

Non-Market Affordable Housing Supply and Demand

This attachment provides a general overview of affordable housing supply, demand, and shortfall in Edmonton.

Households Experiencing Housing Affordability Challenges

Federal Census data provide the shelter to income ratio (STIR). This measure refers to the percentage of a household's average total monthly income which is spent on shelter-related expenses. A commonly accepted guideline for housing affordability is that housing costs should not exceed 30% of a household's annual income. Further, households who spend more than 50% of household income on shelter costs can be considered severely cost-burdened by their housing costs. Based on federal census data, 45,925 renter households with household income less than \$60,000 spent more than 30% of their household income on shelter costs in Edmonton in 2011. The vast majority of these households earned low or very low incomes:

Household income	# of renter households spending more than 30% on shelter costs (2011)
Under \$10,000	8,840
\$10,000 to \$19,999	12,315
\$20,000 to \$29,999	11,285
\$30,000 to \$39,999	7,650
\$40,000 to \$59,999	5,835
Total	45,925

Of these 45,925 households, 24,735 spent more than 50% of household income on shelter costs:

Household income	# of renter households spending more than 50% on shelter costs (2011)
Under \$10,000	8,695
\$10,000 to \$19,999	9,765
\$20,000 to \$29,999	4,900
\$30,000 to \$39,999	1,045
\$40,000 to \$59,999	330
Total	24,735

Existing Affordable Housing Supply

There are approximately 18,000 non-market affordable housing units in Edmonton, which is 4.3% of the total housing supply in the city. However, there is an uneven distribution between neighbourhoods; 128 neighbourhoods have a non-market housing ratio of less than 1%, while 8 neighbourhoods have a ratio of 20% or higher. Attachment 3 provides a map of non-market housing ratios by ward.

Non-market housing ratio (2017)	# of Neighbourhoods within ratio range
Less than 1%	156
1% to 4.9%	50
5% to 9.9%	47
10% to 19.9%	17
20% and greater	8

Calculating the City-Wide Guideline

Attachment 1

As discussed above, there are 24,735 households who spent more than 50% of household income on shelter costs in 2011, and approximately 18,000 households who currently reside in non-market affordable housing. Altogether, there are 42,735 (24,735 + 18,000) households who require affordable housing in Edmonton.

Based on the 2016 Municipal Census, there are approximately 409,236 housing units in the city. Therefore, the total affordable housing need represents approximately 10% of the total housing units in Edmonton (42,735 households / 409,236 housing units).