

Neighbourhood Affordability Ratio Metrics Analysis

Original Metrics

The 2018 City-Wide Affordable Housing Framework recommended that the City adopt a long-term vision for all neighbourhoods to have 16 per cent of their housing as affordable housing.

The ratio was calculated based on three inputs:

- The number of total renter households in Edmonton spending more than 30 percent on shelter costs (from the 2016 Federal Census): 48,550.
- The number of total households living in an affordable housing unit in Edmonton (2018): 18,406.
- The total number of dwelling units in Edmonton (from the 2016 Municipal Census): 409,236.

The ratio was calculated as follows:

- There were 48,550 renter households spending more than 30 per cent of household income on shelter costs and the 18,406 households living in affordable housing in 2018. Together this added to 66,956 units.
- 66,956 units represented 16.4 per cent of the 409,236 total dwelling units in Edmonton.

Updated Calculation

Administration has updated the neighbourhood affordability ratio with data sources in alignment with best practices.

The updated neighbourhood affordability ratio uses total Core Housing Need as a metric instead of renters who pay 30 per cent or more of household income on shelter costs. Canada Mortgage and Housing Corporation defines Core housing need as a 2-stage indicator. It helps to identify households living in dwellings considered unsuitable, inadequate or unaffordable¹. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community. Core Housing Need aligns with strategic priorities, as it is used to inform Edmonton's Housing Needs Assessment and in turn the Affordable Housing Strategy. Additionally, Core Housing Need

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<https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/core-housing-need>

is an established, data driven measure of unaffordability that captures the nuance of people who live in unsuitable and inadequate homes in order to maintain affordability.

Similarly, the source of data for the number of dwelling units in Edmonton has been updated from the 2016 Municipal Census to the 2021 Federal Census. The Municipal census is on pause and has not been conducted since 2019, thereby making the 2021 Federal Census the most up to date information regarding the number of dwelling units in Edmonton.

Original Metrics	Updated Metrics
The number of total renter households in Edmonton spending more than 30 per cent on shelter costs (from the 2016 Federal Census): 48,550	The number of households in Core Housing Need: 46,115
The number of total households living in an affordable housing unit in Edmonton (2018): 18,406	The number of households currently living in an affordable housing unit (2025): 17,995
The total number of dwelling units in Edmonton (from 2016 Municipal Census): 409,236	The total number of occupied dwelling units in Edmonton (from 2021 Federal Census): 394,485

The updated ratio calculation is as follows:

- There are 46,115 households living in Core Housing Need and the 17,995 households currently living in affordable housing. Together, this adds up to 64,110 units.
- 64,110 units represent 16.3 per cent of the 394,485 total dwelling units in Edmonton, resulting in a ratio of 16 per cent when rounded to the nearest whole number.

Overall, it has been reaffirmed 16 per cent is still representative of the current city-wide affordable housing need.