HOUSING
NEEDS ASSESSMENT

THE CITY OF
Red Deer

EXECUTIVE SUMMARY

The City of Red Deer conducted a preliminary Housing Needs Assessment (HNA) for the purposes of the Housing Accelerator Fund application process, and as a planning tool to better understand and contextualize the local housing need for future actions.

The HNA is intended to be updated during the program period as on-the-ground situations change and more information becomes available.

Key Findings

1. **Red Deer is Currently Lacking 3,625 Affordable Homes**

   3,625 affordable homes are needed for existing residents, predominately targeted at the 21% – 50% Area Median Household Income (AMHI) (low income) bracket before future growth is factored into housing demand needs.

2. **The Affordable Housing Deficit is Anticipated to Increase At Least 23% by 2031**

   Factoring in population growth figures alone, the affordable housing deficit is anticipated to increase by 857 units to a total of 4,482 homes by 2031.

   This assumes maintained affordability and Core Housing Need rates from 2021, which early indications of housing costs and vacancy rates suggest otherwise.

3. **Current Construction Rates Are Not Meeting Anticipated Need**

   Building permits issued for 2021 – (projected) 2024 are below per year averages for the 2031 housing projection needs, backdated to 2021, and based on a 1.35% population growth rate.

   Maintaining a development gap will likely lead to a worsening of housing affordability as available units become more competitive should construction not pick up to meet demand.

4. **Existing Supportive Services are at Capacity, Waitlists Are Rapidly Growing, and People Have Nowhere to Go**

   Analysis of emergency, temporary, and permanent relief resources indicate all but 3 temporary units earmarked for youth are being used. The waitlist for service access has increased 446% since 2021 and corresponds with a projected 4.1x increase in homeless encampment cleanups over the same period.

5. **Population Priority Groups of Heightened Interest**

   The main priority groups of focus in Red Deer are single mother-led and women-led households, Indigenous households, younger population households, and households experiencing cognitive, mental, or addictions limitations.

   These groups are not only comparatively higher as a percentage of Red Deer's overall population, but the percentages of households within those groups are also experiencing a greater Core Housing Need.

6. **Disproportionate Compound Housing Issues Experienced by Indigenous Populations**

   Indigenous persons make up a higher percentage of Red Deer's population compared to the national rate, while simultaneously being overrepresented in lower household income brackets, disproportionally appearing in homeless Point-in-Time counts, and experience a higher Core Housing Need.

7. **Need For Housing and Shelter Options with Supports**

   A key factor disproportionally affecting people experiencing homelessness (also elevated in persons experiencing Core Housing Need) is substance abuse issues. Red Deer is also seeing heightened mental health and physical limitation issues in people experiencing homelessness.

   Additionally, an aging population mixed with limited existing accessible affordable housing and low turnover means a limit on supportive housing supply.

   Where possible, housing and shelter options should consider ways in design, location, or other areas to better incorporate support services to help.

8. **Target Purpose-Built Rental & Multi-Unit Housing Development**

   Red Deer is a younger population more inclined to be in casual or temporary employment positions, where tenant housing is better suited. This is also reflected in a higher tenant household percentage within housing stock against the provincial and federal rates; exacerbated and potentially underrepresented by a complete collapse of the rental vacancy rate to 0.9% in recent years.

   A cost-effective approach to promote this type of tenant housing is via multi-unit rental housing developments, particularly as the largest projected Core Housing Need by 2031 is for low income 1 and 2 person households.

Table of Contents

EXECUTIVE SUMMARY 1

Key Findings 1

PURPOSE 7

PART 1. METHODOLOGY & DATA 7

Methodology 7

Data Sources 8

Considered Factors & Assumptions 8

Stakeholder Involvement & Engagement 8

Limitations & Scope 9

Broader Municipal Policy Context 10

PART 2. CITY PROFILE & TRENDS 11

Acknowledgement 11

Regional Context 11

City Profile 11

Population Makeup At A Glance 11

Population Growth 12

Economic Profile 14

Additional Considerations 14

Impacts on the Housing Market 16

Demand for Support Services 16

Barriers to Housing Development 17

City Housing Initiatives 18

PART 3. HOUSEHOLD PROFILES, ECONOMIC CHARACTERISTICS, & CORE HOUSING NEED 20
Economy Overview 20
Economic Conditions 21
Other Housing Formation and Alignment Conditions 22
Household Profiles 23
Household Income Profiles 25
Households in Core Housing Need 27
Indigenous Households in Core Housing Need 29
2021 Affordable Housing Deficit 31
Summary 32
PART 4. PRIORITY GROUPS 33
Overview 33
Single Mother-led and Women-led Households 35
Indigenous Households 37
Household Heads under 25 38
Households Experiencing Cognitive, Mental, or Addictions Limitations 38
Coordinated Access Process (CAP) Findings 39
CHHIP Research 41
Seniors 41
Persons with Disabilities 41
Housing Needs of Hard-to-Capture Populations 41
People Experiencing Homelessness 42
Overview 42

Priority Groups 42

Contributing Factors 44

Available Temporary and Emergency Relief Resources 45

Emergency Relief Resources 45

Temporary Relief Resources 45

Permanent Relief Resources 45

Other Support Services 46

PART 5. HOUSING PROFILE 47

Housing Supply 47

Market Housing Supply 47

Age and Condition of Dwellings 48

Housing Starts 50

Supportive Housing Supply 51

Housing Trends 52

Historical Trends and Overview 52

Market Housing Trends 52

Housing Starts Against Projected Population Growth 53

Average Rent and Vacancy Rate Trends 54

Affordable Housing Unit Supply & Changes 55

PART 6. PROJECTED HOUSING NEEDS 56

Population Projections 56

Projected Housing Needs 57

Projected Overall Housing Need 57

Projected Core Housing Need 58

Converting Households to Homes Needed By Bedroom 59

Projected Deficit 60

Assumptions 61

Known Limitations.. 61

Projected Supportive Housing Deficit 62

PART 7. DATA INTEGRATION & ACTIONS MOVING FORWARD.........63

Use of Data to Inform & Direct Actions 63

Infrastructure Gaps & Growth Pressures 63

GLOSSARY...64

PURPOSE

This preliminary Housing Needs Assessment (HNA) was prepared to meet the requirements for the Housing Accelerator Fund application process. The HNA compiles and utilizes information from various data sets, including already existing reports or initiatives underway to address housing needs within the City of Red Deer.

Format-wise, this HNA is based off the layout and structure of the Infrastructure Canada template but altered where deemed necessary to help provide information in a manner suiting the Red Deer context.

This Housing Needs Assessment is expected to update and evolve during the program period as on-the-ground situations change and more information becomes available.

PART 1. METHODOLOGY & DATA

Methodology

The Housing Needs Assessment expands on work done for affordable housing assessment in the first-round application for Housing Accelerator Funds. In addition to affordable housing needs, it explores broader market rate and near-market rate housing considerations and the projected changes to the housing landscape in Red Deer.

Research on market housing utilized census data in combination with pre-established calculations conducted via the Housing Needs Assessment Tool within the Housing Assessment Resource Tools (HART) kit, or utilizing established HART methodology as guidance when pre-established calculations were not available.

Research on supportive housing involved investigation of user statistics through internal databases, Point-in-Time counts, and communication with various third-party supportive housing providers.

Where information was otherwise lacking, additional trusted sources were utilized, as detailed below. More information on the specific methodology of projections and calculations is included within the sections where relevant.

Data Sources

Regarding Market-Rate Housing considerations, the City of Red Deer utilized a combination of sources including CMHC figures, Central Alberta Realtor's Association (CARA) figures, a Real Estate Growth Projections (2023) report commissioned from Colliers Planning & Placemaking Group, and internal data from sources such as GIS and permit records.

For Supportive Housing, the City of Red Deer worked in partnership with community and governments to develop the Community Housing & Homelessness Integrated Plan (CHHIP) (2019) whose outcomes factored into needs considerations, along with the Red Deer 2022 Point-in-Time Homeless Count and other supplemental information from the internal Safe & Healthy Communities team as needed.

Data sets from other agencies such as Stats Canada Census Data, Government of Alberta Population Projections, health departments, and third-parties such as the Housing Needs Assessment Tool were also utilized in varying capacities.

Considered Factors & Assumptions

Due to constraints around the project, the Housing Needs Assessment was intentionally developed as a preliminary assessment, where analysis was typically maintained at a relatively higher level. Some factors that could further refine projections or better identify categories of potential interest (e.g. needed housing build-forms) were omitted from consideration to manage scope. Assumptions and projections are based upon this higher level of analysis, and subject to change when more in-depth analysis is conducted.

Stakeholder Involvement & Engagement

The Housing Needs Assessment was written as a collaborative effort between many key stakeholder departments within City of Red Deer Administration including City Planning and Growth, Safe & Healthy Communities, Inspections & Licensing, GIS, Land & Economic Development, and more.

Components of the Housing Needs Assessment utilized findings of other Red Deer research initiatives, such as the Community Housing & Homelessness Integrated Plan (CHHIP) report and the 2022 Point-in-Time Homeless Count report, each with their own stakeholder and engagement processes. Some third-party organizations, particularly around student and supportive housing, were contacted for statistics as well.

Broader stakeholder engagement and involvement for the Housing Needs Assessment specifically is anticipated as part of future updates to the assessment.

Limitations & Scope

Despite best efforts to include comprehensive data for the Housing Needs Assessment, outlined below are some of the known limitations:

Limited Scope

Due to timeframe and data availability limitations, some levels of analysis were restricted to focus on specific subsets of a given category, whereas elsewhere data was restricted to focus just on high-level analysis without capacity to drill down into subsets further. An example of the latter scenario is detailed in the following limitation.

Limited Data on Priority Groups

A key source of quantitative data included the 2021 Census Data. Census Data does not include information on multiple priority population categories, creating barriers on developing targeted needs analysis. Alternate methods and sources were used to approximate and overlap with some of the priority groups as best as possible, however overall, the analysis of priority groups is limited.

Age of Data

Main elements of reliance for this report were the 2021 Census Data, 2019 CHHIP Report data, and 2022 Point-In-Time Homeless Count data sets. Other data sets were used in this report covering more recent findings where possible but could not cover all necessary aspects for calculations and projections.

More recent data sets have initial indications of major economic and housing shifts in 2022 - 2024, after the 2021 Census Data was collected. As such, current projections mainly conducted off 2021 data may vary from realized changes experienced in Red Deer.

Synthesizing External Data

Due to limitations on time, scope, and available in-house data, trusted external data sources were used to help develop some of the information for this report. While efforts were made to try to maintain calculations from singular sources, some overlap of different data sources may have occurred. Those sources may have calculated their information using different methodologies and thus creating minor inconsistencies within the final synthesized data.

Accuracy of Projections

Projection estimates were based off available data sets and expertise in forecasting, however perfect accuracy is neither possible nor expected. Major impacts such as the continued reverberations of the COVID pandemic, unprecedented recent rapid population growth of Alberta, early economic indicators, and other potential factors yet to be experienced may affect the accuracy of projections against what is realized.

Broader Municipal Policy Context

A well-balanced housing system is crucial to the economic, social, psychological, and physical well-being of a community and the people within. To facilitate this systemic balancing, recognition is made that a broader framework directing the municipality must already be in place to effectively instigate actionable items addressing shortcomings identified in the Housing Needs Assessment.

The City of Red Deer acknowledges housing's importance through reference in key policy and guiding documents such as the Municipal Development Plan and Vision for 2050.

Additionally, The City of Red Deer has undertaken recent actions updating its Zoning Bylaw to further housing supply well-being, but is looking at further actions in alignment with these aims to address pressing housing issues identified within the Housing Needs Assessment.

Further detail on the broader municipal policy context is provided in Part 2.

