



OKOTOKS HOUSING NEEDS ASSESSMENT

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urban
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EXECUTIVE SUMMARY

About Okotoks

Okotoks is a Town of about 29,000 people located along the Sheep River in Southern Alberta. Historically, the area was used as a river crossing by the nomadic First Nations that located in the area. Development began when a trading post was established in 1874 and the community and economy grew around a sawmill that was established in the early 1890s. Okotoks became a supply hub for one of the earliest oil strikes in Alberta that occurred in nearby Black Diamond in 1914. Today it is a community well recognized as a leader in sustainable community planning with a strong local economy and a vibrant civic culture.

Demographics

Okotoks has grown rapidly in population over the last 20 years to 28,881. The community is relatively young, with one-third of the population below 19 and a median age of 37. Compared to Alberta, Okotoks has a similar proportion of seniors (65+), making up just 10% of the population. While Okotoks is largely made up of couple families with children (54%), 17% of all households are non-census families (one-person households). About one in eight residents are immigrants (recent or long-term residents) and nearly 6% of the community identified as having Indigenous origins.

Economic Context

Okotoks households primarily own, and renter households make up only 16% of all households. However, the rate of renter growth was high (45%) between 2011 and 2016. The strong growth in renter households potentially signals an outflow of migrants from Calgary to adjacent communities, including Okotoks.

A low prevalence of low-income households coupled with a high total median household income indicate that the community is generally an affluent one. The median household incomes in Okotoks are typically higher than Alberta and are comparable to Cochrane. In 2015, the households most likely to be experiencing low-income (based on the Before-Tax Low-Income Cut-Off measure) were lone-parent households and non-census family households. The former aligns with one of the highest prevalence rates occurring in the age group 0 to 17 (6.1%).

In terms of employment status, participation rates and unemployment rates in Okotoks are on par with Alberta's. Income disparities can be seen between owner and renter households in certain income brackets. For example, income households over \$100,000 are much more likely to be owners than renters (92%). However, households with income below \$30,000 are still more likely to be owners than renters (with 56% of households in this group owning).

Housing Supply

Okotoks' residential built form is primarily single-detached dwellings (77%), while the remaining 23% of the housing stock is made up of apartments with less than five storeys, row houses, semi-detached houses, multi-plexes and some movable dwellings. There are no apartment buildings



with more than five storeys in Okotoks and it should be noted that the emergency fire services in the community are not equipped for buildings taller than five storeys.

There is a total of 230 residential units for sale in the Okotoks as of April 2019. Ninety percent (90%) of the inventory are single-detached dwellings, the remaining are 21 units of semi-detached and row houses and 5 apartment units.

Non-Market Rental Housing Supply

In total, there are 326 non-market housing units in Okotoks, not including 43 units with rent subsidies. Majority of these units, 262 units or 80%, are seniors' housing with the remaining 64 units offering family housing and near market housing. Rent supplements are provided from Westwinds Communities to 43 households on behalf of Alberta Ministry of Seniors and Housing. Emergency shelters and transitional housing are generally offered by housing service providers located in Calgary. Rowan House Society in High River is the only emergency shelter located in the Foothills County municipal district and provides 24 beds for women and their children.

Market Rental Housing Supply

Okotoks has a small amount of rental units available in the primary rental market. The 113 rental units represent only 10% of all renter households. With the exception of 2003 and 2012, the primary rental vacancy rates have been consistently low in Okotoks since 2003 (0.0% to 3.7%) and are generally lower than both Strathmore and Cochrane's. Moreover, in the last 15 years, only 31 units in the primary rental market have been completed according to CMHC's Market Rental Survey.

Non-Market Analysis

Based on Westwinds Communities' waitlist for affordable housing in Okotoks, there are 81 households in need of non-market housing or assistance. Of the 42 households on the waitlist for non-market housing, the households most in need are lone-parent families and seniors, whom collectively make up 93% of the waitlist. From the housing types offered by Westwinds Communities, the most commonly requested type of units are duplexes (52%) with seniors' housing the second most common (45%).

There are an estimated 39 households on the waitlist for rent subsidies. Of these households, lone-parent families make up half of this need (51%).

Market Rental and Owner Analysis

Renter households are likely to have one or more housing indicators where 51% of all households experience one or more of the three housing challenges – adequacy, suitability or affordability. Nearly 45% of all renter households spend 30% or more of their income on shelter costs.

Owner households are less likely to have a housing indicator with about 15% of all households spending 30% or more of their income on shelter costs, which is similar to Albertan owner households. Like renter households, lone-parent households and non-census family owner households are the most vulnerable to affordability challenges.



A high proportion of lone-parent households and non-census family households are affected by housing affordability challenges in both the rental and owner markets. Generally, lone-parent households with a median income can afford to rent housing types smaller than a row home and can afford to buy apartments through mortgaging. Non-census family households can afford to rent a one-bedroom unit but are generally likely to encounter an affordability gap when purchasing an apartment in Okotoks. The affordability gap for renting larger housing types ranges from \$57 to \$876 for the two household types depending on the type of housing. The owner affordability gap ranges from \$25 to \$1,333.

The affordability analysis did not indicate any affordability gaps with the proposed affordable housing rental rates and house purchasing price in the ecovillage of the Homestead project in Okotoks.

Growth Projections

The population in Okotoks is projected to grow to approximately 45,000-46,500 by 2041. The number of households in Okotoks will grow to approximately 17,500 in 2041, an increase of roughly 75%. The largest absolute increases in household types is projected be for couple households with or without children (2,151 and 2,448 households respectively).

However, couples without children and non-census family households will see the highest proportional increases. This is due in large part to aging effects, as seniors often lead the couple households without children. Aligned with this, seniors (65-74 and 75+) and young adult age groups (25-34 years) are projected to experience the highest proportional growth.



1 INTRODUCTION

1.1 STUDY PURPOSE

This report presents a comprehensive housing needs assessment reviewing a wide range of data, from demographic profiles to housing stock information, in the Town of Okotoks. This study is intended to:

- *Contextualize the development of the Housing Strategy with a demographic and economic profile of the community that identifies key trends and patterns*
- *Identify gaps in housing types or particular populations that are currently underserved by the current housing market in Okotoks*
- *Make recommendations of unit size and composition based on the profile of neighbourhood households potentially accessing both the non-market and market components as a starting point for financial feasibility scenario development*

The findings in this report will inform the policy review and public/stakeholder engagements components and provide an evidence base for the Town's Housing Strategy.

1.2 STUDY APPROACH

This Housing Needs Assessment identifies current and emerging housing needs in Okotoks. The Housing Needs Assessment provides a roadmap to plan for future housing.

The following approach was taken to conduct the Housing Needs Assessment:

Community Profile – An examination of Statistics Canada data on the pertinent geographies, primarily taken from the 2016, 2011, and 2006 censuses, and the 2011 National Household Survey.

Housing Supply – An examination of Statistics Canada and Canadian Mortgage and Housing Corporation data, as well as data provided by key stakeholders (e.g. non-profit housing providers, realtors)

Current Housing Need – A profile of current households in Okotoks in order to determine the extent of the need for all types of housing and the types of households currently experiencing affordability issues.

Emerging Housing Need – A profile of population projections and household growth, by age and type of household in Okotoks in order to determine the impact of future growth on the housing market in Okotoks.

Key Findings – This section outlines key takeaways from each of the sections and the potential implications on the housing market.



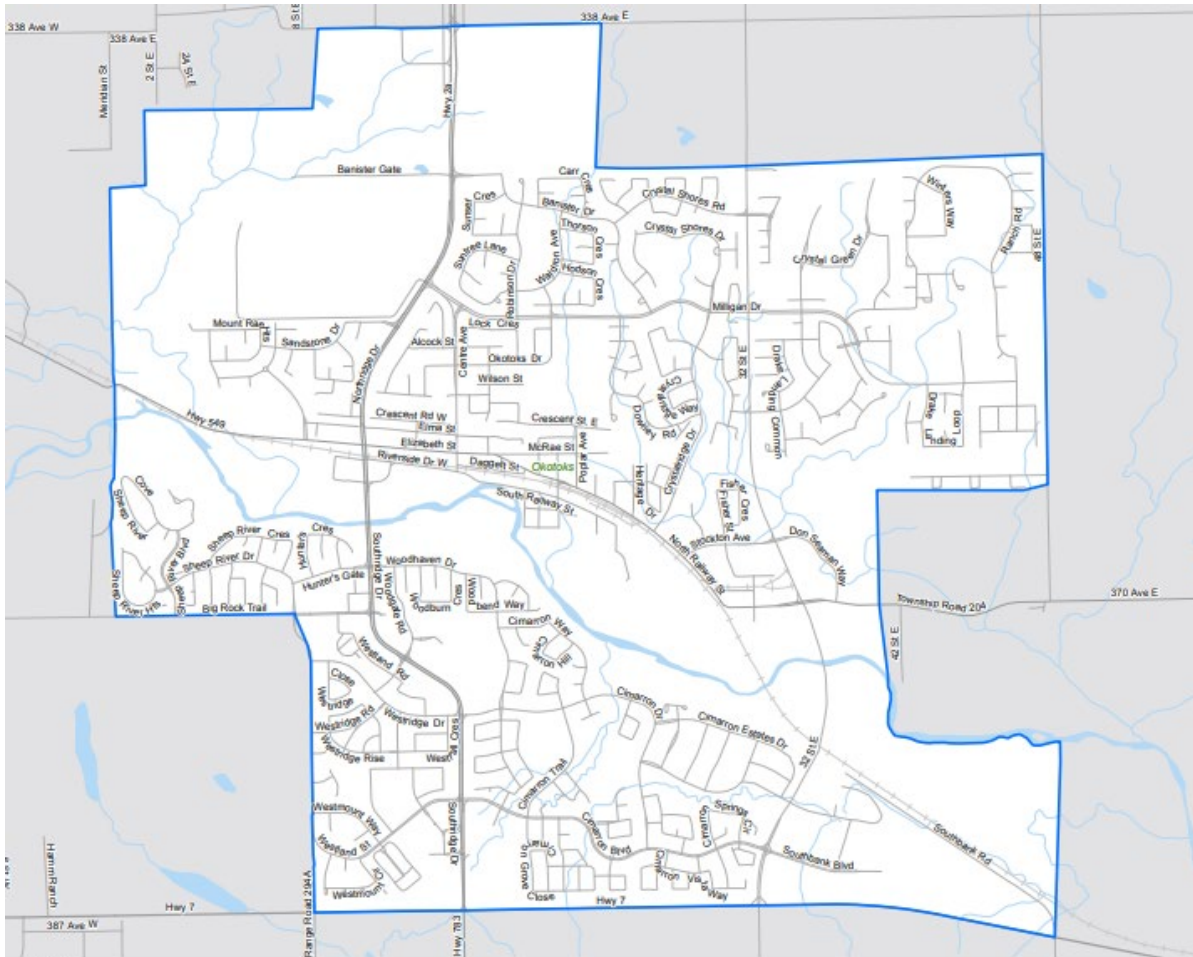
1.3 STUDY AREA AND METHODOLOGY

“Okotoks” in the report refers to the Census Agglomeration area, the town of Okotoks (Figure 1).

For some key indicators, the report uses data for the province of Alberta, Strathmore and Cochrane to compare with Okotoks. Alberta is used to understand the benchmark data at a provincial level and whether Okotoks is experiencing similar or different trends. Key indicators for the two towns are used to understand how Okotoks performs at a regional level and whether the data points are standard or anomalies.

Together, the two towns provide comparable bedroom communities for Calgary. In particular, Strathmore was selected for its comparable distance from Calgary, similar median household incomes, and similar proportion of households overspending on shelter costs compared to Okotoks. Cochrane was selected for because it is a comparably sized community with similar median incomes and growth trends.

Figure 1 Map of Okotoks, Census Agglomeration



Source: Statistics Canada, 2016 Census



1.4 DATA LIMITATIONS

The Census data is collected from residents of Okotoks and does not include non-residents who commute to Okotoks for work from surrounding neighbourhoods who may not be able to afford to rent in the town.¹ In addition, as the National Household Survey in 2011 was voluntary, it is possible that this information is less representative than would be desired. It is expected that a voluntary survey of this nature may underrepresent the populations that may be more vulnerable.

The Canada Mortgage and Housing Corporation (CMHC) housing completion data for populations between 10,000 and 49,999 are based on historical patterns. Where possible, the Town's building permits have been used in place of this to ensure highest accuracy.

Housing waitlist data collected from local housing providers only captures demand from applicants who are eligible under program requirements (e.g. income threshold, seniors' housing) and is based on housing units and types that are currently offered. It is not intended to be representative of the non-market housing demand in Okotoks as a whole but serves to provide a snapshot of the current need based on non-market housing options currently offered.

Population projections are developed by Alberta's Office of Statistics and Information for Alberta's Census Divisions. Okotoks is in Census Division 6, which is generally dominated by the City of Calgary. Unfortunately, no specific population projections are available for Okotoks specifically. Instead, population projections for Okotoks have been constructed using 2016 Census data and the population projections for Census Division 6.

The limitation in the population projection is the difficulty in capturing the effect of migration, as the Okotoks data is drawn from the same Census Division as Calgary in which Calgary captures a disproportionate share of net migrants. Resultingly, the population estimates for Okotoks may be an overestimate. Additionally, if there are specific migration patterns within the region, based on age, these will not be captured in the population projections.

The household growth projections are intended to be interpreted as a reasonable understanding of what the future might look like if all but population growth by age were held static. It does not, for instance, account for changing household forming preferences, changing ownership or rentership rates, affordability, planning and policy, macroeconomics, and others.

¹ Through preliminary anecdotal conversations, this is cited as a common challenge experienced by workers across different sectors in Okotoks.



