



# Beaumont Affordable Housing Needs Assessment Report

August 2021

Note: This report was prepared by the City of Beaumont to support the development of an Affordable Housing Strategy. The data used are from available public sources and engagement activities. The City is not liable or responsible for any misuse of the information presented in this report.

# Executive Summary

Beaumont is a fast-growing and high-income municipality that nonetheless has a disproportionately residential assessment base and many residents who experience housing affordability challenges. It has the potential to offer more affordable housing choices. Doing so can help attract a broader slate of services and employment opportunities, as well as improve quality of life for individual residents and the wider community.

Beaumont is therefore developing an Affordable Housing Strategy, which will examine opportunities for housing that is affordable to its residents throughout the housing continuum, and that serves community members at all stages of life.

This housing needs assessment report is the first step in Beaumont’s Affordable Housing Strategy. It reviews the applicable legislative and policy framework, quantitative data from a range of sources, and qualitative input from a project Working Group and the wider public. Based on this information, it identifies key housing issues the Strategy must address.

The needs assessment found that as Beaumont grows, it is seeing a greater diversity of household types and a larger proportion of older residents. At the same time, the variety of housing types available has been increasing, and more rental options are available than before. However, housing costs in Beaumont are higher than the regional average and may be growing faster than incomes. While most Beaumont households can meet their housing needs in the private market, at least 500 Beaumont households are thought to experience housing affordability issues. The housing supply in Beaumont does not extend to all areas of the housing continuum.

The main housing needs identified in this report, as well as the key groups of people who can be served by meeting them, are summarized below.

Need	People to be Served
Market affordable rental housing, especially one-bedroom units	<ul style="list-style-type: none"> <li>• Smaller households unable to afford median market rent, particularly youth, singles and seniors (at least 300 households in 2015)</li> </ul>
Non-market housing, especially one-bedroom units	<ul style="list-style-type: none"> <li>• Households on low income, particularly youth, singles, and seniors (approximately 270 households in 2015)</li> <li>• Households in, or vulnerable to, core housing need (approximately 315 households in 2015)</li> </ul>
Access to local emergency shelter and transitional housing options	<ul style="list-style-type: none"> <li>• Youth (approximately 20 individuals in 2019)</li> <li>• Single adults facing unemployment (numbers variable)</li> <li>• Adults and children experiencing family violence (144 calls to Beaumont RCMP in 2020)</li> </ul>
Affordable and accessible supportive housing options	<ul style="list-style-type: none"> <li>• Seniors (10% of household maintainers in 2015)</li> <li>• People with disabilities (members of nearly half of households in 2015)</li> </ul>

The Affordable Housing Strategy will focus on identifying specific actions to address these key gaps and will include an implementation and monitoring plan to measure progress. The Strategy will also be designed to complement and support Beaumont's other policies and initiatives geared towards developing as a complete community.

As Beaumont continues to grow, it will be vital for the City to recognize the importance of housing affordability and choice, and to prioritize it in its development. This needs assessment and the future Affordable Housing Strategy are intended to be important tools in that effort.

## Acknowledgements

This Needs Assessment Report and the future Beaumont Affordable Housing Strategy would not be possible without the contributions of the project Working Group. Group members include:

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## 1.0 Introduction

Beaumont is a desirable, dynamic city that is growing fast. In just five years between 2011 and 2016, its population increased by 31%, to 17,396. Beaumont is also among Alberta's higher-income communities, with a median household income of \$134,443 in 2015.<sup>1</sup>

At the same time, with 23% of Beaumont households in the bottom half of the national income distribution,<sup>2</sup> 39% of renter households in Beaumont spend more than they can afford on shelter.<sup>3</sup> Additionally, Beaumont's growth has been driven mainly by housing development, with unmet potential for residents to reap the employment, service and municipal finance benefits offered by a more diversified local economy. Paying attention to housing affordability in our community can offer solutions to these issues.

As an Urban Centre identified in the Edmonton Metropolitan Region Growth Plan, Beaumont has a commitment to plan and develop affordable housing in a variety of ways. Providing a range of affordable housing types throughout the Region helps permit workers of all income levels to live near their workplaces. It also allows people to remain in a preferred community through different stages of life. Ninety per cent of the Region's affordable housing is located in Edmonton, which makes it more difficult for lower-income community members to remain in Beaumont or choose to make it their home.

Beaumont is preparing an Affordable Housing Strategy to build on the City's understanding of housing access gaps, respond to identified housing needs, fulfil the City's regional commitments, and ensure Beaumont grows into an accessible and attractive community for a diversity of residents. This Needs Assessment Report, which examines where Beaumont is doing well and where there are gaps in housing affordability, is intended to provide the starting point. The future Strategy will identify actions and an implementation plan to address the needs identified here.

### 1.1 Why an Affordable Housing Strategy for Beaumont?

As Beaumont continues to grow, it has the potential to offer more affordable housing choices and a broader slate of services and employment opportunities. In turn, it has an opportunity to improve the quality of life for current and future City residents.

Affordable housing has the most immediate impact on the people who live there. It is associated with greater household stability and more resources left over for other household needs, which can in turn support good health, better school performance, and employment.<sup>4</sup> Additionally, a community with a range of affordable housing options offers residents more opportunities to remain in their neighbourhood of choice as they grow older and their needs change.

The entire community also benefits from offering a range of affordable housing options. In addition to the social benefits of a multigenerational community with longtime residents, households who live in homes

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<sup>1</sup> For comparison, the Edmonton regional median household income was \$94,447 and the provincial median was \$93,835.

<sup>2</sup> Our Inclusivity: Beaumont's Social Master Plan, 2018.

<sup>3</sup> Defined as more than 30% of their income. See Sections 1.2.1 (Affordable Housing) and 2.2.5 (Housing Costs) of this report.

<sup>4</sup> Thomas, 2017; Brisson, 2014.

they can afford are more likely to engage in community activities, patronize local businesses, and pursue education and training.<sup>5</sup> The presence of housing options that are affordable to employees of various income levels can also play a role in attracting new businesses to a community.<sup>6</sup> Business investment in Beaumont will help the tax base move closer to the City's 80/20 target<sup>7</sup>, reducing the residential tax burden and creating a more financially sustainable municipality. And employees who live near their workplaces spend less time and money commuting, reducing stress, road congestion, and air quality impacts.

These individual and community benefits are associated with minimal—or no—negative outcomes when housing is designed, located and operated well. Neighbours of proposed affordable housing developments often raise concerns about safety, neighbourhood character and property values. However, research in this area indicates that when housing is well-designed and -managed and located in a vibrant neighbourhood, nearby property values keep pace with or exceed regional trends<sup>8</sup> and crime rates in the area are not affected.<sup>9</sup> Housing development at all price points must meet City standards regarding design and traffic impacts. And as this report will show, people needing more affordable housing are already our neighbours in Beaumont.

For Beaumont to keep growing as a dynamic community with a high quality of life, its housing must meet the needs of all those who live, work and invest in it. The Affordable Housing Strategy will be a roadmap for making it happen.

## 1.2 Key Housing Concepts

The City's involvement in housing programs and initiatives is guided by several main concepts that provide a framework for thinking about housing. These are discussed below to provide context for the strategy.