PART 2. CITY PROFILE & TRENDS

Acknowledgement

The City of Red Deer is located on Treaty 6 and Treaty 7 land, and Métis Region 3 territory. The lands on which the City resides are a traditional gathering space, trading space, and a travelling route to many First Nations, Inuit, and Métis peoples.

Regional Context

Red Deer is the largest city and an urban centre for the Central Alberta region, positioned as a mid-way point between the municipalities of Calgary and Edmonton along the busiest highway in the province. Red Deer serves as a primary hub for the broader Central Alberta region, providing a diverse range of economic opportunities, cultural and entertainment spaces, healthcare provisions, recreational opportunities, educational facilities, and a vast array of other services and amenities.

City Profile

Population Makeup at A Glance

Population Profile & National Comparison (StatsCan 2021)			
Red Deer (pop. 100,844)		Canada (pop. 36,328,480)	
Average Age	38.8	Average Age	41.9
Age Distribution: 0 – 14 (% of total population)	18.2%	Age Distribution: 0 – 14 (% of total population)	16.3%
Age Distribution: 15 – 64 (% of total population)	66.7%	Age Distribution: 15 – 64 (% of total population)	64.8%
Age Distribution: 65+ (% of total population)	15.1%	Age Distribution: 65+ (% of total population)	19.0%
Identify As Indigenous	6.41%	Identify As Indigenous	4.97%

(% of total population)		(% of total population)	
Identify As Visible Minority (% of total population)	18.36%	Identify As Visible Minority (% of total population)	26.53%
Immigrant Population (% of total population)	16.40%	Immigrant Population (% of total population)	23.01%
Recent Immigrants (% External Migrants from total, via Mobility Status 5 Years Ago category)	2.88%	Recent Immigrants (% External Migrants from total, via Mobility Status 5 Years Ago category)	4.91%
Recent Intraprovincial Migration (% Intraprovincial Migrants from Total, via Mobility Status 5 Years Ago category)	13.06%	Recent Intraprovincial Migration (% Intraprovincial Migrants from Total, via Mobility Status 5 Years Ago category)	14.65%
Recent Interprovincial Migration (% Interprovincial Migrants from Total, via Mobility Status 5 Years Ago category)	3.49%	Recent Interprovincial Migration (% Interprovincial Migrants from Total, via Mobility Status 5 Years Ago category)	2.67%

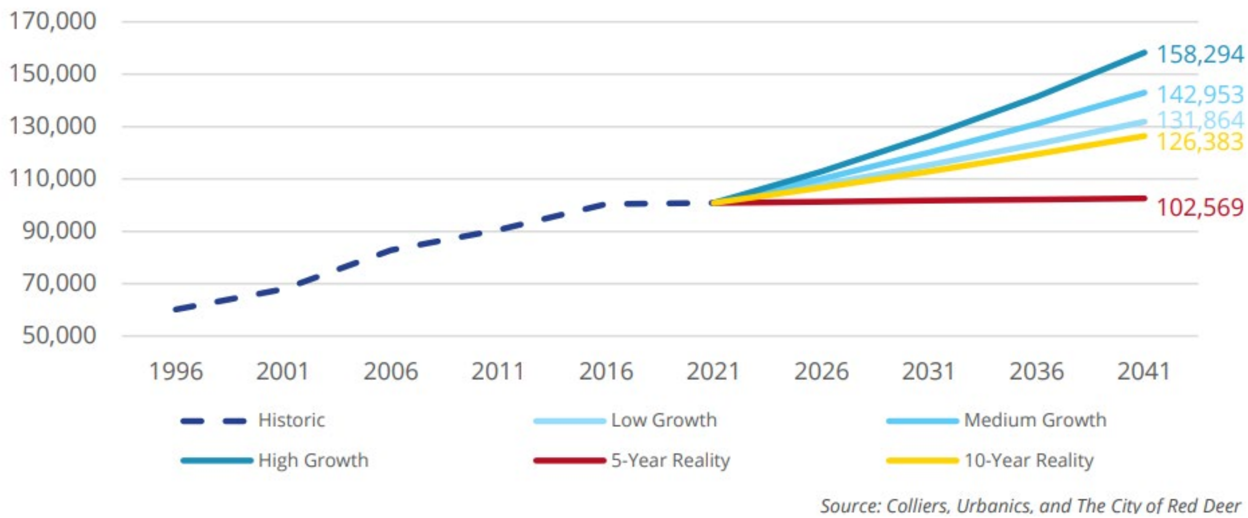
Red Deerians are a younger skewing population with pre-existing roots in Canada, as immigration tends to primarily focus on the larger urban centres of Edmonton and Calgary before disbursing out to secondary cities like Red Deer. Younger population percentages relate to the historic economic ties to the oil & gas, construction, and health care industries, as well as the presence of educational facilities like Red Deer Polytechnic. A statistically larger amount of individuals are also coming to Red Deer from provinces outside Alberta looking for opportunities.

Red Deer also has a comparatively high percentage of its population identifying as Indigenous. Current and historic systemic barriers and discrimination have negative impacts on safe and continuous housing attainment for Indigenous populations at a disproportionate rate, so monitoring and addressing housing concerns is key.

Population Growth

Red Deer population sits at 100,844 people (StatsCan, 2021), an increase of 0.4% from the 100,418 people observed in 2016.

Despite the limited growth reflected between observed 2016 and 2021 census figures, extending the growth range window to look at longer historical trends positions Red Deer to be at an estimated 1.35% low growth projection over the long term, and in line with provincial population projections that put growth for the broader Red Deer census division at 1.4% yearly through to 2051[1].



Real Estate Growth Projections (2023)

Red Deer historically is very tied to the resource-based economy's market shifts, contributing to why short-term realized growth has been slow, and of some of the socio-economic factors related to precarious and missing housing for individuals.

Simultaneously, such economic slump has also helped contribute to Red Deer being identified as the third most affordable city in Canada[2] and is expected to lead to improved growth as housing affordability crises in other provinces along with higher international immigration has created a massive population influx into Alberta[3] in search of affordable housing.

Early post-census indicators suggest that Red Deer's growth is rebounding. Provincial population projections through to 2051[4] expect Red Deer to receive the 4th largest percentage gains in the province for both youth under the age of 15 and working-age persons primarily in the form of young adults.

---

[1] Government of Alberta, *Population Projections – Alberta and Census Divisions, 2023 - 2051* (2023)

[2] Royal Lepage, *Most Affordable Canadian Cities Report* (2024)

[3] Government Of Alberta, *Current Provincial Population Estimates* (2024)

[4] Government of Alberta, *Population Projections – Alberta and Census Divisions, 2023 - 2051* (2023)

Economic Profile

Overall, Red Deer sits slightly better than Canadian averages in elements like the prevalence of low income and average after-tax income. When looking at a comparative against the province of Alberta however, Red Deer fares worse off in these metrics than provincial averages.

Red Deer also has a higher unemployment rate than both Alberta and Canada, and those employed tend to be in more temporary or casual employment arrangements, which directly impacts the ability to cover the associated costs of housing. These factors may also contribute to why homeownership tends to skew to a higher tenancy makeup than provincially or federally.

A prominent reason for economic conditions being the way they are is Red Deer's economic dependency to the oil & gas sector, both in terms of direct contribution, and through the indirect relations of other industries reliant on income derived from the oil & gas industry.

Housing prices have tended to be more affordable tied to economic conditions, however changes in the last 2 – 3 years post-census data have strained this affordability advantage, with average home prices resetting from a 2016-2020 downturn, vacancy rates collapsing, and average rental rates increasing 18.44% over 2 years.

Further detail on the economic profile is provided in Part 3.

Additional Considerations

As the urban centre for central Alberta, Red Deer houses a much wider breadth of supportive resources and services than neighboring satellite communities. For instance, outside Red Deer the next nearest emergency shelter is 100km away in the community of Wetaskiwin (pop. 12,655).

2022 Point-In-Time Homeless Counts indicate a 132% increase in people experiencing homelessness over 2018. 25.0% of survey respondents moved to Red Deer within 365 days, of which 84.6% moved from different municipalities in Alberta, with access to services being the fourth and fifth most cited reason for initially coming. A 2023 query of provincially funded social support services demonstrated that 45.6% of the adults accessing Family and Community Support Services (FCSS) programming did not live in Red Deer[5].

---

[5] FCSS Annual Outcome Data (2023)

Data from respondents identify Red Deer's homeless population as younger (median age of 28 against the City's median age of 38.8), male (64%)[6], and heavily weighted to chronic homelessness (72.4%). The highest response by people to why housing was lost and their barrier to obtaining new housing was not having enough income (36% and 65.1% respectively).

Indigenous respondents make up a large portion of people experiencing homelessness in the Point-in-Time Count, with 20.5% identifying as First Nations and 7.7% as Metis, despite the Indigenous population for Red Deer only being 6.41% (Stats Canada, 2021).

Red Deer is also subject to the opioid crisis, with 2023 marking a 48.3 per 100,000 death rate from opioid poisonings[7] compared to a 22.2 per 100,000 death rate nationally[8]. Red Deer Regional Hospital is seeing a steady increase in emergency department visits and hospitalizations related to opioids, seeing an increase from 790 annual visits in 2019 to 1004 in 2023. 'Substance use issue' was cited as the fourth largest reason for housing loss, and the most cited health challenge facing Point-in-Time homeless count respondents (78%).

Red Deer's emergency shelter and support system does excellent work to support Red Deerians who use substances in the community. One of Red Deer's emergency shelters permits clients to be under the influence when accessing services. This shelter operates out of a temporary facility that is not purpose-built to provide wrap-around care that meets the demand of unhoused individuals experiencing addiction or seeking medically supported detox services. Until a permanent shelter is built, the temporary shelter must go through a politically charged process to extend its temporary operational allowance status. The last extension was granted until May 1st, 2025.

Additional considerations are explored in further detail in Part 4.

---

[6] *Available research on women experiencing homelessness indicates women with dependent children are most likely to experience 'hidden homelessness' as they prefer not to report in shelters and social services, potentially skewing the actual degree of gender divide.*

[7] Government of Alberta, *Alberta Substance Use Surveillance System* (2024)

[8] Health Canada, *Opioid and Stimulant-related Harms in Canada* (2023)

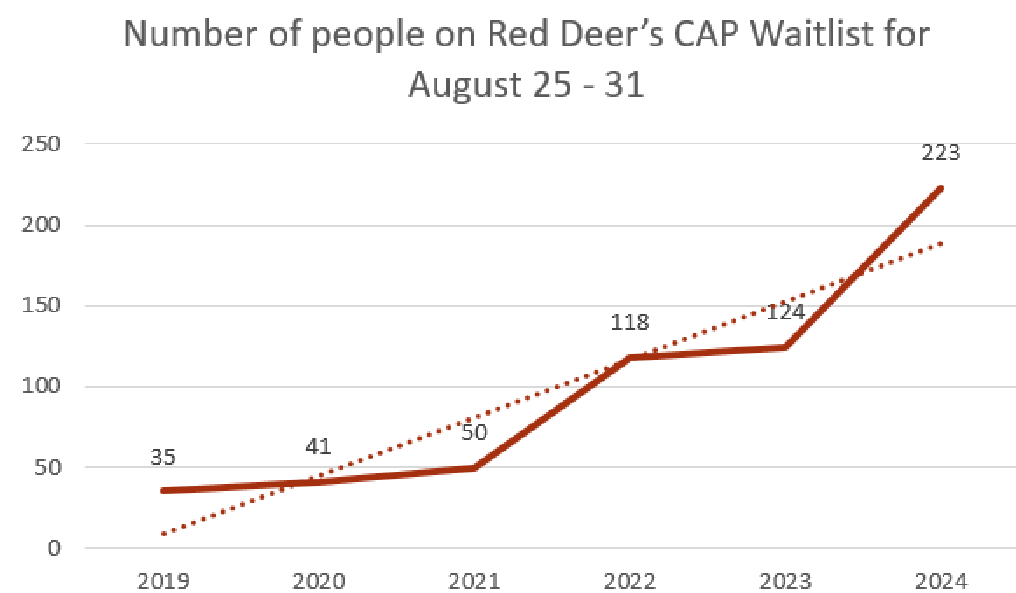
Impacts on the Housing Market

Red Deer experienced an overall economic and growth slump from 2016 – 2020, which is reflected in 2021 census data, and temporarily tempered market conditions. More recent information paints a better picture, and is provided in greater detail in Part 5, though a summary is available here.