2 COMMUNITY PROFILE

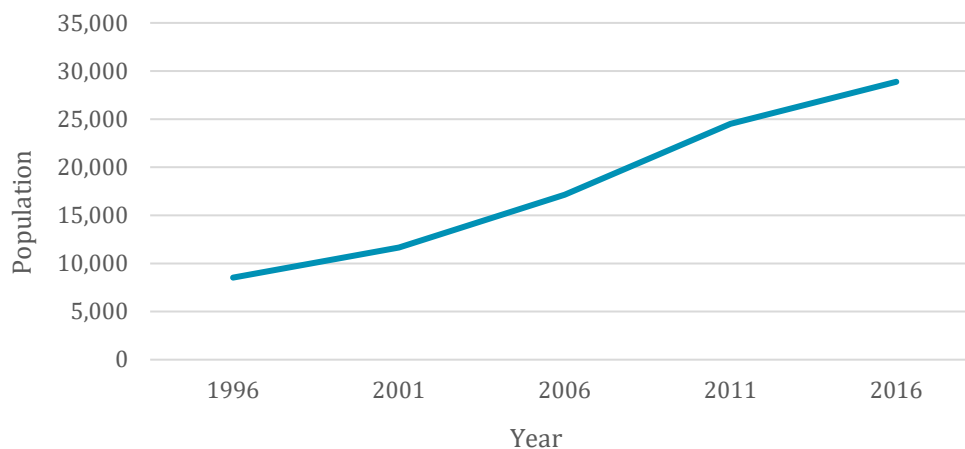
This section provides an overview of the general characteristics of the population living in Okotoks. Data on population size and growth; age and gender; ethnic origins, citizenship and immigration; and household structures are included and summarized in the demographics section while data on tenure, income, and employment is included in and analysed in the economic context section. A summary of key findings is provided at the end of the section.

2.1 DEMOGRAPHICS

2.1.1 CURRENT POPULATION

Okotoks has a total population of 28,881 in 2016. There has been tremendous population growth over the last 20 years, with the community experiencing an increase of 20,353 individuals from 1996 to 2016.

Figure 2 Population, 1996-2016



Source: Statistics Canada, 1996, 2011 and 2016 Census

2.1.2 AGE AND GENDER PROFILE

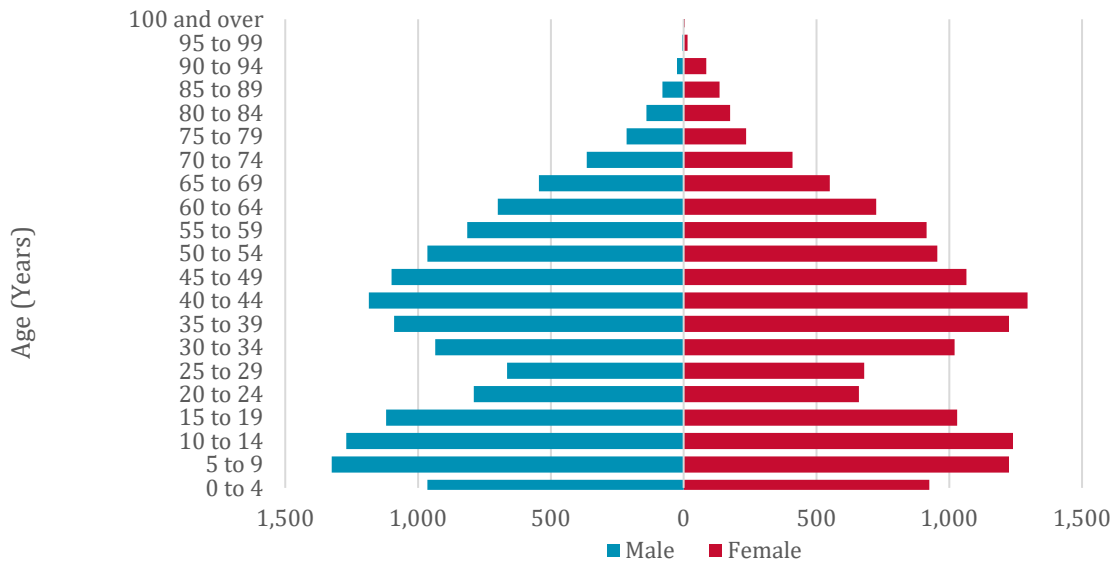
Although the median age in Okotoks (36) is comparable to Alberta's 37, Okotoks has a fairly young population. Figure 3 shows one-third of the Okotoks population is under the age of 19 (32% or 9,110). The largest age group in Okotoks is the 30 to 54 cohort who represent 38% (10,835) of the population. The 65 year and older age group is the smallest, composing of 10% of the population in 2016.

There is a notable smaller proportion of individuals in the 20 to 29 age cohort and it is distinctly lower than the province's population age distribution (Figure 4). This could be due to migration outside of Okotoks for various reasons (e.g. post-secondary education, employment, among others) and the community's proximity to an urban centre, Calgary. However, this trend is not atypical for smaller communities with a population size similar to Okotoks.



The women to men ratio is nearly even in all age groups and is overall balanced at 50.5% and 49.5% respectively. In terms of housing, a balanced gender ratio typically signals an expected growth of family households with children over time, although this can be affected by a multitude of other factors.

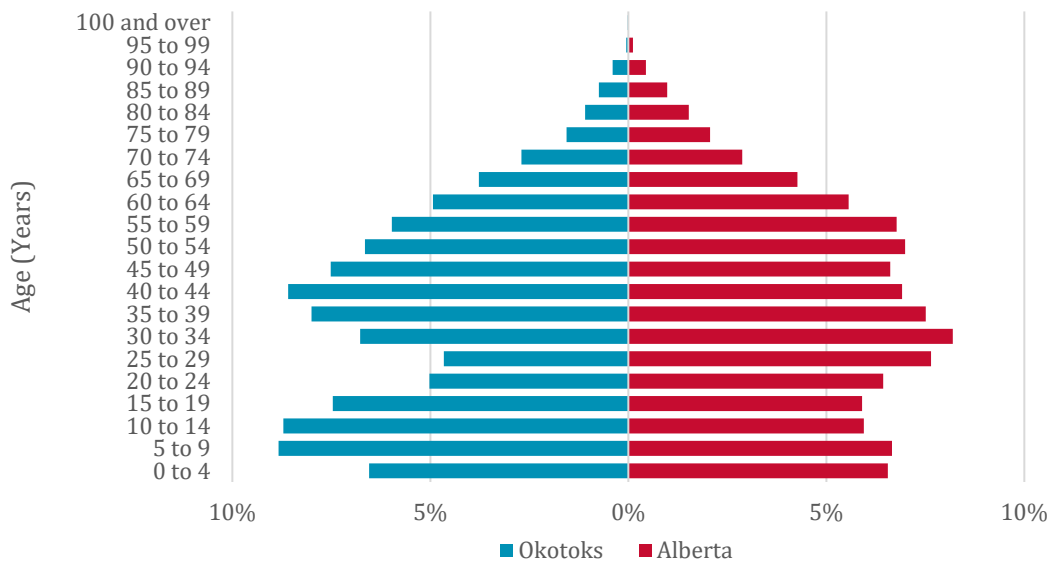
Figure 3 Population by Age and Sex, 2016



Source: Statistics Canada, 2016 Census

When compared to Alberta's age groups, Okotoks' younger age distribution is apparent. The proportions of adults over the age of 30 and seniors (65+) are not unlike the provincial proportion.

Figure 4 Okotoks and Alberta Population by Age, 2016



Source: Statistics Canada, 2016 Census



2.1.3 HOUSEHOLD STRUCTURE

There is a total of 9,665 households in Okotoks in 2016 and the average family size is 2.9 persons. Okotoks has a high proportion of census family households (80%) and just under one-fifth (17%) are non-census family households.²

Of the census family households, more than half are couple families with children (54%) and over a quarter are couple families without children (27%). This indicates that most of the community are families with children. There are 1,090 lone-parent census families, making up 11% of total households.

Of the 1,690 non-census family households, there are 1,405 households who live alone, representing about 15% of total households. Just under one-third of all non-census family households are led by seniors 65+ (525).

Figure 5 Household Types, 2016

Household Type, 2016		
	Number	Percent of Total
Total Private Households	9,665	100%
Census Family	7,780	80%
Without Children	2,595	27%
With Children	5,190	54%
Lone-Parent	1,090	11%
Multiple-Census Family Households	195	2%
Non-Census Family Households	1,690	17%
One-Person Households	1,405	15%
Two-or-More Person Family Households	280	3%

Source: Statistics Canada, 2016 Census

² "Census Family" is defined by Statistics Canada as a married couple and any children; a couple living common law and any children; or a lone parent of any marital status with at least one child living in the same dwelling.

"Multiple-Census Family" consists of two or more census families and can include persons not in a census family.

"Non-Census Family" is defined as either one person living alone or a group of two or more persons who live together but do not constitute a census family."



2.1.4 ETHNICITY, ABORIGINAL IDENTITIES, STATUS, AND ANCESTRY, CITIZENSHIP AND IMMIGRANT STATUS

Ethnicity

Understanding the ethnic and cultural makeup of community is a key component of housing planning. For example, immigrants and newcomers may experience barriers when integrating into a community (language, education, etc.) that may increase housing vulnerability, while Indigenous families and individuals may prefer culturally appropriate forms of housing, that are designed to sustain traditional lifestyles and cultural practices.

Okotoks is primarily a community with European ethnic origins (79.9%). The next most common ethnicities reported are other North American origins (31.0%), Asian origins (6.6%), and Indigenous origins (5.8%).³ The remainder of residents reported having African; Latin, Central and South American; Oceania; and Caribbean ethnic origins at nearly 1% each.

Table 1 Ethnicity, 2016

Ethnicity, 2016		
	Number	Percent ⁴
Total	28,525	126.9%
North American Aboriginal origins	1,650	5.8%
European origins	22,790	79.9%
Caribbean origins	170	0.6%
Latin; Central and South American origins	340	1.2%
African origins	325	1.1%
Asian origins	1,875	6.6%
Oceania origins	225	0.8%
Other North American origins	8,830	31.0%

Source: Statistics Canada, 2016 Census

Indigenous Identities, Status, and Ancestry⁵

About 4% of the population or 1,140 individuals reported as having Indigenous identity (Table 2). Three-hundred forty (340) individuals are Registered or have Treaty Indian Status. In terms of Indigenous ancestry, 5% or 1,520 individuals reported having a mix of Indigenous and non-Indigenous ancestry.

³ Statistics Canada uses the term 'Aboriginal' for individuals with First Nations, Métis, or Inuit identity in the 2016 Census. We use the term 'Indigenous' to refer to individuals and peoples of First Nations, Métis, or Inuit identity to acknowledge terminology recognized by the United Nations, through its Declaration on the Rights of Indigenous Peoples, and shifting terminologies within both Indigenous organizations in Canada, and the Canadian government.

⁴ The sum of the ethnic groups is greater than 100% because Statistics Canada allows for reporting for more than one ethnic origin in the census.

⁵ These categories are not mutually exclusive.

**Table 2 Indigenous Identity, 2016**

Indigenous Identity, 2016		
	Population	%
Total Population	28,520	100%
Indigenous identity	1,140	4%
Single Indigenous responses	1,115	4%
First Nations (North American Indian)	410	1%
Métis	670	2%
Inuk (Inuit)	40	0%
Multiple Indigenous responses	15	0%
Indigenous responses not included elsewhere	15	0%
Non-Indigenous identity	27,385	96%

Source: Statistics Canada, 2016 Census

Citizenship and Immigration Status

In terms of citizenship, 94% of Okotoks community members are Canadian citizens. A sizeable population of 4,080 (14%) in Okotoks are immigrants or non-permanent residents (Table 3). More than half of Okotoks' total immigration (61%) occurred in the last 15 years, between the census years of 2001 and 2016.

Table 3 Immigration Status, 2016

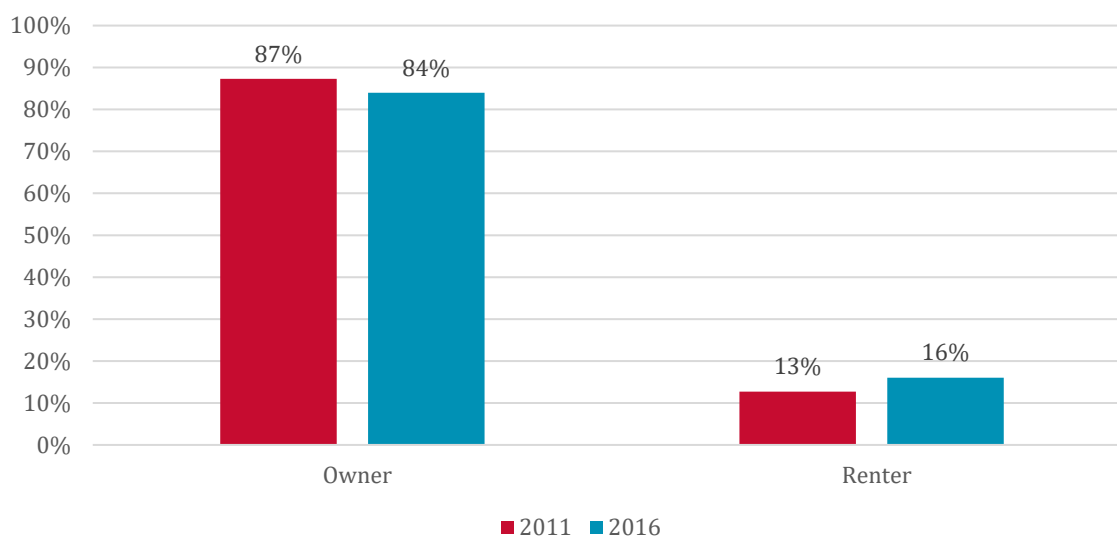
Immigration Status, 2016		
	Population	Percentage
Total	28,525	100%
Non-immigrants	24,440	86%
Immigrants	3,695	13%
Non-permanent residents	385	1%

Source: Statistics Canada, 2016 Census

2.2 ECONOMIC CONTEXT

2.2.1 TENURE

In 2016, Okotoks had approximately 9,670 households, a growth of 15% or by 1,250 households from 2011. The majority of Okotoks residents are owner households with a tenure composition of 8,120 owner households (84%) and 1,550 renter households (16%).

