the municipality to cancel the pilot project at any time should the anticipated nuisance behaviour prove unmanageable.



Once the use of Work Camps and RV Parks has been adequately refined, each municipality can move forward to develop the appropriate zoning and permitting regulations.

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to work with local industry to explore the viability of permitting modular, dormitory-style multi-residential housing for temporary and seasonal contract workers.*

Explanation: there are a growing number of companies both in Alberta and British Columbia that develop modular-constructed multi-residential housing projects. Modular construction reduces costs as well as the amount of time it takes to make the housing ready for occupancy. Each municipality is encouraged to work with local industry to identify an appropriate supplier that builds dormitory-style multi-residential modular units that can be used to house temporary and seasonal contract workers. *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are also encouraged to use a pilot-project approach similar to that described for Work Camps and RV Parks to test and refine the use of dormitory-style multi-residential modular units as a strategy to house temporary and seasonal contract workers.* Once the strategy has been adequately refined, each municipality can move forward to develop the appropriate zoning and permitting regulations.

Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to work with industry to survey local temporary and seasonal contract workers in order to more clearly identify and understand their housing needs, preferences, issues and barriers.*

Explanation: the housing needs, preferences, issues and barriers of temporary and seasonal contract workers are likely to be as diverse as the workers themselves. Conducting a detailed and targeted survey of those workers can help to identify more appropriate housing and supports for that target group. It could also be used to identify what specific community amenities, supports and/or incentives may be required in order to encourage more temporary and seasonal contract workers to move to the community and become permanent residents.

8.0 Additional Strategies: Aimed at Increasing the Supply of Affordable Housing for Modest-Income Renters and First-Time Homebuyers

The shortage of affordable market rental accommodations may be causing problems elsewhere in the local economy and housing industry. For example, high rents can mean that an increasing number of renters are having difficulty saving up enough of a downpayment to move into homeownership – which can have a negative affect on home sales in the area. This issue has been exacerbated by recent changes by the Federal government to mortgage rules (i.e., homeowners are now required to have a 10% downpayment). Providing opportunities for modest-income families and young people to become first-time homebuyers can also help to build a stronger and more sustainable community. Preferred targets for affordable homeownership will focus on providing a combination of below-market and entry-level housing prices aimed at households earning incomes above the published *Core Need Income Thresholds* but below the estimated incomes required to purchase a modest “entry-level” home in the region.

The following is a list of recommended strategies to consider in order to increase the supply of housing that would be considered appropriate and affordable for modest-income renters and first-time homebuyers.



8.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to facilitate and/or support the development of up to 165-180 units of affordable, “entry-level” homeownership for modest-income renters and first-time homebuyers over the next 5-10 years.*

Explanation: the *Housing Condition Index Update* report identified a total of 700 homeowners in 2011 who were paying 30% or more of their income on housing. A reasonable target for affordable homeownership over the next 5-10 years would be up to 25% of this identified need. The recommended distribution of these units is as follows:

- **Brazeau County:** 80-85 homes (up to 25% of the 325 homeowners identified as paying 30% or more of their income on shelter);
- **Drayton Valley:** 80-85 homes (up to 25% of the 340 homeowners identified as paying 30% or more of their income on shelter); and
- **Breton:** 5-10 homes (up to 25% of the 35 homeowners identified as paying 30% or more of their income on shelter).

This would include a combination of 1-bedroom, 2-bedroom, and 3-bedroom stacked townhouses (i.e., apartment-style condominiums), rowhouses, modest duplexes, and small starter homes (the ratio of which would be determined on a project-by-project basis through a detailed market analysis and feasibility study based on the particular target group being served, the community/location where those homes are being proposed, and the particular zoning than can be achieved).

It is also reasonable to expect that efforts to provide more affordable, “entry-level” homeownerships opportunities for the region’s modest-income population will help those households move out of their existing rental situations – thereby increasing access to rental accommodations for other members of the region’s permanent population who are either unable or not interested in becoming homeowners.