In general, Red Deer housing pricing has gone through a relative market boom. Recent growth has placed housing prices back at a 10-Year average of $340,794, completely negating the pricing slump from 2016 – 2020 and setting the highest average observed since 2013. Concurrently, vacancy rates for Townhouse and Apartment rates have collapsed to an all-time low of 0.9% with average rents increasing by 18.44% in just two years. This is an issue compounded by an overall younger population employed more in temporary and casual positions, where rental housing is better suited to their needs.

Despite this growth, Red Deer has not seen housing starts meet the projected demand in its issued building permits and is thus anticipating conditions to exacerbate further in the near future.

Demand for Support Services



Red Deer is seeing a rapid increase in the number of people on its Coordinated Access Process (CAP) waitlist for services and housing placement post 2021 Census Data, despite early indicators of economic improvement. The most recent 2024 figures show a 446% increase over the same period in 2021. Within this waitlist, stats show 80 people have been waiting for housing for over 100 days, and 20 for more than 300 days.

Through administrative experience, it is not unusual for unhoused individuals to lose hope and disengage from service providers or to opt out of engaging with the assignment process altogether. And with limited future development on the horizon (detailed more in Part 6), it is not anticipated that the current waitlist will decrease enough to stabilize the shelter system.

Looking at internal stats, demand for homeless prevention services currently outweighs the support available. Priority group targeted programs such as aboriginal cultural support operate at full capacity with demand increasing annually.

Meanwhile the need for shelter diversion has increased by 34% in the last 2 years, and clients coming to the program 'housing ready' (with government ID and a source of income) has more than doubled.

There is a waitlist of 510 households hoping to access a rent-geared-to-income unit or receive a rental subsidy in 2024.

For senior support services, current data shows a waitlist of around 150 people waiting for affordable seniors housing, equating to around 6 months' wait. Not only is existing supply falling short of demand, but the population of aging baby boomers crossing into the qualification threshold is outpacing development of additional housing supply, exacerbating the divide.

Barriers to Housing Development

Findings in the Community Housing and Homelessness Integrated Plan (CHHIP) (2019) identified several key areas where barriers to affordable housing development were taking place:

- Need for better coordination between all orders of government
- Need for better coordination between different sectors
- Need to alleviate complexity in zoning, bylaws, and other development processes
- Need to overcome social stigma and 'NIMBY' attitudes

To alleviate these barriers, several city housing initiatives in Red Deer are underway and detailed in the following section.

City Housing Initiatives

Official Policies & Plans

Official policy like the Municipal Development Plan contains explicit mention of the need to create affordable housing as a governmental aim.

"The City shall partner with other orders of government and private, public and non-profit organizations in the creation of affordable housing and special needs housing"

- Policy 10.6 Affordable Housing & Special Needs Housing, Municipal Development Plan

To supplement this, action plans such as the 2023-2026 Strategic Plan target the aim of Community Health and Wellbeing, of which many of the indicators and outcomes for success overlap with or are related to success in addressing affordable housing, helping set the expectation from up top that addressing housing is of key interest for Red Deer. Language in Red Deer's Vision for 2050 also stresses the need for affordable housing.

Housing Asset Development Recommendations

On May 1, 2023 City Council unanimously passed resolutions that included a suite of recommended impactful government enablers to support and incentivize affordable and permanent supportive housing development. Summarized highlights include principal support for the following.

- **Surplus Lands** to be used for supportive housing development, with a report on identifying lands due Q4 2024
- **Financial Incentives** including tax-supported financial incentives program as part of 2023 mid-cycle budget review and the exploration of options directly related to the Housing Accelerator Fund.
- **Property Tax Exemptions** for non-Alberta Social Housing Corporation affordable housing projects as a potential incentivization mechanism, with a report to Council due November 2024.
- **Fast Tracking of Development Permits** to prioritize and expedite affordable housing and permanent supportive housing applications
- **Promote 'Yes in My Backyard' Strategies** through development of key messages by Administration and a reduction of restrictions in the Zoning Bylaw

Limited progress has been made in these areas due to lack of capacity and dedicated funding.

Community Housing & Homelessness Integrated Plan (CHHIP)

In 2019, the Community Housing & Homelessness Integrated Plan (CHHIP) developed in partnership between the City, community, and government partners established 5 priority areas and affordable housing targets to reduce and prevent homelessness in Red Deer.

"It's impossible to address unemployment, health, addictions etc. while people are without safe, continuous housing. Taxpayers need to understand that housing people will save money on other issues, like healthcare."

- Anonymous Respondent, Community Housing & Homelessness Integrated Plan

Zoning Bylaw

The City of Red Deer is also undertaking a multiphase rollout updating the Zoning Bylaw to make increased as-of-right density standard across the municipality. Phase 1, adopted in May 2024 saw increased density permissions to all residential zoned parcels. Later phases will look at further increasing that density, adjusting parking minimums, and tinkering with regulations around alternate transportation provisions.

PART 3. HOUSEHOLD PROFILES, ECONOMIC CHARACTERISTICS, & CORE HOUSING NEED

Economy Overview

Economic Comparisons Across Municipal, Provincial, and Federal Levels (StatsCan 2021)			
Metric	Red Deer	Alberta	Canada
Unemployment Rate	12.3	11.5	10.3
Prevalence of Low Income 0 – 17 Years	11.8%	11.2%	11.9%
Prevalence of Low Income 18 – 64 Years	8.8%	8.1%	9.7%
Prevalence of Low Income 65 Years +	10.8%	10.6%	15.0%
Gini index on adjusted household total income	0.321	0.350	0.347
Gini index on adjusted household after-tax income	0.283	0.307	0.302
Average After-Tax Income (2020)	$43,520	$50,200	$41,560
P90/P10 ratio on adjusted household after-tax income	3.6	3.9	3.8

Economically, Red Deer tends to be positioned slightly better than the Canadian averages, but slightly worse than Albertan averages, where against the provincial rates, lower incomes are more prevalent. Comparative poverty is more evenly distributed across the population than in the broader provincial context. Red Deer is also experiencing a higher unemployment rate than both Alberta and Canada, which directly impacts the ability to cover the associated costs of housing.

Economic Conditions

Oil and gas downturn and the COVID pandemic hit the Alberta economy hard, with Red Deer particularly prone to these factors. Direct oil and gas work accounts for the 7th largest industry by labour force, however most other industries (including larger workforce sectors such as retail trade, construction, and accommodation & food services) are heavily reliant upon the income derived from oil and gas. As a result, Red Deer's 2021 unemployment rate sits at 12.3%[9], exceeding both Alberta's (11.5%) and Canada's (10.3%).

Related to the types of economic activities driving Red Deer, a labour force analysis also indicates that Red Deer has a higher makeup of workers in temporary positions than both the provincial and federal rates, and that within that temporary set, a higher percentage of the total workforce is employed in more precarious casual, seasonal, or less than 1 year contract positions.

Temporary Positions (% of Total Labour Force) (StatsCan 2021)			
Metric	Red Deer	Alberta	Canada
Temporary Position	14.13%	13.79%	13.84%
Fixed Term Subset	3.88%	4.25%	4.49%
Casual, Seasonal, or short-term Subset	10.26%	9.54%	9.34%

As previously mentioned, post census data is showing marked economic improvement particularly around housing prices, which has created unique knock-on effects. Despite overall being in better economic conditions, demand for social services has rapidly increased and the vacancy rate for townhouse and apartment rentals has collapsed from 2.7% to 0.9% between 2022 and 2023[10] (explored more in Part 5).

Within the supportive housing system, some providers of rental subsidy have found the need to increase subsidy amounts for their recipients rather than take on new recipients and shorten the waitlist, so that the existing recipients avoid facing possible eviction and homelessness.

[9] Statistics Canada Census Data (2021)

[10] CMHC Rental Market Report (2023)

Other Housing Formation and Alignment Conditions

Housing alignment has impacts on availability as well. For instance, empty-nesters maintaining multi-bedroom homes occupy a housing stock better suited for families. The reason(s) for not transitioning to other housing though can vary between a lack of appropriate housing (particularly in the area), social or personal connections to the property, economic reasons, and more.

A big factor is the lack of appropriate smaller unit housing. Along with smaller units being the highest deficiency for Core Housing Need (detailed further in the Affordable Housing Deficit portion of Part 3), the lack of availability and attendant affordability results in inappropriate housing for supportive housing needs. For example, some supportive housing clients are forced to stay in a 3-bedroom non-market unit after their children move out, because a one-bedroom unit is not available.

Another factor is pet accommodations. Examples were found of senior clients staying in housing that did not meet their healthcare or mobility needs because a more suitable unit that allows pets was not available.

This housing misalignment creates a form of gridlock within the housing system, reducing the appropriateness of housing and suppressing households from moving out of non-market housing and into market housing as they wish.

Household Profiles

Household Profile & Statistics Comparison (StatsCan 2021)			
Metric	Red Deer	Alberta	Canada
Total Number of Households	40,510	1,633,220	14,978,940
Average Household Size	2.4	2.6	2.4
1-person Households (% of Total)	28.84%	25.96%	29.3%
2-person Households (% of Total)	34.72%	33.76%	34.2%
3-person Households (% of Total)	14.69%	15.25%	14.7%
4-person Households (% of Total)	13.39%	14.90%	13.4%
5+-person Households (% of Total)	8.36%	10.12%	8.4%
Tenant Households (% of Total)	35.19%	28.38%	32.96%
% of Tenant Households in Subsidized Housing	9%	9.1%	11.7%
Owner Households (% of Total)	64.81%	71.62%	67.04%
Households within 800m of a Transit Station (GIS Data query)	3948	-	-
% of 1-Parent Families	18.88% of census families	15.21% of census families	16.43% of census families
% of 1-Parent Families w/ woman as the parent	78.38%	76.23%	77.25%
% of 1-Parent Families w/ man as the parent	21.62%	23.77%	22.75%

Generally, Red Deer household make up falls in line with either provincial or federal rates, though a few deviations are worthy of note. Red Deer has a high percentage of households in a tenancy arrangement compared to both provincial and federal rates.

Red Deer also has a higher rate of one-parent families than both Alberta and Canada, of which a slightly higher percentage is also helmed by women.

Red Deer also has a small percentage of households within 800 meters of transit stations (< 10%); however, it should be noted that Red Deer only has what it considers as 3 qualifying transit stations, of which the most northerly station sits near the municipal boundary where large portions of currently undeveloped land is within the radius, planned for future residential development. The main central station also reaches into part of an under-development planned community with high density allowances. As such, a divide exists between present households within transit station radius, and potential households within transit station radius.

Household Income Profiles

Household Profile & Statistics (StatsCan 2021, Housing Needs Assessment Tool)			
Metric	Red Deer	Alberta	Canada
Area Household Income (CAD $ / Year)	$103500 (average) $85000 (median)	$119700 (average) $96000 (median)	$106300 (average) $84000 (median)
Households <20% AMHI (% of total households)	1.29%	1.58%	2.00%
Indigenous Households <20% AMHI (% of total indigenous households)	1.75%	2.04%	2.48%
Households 21% - 50% AMHI (% of total households)	17.42%	16.92%	17.50%
Indigenous Households 21% - 50% AMHI (% of total indigenous households)	19.59%	18.03%	17.44%
Households 51% - 80% AMHI (% of total households)	19.06%	19.17%	18.68%
Indigenous Households 51% - 80% AMHI (% of total indigenous households)	21.49%	20.53%	19.57%
Households 81% - 120% AMHI (% of total households)	22.70%	22.76%	21.13%
Indigenous Households 81% - 120% AMHI (% of total indigenous households)	24.56%	22.98%	21.44%
Households >120% AMHI (% of total households)	39.52%	39.58%	40.69%
Indigenous Households >120% AMHI (% of total indigenous households)	32.60%	36.42%	39.07%

Despite a higher median income, Red Deerians earn a lower average income than Canadian households, and significantly lower amounts for both the average and median incomes than the provincial rate. This is indicative of a more compacted strata of wealth distribution, as also demonstrated by lower Gini index and P90/P10 ratio coefficients.