### 1.2.1 Affordable Housing

Beaumont's Affordable Housing Strategy is based on the Canada Mortgage and Housing Corporation's (CMHC) definition of **affordable housing**, which is housing that is:

- **Adequate** – requires no major repairs,
- **Suitable** – has a number of bedrooms that is appropriate for the household,<sup>10</sup> and
- **Affordable** – costs less than 30% of the household's pre-tax income, including all carrying costs such as rent/mortgage, utilities, taxes, condo fees, etc.

**Affordability** can vary widely depending on the household. It is related to housing prices, but also to incomes and by extension to the number of earners and dependents in the household. It is important to

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<sup>5</sup> Thomas, 2017; Brisson, 2014.

<sup>6</sup> Suttor and Bettencourt-McCarthy, 2015; Wardrip et al., 2011.

<sup>7</sup> Municipal Development Plan objective 5c, p. 44.

<sup>8</sup> BC Housing, 2018; Thomas, 2017; Nguyen, 2005; Province of British Columbia, 2000.

<sup>9</sup> De Wolff, 2008; Galster et al., 1999.

<sup>10</sup> Enough bedrooms, based on National Occupancy Standard requirements, means one bedroom for each cohabiting adult couple; each unattached household member 18 years of age and over; each same-sex pair of children under age 18; and each additional boy or girl in the family, unless there are two opposite-sex children under 5 years of age, in which case they may share a bedroom. A household of one individual may occupy a bachelor/studio unit with no bedroom.



note that the impact of exceeding the 30% threshold is greater for a lower-income household, because the dollar amount left over for other needs is smaller than it would be for a higher-income household paying the same proportion of its income for housing.

A wide range of housing types can be considered affordable housing under this definition, depending on the household. Affordable housing can include owner-occupied detached homes, apartments or townhouses rented at market rates (with or without a rent supplement), subsidized housing operated by a non-profit provider, and many more possible forms.

### 1.2.2 Housing Continuum

The **housing continuum** (Figure 1) is the conceptual framework commonly used in the housing sector for considering and addressing housing need. It illustrates a variety of housing types that may be affordable or desirable to different households at different times, and includes **market** and **non-market** components. The Edmonton Metropolitan Region Growth Plan, which underpins Beaumont’s housing policies, incorporates the housing continuum in its policy direction. For more information on the Growth Plan, see Section 1.3.3 of this report.



Figure 1: The Housing Continuum (CMHC)



Figure 2: The Housing Wheelhouse

It is important to note that although the continuum is often presented in a linear format, it does not imply an end goal of homeownership. As discussed further in the next section of this report, it is normal and desirable for people to move back and forth between categories and price points on the continuum as their needs and life circumstances change. The **housing wheelhouse** concept, developed by the City of Kelowna, offers a similar illustration of housing needs in a non-linear way (Figure 2).

**Market housing** consists of rental and ownership housing supplied by the private sector. The availability and price of such housing varies according to demand in the private market. Cost-effective design, location and construction can help make it more affordable. In the Growth Plan’s

housing continuum concept, market housing is intended to serve 80-85% of all households. Some housing within this category is considered **market affordable**, meaning that it is affordable at market price to households making 100 to 150% of median income. For the Edmonton Metropolitan Region, this income range in 2015 was \$94,447 to \$141,671.

**Non-market housing** serves households whose need is not met by the private market: 15-20% of households, according to the Growth Plan and CMHC. It includes **affordable housing**, which consists of rental and ownership housing affordable for those making 80-100% of median income (\$75,558 to \$94,447 for the Edmonton region in 2015), sometimes with rent supplements. It also includes **subsidized housing**, which receives direct capital and/or operating subsidies to serve special needs and low-income households making 65-80% of median income (\$61,391 to \$75,558 for the Edmonton region). This category includes independent social housing, supportive housing, transitional housing, and emergency shelters.

### 1.2.3 Housing Life Cycle

The housing continuum focuses mainly on access to housing from the perspective of cost and any supports the residents may need. A related consideration is the type of housing that is needed or desired, which can change considerably over an individual’s lifetime. As illustrated in Figure 3, a young single person or couple will likely be interested in a relatively small and affordable dwelling, later seeking a larger home if children are added to the family. After the children leave home, the parent(s) may again seek out a smaller dwelling, perhaps with more attention to accessibility features that can help them remain in the home as they age. Throughout this cycle, separations/divorces and the formation of multi-generational or non-family households may also influence people’s need and desire for larger or smaller homes.

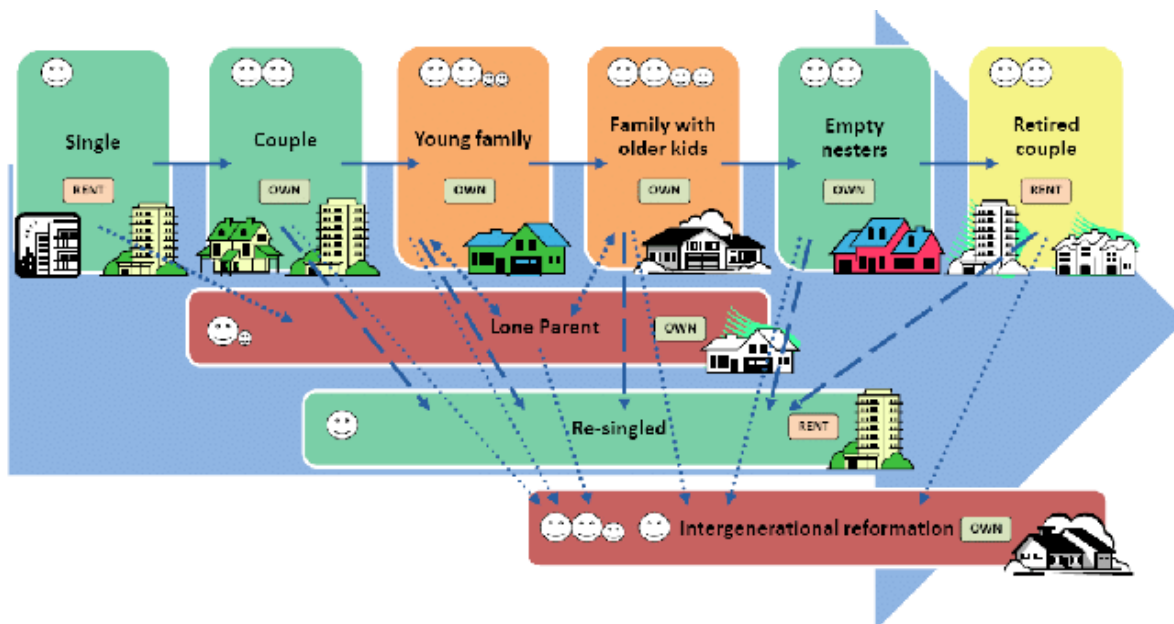


Figure 3: Changing Housing Needs over the Life Cycle (image: Carson et. al.)

To serve this diversity of needs and preferences, it is important for communities to offer a variety of housing types and sizes—including apartments, townhomes, semi-detached houses, detached houses, accessory suites, and more—both to own and to rent. Having a full range of housing options available in a single community allows people to choose to live in that community in a broader range of financial and life circumstances, and to maintain their community and family connections there throughout their lives.