**Figure 6 Household Tenure, 2016**

Source: Statistics Canada, 2016 Census

Despite the majority households in Okotoks are owners, the number of renters grew proportionally faster than the number of owners between the two census years. Renter households grew by 45% or 460 and in comparison, the number of owner households grew by 10% or 770 households.

The rate of renter growth was significantly higher in Okotoks than in Alberta, where Albertan renter households only grew by 15% during the same period. However, Okotoks' renter household growth is similar to Strathmore and Cochrane which experienced a growth of 54% and 61% in renter households during the same census years. This signals a potential influx of households seeking rental housing in bedroom communities close to Calgary.

Table 4 Households by Tenure and Growth, 2016

Private Households by Tenure and Growth, 2011-2016								
	Okotoks		Strathmore		Cochrane		Alberta	
	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
2011	1,070	7,350	715	3,860	855	5,665	357,945	1,022,645
2016	1,550	8,120	1,100	4,045	1,380	8,375	412,150	1,105,795
Growth	45%	10%	54%	5%	61%	48%	15%	8%

Source: Statistics Canada, 2016 Census



2.2.2 INCOME

Income by Household

The median household incomes in Okotoks are generally higher than Alberta and Strathmore across all household types and similar to Cochrane's. Okotoks' median household income is \$116,817 which is 24% higher than Alberta's \$94,455 and 32% higher than Strathmore's \$88,452. The most pronounced difference is in couple families with children where Okotoks' \$153,595 is 14% more than Alberta, and 21% more than Strathmore.

While Okotoks' total median household income is 3% higher than Cochrane's \$113,500, Cochrane generally has higher incomes in couple families without children, lone-parent families and one-person households.

Table 5 Median Household Income, 2015

Before-Tax Median Income by Household, 2015				
	Okotoks	Alberta	Cochrane	Strath-more
All Households	\$116,817	\$94,455	\$113,500	\$88,452
Couple-Households w/o Children	\$109,264	\$103,420	\$113,280	\$87,692
Couple-Households w/ Children	\$153,595	\$133,865	\$149,077	\$127,369
Lone-Parent Households	\$67,030	\$63,561	\$77,261	\$59,371
One-Person Households	\$50,276	\$48,125	\$63,031	\$46,068

Source: Statistics Canada, 2016 Census

Income by Tenure

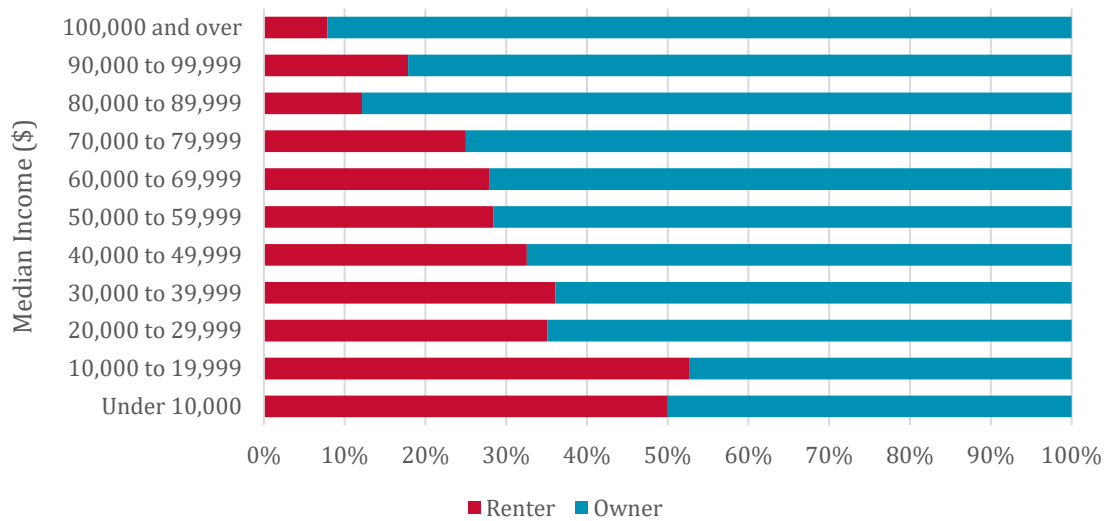
It is not unexpected for the proportion of renter households to decrease as income earnings increase, as is the case in Okotoks. Figure 7 demonstrates that 92% of households with incomes over \$100,000 are owner households compared to 8% of renter households. Renter households earning between \$29,999 and \$60,000 make up 39% of the renter population.

However, in Okotoks, households with incomes below \$30,000 are more likely to be owner households (56%) than renter households.⁶ The high proportion of owners with low-incomes appears to correspond with the high number of owners without a mortgage earning between \$20,000 and \$25,000 (Figure 8). There is not a clear indicator in data showing the reason for the high incidence of owners earning under \$20,000.

⁶ Preliminary anecdotal conversations show that there could be a trend of seniors providing houses as gifts to their children which could be one reason for the high ownership rates amongst the lower income brackets.

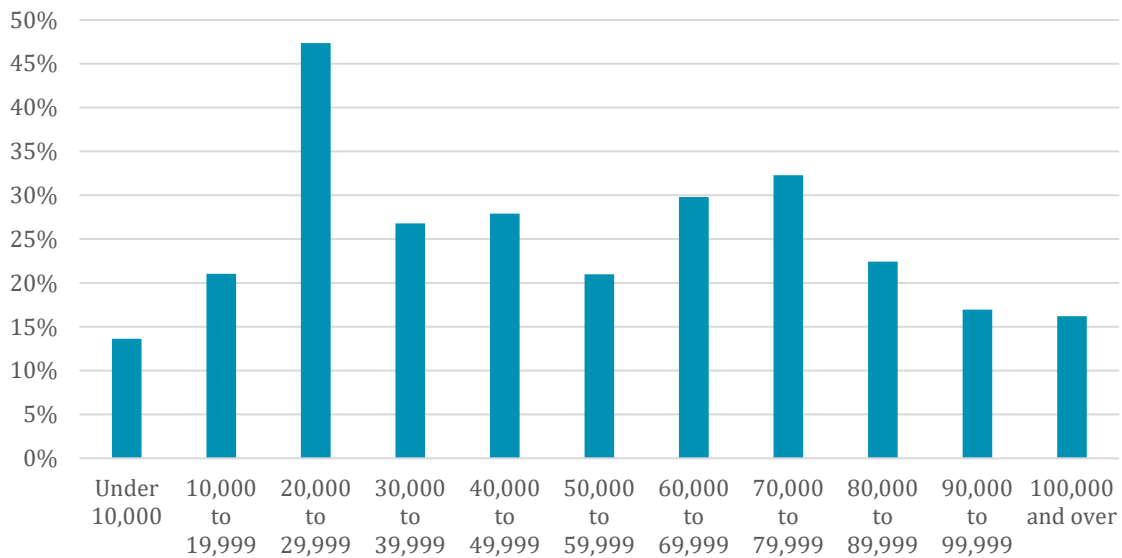


Figure 7 Income by Household Tenure, 2016



Source: Statistics Canada, 2016 Census

Figure 8 Owner Households Without Mortgages by Income, 2016



Source: Statistics Canada, 2016 Census



Low Income

In 2015, approximately 1,295 residents of Okotoks were living in low-income representing about 4.5% of the total population (based on the Before-Tax Low-Income Cut-Off measure)⁷. The prevalence of low-income in Okotoks was most prominent in lone-parent households where 16.5% experienced low-income. Additionally, 12.3% of individuals living with roommates and other households, or living alone experienced low-income.

Table 6 Low-Income Cut-offs by Household Type, 2015

Before-Tax Low Income Cut-Off (LICO) by Household Type, 2015	
	Prevalence of Low Income (%)
Total households	4.5
Persons in a couple household	2.2
Persons in a lone-parent household	16.5
Persons in non-census family households	12.3

Source: Statistics Canada, 2016 Census

In comparison to Alberta, Okotoks has a much lower prevalence of low-income across all ages and almost half of Alberta's rates in four age groups: 0 to 17, 18 to 24, 45 to 54 and 45 to 54. Since Okotoks generally has higher median household incomes than Alberta, it is likely that Okotoks households are spending smaller proportions of their income on necessities.

Table 7 Low-Income Cut-Offs by Age, 2015

Before-Tax Low Income Cut-Off (LICO) by Age, 2015		
	Prevalence of Low Income (%)	
	Okotoks	Alberta
0 to 17 years	6.1	11.4
18 to 24 years	4.8	13.8
25 to 34 years	4.7	9.4
35 to 44 years	4.5	9.6
45 to 54 years	3.3	8.3
55 to 64 years	4.3	7.9
65 years and over	1.7	7.5

Source: Statistics Canada, 2016 Census

⁷ Low-income cut-offs are measures calculated by using the proportion of household income spent on necessities of food, shelter, and clothing.



2.2.3 EMPLOYMENT

Okotoks has a comparable total unemployment rate of 8% to Alberta's 9% and for both men and female. There are strong participation rates for both men and women in Okotoks, 79% and 68% respectively, which are comparable to Alberta's 77% and 70% participation rate.

Table 8 Employment Status, 2016

Labour Force Status, 2016		
	Okotoks	Alberta
Total Population (15 and over)	21,570	3,206,050
In the labour force	15,835	2,302,945
Employed	14,615	2,096,105
Unemployed	1,220	206,835
Participation rates	73%	72%
Male	79%	77%
Female	68%	70%
Unemployment rates	8%	9%
Male	9%	10%
Female	7%	8%

Source: Statistics Canada, 2016 Census

2.3 SUMMARY

Demographics

Okotoks has grown rapidly in population over the last 20 years to 28,881. The community is relatively young as the median age is 37 and one third of its population is under the age of 19. Compared to Alberta, Okotoks has a similar proportion of seniors (65+), making up just 10% of the population. While Okotoks is largely made up of couple families with children (54%), 17% of all households are non-census families (one-person households)

Nearly 6% of the community identified as having Indigenous origins and a sizeable proportion of the population are immigrants (13%).

Economic Context

As a whole, Okotoks residents are mainly homeowners as the proportion of renter households is relatively small at 16%. However, the rate of renter growth was significantly higher in both Okotoks (45%) and Strathmore (54%) between 2011 and 2016. The strong growth in renter households potentially signals an outflow of migrants from Calgary to adjacent communities.

A low prevalence of low-income households coupled with a high total median household income in Okotoks indicate that the community is generally an affluent one. The median household incomes in Okotoks are typically higher than Alberta and Strathmore and are comparable to Cochrane. In 2015, the households most likely to be experiencing low-income (based on the Before-Tax Low-Income Cut-Off measure) were lone-parent households and non-census family



households. The former aligns with one of the highest prevalence rates occurring in the age group 0 to 17 (6.1%).

In terms of employment status, participation rates and unemployment rates in Okotoks are on par with Alberta's. Income disparities can be seen between owner and renter households in certain income brackets. For example, income households over \$100,000 are much more likely to be owners than renters (92%). However, households with income below \$30,000 are still more likely to be owners than renters (56%).

3 HOUSING SUPPLY

This section includes data gathered primarily from the 2016 Census, CMHC, and Calgary Real Estate Board related to current housing including:

- Household Structure
- Dwelling Types
- Dwelling Age and Quality
- Building Permits and Housing Completions
- Non-Market Housing Supply
- Market Housing Supply

3.1 HOUSING SUPPLY

3.1.1 DWELLING TYPES

Okotoks is primarily a low-density residential community with 77% of its entire housing stock as single-detached dwellings. The next most common housing types are apartments with less than five stories (9.9%) and row houses (6.5%). The remaining housing stock is made up of semi-detached houses (4.9%), duplexes (1.2%), and movable dwellings (0.4%). There are no apartment buildings with more than five storeys in Okotoks.

Table 9 Dwelling Types, 2016

Occupied Private Dwellings by Structural Type, 2016		
	Units	Percent
Total	9,665	100.0%
Single-detached house	7,455	77.1%
Apartment (five stories or less)	955	9.9%
Row house	625	6.5%
Semi-detached house	470	4.9%
Duplex	120	1.2%
Movable Dwelling	40	0.4%

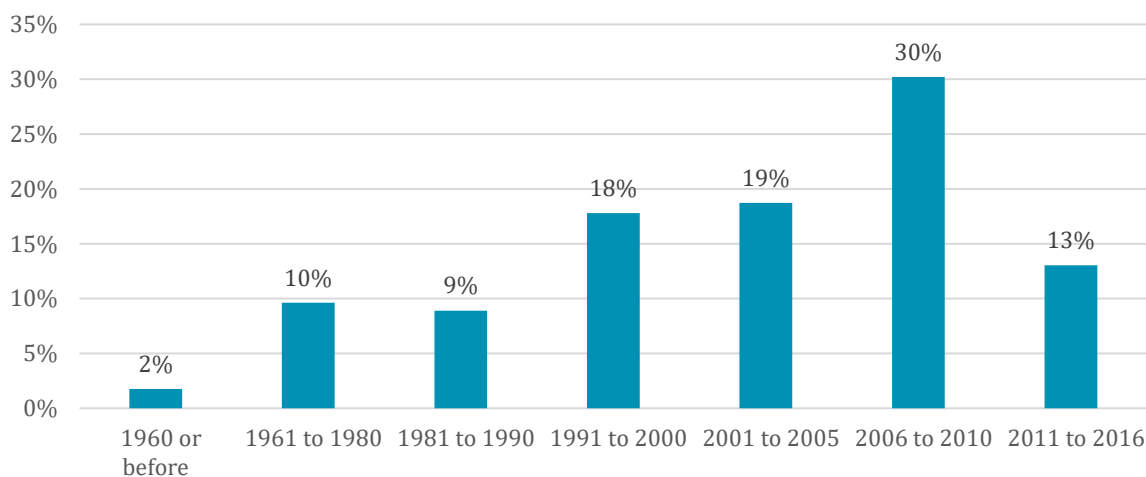
Source: Statistics Canada, 2016 Census



3.1.2 DWELLING AGE & QUALITY

Overall the housing stock in Okotoks is relatively new with 80% of all dwellings constructed in the last 25 years between 1991 and 2016. Approximately two-fifths (43%) of Okotoks' housing supply is less than 15 years old and just one-eighth (12%) was built in 1980 or earlier. A map of housing dwellings in Okotoks categorized by age is shown in Appendix 7.1.