Breaking that compaction into categories within the Red Deer region via Area Median Household Income (AMHI), percentages of households within brackets are consistent with provincial and federal rates.

When analyzing Indigenous households, household income is overall depressed against general households. Percentages in the lower income brackets are higher and there is a substantial reduction in Indigenous households making > 120% AMHI.

Households in Core Housing Need

Core Housing Need by Ownership/Tenancy (StatsCan 2021)			
Metric	Red Deer	Alberta	Canada
Owner Households in Core Housing Need (%)	3.8%	5.6%	5.3%
Tenant Households in Core Housing Need (%)	20.0%	20.7%	20.0%

Percentages of Households in Core Housing Need (Housing Needs Assessment Tool)			
Metric	Red Deer	Alberta	Canada
Very Low Income	81.55%	77.61%	69.41%
% Breakdown by Household Size within Very Low Income	90.24% (1 person) 9.76% (2 person)	77.79% (1 person) 15.31% (2 person) 4.93% (3 person) 1.36% (4 person) 0.60% (5+ person)	87.05% (1 person) 9.85% (2 person) 2.01% (3 person) 0.77% (4 person) 0.33% (5+ person)
Very Low Income Affordable Shelter Cost	$425	$480	$420
Low Income	43.26%	43.36%	36.66%
% Breakdown by Household Size within Low Income	63.61% (1 person) 22.54% (2 person) 9.18% (3 person) 3.51% (4 person) 1.17% (5+ person)	57.76% (1 person) 24.26% (2 person) 10.02% (3 person) 5.19% (4 person) 2.77% (5+ person)	64.78% (1 person) 23.27% (2 person) 7.39% (3 person) 3.20% (4 person) 1.35% (5+ person)
Low Income Affordable Shelter Cost	$1062.50	$1200	$1050
Moderate Income	4.28%	6.21%	10.95%
% Breakdown by Household Size within Moderate Income	23.08% (3 person)	7.37% (1 person)	11.28% (1 person)

	38.46% (4 person) 38.46% (5+ person)	23.56% (2 person) 22.51% (3 person) 21.43% (4 person) 25.13% (5+ person)	32.78% (2 person) 24.45% (3 person) 18.45% (4 person) 13.05% (5+ person)
Moderate Income Affordable Shelter Cost	$1700	$1920	$1680
Median Income	NS	0.61%	1.16%
% Breakdown by Household Size within Median Income	NS	11.90% (1 person) 30.66% (2 person) 15.10% (3 person) 16.48% (4 person) 25.86% (5+ person)	1.39% (1 person) 4.76% (2 person) 17.06% (3 person) 31.74% (4 person) 45.05% (5+ person)
Median Income Affordable Shelter Cost	$2550	$2880	$2520
High Income	NS	NS	NS
% Breakdown by Household Size within High Income	NS	10.26% (1 person) 12.82% (2 person) 10.26% (3 person) 17.95% (4 person) 48.72% (5+ person)	3.48% (2 person) 7.67% (3 person) 18.12% (4 person) 70.73% (5+ person)
High Income Affordable Shelter Cost	>$2550	>$2880	>$2520

Housing prices in Red Deer dropped during the period of 2016 – 2020, helping maintain lower ownership affordability. Recent statistics post-2021 census date however indicates that this housing depreciation has disappeared, and it is expected owners in Core Housing Need will migrate to be more in line with provincial and federal rates.

Similarly, tenancy rental and vacancy rates fared better during the 2016 – 2020 period, but despite this, measurements of Core Housing Need remain in line with provincial and federal rates for tenants. This is likely to worsen, as post-census data indicates that prices are increasing, and vacancy rates have collapsed (0.9% in 2023).

Analyzing the details of Core Housing Need, tied to lower housing costs and economic instability conditions, housing needs in Red Deer are higher in the lower income brackets, and lower in the higher income brackets.

Indigenous Households in Core Housing Need

Percentages of Indigenous Households in Core Housing Need (Housing Needs Assessment Tool)			
Metric	Red Deer	Alberta	Canada
Very Low Income	83.00%	79.00%	70.00%
% Breakdown by Household Size within Very Low Income	63.64% (1 person) 36.36% (2 person)	65.34% (1 person) 18.78% (2 person) 11.11% (3 person) 2.38% (4 person) 2.38% (5+ person)	80.73% (1 person) 14.12% (2 person) 3.19% (3 person) 1.23% (4 person) 0.73% (5+ person)
Very Low Income Affordable Shelter Cost	$425	$480	$420
Low Income	53.00%	53.00%	43.00%
% Breakdown by Household Size within Low Income	46.97% (1 person) 40.91% (2 person) 12.12% (3 person)	41.55% (1 person) 33.57% (2 person) 13.91% (3 person) 6.73% (4 person) 4.24% (5+ person)	45.27% (1 person) 34.15% (2 person) 12.39% (3 person) 5.29% (4 person) 2.89% (5+ person)
Low Income Affordable Shelter Cost	$1062.50	$1200	$1050
Moderate Income	9.00%	12.00%	15.00%
% Breakdown by Household Size within Moderate Income	60.00% (4 person) 40.00% (5+ person)	6.36% (1 person) 23.37% (2 person) 22.85% (3 person) 25.60% (4 person) 21.82% (5+ person)	6.11% (1 person) 29.88% (2 person) 23.95% (3 person) 20.89% (4 person) 19.17% (5+ person)
Moderate Income Affordable Shelter Cost	$1700	$1920	$1680
Median Income	NS	2.00%	3.00%
% Breakdown by Household Size within Median Income	NS	4.44% (1 person) 17.78% (2 person)	2.54% (1 person) 8.21% (2 person)

		17.78% (3 person) 21.11% (4 person) 38.89% (5+ person)	18.24% (3 person) 23.07% (4 person) 47.95% (5+ person)
Median Income Affordable Shelter Cost	$2550	$2880	$2520
High Income	NS	NS	NS
% Breakdown by Household Size within High Income	NS	20.00% (3 person) 40.00% (4 person) 40.00% (5+ person)	3.38% (2 person) 6.77% (3 person) 17.67% (4 person) 72.18% (5+ person)
High Income Affordable Shelter Cost	>$2550	>$2880	>$2520

Focusing on Indigenous households, Core Housing Need is higher at the lowest income brackets, while lower at higher brackets, related to overall lower housing prices in conjunction with broader Red Deer economic conditions around employment and income instability.

Compared to overall Core Housing Need for Red Deer, Indigenous households in need are larger, and should be a consideration when targeting appropriate housing Development.

Indigenous households also have a higher rate of Core Housing Need against overall Red Deer Core Housing Need in every income bracket containing statistically significant data. This higher rate tracks with other areas where Indigenous populations are statistically overrepresented in Red Deer, such as homeless Point-in-Time Counts.

Indigenous persons are further examined as a priority group in Part 4.

2021 Affordable Housing Deficit

Utilizing the Housing Needs Assessment Tool, a breakdown is provided for how many affordable housing units Red Deer is deficient (circa 2021) in both general totals and a subset for Indigenous households.

Affordable Housing Deficit Matrix (Housing Needs Assessment Tool)						
Affordability Bracket	1-bd Home	2-bd Home	3-bd Home	4-bd Home	5-bd Home	Total
Very Low Income	390	0	0	0	0	390
Low Income	2015	635	225	75	0	2950
Moderate Income	0	0	95	145	45	285
Median Income	0	0	0	0	0	0
High Income	0	0	0	0	0	0
Total	2405	635	320	220	35	3625

Affordable Housing Deficit Matrix – Indigenous Households (Housing Needs Assessment Tool)						
Affordability Bracket	1 person	2 Person	3 Person	4 Person	5+ Person	Total
Very Low Income	35	20	0	0	0	55
Low Income	155	135	40	0	0	330
Moderate Income	0	0	0	30	20	50
Median Income	0	0	0	0	0	0
High Income	0	0	0	0	0	0
Total	190	155	40	30	20	435

Summary

Amalgamated, the data sets indicate that Red Deer has a larger sector of tenancy housing, single-parent families, and female-led single-parent families. These groups tend to have a harder time building wealth, and in turn can be in a more precarious position for weathering increases to housing costs. This weathering ability is further reflected in how owner households in Red Deer are substantially less likely to be in Core Housing Need compared to provincial and federal figures, whereas tenant households are right in line. Early post-census figures on housing costs and vacancy rates, however, indicate that the weathering capacity is likely to worsen.

When we look at houses in 'very low' and 'low' income brackets, we see a higher percentage of households within those brackets being in Core Housing Need, whereas in the moderate, median and high brackets, households in core housing need are substantially lessened to the point where some brackets weren't even recorded to have a statistically significant value.

For Indigenous households, Core Housing Need is higher need across all income brackets with statistically significant data. Indigenous Households in need are also generally larger in size as percentage breakdowns against overall households in need.

Yet, affordable housing development doesn't seem to have met actual community needs, and as of 2021 Red Deer was already in deficit by 3,625 affordable housing units, largely in the form of 1 bedroom and 2 bedroom houses.

With post-census data indicating economic improvement but a lack of overall housing starts to meet demand (let alone starts for properly affordable units), it's anticipated this shortage will worsen.

Further exploration of the housing profile is handled in greater detail in Part 5, and housing projections in Part 6.

PART 4. PRIORITY GROUPS

Overview

Percentages of Households in Core Housing Need by Priority Population (Housing Needs Assessment Tool)			
Priority Population Households	Red Deer	Alberta	Canada
Single Mother-led	22.97%	21.96%	19.20%
Women-led	13.61%	13.43%	12.81%
Indigenous	13.74%	13.99%	12.92%
Visible Minority	6.54%	9.50%	13.42%
Black-led	10.85%	15.57%	16.56%
New Migrant-led	8.56%	12.40%	16.06%
Refugee Claimant-led	14.89%	16.20%	19.27%
Household Head under 25	17.48%	15.33%	13.50%
Household Head over 65	10.57%	13.23%	11.81%
Household Head over 85	11.04%	18.29%	16.30%
Physical Activity Limitation	6.82%	8.50%	8.94%
Cognitive, Mental, or Addictions Activity Limitation	9.86%	8.41%	8.33%
Transgender or Non-Binary	11.11%	11.32%	11.50%
Community (All Households)	9.41%	9.90%	10.11%

Percentages of Households in Core Housing Need by Priority Population and Income Category Within Red Deer (Housing Needs Assessment Tool)					
Priority Population Households	Income Category				
	Very Low	Low	Moderate	Median	High
Single Mother-led	2.44%	76.83%	20.73%	-	-
Women-led	9.07%	80.80%	10.13%	-	-
Indigenous	10.64%	75.53%	13.83%	-	-
Visible Minority	-	76.19%	23.81%	-	-
Black-led	-	100.0%	-	-	-
New Migrant-led	-	64.71%	35.29%	-	-
Refugee Claimant-led	-	75.00%	25.00%	-	-
Household Head under 25	16.98%	83.02%	-	-	-
Household Head over 65	5.24%	94.76%	-	-	-
Household Head over 85	-	100.0%	-	-	-
Physical Activity Limitation	11.49%	79.05%	9.46%	-	-
Cognitive, Mental, or Addictions Activity Limitation	7.25%	75.36%	17.39%	-	-
Transgender or Non-Binary	-	71.43%	-	-	-

Analysis was conducted using the priority populations available in the Housing Needs Assessment Tool kit. This list may deviate slightly from the 13 CMHC Priority Groups.