### **1.3 Policy Framework**

The City of Beaumont has the authority and the responsibility to work with other agencies and levels of government to promote the development of affordable housing and complete communities in a variety of ways. The legal and policy provisions that help define this role are summarized below and detailed in Appendix A. In the case of policies at the regional level and below, there is an opportunity during the development of the action plan for this Affordable Housing Strategy to review policies and identify any outstanding or additional actions that could be taken to fulfill them.

#### **1.3.1 Alberta Housing Act**

The purpose of the *Alberta Housing Act* is to “enable the efficient provision of a basic level of housing accommodation for persons who because of financial, social or other circumstances require assistance to obtain or maintain housing accommodation” (RSA 2000, Section 2). It defines the major provincial role in the provision of non-market housing.

The province’s powers under this Act include providing advisory, financial or other support, as well as developing and supporting the development of housing. The province works with housing providers that include housing management bodies, municipalities, private and non-profit organizations to build, operate and support affordable housing. At the time of writing, housing programs include community housing in which rent is geared to income; seniors’ apartments and seniors’ lodges; and special needs housing. Provincial financial support is supplemented by federal investment, which may be used as the province deems appropriate.

Under the Act and the current provincial housing framework, Beaumont has a role to play in working with the provincial government and housing management bodies to support the development and operation of affordable housing in the City.

#### **1.3.2 Municipal Government Act**

The *Municipal Government Act* sets out the powers and responsibilities of municipalities in Alberta.

The purposes of a municipality, as set out in Section 3 of the Act, are:

- (a) to provide good government,
  - (a.1) to foster the well-being of the environment,
- (b) to provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality,
- (c) to develop and maintain safe and viable communities, and

(d) to work collaboratively with neighbouring municipalities to plan, deliver and fund intermunicipal services.

Instruments available to a municipality under the Act to achieve these purposes include bylaws (Part 2 of the Act), taxation (Part 10), and planning & development functions, including the preparation of statutory plans and land-use planning bylaws (Part 17).

Specific provisions relating to housing are limited to exempting lodge accommodations and municipal lands from municipal taxes, and to specifying that community reserve land may be used to provide affordable housing. However, housing may more generally be considered a necessary or desirable thing for a municipality, and an element of a safe and viable community.

### 1.3.3 Edmonton Metropolitan Region Growth Plan

The Edmonton Metropolitan Region Growth Plan (2017) sets out a long-term framework for growth and development in the region over the next 50 years. Beaumont is included in the policy framework as an **urban centre** within the **metropolitan area**. The development of **complete communities**, which include a full range of housing as set out in the housing continuum, is a key strategy for growth management identified in the Plan. The strategy is intended to promote the region's livability and prosperity, and to plan for the needs of a changing population.

Specific Growth Plan objectives and policies related to housing provide direction for Beaumont to ensure the development of a diversity of housing options, including market affordable and non-market housing, in a variety of forms appropriate to the community. Potential strategies include developing partnerships with other agencies and levels of government; adopting inclusionary housing policies; supporting innovative building practices; and exploring creative financing models, regulations, standards, approval processes, and private-sector incentives.

### Leduc Sub-Region Housing Needs Assessment Report

The development of the Growth Plan was informed by a Housing Needs Assessment Report for each of 6 sub-regions. The report for the Leduc Sub-Region, which includes Beaumont, was completed in 2015. Key findings included:

- A third of renters in the sub-region were spending more than 30% of their incomes on rent, with 14% spending more than 50%;
- There was a very limited supply of smaller (bachelor and one-bedroom) apartment options, and the low supply leads to increased rents, which had particular impacts on seniors and young adults;
- There was a limited supply of three-bedroom rental units suitable for lone-parent families;
- Support services beyond very basic services were only available in Edmonton, even though some (particularly home care) could be delivered locally; however, most parts of the sub-region lacked public transit;
- Seniors were projected to make up the largest proportion of households needing affordable housing between 2015 and 2021, with that proportion increasing each year.

### Our Affordable Future: Market Affordable Housing Policy Framework

This framework was developed in 2012 by the Integrated Land Use and Market Affordable Housing Advisory Committee, a subcommittee co-sponsored by the Capital Region Board's (now the Edmonton Metropolitan Region Board's) Land Use and Housing committees. Its purpose was to provide policy options for the development of more market affordable housing in the region.

The framework notes that the region will need workers from all walks of life as it grows and should expect a diversity of new arrivals from all over the world. The framework further notes that detached homes are not accessible to—or the preferred choice of—all households, and so a variety of housing forms, both rental and ownership, will be needed. This includes enough well-located, high-quality market affordable housing. In turn, creating this housing will require new thinking to be applied to building design, construction practices, municipal regulations, building codes, and community conceptions of what makes a great neighbourhood.

The framework makes 10 recommendations that include identifying champions within various actors in the development process and having them work together to review and improve current practices.

The recommendations arose from six priorities: political and administrative will, built form, bylaw and design, processes, demonstration or pilot projects, and integrated planning. Four key implementation steps were identified for participating stakeholders, which will require leadership, flexibility, efficiency/effectiveness, product innovation, and public engagement and communication to carry out:

- Establish a housing vision and strategy
- Identify ambassadors and champions
- Implement pilot projects
- Ongoing education and development.

#### 1.3.4 Municipal Development Plan

Our Complete Community: Municipal Development Plan (2019) builds on the direction provided by the Growth Plan to set out policies to be implemented by the City. The **generalized land use concept** is designed to align with a variety of regional objectives, including affordable housing opportunities.

Specific affordable housing policies in established residential areas include encouraging smaller forms of infill housing and collaborating with other municipalities and non-profit housing providers on the funding and delivery of non-market housing. In future residential areas, they include supporting more compact housing forms; greater density; innovative building practices; creative financing models, regulations, standards and approval processes; private-sector incentives for market affordable housing; and partnerships for the funding and delivery of non-market housing. Transit-oriented development is also supported.

These policies provide direction for Beaumont to work towards both market and non-market housing affordability through a wide range of strategies, including land-use, transportation, policy, building, financing and collaboration initiatives.

To support and provide additional guidance on this policy direction, affordable housing guidelines are listed as an implementation action in the Responsible Development policy area.

### **1.3.5 Our Inclusivity: Social Master Plan**

The Social Master Plan (2019) is intended to provide direction and to identify important roles and partnerships for Beaumont's social supports and services over the next 10 years. Its vision is to enhance the well-being of Beaumont residents through compassion, inclusion, and resiliency. It is organized around the World Health Organization's social determinants of health, and includes analysis and action related to affordable housing under the Physical Environments determinant.

Affordable housing was identified in the Plan as a particular need by seniors and people with disabilities. The Plan states that investments across the whole housing continuum are needed to improve this situation and ensure residents have an appropriate range of choices and supports.

The Plan identifies a variety of actions in support of affordable housing, including the development of a housing needs assessment and action plan. Additional actions, which could be considered during the needs assessment and incorporated into the action plan, include partnerships with other agencies and levels of government, tax incentives, policy and zoning amendments, and assistance with development processes.

### **1.3.6 Our Places and Play: Recreation, Parks and Facilities Master Plan**

*Our Places and Play* provides guidance and recommendations for the development of parks and recreation facilities in Beaumont, which combine with housing policies to promote overall equity and quality of life in the community. Guiding principles for the plan include:

- Providing equitable access to facilities, services and programs which will include a balance between access for diverse ages, cultures, and abilities; and
- Enhancing diversity, inclusion, and accessibility in all programs, facilities, and services.