Figure 9 Age of Dwellings, 2016



Source: Statistics Canada, 2016 Census

Table 10 shows Okotoks' housing stock is relatively new and only 2% (185 units) of all occupied dwellings are in need of major repairs.

Table 10 Dwellings in Need of Major Repairs, 2016

Occupied Private Dwellings by Period of Construction, 2016		
	Units	Percent
Total	9,665	100%
Only regular maintenance or minor repairs needed	9,480	98%
Major repairs needed	185	2%

Source: Statistics Canada, 2016 Census

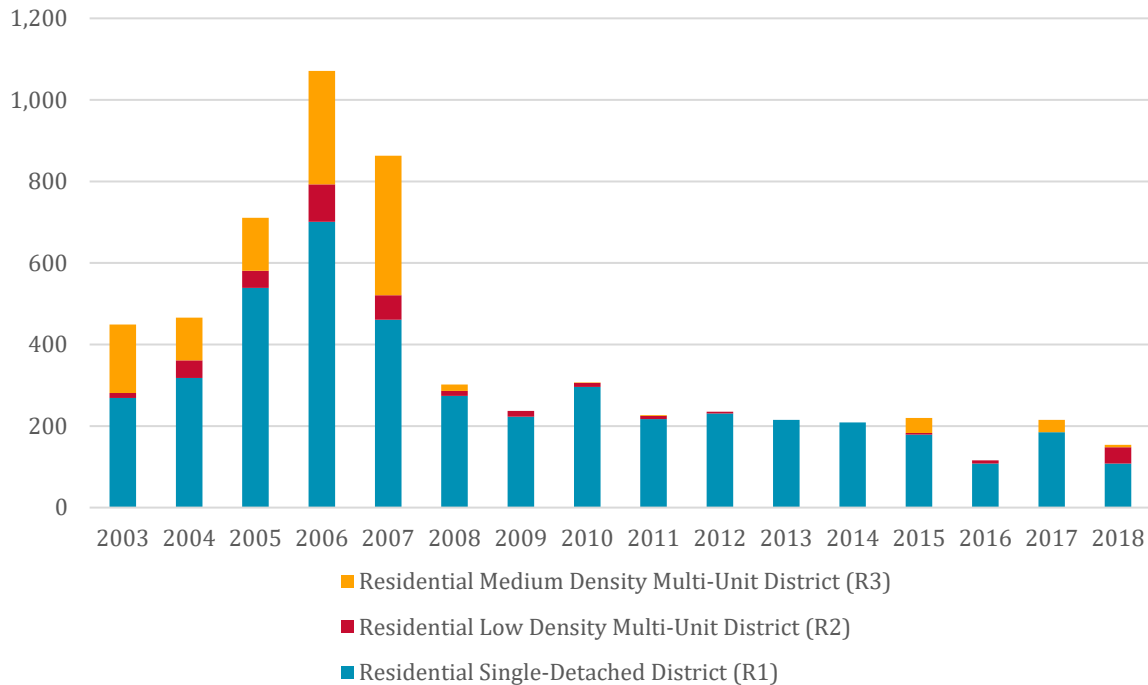
3.1.3 BUILDING PERMITS AND HOUSING COMPLETIONS

In the last 15 years, housing completions in Okotoks have been dominated by single-detached dwellings. Based on the number of residential building permits issued between 2003 and 2018, 76% of permits were for Residential Single-Detached District (R1) which allows for single-detached houses. Nineteen percent (19%) of building permits issued were for Residential Medium Density Multi-Unit District (R3) which includes apartments under 5 storeys and row homes. Only 6% of building permits issued were for Residential Low Density Multi-Unit District (R2) which includes duplexes.



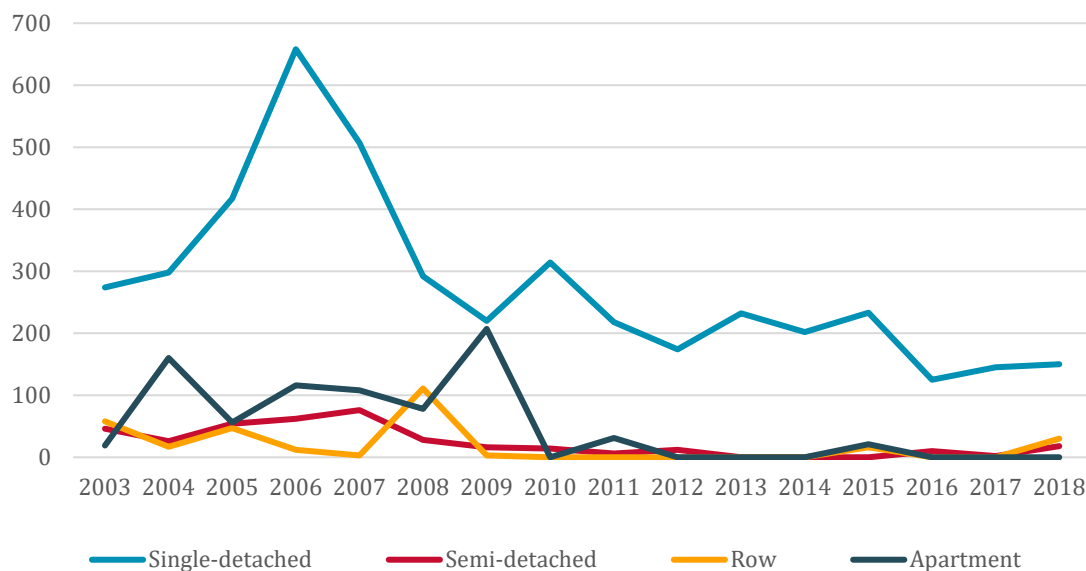
The greatest diversity of housing types was built during the peak of development in Okotoks, between 2003 and 2007 (Figure 10). Between 2008 and 2018, only 192 permits or 8% of total new development consisted of R2 and R3 districts. A map of land use zones, including residential districts, is available in Appendix 7.2.

Figure 10 Building Permits Issued by Residential Zone, 2003-2018



Source: Adapted from the Town of Okotoks

As a secondary source of data, CMHC data shows a similar trend where housing completions in Okotoks peaked in the mid-2000s but declined between 2007 and 2009. It remains at a steady pace from 2009 to 2018.

**Figure 11 Total Housing Completions by Dwelling Type, 2003-2018**

Source: CMHC, Information Portal

3.2 NON-MARKET RENTAL HOUSING SUPPLY

There are four non-market housing providers located in Okotoks: Westwinds Communities, Skotoko Cooperative Housing, Tudor Manor and Rivera Heartland. In total, there are 326 non-market housing units in Okotoks, not including 43 units with rent subsidies. Majority of these units, 262 units or 80%, are dedicated seniors' housing with the remaining 20% units for other household types.

Affordable and subsidized housing in Okotoks are primarily provided by Westwinds Communities, a non-profit organization providing housing or assistance to 139 households. Of these, 96 are housing units ranging from family housing, near-market housing, and seniors' apartments and lodges. The median monthly rents range from \$246 for affordable units up to \$1,373 for seniors' supportive living units.

Westwinds Communities also provides non-market housing assistance through rent supplements to 43 households. There are two rent subsidy programs administered on behalf of Alberta Ministry of Seniors and Housing: a direct to tenant rent supplement program and a private landlord rent subsidy. These rent supplements subsidize the difference between 30% of a household's income and the agreed upon market rent to a maximum subsidy.

**Table 11 Non-Market Units and Median Monthly Rents, 2019**

Non-Market Rental Units in Okotoks, 2019			
	Unit Type	Units	Monthly Rent
Westwinds Communities	Westwinds Non-Market Units	139	-
	Near Market	9	\$1,350 (median)
	Family Housing	17	\$258 (median)
	Seniors' Apartments	24	\$546 (median)
	Seniors' Supportive Living	46	\$1,373 (median)
	Rent Supplements	43	Variable
Skotoko Cooperative Housing	Family Housing	38	\$619 to \$880
Tudor Manor	Seniors' Supportive Living	152	\$1,761 to \$2,009
Rivera Heartland	Seniors' Supportive Living	40	~\$2,000
Total		369	N/A

Source: Based on inquiries to the respective housing providers and Town of Okotoks

Skotoko Cooperative Housing operates a co-operative housing complex in Okotoks which offers 38 units of subsidized and affordable 3-bedroom townhouse units to its members.⁸

Tudor Manor is a supportive living facility operated by the Brenda Strafford Foundation, a non-profit organization offering 152 units of seniors' housing subsidized by Alberta Health Services. The June 2018 rents are \$2,009 per month (\$66.05 per day) for a private room and \$1,761 (\$57.90 per day) for a shared room.

There are an additional 40 units of subsidized seniors' supportive living offered in The Heartland, operated by Revera, a for-profit housing provider for seniors. These units are subsidized by Alberta Health Services and the rent for each unit is approximately \$2,000 per month, not including any extra services.

Emergency shelters and transitional housing are generally offered by housing operators in Calgary. Rowan House Society in High River is the only emergency shelter located in the Foothills County municipal district and provides 24 beds for women and their children.

⁸ Based on anecdotal conversations, Skotoko Cooperative Housing has not accepted any applications in the last six months due to full occupancy of the units.



3.3 MARKET RENTAL HOUSING SUPPLY

Okotoks had a total of 113 primary rental market⁹ units in 2018, down from 122 in 2003. In comparison, Strathmore has 186 primary rental market units in 2018 and the rental housing stock has increased by 18 units since 2015 where there were 168 units. In Okotoks, two-bedroom rental units are the most common unit type (76 units), followed by three bedrooms (20 units), one bedroom (16 units), and bachelor (1 unit).

Table 12 Primary Rental Market Unit Types, 2018

Primary Rental Market Units by Bedroom Type, 2018		
	Units	Percentage
Total	113	100%
Bachelor	1	1%
1 Bedroom	16	14%
2 Bedroom	76	67%
3 Bedroom or more	20	18%

Source: CMHC, Information Portal

Although the CMHC primary rental market data is not available for one bedroom and two-bedroom units, the median monthly rent across all bedroom types in Okotoks is \$944 and three bedroom or more units are \$1,080. Both rents are lower than for Strathmore's and Cochrane's equivalent units.

Table 13 Primary Rental Market Rents, 2018

Primary Rental Market Costs by Unit Type, 2018			
	Median Monthly Rent		
	Okotoks	Strathmore	Cochrane
Total	\$944	\$963	\$1,050
Bachelor	N/A	N/A	\$800
1 Bedroom	N/A	\$814	\$900
2 Bedroom	N/A	\$968	\$1,000
3 Bedroom or more	\$1,080	\$1,115	\$1,395

Source: CMHC, Information Portal

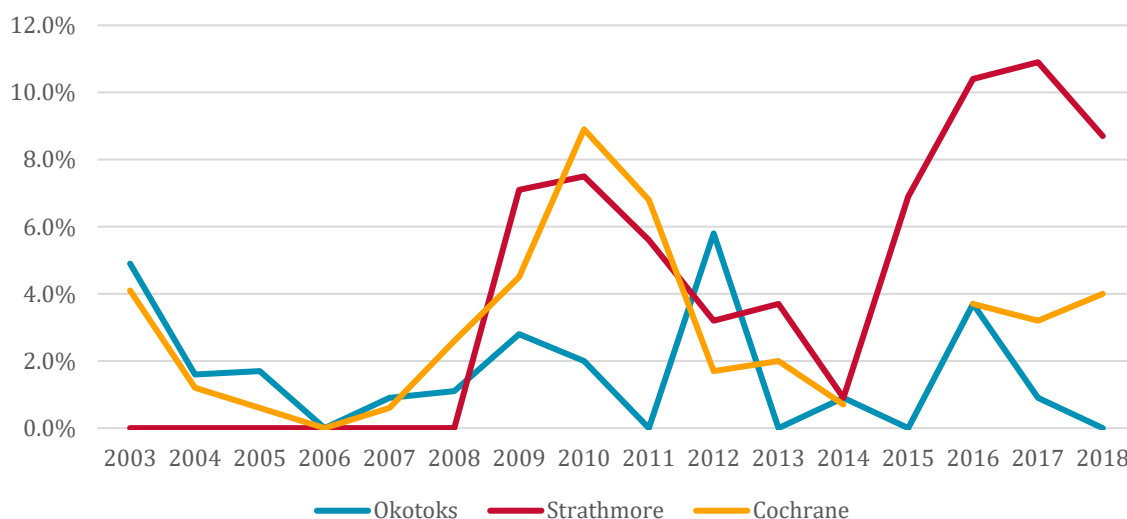
Except for 2003 and 2012, Okotoks' primary rental market vacancy rates have remained low over a 15-year period, ranging between 0.0% to 3.7%. Even after the 2014-2015 economic downturn, Okotoks saw a rental vacancy rate of just 3.7% in 2016, nearly three times lower than 10.9% in Strathmore and identical to Cochrane's 3.7%. However, unlike Cochrane, Okotoks' vacancy rate has dropped to low 0.0% and 0.9% in the two years after, 2017 to 2018.

⁹ The primary rental market, consists of units in privately initiated, purpose-built rental structures of three units or more.



According to CMHC's Market Rental Survey, with the exception of 31 primary rental market apartment units completed in 2011, there were no other completions between 2003 and 2018.

Figure 12 Primary Rental Market Vacancy Rates, 2003-2018



Source: CMHC, Information Portal

Standard rental costs in the secondary rental market by housing type, acquired from an informal query of local rental properties in Okotoks, are outlined in Table 14.^{10,11} These monthly rental costs do not include utilities and range from \$850 for a one bedroom and up to \$2,300 for a single-detached house, depending on the age of the house.

Secondary rental market units generally cost more than primary rental market. For example, rent for a typical row house in the secondary rental market (\$1,450) costs \$370 more per month than a 3-bedroom apartment unit in the primary rental market in Okotoks (\$1,080). The data, however, does not contain complete information on the age or size of the dwellings which could impact the rental cost comparison.