Comparing priority groups in Red Deer to provincial and federal rates, trends track with population quirks noted in Part 2; mainly that single mother-led and women-led households, Indigenous households, younger population households, and households experiencing cognitive, mental, or addictions limitations were not only higher as a population percentage, but also percentages of households within those groups are experiencing a greater core housing need, and will be focused on for further analysis. By contrast, lower immigrant and older aged households as a percentage of overall population are equally reflecting lower comparative rates in Core Housing Needs.

Overall, the income category priority groups with Core Housing Need most found themselves in was low income (21 – 50% AMHI).

Analysis is conducted viewing each of the priority groups of higher focus separately. It is recognized that some households within these groups may have intersectional crossover and appear in multiple categories.

Single Mother-led and Women-led Households

Single Mother-led Households in Core Housing Need Distribution by Income Bracket (Housing Needs Assessment Tool)			
Income Bracket	Red Deer	Alberta	Canada
Very Low Income	2.44%	4.58%	3.24%
Low Income	76.83%	70.09%	52.97%
Moderate Income	20.73%	24.11%	32.90%
Median Income	-	1.12%	4.45%
High Income	-	0.10%	0.14%

Women-led Households in Core Housing Need Distribution by Income Bracket (Housing Needs Assessment Tool)			
Income Bracket	Red Deer	Alberta	Canada
Very Low Income	9.07%	11.07%	11.81%
Low Income	80.80%	76.57%	67.03%
Moderate Income	10.13%	11.34%	19.06%
Median Income	-	0.96%	2.01%
High Income	-	-	0.09%

Single Mother-led households constitute a higher percent of single parent households in Red Deer (78.38%) compared to Alberta (76.23%) and Canada (77.25%) rates. They also hold the highest rate of households within a priority group class to be in Core Housing Need (22.97%) in Red Deer, exceeding Alberta's 21.96% and Canada's 19.20% rates.

Women-led households follow suit, with the Red Deer Core Housing Need rate of 13.61% exceeding Alberta's 13.43% and Canada's 12.81%. Overall, it is estimated that 48.7% of women renting their homes are in Core Housing Need in Red Deer[11].

Core Housing Need for these priority groups is concentrated at the low-income bracket (21-50% AMHI) in Red Deer when targeting appropriate housing development.

[11] Community Housing and Homelessness Integrated Plan (2019)

Indigenous Households

Indigenous Households in Core Housing Need Distribution by Income Bracket (Housing Needs Assessment Tool)			
Income Bracket	Red Deer	Alberta	Canada
Very Low Income	10.64%	11.47%	13.36%
Low Income	75.53%	67.89%	58.67%
Moderate Income	13.83%	17.65%	22.36%
Median Income	-	2.72%	4.24%
High Income	-	0.27%	1.36%

Indigenous populations in Red Deer are at a higher 6.41% rate of total population in 2021, compared to a 4.97% rate at the national rate. This number has rapidly increased, being only 5.26% in 2016, despite an overall population growth of only 0.4% during that same timeframe; a trend that should be monitored into the future.

When examining populations of people experiencing homelessness via 2022 Point-in-Time Counts, Indigenous populations were a highly disproportionate percentage (20.5% identifying as First Nations, 7.7% as Metis) compared to the Indigenous makeup of the Red Deer populous overall, and highly suggestive of an intentional need to target via housing.

The rate of Indigenous households in Red Deer with Core Housing Need (13.74%), exceeds the Canada rate (12.92%), but sits below the Alberta rate (13.99%). Looking at income brackets within Red Deer, Indigenous households exceed the overall household rates found in the income brackets of Very Low, Low, Moderate, and Median.

Core Housing Need for this priority group is concentrated at the low income bracket (21-50% AMHI) in Red Deer when targeting appropriate housing development.

Household Heads under 25

Households with Heads under 25 in Core Housing Need Distribution by Income Bracket (Housing Needs Assessment Tool)			
Income Bracket	Red Deer	Alberta	Canada
Very Low Income	16.98%	14.38%	12.86%
Low Income	83.02%	78.09%	69.05%
Moderate Income	-	6.70%	16.94%
Median Income	-	0.84%	1.06%
High Income	-	-	0.09%

Red Deer overall has a younger population, with an average age of 38.8 compared to the national age of 41.9, and the 0 – 14 and 15 – 64 age brackets both approximately 2% higher than national rates. Despite being a larger percentage of the population, younger populations are also experiencing a heightened level of Core Housing Need, with Red Deer's rate for households with heads under 25 (17.48%) exceeding both Alberta (15.33%) and Canada (13.50%) rates.

Core Housing Need for this priority group is concentrated at the low income bracket (21-50% AMHI) in Red Deer when targeting appropriate housing development.

Households Experiencing Cognitive, Mental, or Addictions Limitations

Households Experiencing Cognitive, Mental, or Addictions Limitations in Core Housing Need Distribution by Income Bracket (Housing Needs Assessment Tool)			
Income Bracket	Red Deer	Alberta	Canada
Very Low Income	7.25%	9.26%	11.23%
Low Income	75.36%	70.88%	56.96%
Moderate Income	17.39%	18.02%	27.93%
Median Income	-	1.63%	3.77%
High Income	-	0.22%	0.12%

The opioid crisis is greatly affecting Red Deer. 2023 marked a 48.3 per 100,000 death rate from opioid poisonings[12] compared to a 22.2 per 100,000 death rate nationally[13].

When examining populations of people experiencing homelessness via 2022 Point-in-Time Counts, 'substance use issue' was cited as the fourth largest reason for housing loss and was the most cited health challenge facing respondents (78%), regardless of if it was the housing loss cause.

As such, the rate of households experiencing cognitive, mental, or addictions limitations in Red Deer with Core Housing Need (9.86%), greatly exceeds Alberta (8.41%) and Canada (8.33%) rates.

Core Housing Need for this priority group is concentrated at the low-income bracket (21-50% AMHI) in Red Deer when targeting appropriate housing development.

Coordinated Access Process (CAP) Findings

The City of Red Deer uses a Coordinated Access Process (CAP) to connect people and housing supports. Using this coordinated approach allows for determination of the demographics of individuals engaged in the formal homelessness supports system which includes a spectrum of services, from scattered site case management supports that rely on market rental supplements to permanent supportive housing.

Following is the compiled data on the prevalence of priority groups tracked as a percentage of the total number of people in the current homelessness supports system or on the waitlist as of August 2024. Through this data, Red Deer is seeing heightened rates of young adults and Indigenous people either in the homelessness supports system, or on the waitlist to enter the housing system, compared to their rate of prevalence within the community generally.

[12] Government of Alberta, *Alberta Substance Use Surveillance System* (2024)

[13] Health Canada, *Opioid and Stimulant-related Harms in Canada* (2023)

Coordinated Access Process Priority Group Statistics (CAP system analysis)[14]			
Population	Representation on CAP Waitlist	Representation in Housing System	Representation in the Community
Women and Children Fleeing Domestic Violence	1.1%	1.2%	2.3%[15]
Seniors 65+	4.7%	3.7%	4.7%
Young Adults (18 – 29)	16.2%	32.1%	14.9%
Indigenous Peoples	33.4%	46.3%	6.6%
Racialized People	4.9%	10.5%	18.9%
Recent Immigrants / Refugees[16]	2.6%	3.1%	4.0%
People with Physical Health or Mobility Challenges[17]	68.9%	53.0%	-
People Dealing with Mental Health / Addictions Issues[17]	86.2%	54.1%	-
Veterans	2.4%	1.2%	-

---

[14] *Categories are not mutually exclusive, and percentages may not add up to 100*

[15] *This number was calculated using the combined totals of individuals served and turned away from the Emergency Women's Shelter against total Red Deer population. Many individuals being abused will not seek help and the statistic should be taken with caution.*

[16] *Figure was calculated using recent immigrant status. Recency of refugee status is not measured.*

[17] *Screening questions for physical and mental health/addictions include lack of access to a health professional as an indication of a health barrier. As such, when individuals are moved into housing and connected with a service provider their health challenge is resolved, resulting in lower numbers in the system as a result of resolution*

CHHIP Research

The Community Housing and Homelessness Integrated Plan (CHHIP) (2019) collected research and experiences from various priority groups where lack of access to affordable housing emerged as a major theme.

Seniors

Consultation during the seniors design lab found that a lack of affordable seniors housing or affordable housing in general was a large cause of the marginalization of certain populations. Age cutoffs kept certain populations out of affordable housing.

For resources available, increasing affordable housing stock and other affordable options, specifically for seniors, would be the most efficient way to improve the quality of life for seniors living in Red Deer.

Persons with Disabilities

CHHIP findings, particularly in light of an aging population, found that accessible affordable housing was lacking in both overall supply and from very low turnover. Compounding this, AISH income limitations kept certain populations out of affordable housing. To address the issue, a target minimum of 25% of all affordable housing units developed to be fully accessible was set.

Housing Needs of Hard-to-Capture Populations

Red Deer is home to Red Deer Polytechnic (RDP), which had approximately 10,000 students enrolled in the 2023/2024 academic year. Through publicly released statistics[18], RDP is identified to have enough residential units to accommodate 703 (7%) of students on campus. This is lower than other Alberta education institutes, which typically provide housing for 10 – 12% of the student body. Figures from the 2024/2025 school year show 140 students were waitlisted for on-campus housing (a 40% increase from the year prior), and anecdotal feedback suggests neighbouring communities are accommodating the students unable to find housing in Red Deer to suit their needs.

Through consultation, it was determined that RDP is in the process of conducting a feasibility study for potential future developments of on-campus housing, including potential replacements for the oldest residence towers expected to reach end of life within 5 – 7 years targeting a net gain of 80 – 100 beds in their replacement.

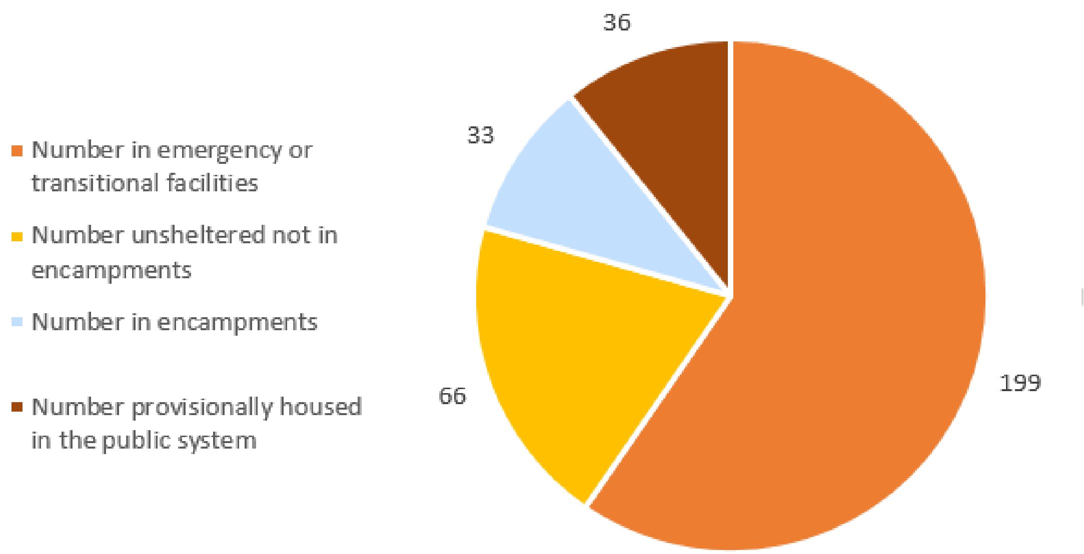
[18] Red Deer Advocate, *Wait list for Red Deer Polytechnic residences is in normal range*. (2023)

Approximately 32 beds are also anticipated to come online late 2024/early 2025, however an overall loss to less than 600 beds total is expected should those new replacement developments not develop in time. RDP's current target for the feasibility study is to net gain approximately 225 beds to their current stock.