### **1.3.7 Our Connectivity: Transportation Master Plan**

Our Connectivity provides high-level direction for the development and maintenance of Beaumont's transportation system. Its vision is a resilient transportation system that provides safe and inclusive options for active living and effectively connects residents, goods, and services both locally and regionally.

The plan's design approach is to consider the needs of all modes, including active transportation, transit, and private and commercial vehicles, in the development and maintenance of all transportation facilities. The goal of this approach is to develop complete networks for all modes and provide real transportation choices for users of all ages, incomes and abilities. Notably, recognizing the relationship between affordable housing and transportation access, it provides policy direction for the expansion of local and regional transit and for affordable housing to be prioritized within walking distance of transit corridors and active transportation facilities.

## **1.4 Methodology**

This housing needs assessment is the first component of Beaumont's Affordable Housing Strategy and aims to identify the specific local needs to which the Strategy must respond. This assessment builds on the

2015 needs assessment for the Leduc sub-region, of which Beaumont is a part, and considers both quantitative and qualitative information. The quantitative information includes data from Statistics Canada, the City of Beaumont, CMHC, the Realtors' Association of Edmonton, and other agencies. This analysis was supplemented by qualitative information provided by members of the Affordable Housing Strategy Working Group, and through public engagement activities such as a community survey, stakeholder interviews, and a community focus group (see Section 2.3 of this report).

The second component of the Affordable Housing Strategy will be the development of actions and an implementation plan to address the identified gaps. This will be developed with technical input from the Affordable Housing Strategy Working Group and refined and validated through public engagement. The final Strategy will be presented to Council for adoption and implementation.

### **1.4.1 Data Limitations**

Due to Beaumont's size and location within the Edmonton Metropolitan Region, and to the nature and timing of data collection programs, the following limitations are noted:

- Federal census data was more than four years old when this report was prepared. To compare more current data from other sources with federal census data, particularly income data, prices were adjusted to 2015 dollars where required using Statistics Canada's Consumer Price Indexes. Qualitative input from community partners and the public was important in corroborating the findings. Data from the 2021 census, which will begin to be released in 2022, will be essential for updating and monitoring the implementation of the Strategy.
- Some of the data reviewed in this report is from the 2011 National Household Survey, which replaced the long-form census for that year only. Because this survey was voluntary, its data is of lower quality than the mandatory long-form census.
- Some federal census and CMHC data is publicly available for the Edmonton Census Metropolitan Area as a whole, but not specifically for Beaumont due to the small size of its market. This data includes housing starts; historical rents; and supply and vacancy rates for various unit sizes in the primary, secondary, and seniors' rental markets. Information on local building activity and rental markets was therefore derived from other sources but is less comprehensive.
- In addition to publicly available Census Profiles, this report used a custom data set from Statistics Canada. This custom data was based on a different sample size and includes only private households, not residents living in institutions or other collective dwellings.
- Finally, the Strategy was prepared during the global COVID-19 pandemic, whose effects on incomes, labour force participation, employment sectors, housing market conditions, and other indicators were still emerging and not fully documented. The scope and duration of these impacts is not yet known.

## 2.0 Housing Needs Assessment

The first step in developing an effective Affordable Housing Strategy is to understand current housing needs in Beaumont, and to identify any gaps the strategy must address.

It is important to note that, because housing affordability is defined by the relationship between a household's income and its housing costs, it is affected by both factors. In turn, these factors play out differently for different households in Beaumont. Many elements of both, however, are not directly under the City's control. Incomes are affected by job markets, education levels, labour laws, and other economic and social forces—including, notably for this Strategy, the COVID-19 pandemic. Costs are affected by housing type and demand, land values, construction costs and financing, and other forces. While the City has a role in taxation, infrastructure spending, land-use planning, and building code enforcement, primary government responsibility for many of the elements affecting housing lies at the provincial or federal level.

### 2.1 Community Profile

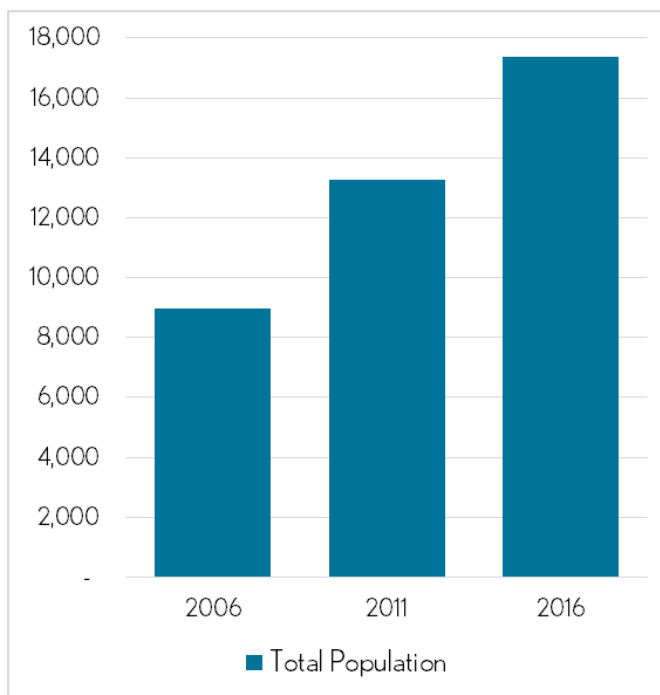
This section of the report summarizes demographic factors in Beaumont that have a significant influence on housing needs.

#### 2.1.1 Population

Beaumont's population in 2019 was 19,236 people, according to the municipal census. This represents an 8.5% increase from 2016, the most recent federal census year. According to the federal census, the City's population nearly doubled, from 8,961 to 17,396 residents, from 2006 to 2016 (Figure 4). This growth places Beaumont in the top five fastest-growing communities in the province. Between 2006 and 2016, the number of households in Beaumont also doubled, from 2,790 to 5,630 households.

In 2016, about 15% of Beaumont's population had moved houses in the previous year, including 6% within Beaumont, 7% from elsewhere in Alberta, 2% from elsewhere in Canada, and 1% from outside Canada. These numbers have stayed consistent since 2006, with a slight decrease in the percentage of residents who moved from elsewhere in Alberta, and slight increases in all other categories. The Growth Plan projects that the City's population will increase to 36,800 residents by 2044 in a low-growth scenario, and 59,800 residents in a high-growth scenario. At the current average household size of 3.1 people, this means 11,870 to 19,290 new households in Beaumont by 2044.