Table 14 Secondary Rental Market Rents, 2019

Average Secondary Market Rental Monthly Costs by Bedroom Type, 2019	
	Average Rent
1 Bedroom Apartment	\$850 to \$1,000
2 Bedroom Apartment	\$1,200 to \$1,300
Row House	\$1,450
Single-detached House	\$1,500 to \$2,300

Source: Data from local property managers, provided by Century 21 Foothills Real Estate

¹⁰ The secondary rental market includes dwellings for rent which are not purpose-built rental dwellings. These can include single-detached houses, semi-detached houses, row houses, duplexes, condominiums apartments, etc.

¹¹ A scan of Kijiji rental housing posts in May 2019 revealed 12 units available for rent and 9 posts inquiring about houses for rent. A single-detached, 3-bedroom Okotoks house was usually listed upwards of \$1,400 for an older home and \$2,100-\$2,400 for a newer home. Utilities were typically included.



3.4 MARKET OWNERSHIP HOUSING SUPPLY

The April 2019 residential sales inventory in Okotoks consists of 230 units of single-detached; 21 units of semi-detached and row houses; and 5 apartment units. Overall the sales inventory across the three housing types can be considered balanced. The sales inventory show that semi-detached and row houses have the least amount of supply than the other two housing types (1-2 months more of inventory).

Figure 13 Sales Inventory by Dwelling Type, 2019

Housing Inventory by Dwelling Type, April 2019			
	Units	Percentage	Months Inventory
Total	256	100%	-
Single-detached House	230	90%	7.5
Semi-detached and Row House	21	8%	4.9
Apartment	5	6%	6.7

Source: Adapted from Century 21 Foothills Real Estate

Figure 14 shows the median sale prices by housing type in Okotoks for the year 2018. The 2018 CREB data was used as this presents more accurate prices over the 2019 data, where fewer sales transactions occurred in the first quarter of the year in Okotoks. According to CREB's 2019 Calgary Economic and Housing Outlook, sales in Okotoks were at an 8-year low with sales prices trending slightly down.

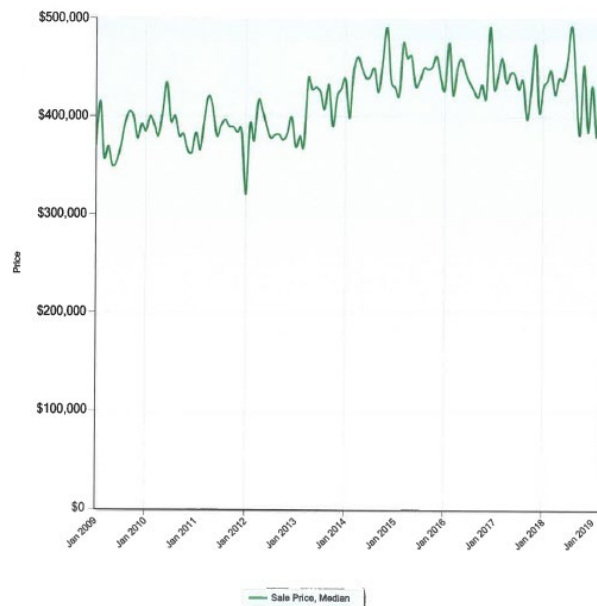
Figure 14 Median Sale Prices, 2019

Median Sale Prices by Dwelling Type, 2018	
	Okotoks
Single-detached House	\$443,500
Semi-detached House	\$415,000
Row House	\$257,875
Apartment	\$220,500

Source: Calgary Real Estate Board (CREB), Housing Statistics

Figure 15 shows the monthly median sale prices for single-detached dwellings in Okotoks were generally in the high \$300,000s between 2009 and 2013. While there was a significant drop to the low end of \$300,000 in early 2012, the median sale prices recovered and in mid 2013, the median prices started to trend above the \$400,000s. Generally, the median sale prices have remained the same from 2013 to 2019 with some highs close to the \$500,000s and a few lows dipping into the \$400,000s.

A map of the assessed property values of residential homes in Okotoks is in Appendix 7.3.

**Figure 15 Monthly Median Sale Prices in Okotoks, Single-Detached Dwellings, 2009-2019**

Source: Calgary Real Estate Board (CREB), Housing Statistics

3.5 SUMMARY

Housing Supply

Okotoks' residential built form is dominated by single-detached dwellings (77%). The remaining 23% of the housing stock is made up of apartments with less than five storeys, row houses, semi-detached houses, multi-plexes and some movable dwellings. There are no apartment buildings with more than five storeys in Okotoks and it should be noted that the emergency fire services in the community are not equipped for buildings taller than five storeys.

There is a total of 256 units for sale in the Okotoks housing inventory as of April 2019. Ninety percent (90%) of these are single-detached units, the remaining are 21 units of semi-detached and row houses and 5 apartment units.

Non-Market Rental Housing Supply

In total, there are 326 non-market housing units in Okotoks, not including 43 units with rent subsidies. Majority of these units, 80% or 262 units are seniors' housing for independent or supportive living. The remaining 20% (64 units) are available for other household types and offer near-market units and family housing. Rowan House Society in High River is the only emergency shelter located in the Foothills County municipal district and provides 24 beds for women and their children.

Market Rental Housing Supply

Okotoks has a small amount of rental units available in the primary rental market. The 113 rental units represent only 10% of the renter household population. Primary rental vacancy rates have been consistently low in Okotoks since 2003 and are generally lower than both Strathmore and



Cochrane's. Moreover, in the last 15 years, only 31 units in the primary rental market have been completed according to CMHC's Market Rental Survey.

4 CURRENT HOUSING NEED

This analysis focuses on three components of the housing market: non-market housing need, market rental need, and market owner need. Two data sources are used to determine non-market housing need: housing indicators from Statistics Canada and the Westwinds Communities waitlist.

4.1 UNSTABLE HOUSING COUNT

A report on individuals experiencing unstable housing¹² in Okotoks was conducted by the Alberta Rural Development Network (ARDN) and published in May 2019.¹³ The study is a province-wide effort to gather information on housing instability, employment, income, family demographics and services accessed in rural communities of Alberta. The data collected for Okotoks was collected online and coordinated with the Town of Okotoks Family and Community Support Services. The survey for Okotoks was open from October 15 to November 14, 2018 and 124 individuals completed the survey.

All survey respondents (124) were asked to identify the general areas or issues they are seeking support with. Majority of respondents selected "basic needs (food, shelter medical, shower, laundry) support" (55), "support services (accessing government programs, accessing technology)" (28), and "financial support" (26).

For Okotoks, the survey results indicate 72 individuals felt their housing situation was unstable (e.g. they could easily lose their housing) or were unsure whether their housing was stable. Respondents were asked to select a primary reason that they thought their housing was unstable. Of the responses received, 21 selected "Low Income" (31.8%), 14 selected "Job Loss" (21.1%) and 10 selected "Unable to Pay Rent/Mortgage" (15.2%).

4.2 NON-MARKET RENTAL ANALYSIS

4.2.1 NON-PROFIT WAITLIST ANALYSIS

Based on the data collected on housing waitlists, there are directly 81 households in need of non-market housing, either in the form of rent supplements or affordable housing units. This figure does not capture households who are ineligible under the existing Westwinds Communities programs.¹⁴

There are 42 eligible households on the housing waitlist for Westwinds Communities. Of these households, the most common groups experiencing housing affordability challenges are lone-

¹² Unstable housing in the ARDN report is defined as when a person experiences "difficulty paying rent, spending a major portion of the household income on housing, having frequent moves, living in overcrowded conditions, or doubling up with friends and relatives".

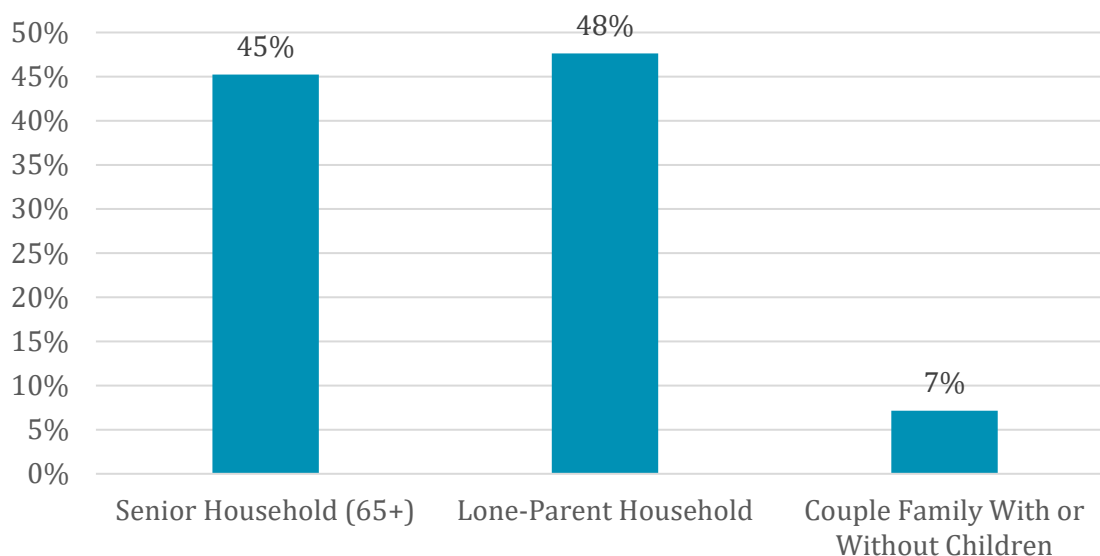
¹³ Alberta Rural Development Network, Okotoks Community Report, 2019

¹⁴ Between March 2019 and May 2019, Westwinds Communities received 102 inquiries regarding available units across the Foothills Region. Of these total inquiries, Okotoks was the top community preference for 21 households. Seven (7) households did not have a specific community preference.



parent households (48%) and senior households (45%). The remaining households are couple families with children or without children (7%).

Figure 16 Waitlist for Non-Market Units by Household Type, 2019



Source: Adapted from Westwinds Communities

An aggregate of the waitlisted households identifies that affordable housing in the form of duplexes and single-detached are most in demand at 23 units. The second most requested housing type are seniors housing at 19 units. There are currently no households on the waitlist for near-market units.

Table 15 Waitlist for Non-Market Units by Unit Type, 2019

Waitlist for Non-Market Rental Units in Okotoks, 2019		
	Units	Percentage
Total	42	100%
Sheep River Housing (Seniors)	13	31%
Sandstone Lodge (Seniors)	6	14%
Affordable Housing (Duplex)	22	52%
Affordable Housing (Single-Detached)	1	2%
Near-Market	0	0%

Source: Adapted from Westwinds Communities

In addition to the 42 households on the non-market housing unit waitlist, there are 39 more households on the waitlist for the direct to tenant or private landlord rent subsidies. Half of the households (51%) on the waitlist are lone-parent households. The next most common household types are one-person households (23%) and couple families with children (21%). Seniors make up a small proportion of the waitlist at 5%.

**Figure 17 Waitlist for Rent Supplements, 2019**

Waitlist for Rent Supplement by Household Type in Okotoks, 2019	
	Percentage
Total	100%
Lone-Parent Household	51%
Couple Family with Children	21%
One-Person Household	23%
Senior Household (65+)	5%

Source: Adapted from Westwinds Communities

4.3 MARKET RENTAL ANALYSIS

4.3.1 MARKET RENTAL HOUSEHOLD ANALYSIS

Housing indicators refer to markers of housing issues and include adequacy, suitability and affordability. The three housing indicators are described below.

Adequacy: Adequacy refers to the state of repair of a home. Homes that have adequacy issues are homes that require major repairs.

Suitability: The suitability of a home is determined by the size of the home in relation to the size and composition of the household living in it. It is generally defined as no more than two people per bedroom with separate rooms for parents and children 5 and over of the opposite sex.

Affordability: This measure identifies the number of households that pay 30 percent or more of their income on housing, a standard measure of affordability.

While the median household income in Okotoks is higher than Alberta and Strathmore, and nearly identical to Cochrane, the number of renting households experiencing an affordability housing issue is also high. Figure 18 shows that of the three housing challenges, unaffordability is most frequently experienced by renter households.

Overall, nearly 1 in every 2 renter households, 45% or 685 households, overspend their income on shelter costs. Housing suitability challenges are experienced by 7% of all renter households (110) followed by adequacy challenges experienced by 4% of all households (60).

**Figure 18 Housing Indicators by Renter Households, 2016**

Renting Households Experiencing Issues	Adequacy	Suitability	Affordability	Adequacy, Suitability or Affordability	Total Renters	Households Experiencing At Least One Issue
Total Census Families	40	100	445	535	1,055	51%
Couples w/ Children	10	30	140	165	370	45%
Couples w/o Children	10	0	90	90	225	40%
Lone-Parent Households	0	15	160	165	255	65%
Non-Census Family Households	20	10	240	260	480	54%
Total	60	110	685	800	1,530	52%

Source: Adapted from Statistics Canada, 2016 Census

Lone-parent households and non-census family households are the most vulnerable groups to housing challenges with unaffordability being the most frequently experienced. Sixty-three percent (63%) of lone-parent households (160 households) experience affordability challenges with a small proportion experiencing suitability challenges (6% or 15 households).

Half of all non-census family households (50% or 240 households) experience affordability issues and about 4% experience housing adequacy challenges.

4.3.2 MARKET RENTAL AFFORDABILITY ANALYSIS

The relative affordability of housing in a community is determined by the relationship between average shelter costs and household income. Housing is generally considered affordable if shelter costs require less than 30% of the before-tax household income. In the following rental affordability analysis, secondary rental market costs are used as renters in Okotoks are much more likely to be renting non-purpose built rental units.

Table 16 shows that lone-parent households with a median household income have an affordability gap when renting single-detached dwellings or row houses. Non-census family households with a median household income are able to afford even less than lone-parent families as the only rental option available without an affordability gap are one-bedroom apartment units. The rental affordability gaps for lone-parent households range from \$57 to \$457 and \$187 to \$876 for non-census family households.