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to work with industry and a local non-profit to facilitate the development of a Revolving Downpayment Loan Fund.*

Explanation: recent changes to mortgage rules now require first-time homebuyers to have a minimum 10% downpayment. A Revolving Downpayment Loan Fund could help modest-income renters who are having difficulty saving up a downpayment to become first-time homebuyers. For example, *The Home Program* (initially funded through the Alberta Real Estate Foundation) provides a combination of homeownership education and training, ongoing mentorship and support, downpayment loans, and active realtor involvement to help modest-income renters become first-time homebuyers. While local industry and business owners may be willing to contribute money to help capitalize a Revolving Downpayment Loan Fund, it is unlikely that local industry and business owners would be willing to manage such a fund. Therefore, responsibility for managing a *Revolving Downpayment Loan Fund* may fall on the municipality or a local non-profit organization.



8.2 Medium-Priority Recommendations

Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to explore opportunities to promote FlexHousing™ and sustainable/green building techniques and designs for modest-income first-time homebuyers.*

Explanation: FlexHousing™ is an approach to designing and building housing that allows residents to adapt, expand and convert spaces within the home over time to meet their changing needs. FlexHousing™ incorporates the principles adaptability, accessibility, affordability and healthy housing. Sustainable/green building techniques and designs offer opportunities to make homes more environmentally sustainable – contributing not only to each community’s climate change goals but also helping to reduce the ongoing energy and maintenance costs of homes.

9.0 Additional Strategies: Aimed at Increasing the Supply of Affordable Housing for Low-Income Renters

Findings from the *Housing Index Update* indicate that current market rents in region are not necessarily affordable to below-average and modest income households let alone low-income households. Therefore, in terms of rent targets, those in need of affordable rental housing will require either rent-geared-to-income units or rental rates that are consistent with the published *Core Need Income Thresholds*.

The following is a list of recommended strategies to consider in order to increase the supply of housing that would be considered appropriate and affordable for low- and modest-income renters.

9.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to facilitate and/or support the development of up to 95-105 units of affordable rental housing for low-income renters over the next 5-10 years.*

Explanation: the *Housing Condition Index Update* report identified a total of 410 renters in 2011 who were paying 30% or more of their income on housing. A reasonable target for affordable rental housing over the next 5-10 years would be up to 25% of this identified need. The recommended distribution of these units is as follows:

- **Brazeau County:** 25-30 units (up to 25% of the 115 renter households identified as paying 30% or more of their income on shelter);
- **Drayton Valley:** 70-75 units (up to 25% of the 290 renter households identified as paying 30% or more of their income on shelter); and
- **Breton:** 1-2 units (up to 25% of an estimated 5 renter households potentially in need – data for Breton renters has been suppressed).

This would include a combination of bachelor, 1-bedroom, 2-bedroom and 3-bedroom units (the ratio of which would be determined on a project-by-project basis through a detailed market analysis and feasibility study based on the particular target group being served).

It is also reasonable to expect that priority efforts to provide rental housing for the region’s temporary or “shadow” population will ease some of the pressures on the regions permanent rental housing – thereby increasing access to rental accommodations for the region’s permanent population. In addition, priority efforts will be required to provide additional modest rental housing for the region’s low-income population as it is unlikely that increased



supply and/or reduced demand for private rentals will bring rents down to a level that is affordable to low-income households (i.e., households earning incomes at or below the *Low-Income Cutoffs*).

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to give priority to low- and modest-income renters as the preferred target population in any affordable housing project developed on land offered by the municipality through a Request for Proposal (RFP) process.*

Explanation: if either municipality decides to offer up a suitable parcel to the community for an affordable housing development through a Request for Proposal (RFP) process, that municipality is encouraged to give precedence and preferential weighting to projects that will provide rental housing for low- and modest-income residents (this could include targeting specific groups such as independent seniors or low- and modest-income individuals and families with or without special needs).