People Experiencing Homelessness

Overview

Statistics for persons experiencing homelessness are derived from Red Deer's 2022 Point-in-Time Homeless Count Report. Findings were of 334 people identified as experiencing homelessness



From the count, 70.4% were sheltered, while 29.6% were unsheltered. Investigating the type of homelessness, 72.4% were chronically homelessness while 12.2% were experiencing episodic homelessness and 4.5% experienced transitional homelessness.

Priority Groups

Statistics for people in priority groups experiencing homelessness are derived from Point-in-Time Homeless Count Reports, utilizing categories that best approximate the 13 priority populations as defined by the CMHC.

<table>
<tr><th colspan="4">Percentages of People Experiencing Homelessness by Priority Group
(Point-in-Time Counts)</th></tr>
<tr><th rowspan="2">Priority Group</th><th colspan="2">Red Deer</th><th>Canada</th></tr>
<tr><th>2022 Rate</th><th>2018 Rate</th><th>2022 Rate</th></tr>
<tr><td>Women</td><td>32%</td><td>31%</td><td>35%</td></tr>
<tr><td>Seniors 65+</td><td>3.8%</td><td>1.1%</td><td>5%</td></tr>
<tr><td>15 – 24 Years Olds</td><td>10.3%</td><td>12.5%</td><td>12% (13 – 24 years old)</td></tr>
<tr><td>Indigenous</td><td>20.5% (First Nations)
7.7% (Metis)</td><td>44.3% (Indigenous)</td><td>24% (First Nations)
6% (Metis)
2% (Inuit)</td></tr>
<tr><td>Racialized People</td><td>14.9% (non-Indigenous respondents)</td><td>-</td><td>20% (overall respondents)</td></tr>
<tr><td>Immigrants</td><td rowspan="2">4.5% (survey results combined categories)</td><td rowspan="2">7.0% (survey results combined categories)</td><td>9%</td></tr>
<tr><td>Refugee/ Refugee Claimant</td><td>4%</td></tr>
<tr><td>2SLGBTQI+</td><td>-</td><td>3.8%</td><td>13%</td></tr>
<tr><td>Physical Limitation</td><td>39%</td><td>-</td><td>35%</td></tr>
<tr><td>Mental Health Issues</td><td>62%</td><td>-</td><td>60%</td></tr>
<tr><td>Substance Use Issues</td><td>78%</td><td>-</td><td>61%</td></tr>
<tr><td>Veterans</td><td>1.9%</td><td>1.2%</td><td>4%</td></tr>
</table>

Comparing changes in priority groups within Red Deer over time, where information was available, women, seniors, and veterans trended upward from 2018, while 15-24 year olds, Indigenous persons, immigrants and trended down.

Looking at priority groups overall, Red Deer fares better than national rates on categories like women, priority age groups, racialized groups, immigrants, 2SLGBTQI+ individuals, and veterans.

Where Red Deer fares worse than national rates are in categories where people experience some form of disability: physical limitation, mental health issues, or substance use issues.

Contributing Factors

Local Housing Affordability

Beyond typical systemic and societal barriers that contribute to individuals experiencing homelessness, Red Deer's low rental vacancy rates exacerbate barriers to securing permanent and temporary housing. Red Deer's housing system relies heavily on private market housing to move unhoused people out of the shelter system. However, in 2023, Red Deer has dropped to a 0.9% private market rental vacancy rate (compared to 9.3% in 2020), making it one of the lowest in the country.

This presents challenges when trying to move individuals experiencing homelessness into housing, as housing is not only unaffordable, but simply unavailable to renters. Landlords have heightened liberty to choose renters and impose restrictions as they see fit, which has resulted in instances of higher credit history requirements that are unattainable, particularly for low-income, marginalized communities. Compounding this is Alberta's lack of rental caps, which has seen large increases in market rent rates in recent years (further detailed in Part 5).

This lack of affordable housing supply has created a bottleneck in transitioning individuals experiencing homelessness out of an already overburdened temporary shelter system to help other individuals transition in. This creates a knock-on effect where encampments for shelter are rapidly increasing, with internal data showing the number of encampments cleaned by the City of Red Deer increasing 139% from 376 in 2019, to 899 in 2023, and a projected 1,542 to occur in 2024.

Opioid Crisis

As detailed in Part 2 and elsewhere in Part 4, Red Deer is experiencing an opioid crisis, which is highly affecting individuals experiencing homelessness.

Available Temporary and Emergency Relief Resources

Emergency Relief Resources

For emergency relief resources (categorized to include shelter spaces), Red Deer has a total of 282 spaces earmarked as follows:

- 35 spaces for men
- 11 spaces for women
- 12 spaces for youth (<18)
- 40 spaces for women and children[19]
- 184 spaces for intoxicated individuals / individuals struggling with addiction

Temporary Relief Resources

For temporary relief resources (categorized to include bed-based programs that are not intended for long-term stays), Red Deer has a total of 573 spaces earmarked as follows:

- 282 non-defined spaces
- 230 spaces for Indigenous clients
- 18 spaces for youth
- 10 spaces for women with children escaping violence
- 25 spaces for individuals granted release by the National Parole Board
- 8 wheelchair accessible spaces for individuals with sobriety requirements

From data made available, only the youth resources had availability, with the available spaces count being 3. All other services had active waitlists.

Permanent Relief Resources

For permanent relief resources, Red Deer has a total of 60 spaces earmarked as follows:

---

[19] *Provided by a third-party with no distinction into how many spaces are made available to each*

- 48 spaces for individuals with non-defined mental health support needs
- 12 spaces for individuals with mental health and addiction complexities requiring intensive support to maintain housing

Other Support Services

Additional relief services are present that do not directly correlate to housing spaces, but still provide support to individuals to help alleviate issues and needs that may conflict with the affordability of housing. Specialized programs focus on vulnerable groups, such as pregnant women, youth, and Indigenous communities offering both cultural support and practical aid like furniture and rental assistance. Available services also include eviction prevention, immigrant and refugee integration support, legal aid, and rental subsidies.

While these services establish a comprehensive approach to homelessness and housing instability, financial and staffing resources are strained and not meeting 100% of community needs.

PART 5. HOUSING PROFILE

Housing Supply

Market Housing Supply

There are a total of 40,510 private dwellings in Red Deer (2021), representing an increase of 1.31% since 2016, and 11.46% since 2011. This is broken down into the following makeup percentages in comparison to Alberta and Canada rates:

Housing Type Breakdown (%) (StatsCan 2021)			
Metric	Red Deer	Alberta	Canada
Single-Detached Dwellings	53.12%	60.90%	52.56%
Semi-Detached and Row House	18.14%	13.87%	11.53%
Apartments	26.09%	22.39%	34.42%
Other Attached Dwellings	0.07%	0.07%	0.23%
Movable Dwellings	2.58%	2.78%	1.26%

The housing breakdown appears standard for an urban centre with no major geographical constraints to affect development patterns, where higher density developments make up a larger proportion of housing compared to provincial averages that account for more rural municipalities.

That numbers are generally skewed more to low-density housing forms against national averages indicates there may be space to promote more higher density housing development, particularly as data indicates Red Deer's vacancy rates for rentals in those higher density forms have declined drastically.

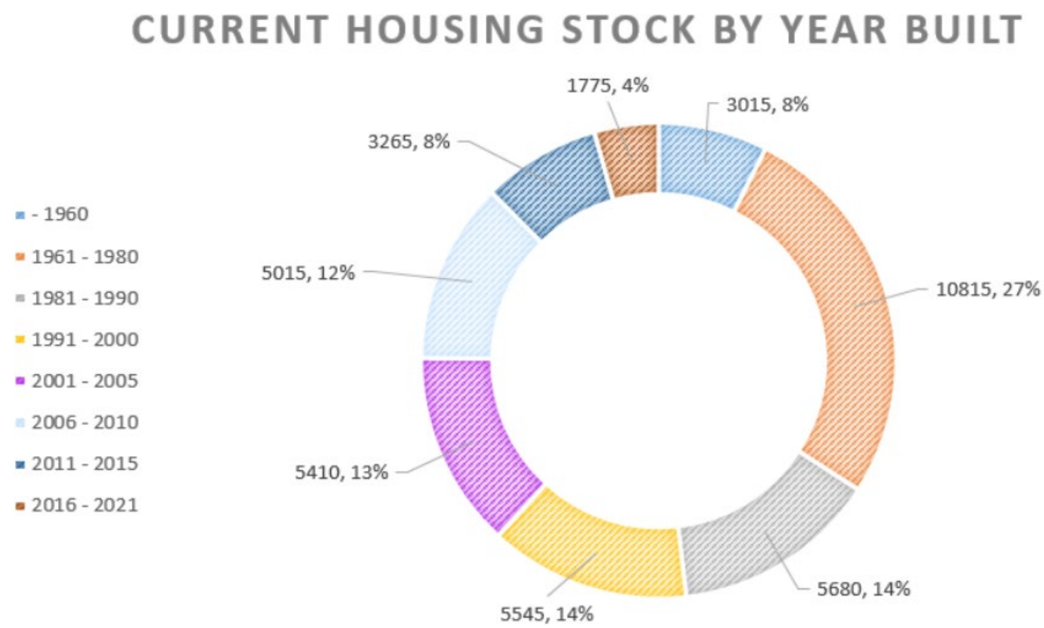
Via CMHC data, Red Deer has experienced a major decrease in vacancy rates with private Townhouse and Apartment rates plummeting from 2.7% (2022) to 0.9% (2023).

Costs of housing have also risen over 2022. Average House Prices in Red Deer were $337,373 for 2023[20], up $3798 from 2022. Meanwhile average rents for Townhouses

[20] Central Alberta Realtor's Association (2023)

and Apartments experienced a 10.7% year-over-year increase for 2022 – 2023 to $1169, up from the 5.3% year-over-year increase for 2021 – 2022[21].

Age and Condition of Dwellings



The bulk of current Red Deer housing is post-1960 development with relatively even counts in the 20-year development blocks of 1961 – 1980 (26.69%) and 1981 – 2000 (27.70%), but with substantial more development stock in the most recent 20-year development block of 2001 – 2021 (38.16%). This makes Red Deer's overall housing stock to be slightly newer, and reflective in other stats such as overall Dwelling Condition.

[21] CMHC Data (2024)

Dwelling Condition Comparison (StatsCan 2021)			
Metric	Red Deer	Alberta	Canada
Households in Dwellings Requiring Major Repairs (% of total Households)	3.16%	3.78%	4.31%
Households spending 30%+ of income on shelter costs in Dwellings Requiring Major Repairs (% of total Households)	1.32%	1.31%	1.33%
Households spending 30%+ of income on shelter costs in Dwellings Requiring Major Repairs (% of Households requiring Major Repairs)	41.80%	34.75%	30.89%
Households in Unsuitable Dwellings (% of total Households)	2.76%	3.61%	3.97%
Households spending 30%+ of income on shelter costs in Unsuitable Dwellings (% of total Households)	0.46%	0.68%	0.91%
Households spending 30%+ of income on shelter costs in Unsuitable Dwellings (% of Households in Unsuitable Dwellings)	16.52%	18.79%	22.81%

Comparatively, Red Deer's housing stock condition is doing well, sitting below both the provincial and national rates of households in unsuitable dwellings and in dwellings requiring major repairs.

Drilling into the housing stock Red Deer does have that is either suitable or needs major repairs, Red Deer does have a higher percentage of households in dwellings that need major repairs where the household is spending more than 30% of their income on shelter costs.