Figure 4: Beaumont Population 2006-2016





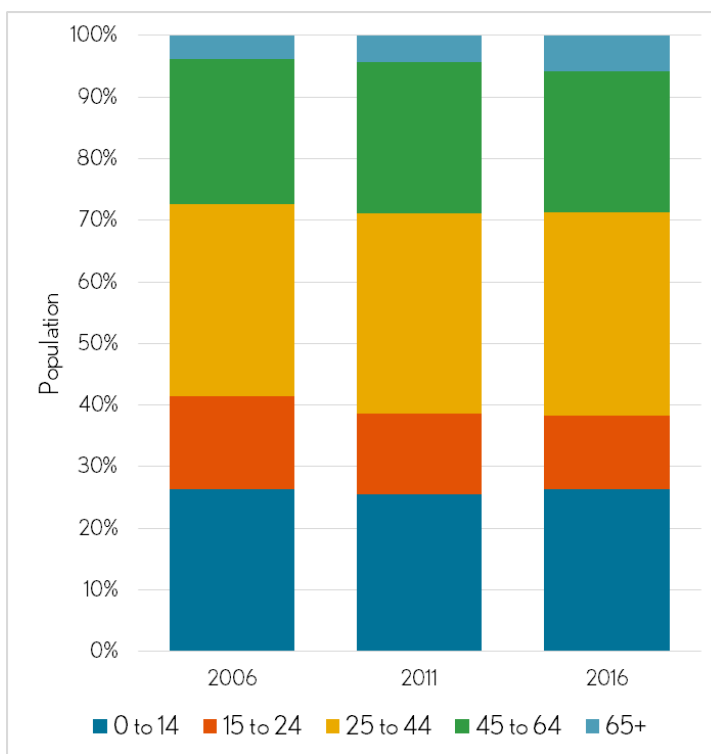
### 2.1.2 Age

The City’s fast-growing population is relatively young: in 2016 the median age in Beaumont was 33.2 years, and 26% of the population was 14 years old or younger. These figures were 36.3 and 18% respectively for the Edmonton region.

At the same time, the share of residents aged 65 or over has been increasing, from 4% in 2006 to 6% in 2016, and again to 8% in 2019.<sup>11</sup> Over the same period, the share of youth (15-24 years) has declined and the shares of children (0-14 years) and working-age adults has remained constant. These trends are illustrated in Figure 5.

Similarly, the proportion of household maintainers<sup>12</sup> aged 55 and older increased from 19% to 27% over the same period, with a corresponding decrease among maintainers aged 45 to 54.

Figure 5: Beaumont Age Structure, 2006-2016



This age structure reflects the continued family-oriented nature of Beaumont, but also broader trends towards an aging population. Indeed, many people who may initially have moved here to raise families have stayed into retirement. It may also reflect a need for young adults to leave the community to pursue higher education and training, or to find housing that allows them to live on their own.

### 2.1.3 Household Type

More than half of Beaumont households (58%) are families with children, which is higher than for the Edmonton Region and consistent with the City’s recent history of development as a family-oriented community. However, that majority has been decreasing.

<sup>11</sup> 2006 and 2016 figures are from the Census of Canada; 2019 figure is from the Beaumont Municipal Census.

<sup>12</sup> Statistics Canada defines a household maintainer as a person living in the household who is responsible for paying the rent, or the mortgage, or the taxes, or the electricity, or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer.

**Figure 6: Beaumont Households by Type, 2006-2016**

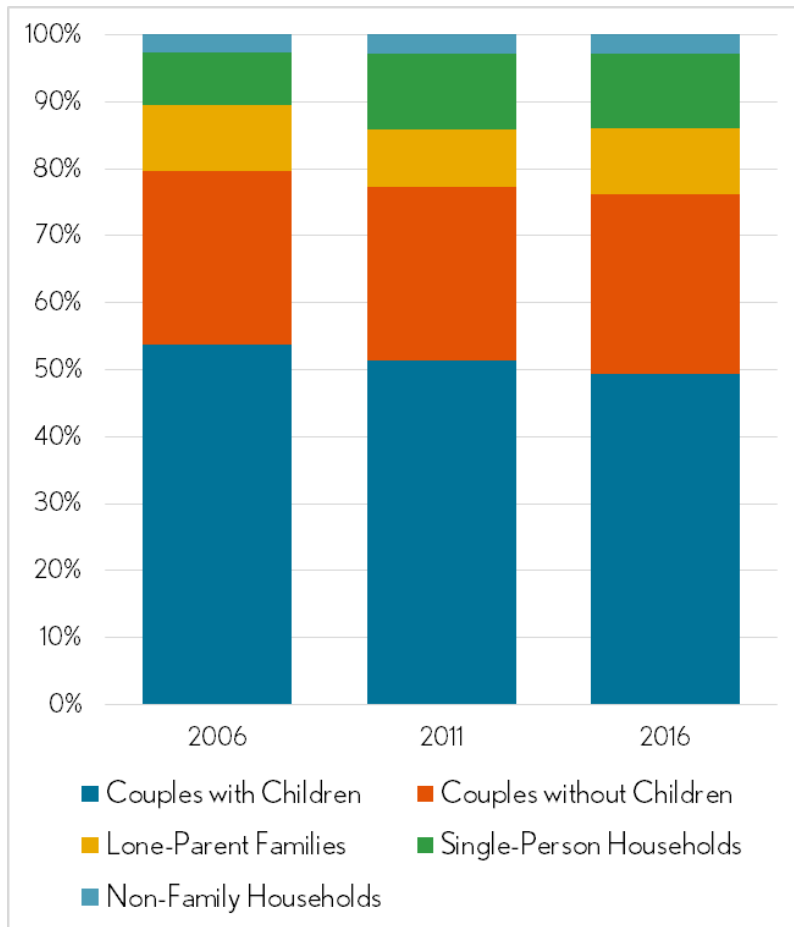


Figure 6 shows the breakdown of household types from 2006 to 2016. A decline in the proportion of couples with children has been offset by increases in couples without children and single person households. The proportion of lone-parent and non-family households has remained about the same.