There are generally no rental affordability gaps for couple families with or without children earning Okotoks' median household income or more.



Table 16 Rental Affordability Analysis, 2019

Market Rental Affordability by Household Type, 2019					
	Median Household Type	Couple Families w/o Children	Couple Families w/ Children	Lone-Parent Household	Non-Census Family Household
Number of Households	-	2,765	4,335	1,090	1,690
Median Income	\$116,817	\$109,264	\$153,595	\$67,030	\$50,276
Monthly Income	\$9,735	\$9,105	\$12,800	\$5,586	\$4,190
Affordable Monthly Housing Costs	\$2,920	\$2,732	\$3,840	\$1,676	\$1,257
Affordability Gap					
Single-detached house	No gap	No gap	No gap	-\$457	-\$876
Semi-detached house	N/A	N/A	N/A	N/A	N/A
Row house	No gap	No gap	No gap	-\$57	-\$476
2 Bedroom apartment	No gap	No gap	No gap	No gap	-\$187
1 Bedroom apartment	No gap	No gap	No gap	No gap	No gap

*Accounts for rent, utilities, tenant insurance, and internet into consideration as part of shelter costs.

4.4 MARKET OWNERSHIP ANALYSIS

4.4.1 MARKET OWNER HOUSEHOLD ANALYSIS

The housing indicators for owner households are not as strong as renter households, showing housing challenges are less frequently experienced by owner households. Eighteen percent (18%) of owner households in Okotoks experience an adequacy, suitability or affordability housing issue, with affordability being the most frequent challenge (15%). The proportion of Okotoks owner households spending 30% or more of income on shelter costs is similar to Albertan owner households generally (15%).

Similar to the housing indicator results for renter households, the owner household types most vulnerable to housing challenges are lone-parent households and non-census family households. Thirty-eight percent (38%) of lone-parent households (190 households) and 27% of non-census family households (315 households) experience affordability challenges.



Figure 19 Housing Indicators by Owner Households, 2016

Owner Households Experiencing Issues	Adequacy	Suitability	Affordability	Adequacy, Suitability or Affordability	Total Owners	Households Experiencing At Least One Issue
Total Census Families	95	170	880	1,095	6,930	16%
Couples w/ Children	30	70	380	465	3,560	13%
Couples w/o Children	35	0	255	275	2,295	12%
Lone-Parent Families	10	10	190	200	505	40%
Non-Census Families	40	0	315	345	1,175	29%
Total	135	170	1,195	1,440	8,105	18%

Source: Adapted from Statistics Canada, 2016 Census

4.4.2 MARKET OWNER AFFORDABILITY ANALYSIS

Table 17 Owner Affordability Analysis, 2019

Homeownership Affordability by Household Type, 2019					
	Median Household Type	Couple Families w/o Children	Couple Families w/ Children	Lone-Parent Households	Non-Census Family Households
Number of Households	-	2,765	4,335	1,090	1,690
Median Income (2015)	\$116,817	\$109,264	\$153,595	\$67,030	\$50,276
Monthly Income	\$9,735	\$9,105	\$12,800	\$5,586	\$4,190
Affordable Monthly Housing Costs	\$2,920	\$2,732	\$3,840	\$1,676	\$1,257
Affordability Gap (2018)* **					
Single-detached house	No gap	No gap	No gap	-\$914	-\$1,333
Semi-detached house	No gap	No gap	No gap	-\$774	-\$1,193
Row house	No gap	No gap	No gap	-\$25	-\$444
Apartment	No gap	No gap	No gap	No gap	-\$194

* Accounts for mortgage payments, utilities, homeowner insurance, internet, and property taxes and any applicable condominium maintenance fees as part of the shelter costs. Assumes 10% down, 2.96% interest rate, 3-year fixed term, and a 25-year amortization period.

** Uses Calgary Real Estate Board 2018 median prices



Similar to the renter affordability analysis results, Table 17 shows that lone-parent households and non-census family households are experiencing the largest affordability gap when it comes to purchasing a house. Lone-parent households with a median income generally have an affordability gap for any housing type larger than an apartment. The monthly affordability gap for lone-parent households who own start from \$25 for a row house to \$914 for a single-detached home.

Non-census family households with a median household income have difficulty purchasing a typical apartment unit in Okotoks, with an affordability gap of \$194. For non-census family households, the monthly affordability gap ranges from \$194 for owning an apartment to \$1,333 for single-detached house.

There are generally no owner affordability gaps for couple families with or without children earning Okotoks' median household income or more.

4.4.3 ECOVILLAGE AFFORDABILITY ANALYSIS

The proposed Homestead project offers affordable housing rental Base Homes and Plus Homes which include one-bedroom units (380 square feet) and two-bedroom units (550 square feet). These prices include utilities, individual garden plots and ecovillage programs. The proposal also offers affordable homes for purchase in the range of \$85,000 to \$120,000 in prices.

The affordability analysis further takes into account tenant insurance and internet costs, and any applicable homeowner insurance or property taxes. Table 18 shows that the proposed housing rental rates for the four-unit types in the ecovillage are affordable across all household types earning the median household incomes. The affordable purchase house options are also affordable as it does not indicate any affordability gaps across the household types.

**Table 18 Ecovillage Affordability Analysis**

Proposed Ecovillage Development (Affordable Housing), 2019					
	Median Household Type	Couple Families w/o Children	Couple Families w/ Children	Lone-Parent Household	Non-Census Family Household
Affordable Monthly Housing Costs	\$2,920	\$2,732	\$3,840	\$1,676	\$1,257
Affordability Gap					
<i>"Base" Rental Homes*</i>					
1 Bedroom: \$760/month	\$2,078	\$1,890	\$2,998	\$834	\$415
2 Bedroom: \$920/month	\$1,918	\$1,730	\$2,838	\$674	\$255
<i>"Plus" Rental Homes*</i>					
1 Bedroom: \$950/month	\$1,888	\$1,700	\$2,808	\$644	\$225
2 Bedroom: \$1,150/month	\$1,688	\$1,500	\$2,608	\$444	\$25
<i>Affordable Purchase Home**</i>					
Maximum Purchase Price: \$120,000	\$2,276	\$2,088	\$3,196	\$1,032	\$613

* These rates include utilities, individual garden plots and ecovillage programs. This analysis takes into account additional factors of tenant insurance and internet costs.

** Assumes 10% down, 2.96% interest rate, 3-year fixed term, and a 25-year amortization period.

4.5 SUMMARY

Non-Market Analysis

Based on the Westwinds Communities waitlist for affordable housing, there are 42 individuals in need. The households most in need are lone-parent families and seniors, whom collectively make up 93% of the waitlisted households. From the housing types offered by Westwinds Communities, the most commonly requested type of units are semi-detached dwellings (52%) with seniors' housing the second most common (45%).

In addition, there are an estimated 39 households on the waitlist for rent subsidies. Of these households, lone-parent families make up half of this need (51%).

The ARDN report indicates 72 survey respondents in Okotoks felt their housing situation was unstable (e.g. they could easily lose their housing) or were unsure whether their housing was stable.



Market Rental and Owner Analysis

Renter households are likely to have one or more housing indicators where 51% of all households experience one or more of the three housing challenges – adequacy, suitability or affordability. Nearly 45% of all renter households spend 30% or more of their income on shelter costs.

Owner households are less likely to have a housing indicator with about 15% of all households spending 30% or more of their income on shelter costs, similar to the Albertan owner households. However, similar to renter households, lone-parent and non-census family owner households are most vulnerable to affordability challenges.

A high proportion of lone-parent households and non-census family households are affected by housing affordability challenges in both the rental and owner markets. Generally, lone-parent households with a median income can afford to rent housing types smaller than a row home and can afford to buy apartments. Non-census family households with a median income can afford to rent a one-bedroom unit, but will generally encounter an affordability gap for purchasing an apartment in Okotoks.

The affordability gap for renting larger housing types ranges from \$57 to \$876 for the two household types depending on the type of housing. The owner affordability gap ranges from \$25 to \$1,333.

The affordability analysis did not indicate any affordability gaps with the proposed affordable housing rental rates and house purchasing price in the ecovillage of the Homestead project in Okotoks.

5 EMERGING HOUSING NEEDS

The projections used below to discuss emerging housing needs should be used with caution. These projections rely on a set of assumptions that, while reasonable, may not hold over time. The population and household projections presented within this report represent a relatively basic “best guess” for population and household need in Okotoks in the future, critically assuming that a range of conditions remain constant. In interpreting the results below, focus should be put on the direction, and general magnitude of broad measures. For example, it is reasonable to expect that the population estimates will be more reliable in the aggregate than those for each specific age group (and similarly for the household projections). Household projections for specific combinations of age, family type, and tenure will generally be less reliable than projections for one of these dimensions.

5.1 POPULATION GROWTH

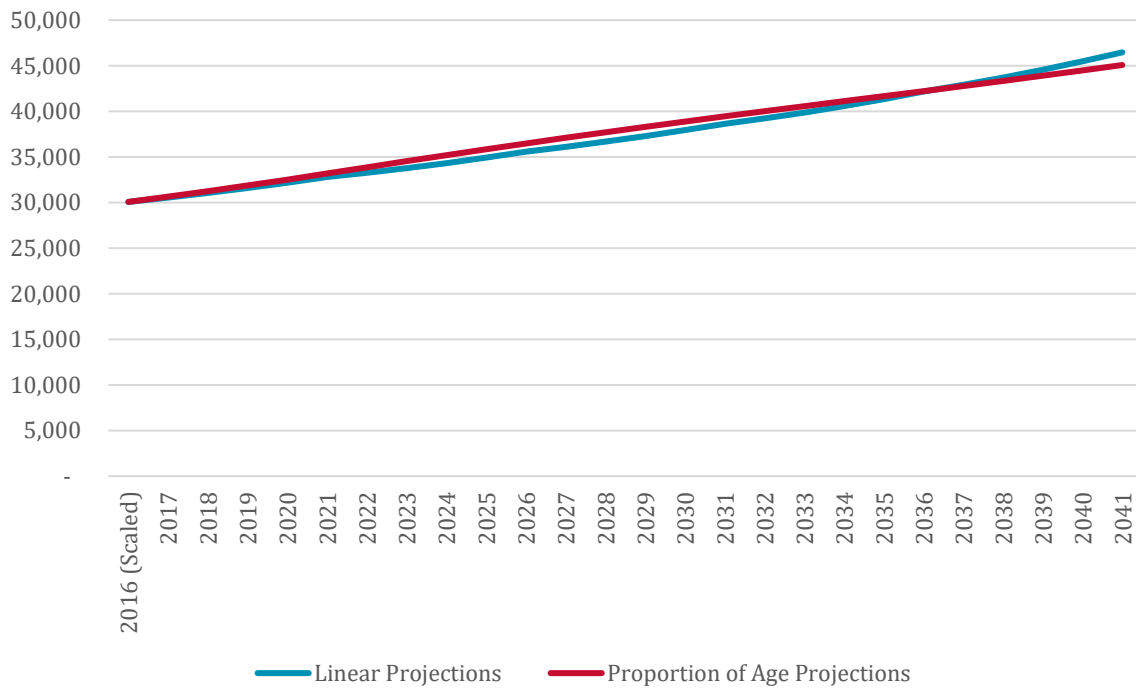
In order to develop a range of simplistic household projections, two approaches were used: proportion of age projections and linear projections. The proportion of age projections approach holds the Okotoks’ growth proportion of each age group in the Census Division constant over time. This is a simple approach that does not account for any variables affecting population change over time.



The linear projections transition age groups over 5-year increments in a way consistent with the Census Division (e.g. find the ratio of the 30 to 34 age group in 2017 to the 35 to 39 age group in 2018 in Census Division 6 and apply this to Okotoks). This is rudimentary in that it does not account for varying fertility rates within a Census Division, and even more importantly, it does not account for different migration rates, and the composition of the migrating populations. None the less, this approach does have the benefit of taking into account some of the dynamics of aging.

The population projection in Okotoks using the linear projection reaches approximately 46,500 in 2041 and 45,000 using the proportion of age projections.

Figure 20 Population Projections



While the two approaches are not enormously different in their results for each age group, the differences over time can be substantial. In particular, the linear projections suggest an initial shrinking in the 0 to 14 age group, and the two paths diverge for the 65+ age projections, starting in approximately 2031.

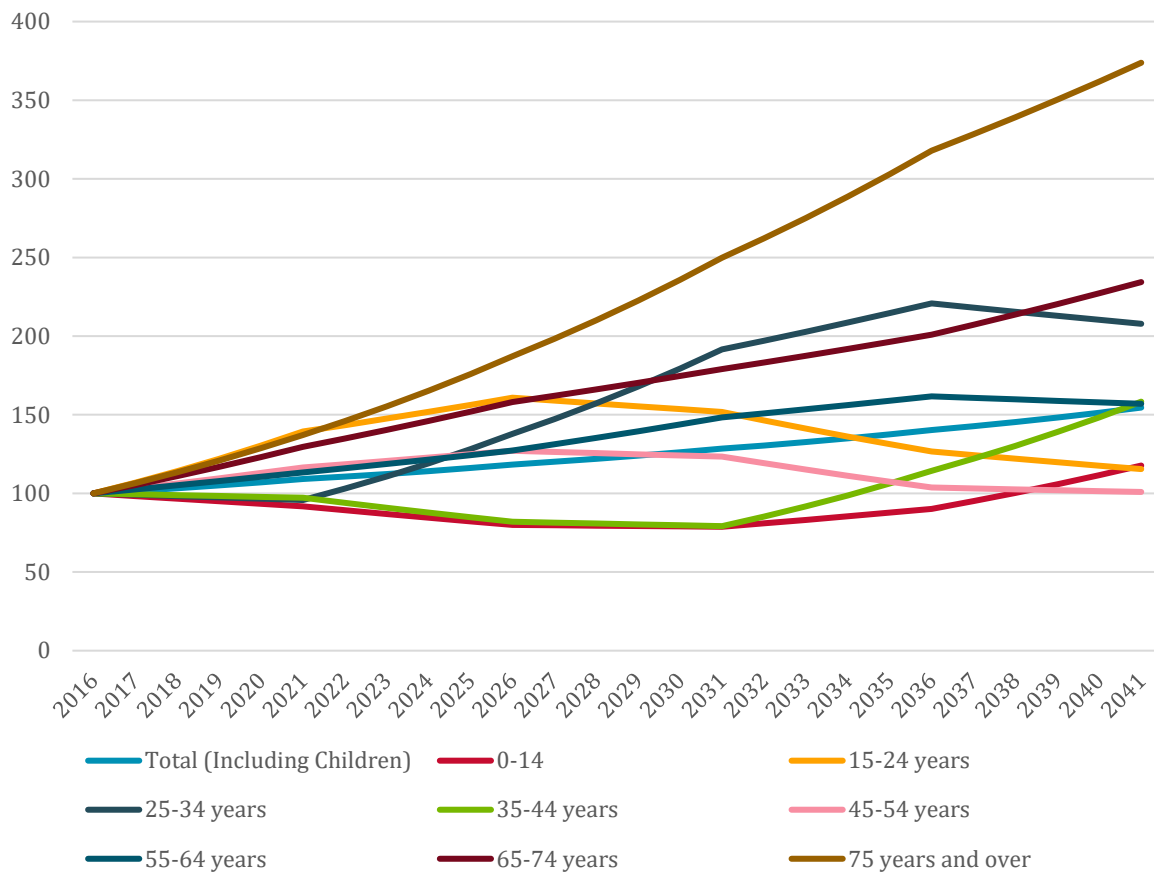
**Figure 21 Change in Age Groups by Population Projection Approach**

Figure 21 shows the population projection for each of the age groups, from 2016 to 2041. The 75 years and over group is expected to see the most growth and the 0 to 14 age group is projected to see the least growth on a relative basis.