10.0 Additional Strategies: Aimed at Increasing the Supply of Affordable Housing for Seniors and Persons with Special Needs

Even though the majority of affordable and supportive housing in the Drayton Valley region is geared towards seniors, community consultations consistently point to seniors as a priority target group for housing. The particular housing needs of seniors vary greatly and include:

- Market homeownership for seniors who currently own their own homes, have built up significant equity in those homes, and who have healthy pensions and/or other income;
- Affordable homeownership for seniors who currently own their own homes but do not have significant equity and/or do not have sufficient retirement and investment income to afford market homeownership;
- Market rental for those seniors who wish to remain in the community but who do not wish to own their home;
- Subsidized rental for low- and modest-income seniors; and
- Seniors' Supportive Living and Long-Term Care to allow seniors to "age in place".

Another target group with needs similar to those of seniors that may not have sufficient access to appropriate housing are people (children and adults) with special needs – including a variety of health challenges, physical and/or developmental disabilities that may limit their health, mobility, and stamina – thus requiring accessible housing.

The following is a list of recommended strategies to consider in order to increase the supply of housing that would be considered appropriate and affordable for seniors and special needs populations (e.g., non-seniors with physical disabilities, developmental disabilities, brain injuries, and/or other health and mobility limitations).



10.1 High-Priority Recommendations

Recommendation #1: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to promote barrier-free design in future residential, commercial and institutional developments, redevelopment and/or upgrades where appropriate as well as in all future municipal infrastructure upgrades where appropriate.*

Explanation: barrier-free homes and a barrier-free community are essential to allowing people to “age in place” as their health, stamina and mobility needs change. The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to facilitate and/or support barrier-free design in future residential, commercial and institutional developments, redevelopment and/or upgrades where appropriate through their planning and development permitting processes as well as in all future municipal infrastructure upgrades where appropriate (e.g., sidewalks, building entrances, street ingresses and egresses, bike paths, walking paths, etc.).

10.2 Medium-Priority Recommendations

Recommendation #2: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged actively identify and recruit an experienced quality developer of adult communities (e.g., +50 Villas) to build an appropriate housing project for independent seniors.*

Explanation: there may not be sufficient interest among local builders and developers to develop a +50 Villa (i.e., smaller, single-level, barrier-free homes with fewer yard and routine maintenance requirements) for independent seniors who wish to downsize their existing homes but cannot find suitable alternatives locally. If so, recruiting a recognized, quality non-profit or for-profit housing developer from outside the region to build such a project may be required. This could not only help to fill a housing gap but could also demonstrate to the local community the different types of quality seniors-oriented housing projects that can be achieved. This external developer could also be invited to participate in an RFP process to develop an affordable seniors’ housing project on land owned by and leased from the municipality.

10.3 Additional Considerations

Recommendation #3: *The individual municipalities of the Brazeau County/Drayton Valley region (either individually or collectively) are encouraged to explore opportunities for private individuals to introduce Personal Care Homes into each community where appropriate.*

Explanation: Personal Care Homes are typically single-family residences owned and operated by qualified health professional and staffed to provide 24-hour on-site personal care service to adults and seniors with moderate care needs (i.e., do not require continuing access to RN-level services such as those provided in a Long-Term Care facility). Personal Care Homes typically accommodate 5-8 individuals in a supportive, barrier-free home environment. Services can include personal care, home making, medication assistance, health monitoring and liaison, assistance to access recreational activities and assistance with other activities of daily living. As such, Personal Care Homes may provide a viable and flexible alternative to meeting some of the housing and support needs of local seniors and adults with disabilities who are either unable or unwilling to access any of the region’s current Supportive Living options.



11.0 Next Steps

The recommended “next steps” for each of the three (3) municipalities (either individually or collectively) are as follows:

1. Conduct an internal review of the recommendations contained within this report to determine which strategies and priorities have the greatest support based on each municipality’s existing capacities and resources and the degree to which those capacities and resources are already devoted to other municipal initiatives and priorities;
2. Once the preferred strategies have been identified, assign implementation of those strategies to the appropriate department(s) and individual(s);
3. Develop a community consultation plan to engage key community stakeholders in further developing and refining the preferred strategies;
4. Develop detailed implementation plans for each preferred strategy that identifies and assigns appropriate roles and responsibilities to a range of community stakeholders (i.e., not just the municipality); and
5. Proceed with each detailed implementation plan as it is completed.