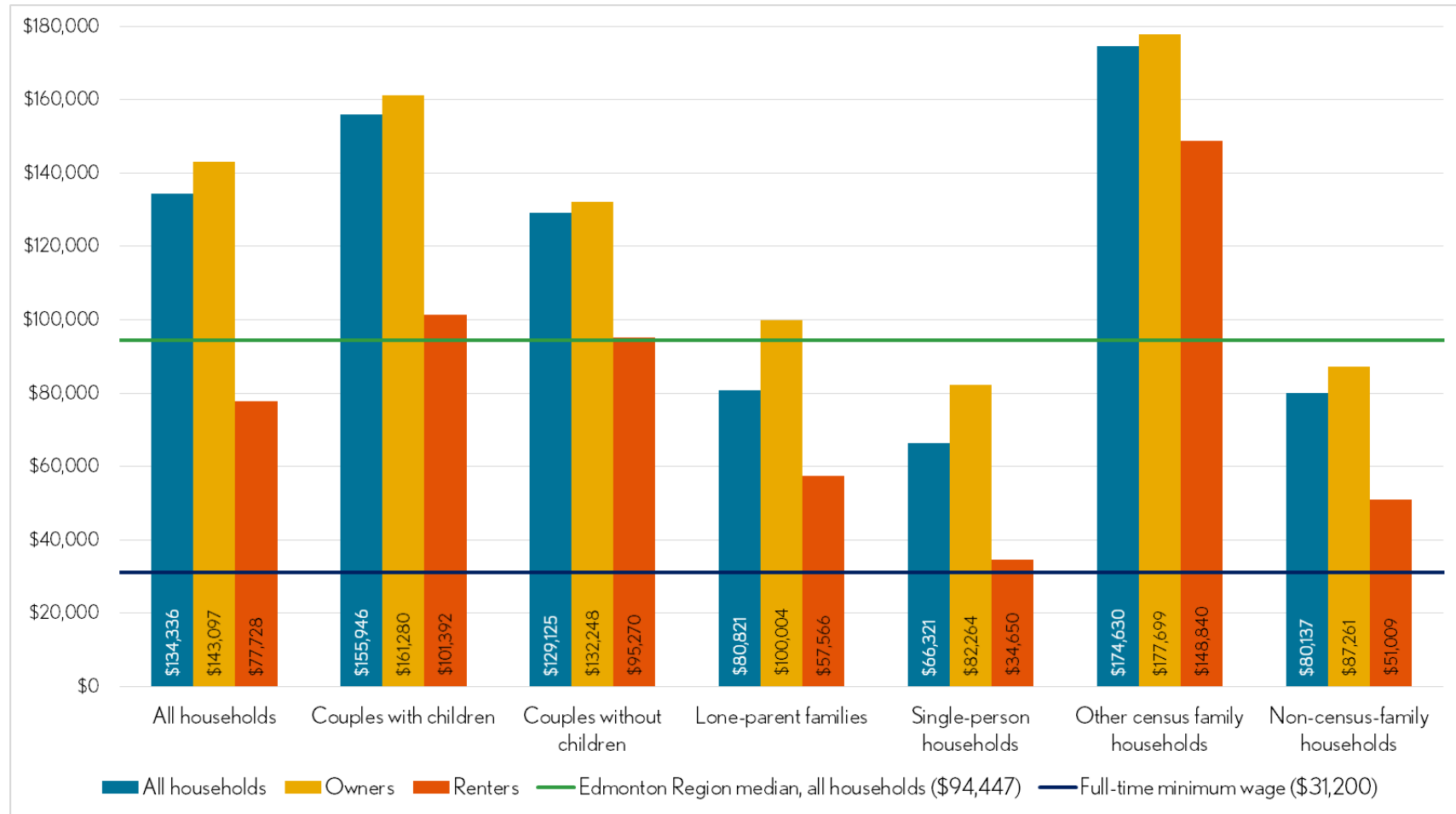
**2.1.4 Household Size**

The average household size in Beaumont has remained relatively stable in recent years and was 3.1 persons in 2016. Table 1 shows the breakdown of household sizes for that year, which has also remained consistent.

**Table 1: Breakdown of Household Sizes in Beaumont, 2016**

	Number of households	Percentage of households
1 person	640	11%
2 persons	1680	30%
3 persons	1090	19%
4 persons	1405	25%
5+ persons	820	15%

Figure 7: Median Incomes in Beaumont for Various Household Types, 2015



### 2.1.5 Household Income

Median household income in Beaumont in 2015<sup>13</sup> was \$134,443, which is very high relative to the Edmonton region median of \$94,447 and the Alberta median of \$93,835. The median incomes vary widely by household and tenure type, however, as shown in Figure 7, which includes the regional median and the full-time annual minimum wage<sup>14</sup> for comparison. Overall, owners earned a median of \$143,097, while renters earned just over half that: a median of \$77,728. The ratio of renters' to owners' median income was similar for the Edmonton region.

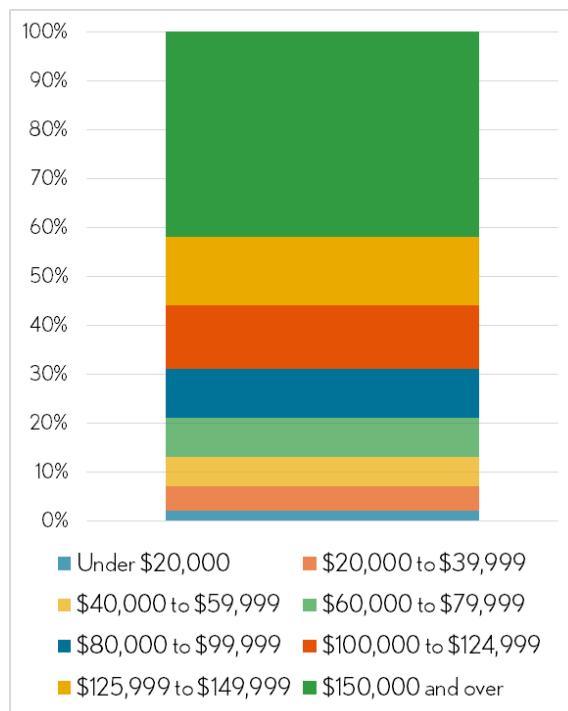
From 2005 to 2015, overall median income increased by 16% when adjusted for inflation. Owners saw their incomes increase by 21%, while renters saw an overall increase of 11%, down from a peak in 2010 (Figure 8). Although this increase was relatively steady and consistent for all types of owner households, renter households saw inconsistent income growth, including declines in real income for most household types between 2010 and 2015 (Appendix B). One reason for this may be the relatively small sample sizes and associated data suppression for several renter household types in the 2005 base year.

Additionally, despite the high median income in Beaumont, many households earn substantially less. Figure 9 breaks down Beaumont households by income level. In 2015, 7% of Beaumont households, representing 385 households, earned less than \$40,000. That year, income support for a single employable adult was approximately \$7,798 annually,

Figure 8: Income Change in Beaumont, 2005-2015



Figure 9: Beaumont Household Income Brackets, 2015



<sup>13</sup> Income information in this report is from the 2016 federal census, which reports on incomes from the previous calendar year.

<sup>14</sup> Minimum wage was calculated at \$15 per hour, 40 hours per week, 52 weeks per year.

for an adult with a disability was \$19,474 annually, and for a couple with two school-aged children was \$26,738 annually, including any applicable child benefits and provincial and federal tax credits.

The prevalence of low income based on the Low Income Measure was 4.1% overall (or approximately 270 households), with higher rates among children under 18 (5.4%) and seniors 65 and over (5.2%). Notably, 15% of one-person households were in low income, compared to 4% for all other household types.

### **2.1.6 Labour Force Participation and Employment**

Beaumont's labour force participation rate, as reported in the 2016 federal census, was 78.2% and its unemployment rate was 7.2%. The regional figures were 71.9% and 8.5% respectively. Of Beaumont residents who worked, 53% worked full year/full time and 47% worked part year or part time. Ninety per cent of workers were employees, while 10% were self-employed.

Just 19% of employed Beaumont residents worked in Beaumont, either at a fixed location or at home. A further 14% had no fixed workplace address. Of the remaining 67%, who worked outside of Beaumont, 62% worked in Edmonton, 16% in Leduc County, 8% in Leduc, 6% in Strathcona County, 3% in Wood Buffalo, and 5% elsewhere.

The major employment sectors for Beaumont residents are construction; health care and social services; retail; and mining, and oil and gas, which together make up about 40% of the employed labour force.

According to Statistics Canada's Canadian Business Counts, there were 1,703 registered businesses in Beaumont in 2017, including 533 (31%) with employees and 1,170 (69%) without employees, many of which are home-based. The major sectors for Beaumont-based businesses with employees are construction; professional, scientific, and technical services; real estate, rental and leasing; and health care and social assistance, which together account for almost 60% of all businesses with employees. Compared to the Edmonton region, a larger proportion of Beaumont businesses were in manufacturing; mining, oil and gas; and construction.

According to the Growth Plan, the number of jobs in Beaumont is likely to triple from 2,474 in 2014 to 8,022 by 2044. Additionally, Beaumont's proximity to the Edmonton International Airport and Nisku Industrial Area may result in demand for housing as employment in those areas grows, particularly if the Edmonton Metropolitan Transit Services Commission offers expanded transit service between Beaumont and those destinations.