5.2 HOUSEHOLD GROWTH

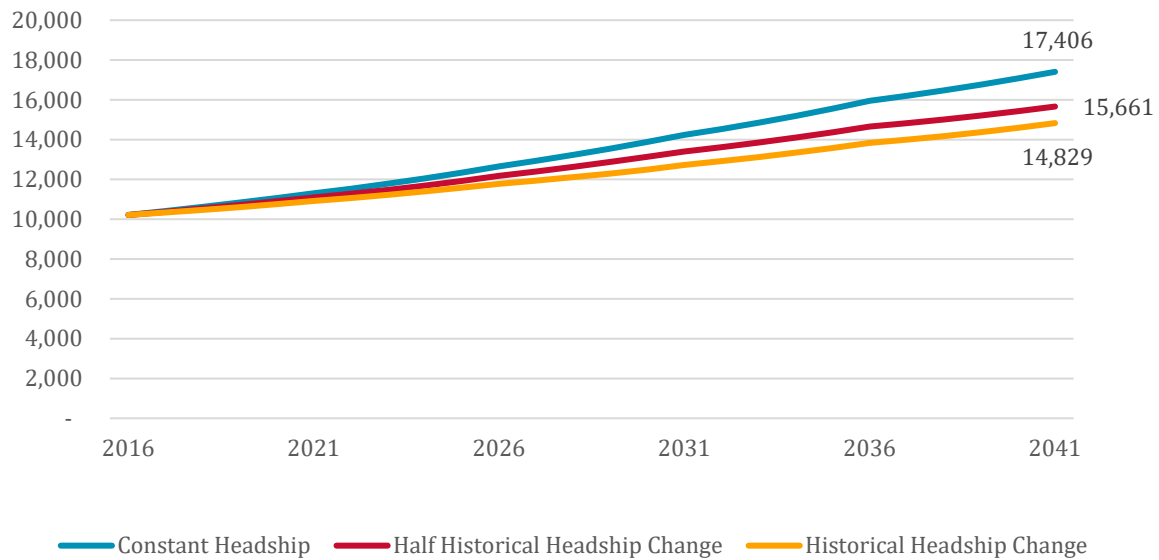
As aging can reasonably be expected to contribute to a substantial change in the composition and number of households in Okotoks into the future, the household projections presented here are generally based upon the linear projection approach outlined above, which, in general, takes greater account of the regional aging process, if not in Okotoks specifically.

Household projections in this case are developed by applying a headship rate by household family type to age groups. These headship rates can be interpreted as the proportion of individuals of a given age group who lead a household of a given family type. These headship rates can change over time, sometimes dramatically. The three scenarios presented below represent the possibilities of headship rates remaining at 2016 levels, changing by the same percentage points each year as they have, on average, over the period between 2006 and 2016, or falling in between (changing at half the pace of historical change). With rates continuing to change as they did between 2006 and 2016, some of the headship rates would reach floors (as headship rates have some logical ranges within which they can vary). While it is likely headship rates will continue to change in the future, and quite possibly in the same direction as the recent past, for the purposes



of presenting a relatively simple projection, the constant headship rates have been used for these projections.

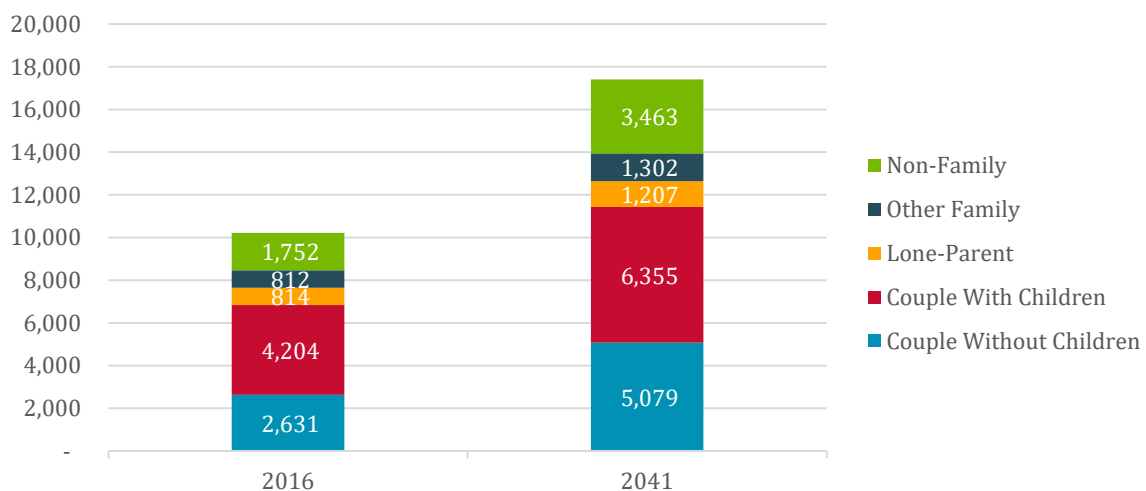
Figure 22 Projected Households by Headship Scenario



As can be seen in the preceding figure, the number of households are projected to increase to approximately 17,500 in 2041, a roughly 75% increase.

This increase will occur due to increases in the number of households of all types. The largest increases will be seen in couple households (2,448 additional couple households without children, 2,151 additional couple households with children) and non-family households (1,710 additional households).

Figure 23 Household Estimate and Projection by Household Family Type



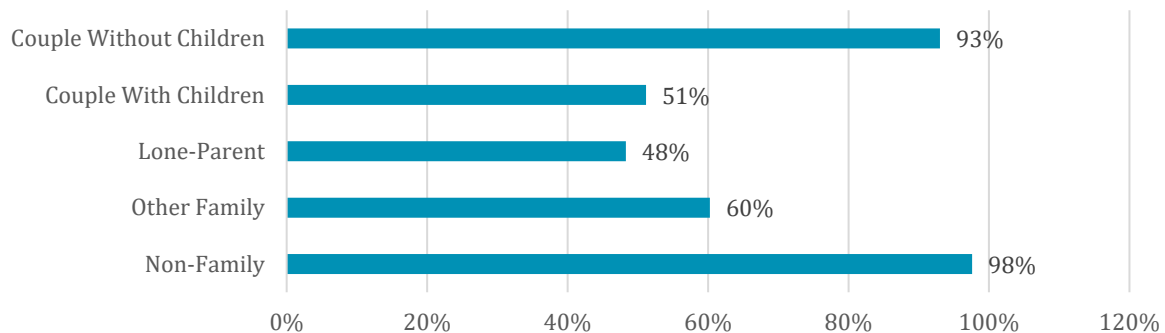


The couple households without children and non-family households will also see the largest relative increase. This is due in large part to aging effects, as seniors often lead these household types.

Table 19: Households by Family Type

	2016	2021	2026	2031	2036	2041	2016-2041
Couple without Children	2,631	3,088	3,650	4,243	4,731	5,079	
Change		457	562	593	488	348	2,448
% Change		17%	18%	16%	12%	7%	93%
Couple with Children	4,204	4,422	4,672	5,064	5,710	6,355	
Change		218	250	392	646	645	2,151
% Change		5%	6%	8%	13%	11%	51%
Lone-Parent	814	881	929	987	1,083	1,207	
Change		67	48	57	96	125	393
% Change		8%	5%	6%	10%	12%	48%
Other Family	812	882	991	1,113	1,222	1,302	
Change		69	110	122	109	80	490
% Change		9%	12%	12%	10%	7%	60%
Non-Family	1,752	2,030	2,409	2,829	3,201	3,463	
Change		277	379	420	372	262	1,710
% Change		16%	19%	17%	13%	8%	98%

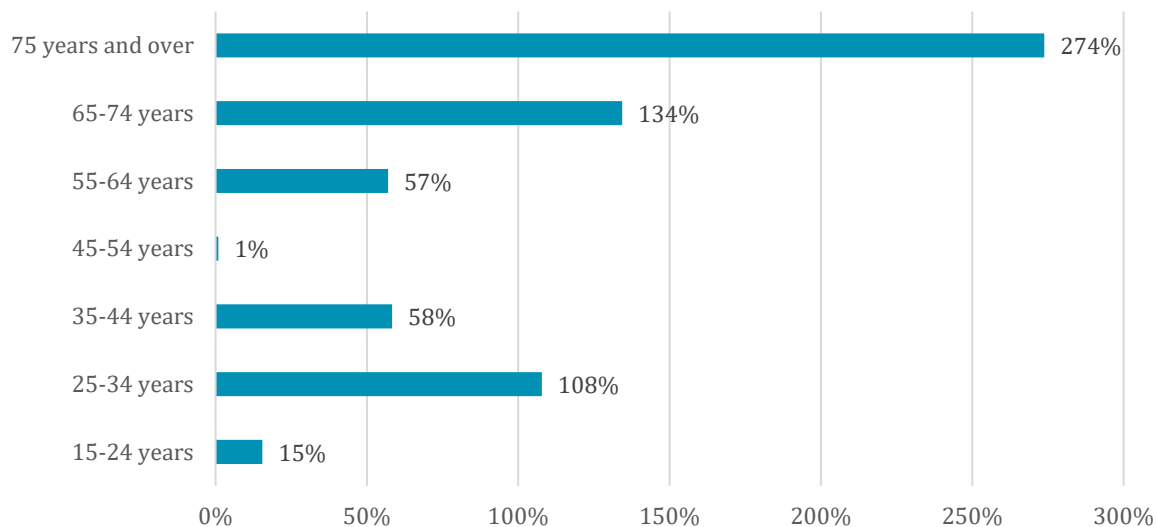
Figure 24 Percentage Increase in Households by Household Family Type, 2016-2041



While growth in households by age is, in absolute terms, projected to be driven in relatively equal proportions by a variety of age groups, on a relative basis seniors (65-74 and 75 and over) and young-adult (25-34 years) age groups are expected to dominate. In particular, households led by seniors age 75 and older are projected to increase by 274% to 2041. The large relative increase in the senior age groups is what is projected to drive the relative increase in couple without children and non-family households.

**Table 20: Household Growth by Maintainer Age**

	2016	2021	2026	2031	2036	2041	2016-2041
Total	10,214	11,303	12,652	14,236	15,947	17,406	
Change		1,088	1,349	1,584	1,711	1,459	7,192
% Change		11%	12%	13%	12%	9%	70%
15-24 years	146	204	235	222	185	169	
Change		57	31	-13	-37	-16	23
% Change		39%	15%	-6%	-17%	-9%	15%
25-34 years	1,508	1,444	2,079	2,889	3,330	3,134	
Change		-64	635	810	441	-196	1,626
% Change		-4%	44%	39%	15%	-6%	108%
35-44 years	2,656	2,583	2,177	2,103	3,038	4,206	
Change		-74	-406	-74	935	1,168	1,549
% Change		-3%	-16%	-3%	44%	38%	58%
45-54 years	2,397	2,793	3,046	2,958	2,487	2,419	
Change		396	253	-88	-471	-68	21
% Change		17%	9%	-3%	-16%	-3%	1%
55-64 years	1,873	2,122	2,383	2,777	3,028	2,940	
Change		250	261	394	251	-88	1,067
% Change		13%	12%	17%	9%	-3%	57%
65-74 years	1,125	1,458	1,778	2,013	2,260	2,635	
Change		333	320	235	246	376	1,511
% Change		30%	22%	13%	12%	17%	134%
75 years and over	509	699	954	1,273	1,620	1,904	
Change		189	255	319	347	285	1,395
% Change		37%	37%	33%	27%	18%	274%

Figure 25 Percentage Increase in Households by Primary Maintainer Age, 2016-2041



5.3 SUMMARY

The population in Okotoks is projected to grow to approximately 45,000-46,500 in 2041.

The number of households in Okotoks will grow to approximately 17,500 in 2041, an increase of roughly 75%. In terms of household types, the largest absolute increases will be in couple households with or without children (2,151 and 2,448 households respectively).

However, couples without children and non-census family households will see the highest proportional increases. This is due in large part to aging effects, as seniors often lead the couple households without children. Aligned with this, seniors (65-74 and 75+) and young adult age groups (25-34 years) are projected to experience the highest proportional growth.