Housing Starts

Housing Starts by Building Permits Issued						
Housing Type	Units Built in					
	2019	2020	2021	2022	2023	2024 (first 7 months)
Single Detached	98	77	122	88	84	49
Apartment	89	378	1	0	0	228
Duplex / Semi Detached / Townhouse / Rowhouse	36	45	63	67	121	19
Manufactured Home	3	8	7	9	4	0
Suite in Single Detached / Carriage Home	19	20	19	11	5	11
Total	245	528	212	175	214	307

Housing built form starts outside of single detached homes have been in flux, largely related to whether multi-unit complexes are in development or not.

Recent relaxations in zoning limitations, culminating in the adoption of Phase 1 of the Land Use Bylaw rewrite in May 2024 which expanded as-of-right development permissions in most Zones, are hoping to boost and stabilize higher density starts moving forward, though it’s not expected to see the impacts in information available to date, and complicates the ability to project ahead.

Thus far for 2024, Red Deer appears to be on track for typical Single Detached Housing and Secondary Suite starts, and Apartment units have been in development again after a few years with little-to-no starts. As tradeoff, Duplexes and Semi-detached are sharply down from a massive peak the year prior and projected to be lower than at any point during 2019-2023.

It should also be noted, that regardless of built form type, the number of units built per year from 2021 onward are below average yearly needs for the purposes of 2021 - 2031 Housing Need projections. This element is investigated further in the Housing Trends section of Part 5.

Supportive Housing Supply

Through analysis of internal data alongside conversations with third-party housing providers, the following breakdown of non-market and affordable units is provided, spanning the previous three census periods.

Non-Market and Affordable Housing Unit Supply Changes Over Time (2011 - 2021)[22] [23]				
Metric	2011 Count	2016 Count	2021 Count	Change from 2011 - 2021
Total Units	757	768	696	-61
Seniors Housing (subset)	402	442	459	+57
Women's Housing (subset)	37	37	37	0
Indigenous Housing (subset)	55	55	81	+26

Red Deer's raw Affordable and Non-Market housing unit counts have trended with economic conditions. For instance, from 2011 to 2016, units increased 1.5% from 757 to 768. During the recessive period of 2016-2021 however, units fell 9.4% from 768 to 696. While these trends align with economic conditions, they do not align with population conditions, as Red Deer saw population growth changes of +11.4% and +0.4% for those same periods respectively.

This is especially troublesome as economic downturns heighten the need for affordability. As a result, the amount of available units has shrunk against growing demand, causing an increase in deficit.

[22] *Excluding supportive living, emergency shelter, and transitional housing units.*

[23] *These values only reflect units operated by community organizations. Private landlords across Red Deer were not consulted in this preliminary assessment.*

Housing Trends

Historical Trends and Overview

Red Deer is heavily tied to the Oil and Gas sector in terms of economic wellbeing. Economic booms and busts related to the Oil and Gas sector correlate with population growth trends and housing trends, reflected in metrics like housing starts and age of buildings, to average sales and rent prices, to vacancy rates on rentals.

Meanwhile, overlapping factors such as comparative housing price affordability and zoning limitations on built form have prioritized the development of single-detached housing stock over other forms of housing, despite economic conditions signaling an economy more centered on younger individuals in temporary or casual job arrangements, to which rentals and higher density housing built-forms may be better suited, and creating a disconnect in built form stock and community need.

An example of this disconnect between stock and need is exemplified in post-census vacancy rates, which have rapidly collapsed from 5.6% in 2021 to 0.9% in 2023, yet despite this, housing starts remained low during the same years. 2024, despite having higher projected starts, still appears below the average starts needed to accommodate projected growth, so it's expected this problem will only worsen in the short term.

Market Housing Trends

As of 2023, the 10 Year Average of sales prices have recovered from the 2016 – 2020 slump, setting the highest average price since 2013 at $340,794.

Central Alberta Realtors Association (2023)

Through analysis of housing starts by building permit issuance back to 2019, Single detached housing development has remained relatively stable. Meanwhile higher density duplex/semi-detached/townhouse/rowhouse had steady growth before spiking in 2023, yet despite this, housing prices still increased. Analysis is that despite increased supply, house prices increased because of improved economic conditions in Red Deer. Additionally added supply is still below the need for handling population growth and is analyzed further in the following section.

Housing Starts Against Projected Population Growth

						Red Deer CY (CSD, AL)
HH Income Category	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5+ Person**	**Total**
Very Low Income	−116	−9	−29	0	13	−141
Low Income	1,227	219	71	10	30	1,557
Moderate Income	459	421	76	−7	11	960
Median Income	424	553	100	109	119	1,305
High Income	344	894	411	576	433	2,658
Total	2,338	2,078	629	688	606	6,339

2031 Projected Household Gain/Loss (2021 to 2031) Housing Needs Assessment Tool

Red Deer is currently not meeting the required number of housing starts against projected population growth.

Averaging out to the 2031 Household Gain/Loss Projection, an average of 634 new units per year post 2021 must occur just to meet population growth; a mark thus far greatly missed with units being only 175 and 214 for the years 2022 and 2023 respectively.

Factoring in a 1.35% growth rate and projecting for the immediate future of 2024-2027, 1795 dwellings to accommodate 4309 people are needed (assuming 2.4 average household size) by 2027, or approximately 599 per year.

Looking at both a previous 5-year average (275 units/year) and projected totals for 2024 (projected 527 units) indicates a deficit is likely to continue, potentially exacerbating the affordable housing issue further without intervention.

As mentioned in the ‘Housing Starts’ subsection of ‘Housing Supply’ (Part 5), Red Deer rolled out large zoning permissions as part of Phase I of the Land Use Bylaw rewrite in May 2024. The impacts of these changes are thus far unknown, and not included in Housing Start considerations.

Average Rent and Vacancy Rate Trends

Townhouse & Apartment Average Rents & Vacancy Rates, 2018 – 2023 (CMHC Rental Market Reports, 2019 - 2023)							
Unit Size	Metric	2018	2019	2020	2021	2022	2023
Bachelor	Rent	$727	$730	$748	$730	$791	$850
	Vacancy	9.4%	6.6%	7.5%	13.1%	5.2%	1.4%
1 Bedroom	Rent	$859	$862	$848	$851	$929	$1010
	Vacancy	9.3%	10.4%	11.2%	6.6%	3.5%	1.1%
2 Bedroom	Rent	$1021	$1030	$1022	$1023	$1083	$1194
	Vacancy	7.6%	9.3%	7.7%	5.3%	2.4%	0.9%
3 + bedroom	Rent	$1113	$1139	$1165	$1159	$1268	$1424
	Vacancy	9.7%	4.7%	3.9%	3.0%	1.7%	0.7%
Total	Rent	$977	$992	$987	$987	$1056	$1169
	Vacancy	8.4%	8.8%	8.2%	5.6%	2.7%	0.9%

Related to an economic recession tied to heavy relations with the natural resource sector and the COVID pandemic, vacancies stayed high and rent rates somewhat low for the period of 2018-2021. This depression has changed since 2021 however, with vacancy rates completely collapsing and average rent prices jumping 18.44% in just two years. This improvement has corresponded to overall economic improvement in Red Deer post-census data.

It is anticipated this recent squeeze will worsen as building starts (by way of building permit counts) have not yet seemed to substantially pick up to alleviate the pressure. It is not known how long the squeeze will continue before the private development sector picks up development though, particularly as major development permissions were introduced in the Land Use Bylaw Phase 1 update in May 2024.

Affordable Housing Unit Supply & Changes

Through conversations with various third-party supportive housing providers[24], the following preliminary supportive needs assessment was derived:

Current Supportive Housing Shortfall			
Metric	Identified Need	Existing Units	New Units Required
Affordable Housing or Supplement (excluding supportive living, emergency shelter and transitional housing units)	4400	1489	2911
Permanent Supportive Housing	139	62	77
Affordable Seniors Housing	1062	584	478
(subset) Lodge	345	284	61
(subset) Self Contained	717	300	417

Observed by Community Service groups in recent years is that the vast majority of individuals requiring homelessness supports have a high complexity of needs. Many of these individuals will require the type of 24-hour care that Permanent Supportive Housing provides, and that levels of need in this space have increased drastically.

The City of Red Deer is in the development phase with the provincial government for a new purpose-built temporary shelter. However, a major barrier that remains to housing is a lack of units to graduate into from an emergency bed. This new emergency shelter will not address the deficit of permanent supportive housing.

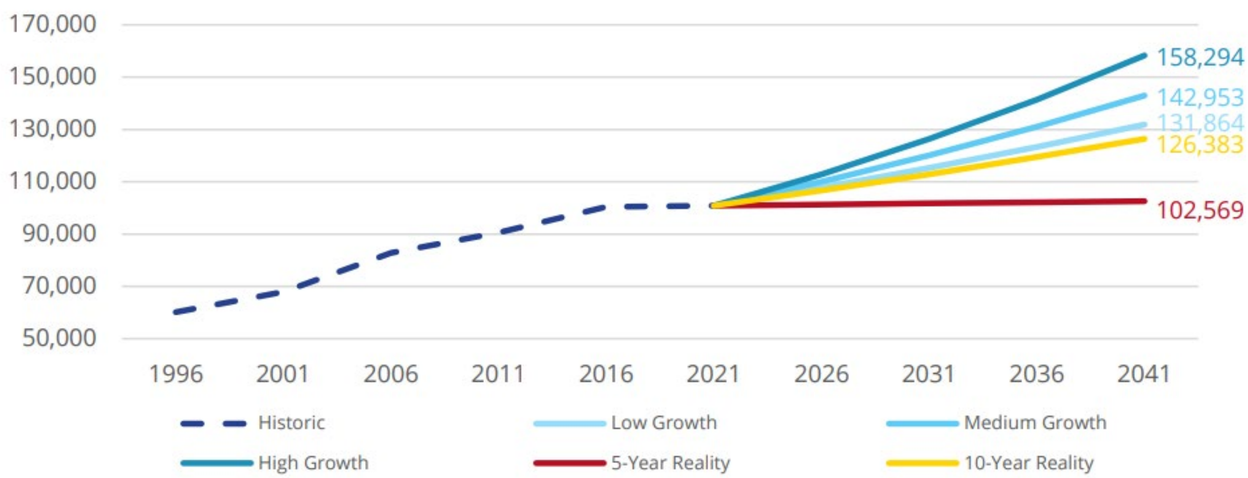
A projected supportive housing deficit is included in Part 6.

[24] *Private landlords were not included in consultation for this preliminary finding.*

PART 6. PROJECTED HOUSING NEEDS

Population Projections

Red Deer experienced a recent period of relatively stagnant population growth between the observed census periods of 2016 and 2021. Despite this setback, future growth looks favourable in Red Deer with Real Estate Growth Projections based on longer historical trends estimating a 1.35% low growth rate via the Cohort Component Method, and provincial population growth projections for the broader Red Deer census division at 1.4% yearly through to 2051[25].



Source: Colliers, Urbanics, and The City of Red Deer Real Estate Growth Projections (2023)

[25] Government of Alberta, *Population Projections- Alberta and Census Divisions 2023 - 2051* (2023)

Projected Housing Needs

Projected Overall Housing Need

Utilizing a 1.35% growth rate, Red Deer projects the following population growth to 2031, and corresponding overall housing need based on an average of 2.4 people per household.

Overall Housing Need for Population Gain By Year, 2022 - 2031 (1.35% Growth)		
Year	Population Gain Over Previous Year	Homes Needed
2022	1361	567
2023	1380	575
2024	1398	583
2025	1417	591
2026	1436	599
2027	1456	607
2028	1475	615
2029	1495	623
2030	1516	631
2031	1536	640

Red Deer is projected to need 6,031 additional homes by 2031, from the 2021 Census figures. Units built in 2022, 2023, and projected to be built in 2024 (based on 7 months of permit data) indicate a deficit already potentially realized of 809 homes, or roughly an additional 116 homes per year from 2025 – 2031 to account for the deficit needed.