### **2.1.7 Groups Experiencing Barriers to Housing**

Some Beaumont residents belong to groups who commonly experience barriers to housing. 6.2% of residents identified as Aboriginal (Indigenous), compared to 5.9% for the Edmonton region. Just 1.6% of residents immigrated to Canada within the previous 5 years, compared to 6% for the region. Almost half of Beaumont households (48%) have at least one member with activity limitations,<sup>15</sup> compared with 52% for the region, although it is unclear how many of those households need accessible housing features as a

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<sup>15</sup> This figure is consistent with Statistics Canada findings that 22% of Canadians report some form of disability.

result. As described further in Section 2.2.8 of this report, members of these groups are more likely to experience core housing need.

### 2.1.8 Summary

- Beaumont's population has grown rapidly over the past 15 years, almost doubling between 2006 and 2016. The proportion of seniors has been increasing, while the proportion of youth aged 15-24 has been decreasing.
- The proportion of Beaumont households consisting of couples with children has been gradually declining, offset by increases in couples without children and single person households. Average household size has remained relatively constant.
- The overall median income in Beaumont is well above the regional average. Couple households (with or without children) generally earn much more, as many of them include two earners. Lone-parent and single-person households generally earn much less.
- Overall, renter households earn just over half of what owner households earn. Although this proportion varies, median income for owner households is higher than for renter households in every household type.
- In 2016, Beaumont's labour force participation rate was higher and its unemployment rate lower than the regional average. Only about 20% of employed residents worked in Beaumont, with about 60% of the others commuting to Edmonton. There are approximately 1,800 Beaumont-based businesses without employees, as well as approximately 530 with employees, who mainly operate in the construction, professional services, real estate, and health care and social assistance fields.
- Compared to the Edmonton region, a similar proportion of residents identified as Indigenous in 2016, and a much lower proportion were recent immigrants to Canada. These residents are more likely to be in core housing need. Compared to the region, a similar proportion of households have a member with activity limitations; these households are also more likely to be in core housing need and may require more accessible dwellings.

## 2.2 Housing Profile

This section of the report describes key characteristics of the housing supply and related needs in Beaumont, to help identify areas of strength, as well as high-priority needs and groups.

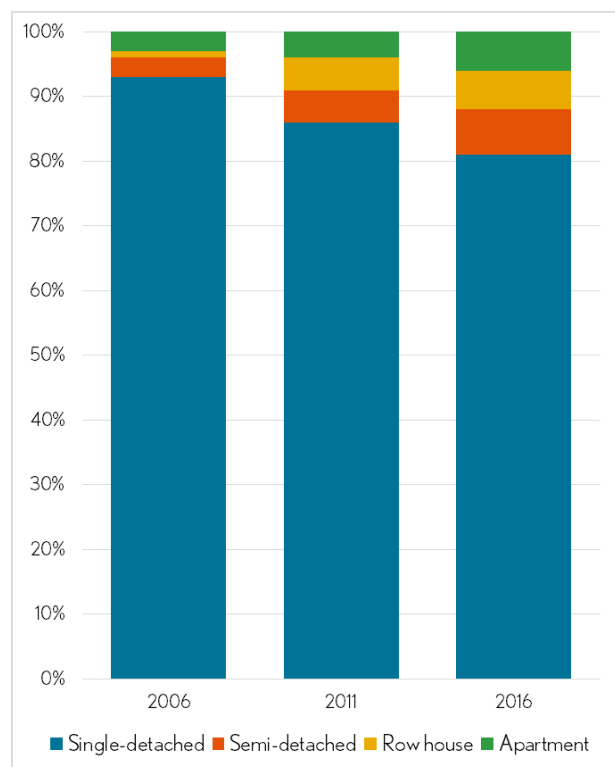
### 2.2.1 Dwelling Types

The vast majority of dwellings in Beaumont are single-detached homes. As shown in Table 2, this type accounted for 81% of all dwellings in the City in 2016—a much higher proportion than in the Edmonton region. Apartments make up a much lower proportion of dwellings, while the proportion of other types of attached homes (semi-detached and row houses) is comparable.

**Table 2: Distribution of Housing Types in Beaumont and the Edmonton Region (Statistics Canada)**

Type	Jurisdiction Year	Beaumont		Edmonton Region	
		2006	2016	2006	2016
Single-detached house		93%	81%	59%	57%
Semi-detached house		3%	7%	4%	6%
Row house		1%	6%	8%	9%
Apartment in a duplex		0%	0%	2%	2%
Apartment in a building <5 storeys		3%	5%	19%	19%
Apartment in a building 5+ storeys		0%	0%	7%	5%
Movable dwelling		0%	0%	1%	1%

**Figure 10: Housing Types in Beaumont, 2006-2016**



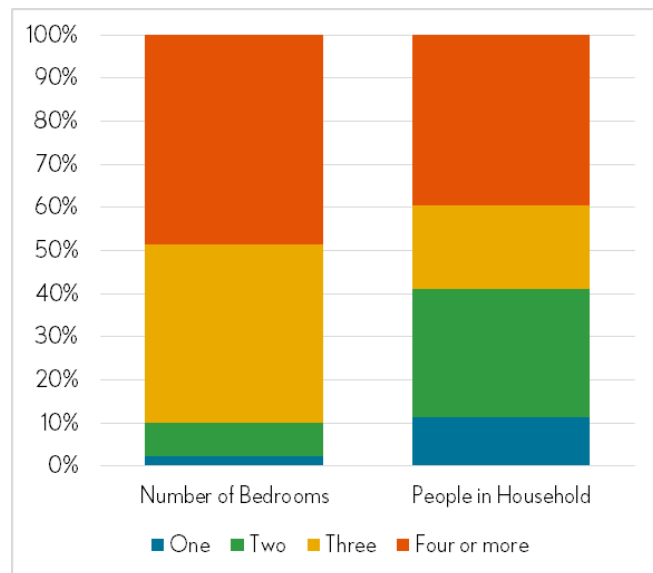
Between 2006 and 2016, the proportion of single-detached houses in Beaumont decreased and the proportion of other housing types increased (Figure 10). During that period, the total number of dwellings in Beaumont more than doubled, from 2,790 to 5,635.

From 2011 to 2019, Beaumont issued an average of 223 residential building permits per year, ranging from a low of 184 in 2018 to a high of 285 in 2012. Since 2018, the City has broken these permits down by building type. More than 30% of new residential permits each year are now for semi-detached and multi-attached units, indicating that the proportion of these smaller housing types continues to increase. However, no new apartment dwellings were approved in Beaumont during this period.

### 2.2.2 Number of Bedrooms

In 2016, nearly 90% of Beaumont dwellings had 3 or more bedrooms. Two-bedroom units made up 8% of dwellings, and one-bedroom or bachelor units 2%. However, 11% of Beaumont households had just one person, and a further 31% had two people, suggesting that a significant number of households are over-housed—that is, living in housing that has more bedrooms than needed to meet National Occupancy Standards (Figure 11). For many such households, this may be a choice; however, other households may prefer smaller options, particularly seniors wishing to downsize.