6 KEY FINDINGS

Community Profile

- Population has grown rapidly over the last 20 years from 8,528 to 28,881 in 2016.
 - High proportion of census family households in Okotoks (80%).
 - Small proportion of renters in 2016 (16% of all households) but has proportionally grown 45% between census years.
 - Median household incomes across all household types are higher than the Alberta and Strathmore but are comparable to Cochrane.
 - High proportion of ownership rates throughout the income spectrum, even at income levels below \$30,000.
 - Prevalence of low-income was highest in lone-parent households and non-census family households in 2015.
-

Housing Supply

- The residential built form is almost entirely made up of single-detached dwellings (77%). The remaining 23% are made up of apartments less than 5 storeys, semi-detached, row houses, multi-plexes and some movable dwellings. There are no apartments over 5 storeys.
- Only 8% of residential development between 2008-2018 consisted of medium-density housing types, the remaining were single-detached houses or similar low-density dwellings.
- The greatest diversity of housing types was built during the peak of development in Okotoks, between 2003 and 2007.
- In total, there are 326 non-market housing units in Okotoks, not including 43 units with rent subsidies. Majority of these units, 262 units or 80%, are seniors' housing with the remaining 64 units offering family housing or near market housing.
- Okotoks has a limited supply of purpose-built rental units (113), representing 10% of total renter households, and a general trend of low vacancy rates over last 15 years.



Current Housing Need

- A report by the Alberta Rural Development Network indicates 72 survey respondents in Okotoks felt their housing situation was unstable (e.g. they could easily lose their housing) or were unsure whether their housing was stable.
- There are 81 households in need of non-market housing. Of these, 42 households are on the waitlist for non-market housing and an additional 39 households on the waitlist for rent subsidies.
- About 15% of owner households spend more than 30% of their income on shelter costs while nearly 1 in every 2 renter households (45%) overspends on shelter costs.
- In the affordability analyses and the housing indicators, the data shows that lone-parent households and non-census family households have the highest proportions of affordability challenges for both renter and owner households
- The affordability gap for lone-parent households to own a home larger than an apartment ranges from \$25 to \$914 per month. For renting, the affordability gap for housing for a row house is \$57 per month to \$457 for a single-detached house.
- The monthly affordability gap for non-census family households to own a house ranges from \$194 for an apartment to \$1,333 for a single-detached house. For renting, the affordability gap for housing larger than a one-bedroom apartment is \$187 to \$876 per month.
- Generally, there are no affordability gaps for couple families with or without children earning Okotoks' median household income.
- There are no affordability gaps across all household types for the affordable housing rental rates and purchasing house price proposed in the Homestead project in Okotoks.

Emerging Housing Need

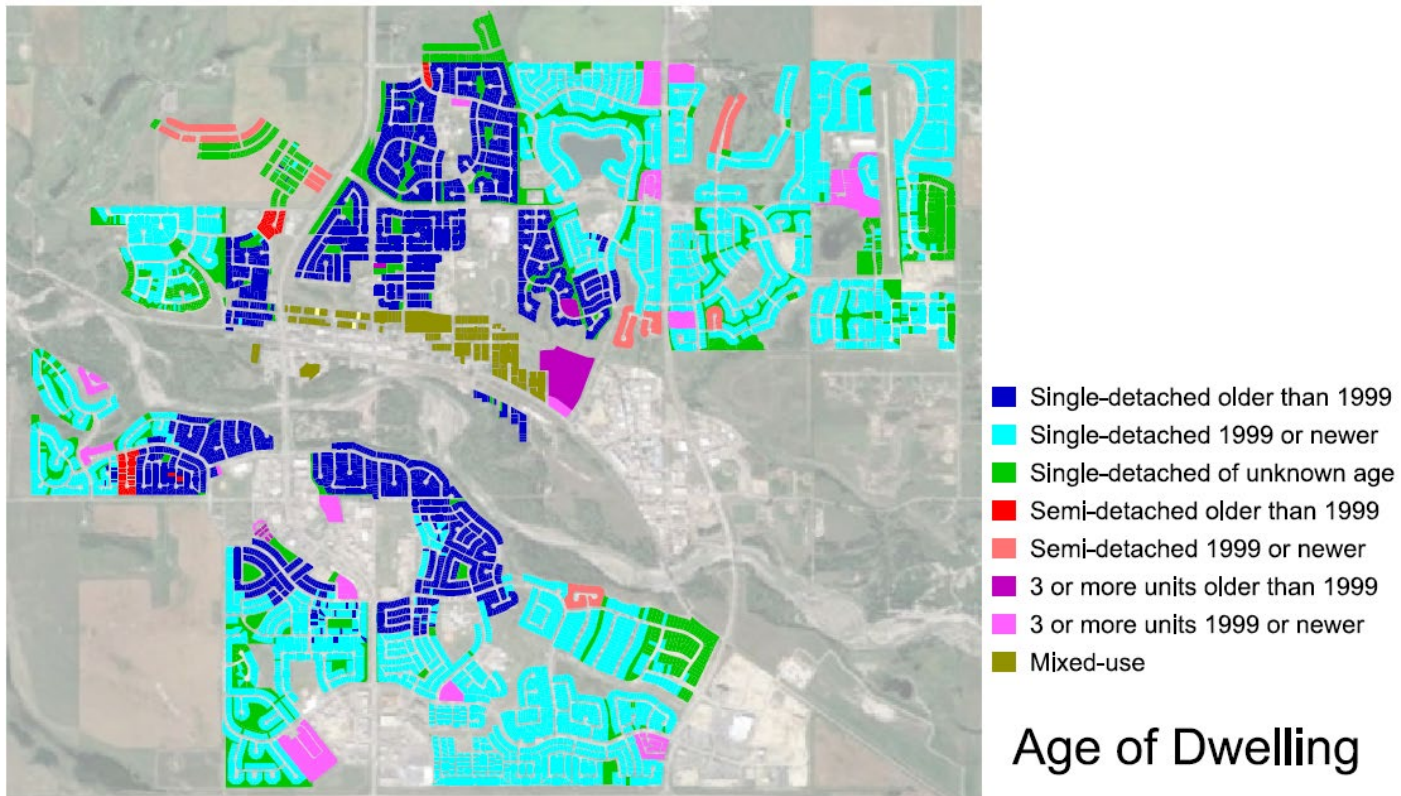
- The number of households in Okotoks is projected to grow to approximately 17,500 in 2041, an increase of roughly 75%.
- The largest absolute increases will be in couple households with or without children (2,151 and 2,448 households respectively). However, couples without children and non-census family households will proportionally grow the most.
- Seniors (65+) and young adult age groups (25-34 years) are projected to experience the highest proportional growth.



7 APPENDIXES

7.1 AGE OF DWELLINGS

Figure 26 Age of Dwellings in Okotoks, 2019

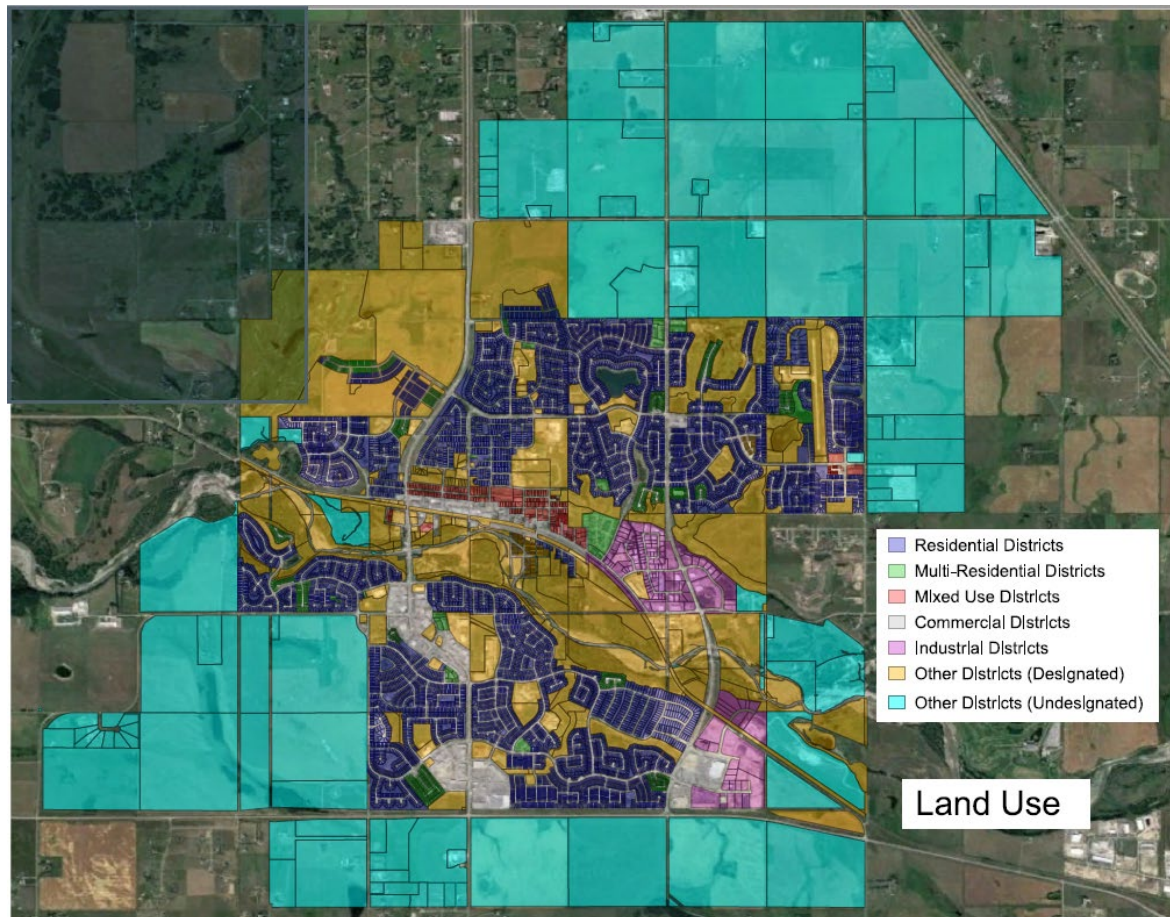


Source: Cornerstone Graphic Systems Inc.



7.2 LAND USE ZONES

Figure 27 Land Use Zones in Okotoks, 2019

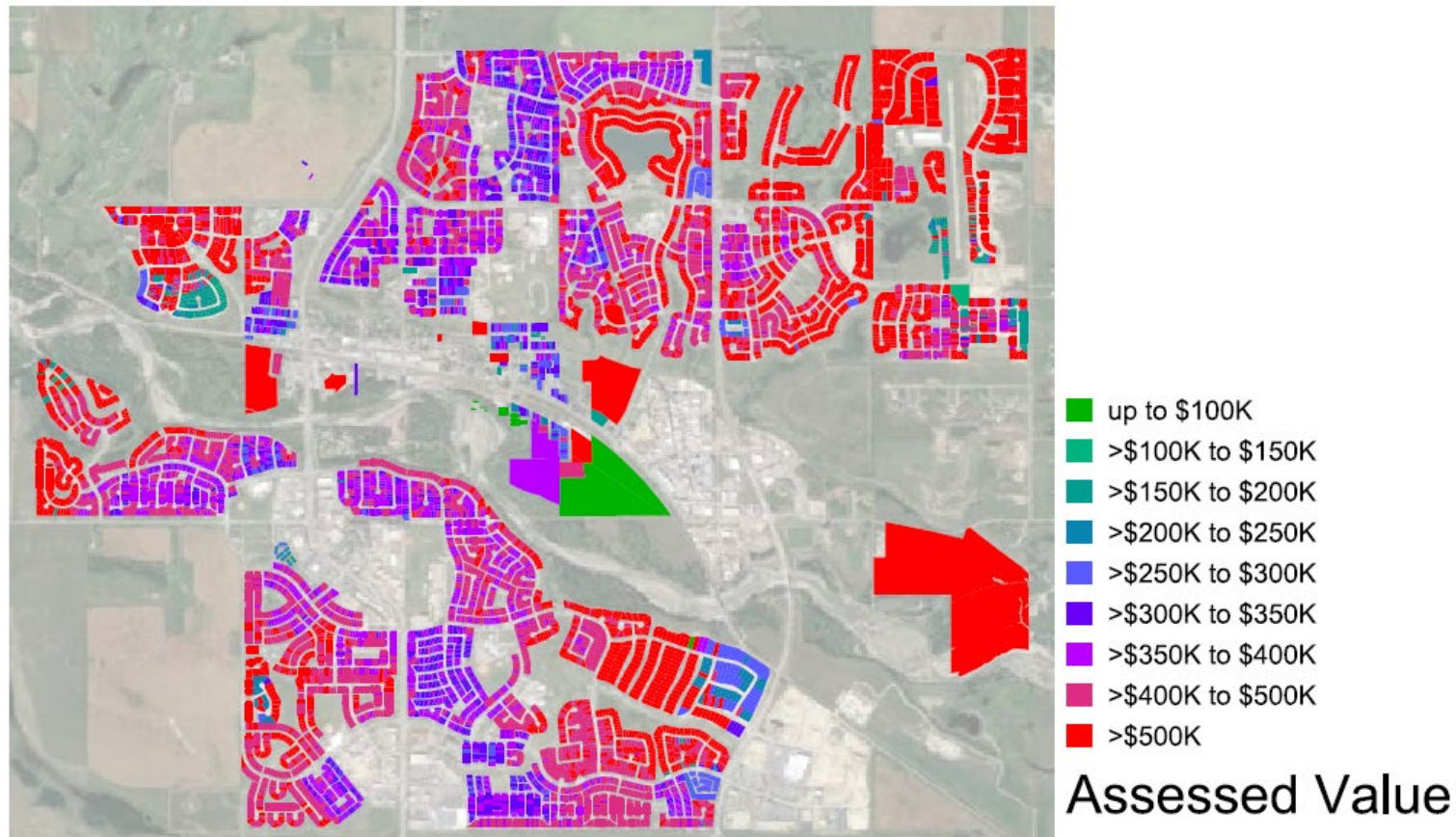


Source: Cornerstone Graphic Systems Inc.



7.3 ASSESSED PROPERTY VALUES

Figure 28 Assessed Value of Residential Properties in Okotoks, 2019



Source: Cornerstone Graphic Systems Inc.