Overall Housing Need projections account strictly for population growth and do not account for the core housing need deficit explored in the Core Housing Need projection section.

Projected Core Housing Need

To calculate Projected Core Housing Needs, information was collected and synthesized from the Housing Needs Assessment Tool database and Stats Canada 2021 census figures for Red Deer.

						Red Deer CY (CSD, AL)
HH Income Category	1 Person	2 Person	3 Person	4 Person	5+ Person	Total
Very Low Income	−116	−9	−29	0	13	−141
Low Income	1,227	219	71	10	30	1,557
Moderate Income	459	421	76	−7	11	960
Median Income	424	553	100	109	119	1,305
High Income	344	894	411	576	433	2,658
Total	2,338	2,078	629	688	606	6,339

2031 Projected Household Gain/Loss (2021 to 2031), Housing Needs Assessment Tool

The 2031 Projected Household Gain/Loss (2021 to 2031) dataset was used to identify the expected changes in number of households per income category by 2031. This data was then adjusted via the 2021 percentages of Households in Core Housing Need by income category to calculate how many new projected households would fall within Core Housing Need within each income category.

With the expected Core Housing Needs changes calculated as outlined, those figures were added to the 2021 Affordable Housing Deficit Core Housing Need household statistics to create the Projected Core Housing Need (2031).

Projected Core Housing Need (2031)						
Affordability Bracket	1 person HH	2 person HH	3 Person HH	4 person HH	5+ person HH	Total
Very Low Income	276	32	238	0	11	557
Low Income	2436	770	306	110	48	3670
Moderate Income	20	19	79	125	126	369
Median Income	0	0	0	0	0	0
High Income	0	0	0	0	0	0
Total	2732	821	623	235	185	4596

Converting Households to Homes Needed By Bedroom

Using the HART unit-mix methodology combined with the HART 2021 Selected Characteristics of Census Households for Housing Needs dataset, a percentage breakdown of the household type per household size was created for each income category.

Utilizing the household to bedroom conversion appendix outlined in the HART methodology, a total number of units was developed corresponding to the change in Core Housing Households from 2021 to 2031.

Where a fraction occurred, the unit count was rounded up to the nearest whole.

Very Low Income (2021 – 2031 Change)						
Required Bedrooms	Number of Persons / Household Size					
	1 person	2 person	3 person	4 persons	5 persons	Total
1 bdrm	-94	-4	0	0	0	-98
2 bdrm	0	-5	102	0	0	97
3 bdrm	0	0	119	0	0	119
4 bdrm	0	0	0	0	11	11
5 bdrm	0	0	0	0	0	0

Low Income (2021 – 2031 Change)						
Required Bedrooms	Number of Persons / Household Size					
	1 person	2 person	3 person	4 persons	5 persons	Total
1 bdrm	531	46	0	0	0	577
2 bdrm	0	51	8	0	0	59
3 bdrm	0	0	27	3	0	30
4 bdrm	0	0	0	2	8	10
5 bdrm	0	0	0	0	0	0

Moderate Income (2021 – 2031 Change)						
Required Bedrooms	Number of Persons / Household Size					
	1 person	2 person	3 person	4 persons	5 persons	Total
1 bdrm	20	13	0	0	0	33
2 bdrm	0	9	2	0	0	11
3 bdrm	0	0	5	0	0	5
4 bdrm	0	0	0	0	1	1
5 bdrm	0	0	0	0	2	2

Median and High Income brackets were not calculated to have a projected core housing need, so no bedroom conversions were conducted.

Projected Deficit

By combing the calculated 2031 projected need change with the 2021 Housing Deficit, we arrived at the 2031 Projected Affordable Housing Deficit, by number of bedrooms.

2031 Projected Affordable Housing Deficit Matrix						
Affordability Bracket	1-bd Home	2-bd Home	3-bd Home	4-bd Home	5-bd Home	Total
Very Low Income	292	97	119	11	0	519
Low Income	2592	694	255	85	0	3626
Moderate Income	33	11	100	146	47	337
Median Income	0	0	0	0	0	0
High Income	0	0	0	0	0	0
Total	2917	802	474	242	47	4482

Assumptions

The following assumptions were made in calculating projected Core Housing Need, and may affect to what degree the projections to 2031 hold true to realized need:

Projections

- Projects expected to begin between 2024 – 2031 are not included in calculations, as they are not expected to have a net impact (reasoning outlined in Projected Supportive Housing Deficit section)
- Data leading into 2021 involved depressed economic conditions and only minor rebound effects. Forward projection takes improved population growth into consideration but may still undercount based on the length and degree of realized economic improvement and other hard-to-measure factors (e.g. heightened interprovincial migration).
- Affordability conditions are maintained to 2031 such that
    - non-significant counts for Core Housing Needs in the median and high-income categories remain at a similar non-significant level; and
    - there are maintained percentages of Core Housing Need per income bracket at the 2021 Census level.

Calculations

- Where fractional unit or household counts occurred, rounding always occurred up to the next nearest whole.
- Percentages, where used, were taken to the 5th decimal (e.g. 0.12345 = 12.345%)

Known Limitations

Projections were conducted as preliminary findings and modeled on 2021 data counts which were limited in scope, and skew based upon local recent recessionary shocks.

Additionally, local context elements like aging trends, household headship rate, ownership rate by income category, and housing typology breakdowns are either missing from trend projections or incorporated at a high level. These elements are expected to be fleshed out as part of future updates to the Housing Needs Assessment.

As such, it is anticipated there is likely undercounting in the provided preliminary housing need, and the breakdown for how that need is to be allocated is limited in its scope.

Projected Supportive Housing Deficit

As part of conversations with various third-party supportive housing providers[26], the Current Supportive Housing Shortfall in Part 5 was projected outwards to identify the needs in 2031.

Projected Supportive Housing Deficit (2031)						
Metric	Projected Need of 2031	2031 Need over Current	Existing Units	Units Lost to Expiry	Anticipated New Builds	2031 Unit Deficit
Affordable Housing or Supplement (excluding supportive living, emergency shelter and transitional housing units)	4914	+514	1489	1	83	3343
Permanent Supportive Housing	155	+16	62	0	40	53
Affordable Seniors Housing	1186	+124	584	183	60	725
(subset) Lodge	385	+40	284	85	60	126
(subset) Self Contained	801	+84	300	98	0	599

Projections were based on an annual household formation rate of 1.46% per year, averaged over the last 10 years, and applied forward 8 years to 2031. The 2031 Unit Deficit was calculated by taking the projected need of 2031, subtracting existing units, adding units lost to expiry, and subtracting anticipated new builds.

In total, Red Deer is anticipated to have a net loss of 1 unit between unit expiry and anticipated new builds, effectively meaning that all new builds currently known offset known losses, albeit in altered supportive form. This means that further interventions will be required to stop the deficit from increasing through natural household formation via growth alone, let alone tackling any of the deficit as it currently stands.

[26] *Private landlords were not included in consultation for this preliminary finding*

PART 7. DATA INTEGRATION & ACTIONS MOVING FORWARD

Use of Data to Inform & Direct Actions

This preliminary Housing Needs Assessment was conducted for the purposes of the Housing Accelerator Fund application requirements. It is intended to be updated during the program period as situations change and information becomes available.

Despite including preliminary calculations and conclusions, this Housing Needs Assessment is well positioned to contribute to planning and policy initiatives upcoming and underway.

Quantified unit counts, ownership breakdowns, and other statistics collected in pursuit of reporting will help guide areas of focus as Red Deer continues with its rollout of an updated Zoning Bylaw focused on removing restrictions stifling housing development.

Infrastructure Gaps & Growth Pressures

In general, infrastructure in Red Deer is able to handle anticipated growth and absorbing affordable housing remedies:

- Water and wastewater treatment can accommodate the growth.
- Waste management facility is identified to have enough capacity for 8 years of growth before upgrades may be required. This upgrade is already factored into the current planning cycle, though upgrade timelines may be accelerated should growth and affordable housing supports necessitate it. The facility lifespan itself is expected to last beyond the average current resident's lifetime.
- Upgrades to the electrical system grid would be minor (if needed) and very location specific, particularly in relation to infill development projects.
- Infrastructure to support social and community wellbeing, and/or the natural environment, are factored into Major Area Structure Plans that apply to all lands within Red Deer and are actively monitored and updated as demand dictates.

GLOSSARY

Affordable Housing: A dwelling unit where the cost of shelter, including rent and utilities, is a maximum of 30% of before-tax household income.

Area Median Household Income (AMHI): The median income of all households in a given area.

Assured Income for the Severely Handicapped (AISH): Financial and health benefits provided by the Government of Alberta to eligible individuals with a permanent medical condition that prevents the ability to earn a living.

Census Data: Data obtained from the 2021 Federal Census, unless otherwise explicitly identified.

City or **The City:** The City of Red Deer.

CMHC Priority Groups: The Canada Mortgage and Housing Corporation (CMHC) defines 13 priority population groups for housing affordability, outlined as follows:

- Women and children fleeing domestic violence
- Women-led households, especially single mothers
- Seniors 65+
- Young adults aged 18 – 29
- Indigenous Peoples
- Racialized people
- Recent immigrants, especially refugees
- LGBTQ2S+
- People with physical or mobility challenges
- People with developmental disabilities
- People dealing with mental health and addictions issues
- Veterans
- People experiencing homelessness

Community Housing and Homelessness Integrated Plan (CHHIP): An assessment report conducted in 2019 to identify the extent of housing and homelessness needs in Red Deer, and to identify and assess the means for a coordinated community response to address the issue.

Coordinated Access Process (CAP): A coordinated single point of entry system for identifying individuals in need of community support and connecting them to the appropriate resources.

Core Housing Need: Refers to whether a private household's housing falls below at least one indicator threshold for housing adequacy, affordability or suitability, and spends 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

- *Adequate*: Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable*: Enough bedrooms for the size and make-up of resident households, according to guidelines outlined in National Occupancy Standard (NOS).
- *Affordable*: Shelter costs total less than 30% of a household's before-tax income.

Family and Community Support Services (FCSS): Ann 80/20 funding partnership between the Government of Alberta and participating municipalities used to support preventive social initiatives, projects, and services that enhance the social well-being of individuals, families, and/or the community.

Gini Index: A ratio measuring the extent to which income is equally distributed amongst individuals within the defined area. An index of 0 represents perfect distribution equality, while an index of 1 represents absolute distribution inequality.

Household: A person or a group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada.

Housing Assessment Resource Tools (HART): A suite of housing calculation and projection tools provided by a housing research group in association with the University of British Columbia.

Income Brackets: Refers to the amount of income a household receives in relation to the Area Median Household Income (AMHI) as follows:

- *Very Low Income*: 20% or under of AMHI
- *Low Income*: 21% – 50% of AMHI
- *Moderate Income*: 51% – 80% of AMHI
- *Median Income*: 81 – 120% of AMHI
- *High Income*: 121% and more of AMHI

Land Use Bylaw / Zoning Bylaw Update / Rewrite: An ongoing multi-phase project to comprehensively update and rebrand the (former) Land Use Bylaw governing development permissions in Red Deer to a new Zoning Bylaw, intended to modernize development permission requirements to better suit the current needs of the City.

Major Area Structure Plan: Long-range land use planning documents encompassing a large area of the City and outlining the broader longer-term transportation, land use, development, and infrastructure strategy for the applicable area.

Point-in-Time (PiT) Counts: a Red Deer-level measurement of sheltered and unsheltered people experiencing homelessness, conducted at a specified point in time, and coordinated with the national PiT campaign.

P90/P10 Ratio: a ratio comparing the income at the 90th percentile to the income at the 10th percentile, demonstrating the degree by how many times over the income earned by the richest 10% exceeds the income of the poorest 10%.

Red Deer Polytechnic (RDP): a local public comprehensive polytechnic institute with over 80 programs on offer to provide higher education for individuals in the region.