Figure 11: Beaumont Household and Dwelling Sizes, 2016



### 2.2.3 Dwelling Age and Condition

Housing in Beaumont is generally very new, with more than 50% of dwellings constructed in 2006 or later (vs. 23% for the Edmonton region). It is also generally suitable and in good condition; however, in 2016, 104 occupied dwellings in the City (2%) did not have enough bedrooms for the number of residents, and 105 (2%) required major repair.

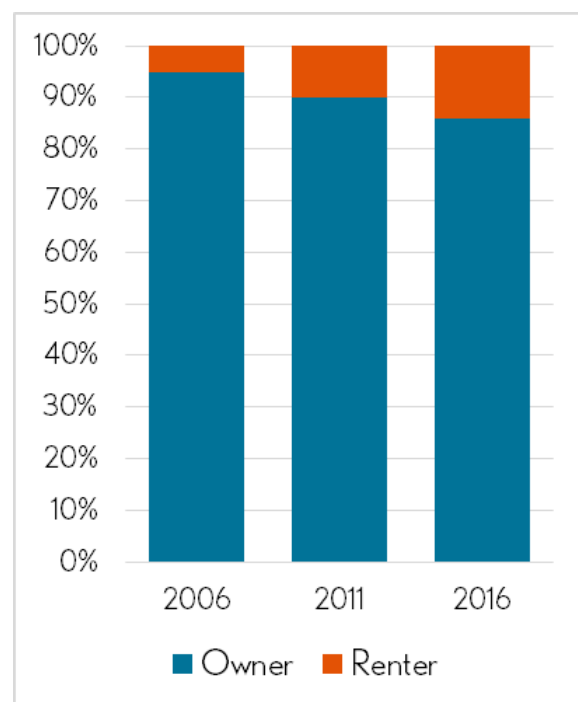
### 2.2.4 Housing Tenure

The majority (86%) of Beaumont households own their home, while 14% rent. This is a much higher rate of ownership than the Edmonton region as a whole, where 65% own and 35% rent. While consistent with Beaumont’s suburban nature and high median income, this difference may also suggest a relative lack of rental options.

Between 2006 and 2016, there was an 82% increase in the number of owner households in Beaumont, but a six-fold increase in the number of renter households. This represented an increase in the percentage of renter households from 5% to 14% (Figure 12), in parallel with the increase in the proportion of smaller attached dwelling types that may be more likely to be rental units.

Rental housing can be divided into two categories: the primary rental market, which consists of dwellings that were built with the intent to be rented, and the

Figure 12: Percentage of Owners and Renters in Beaumont, 2006-2016





secondary rental market, which consists of additional units that are available for rent and can include everything from secondary suites to investor-owned condominiums or houses. CMHC data has found that, nationwide, the secondary market tends to command higher rents than the primary market. It also offers less security of tenure, as owners of secondary units are more likely to end the tenancy agreement to renovate, sell, offer the unit to a family member or as a short-term rental, or reclaim the unit for their own use.

As of 2018, Beaumont's primary rental market consisted of 579 purpose-built rental units, or 8.4% of the total dwelling units in Beaumont. These are broken down in Table 3.

**Table 3: Purpose-Built Rental Units in Beaumont, 2018**

Type	Number	Percentage
Market Rental - Apartment	256	44%
One bedroom	35	14%
Two-bedroom	140	55%
Three-bedroom	71	28%
Unknown	10	4%
Market Rental - Townhome	65	11%
Seniors' Life Lease - Apartment	97	17%
Seniors' Assisted Living	49	8%
Seniors' Non-market Rental - Apartment	12	2%
Non-market Rental - Apartment	99	17%
<b>TOTAL</b>	<b>579</b>	<b>100%</b>

The secondary rental market in Beaumont is harder to define. As of June 2020, there were 31 legal secondary suites in the City. These are self-contained dwelling units, such as a basement apartment, located on the same property as a principal dwelling unit such as a single-detached home. Detached and semi-detached homes and condos are also regularly listed for rent, although numbers vary. However, given that there are 579 purpose-built rental units in Beaumont, but 785 renter households identified in the most recent federal census, at least 25% of Beaumont renters are served by the secondary market.

### 2.2.5 Housing Costs

Overall, housing costs in Beaumont are in line with the housing continuum set out in the Growth Plan, in which median housing costs are intended to be affordable to households earning 100% to 150% of the regional median income (\$94,447 in 2015). In Beaumont, the median home purchase price (\$416,250) was affordable to households earning 102% (\$96,600) of regional median household income in 2015. The median renters' **shelter cost** (\$1,634) was affordable to households earning 69% (\$65,300) of regional median household income in 2015. However, data is not available to show whether 15-20% of available housing is affordable to households earning 80% of regional median income, as envisioned by the Growth Plan.

Between 2006 and 2016, as reported in the federal census, the cost of housing in Beaumont generally increased more than incomes did. When adjusted for inflation, shelter costs increased by 19% for renters and 26% for owners over this period, although renters’ shelter costs were slightly higher in 2011. By comparison, median real incomes increased by 11% for renters and 21% for owners.

15% of all households in Beaumont reported spending more than 30% of their income on shelter costs in 2016. This includes 11% of owner households and 39% of renter households.

The sections that follow provide a more detailed discussion of the most recent available housing cost information for owners and renters in Beaumont.

**Owners**

In 2016, the median reported monthly shelter cost<sup>16</sup> for owners in Beaumont was \$2,027, which was more than one-third higher than the Edmonton regional median of \$1,536. This median monthly shelter cost is affordable at an income of \$81,000.

The median prices for several dwelling types in 2015, along with the incomes needed to afford them and the number of Beaumont households earning less in 2015, are shown in Table 4.

**Table 4: Median Home Sale Prices in Beaumont and Affordable Incomes, 2015**

Type	Median Sale Price (2015)	Affordable Income	Households Below Affordable Income
All Dwelling Types	\$416,250	\$96,600	1,470 (26%)
Single-detached	\$439,000	\$101,400	1,770 (31%)
Semi / rowhouse	\$335,000	\$80,600	1,210 (21%)
Condominium	\$274,500	\$68,600	740 (13%)

Figure 13 shows the maximum affordable purchase price for various household types in Beaumont, based on 2015 median incomes, and how those prices compare to the median 2015 sale prices. Table 5 shows the difference between each household type’s affordable monthly housing costs (based on 30% of the overall median income) and the actual monthly costs of each dwelling type. Negative numbers (in parentheses) indicate a shortfall; that is, the median household could not afford the median monthly costs for that dwelling type.

This data indicates that most median-income households could comfortably afford to buy homes in Beaumont in 2015. However, ownership was unaffordable for hundreds of Beaumont households, particularly those headed by a single adult, who are more likely to have a single income. The approximately 230 lone-parent households earning the median income or less would have found affordable condominium and semi/rowhouse options, but perhaps not affordable detached homes. The

<sup>16</sup> According to Statistics Canada, shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

approximately 320 single-person and 390 non-census-family households earning the median income or less would have seen even larger affordability gaps.

When Table 5 is broken down to examine the purchasing power of median-income renters and owners of each household type (Appendix C), households who already owned in 2015 could generally afford to do so. However, median-income renters in most household types faced affordability gaps to purchase at least one dwelling type.

It should be noted that, since 2015, the average and median sale prices of dwellings in Beaumont have generally decreased when adjusted for inflation (Figure 14). Without updated income data, however, the impact of these decreases on the housing affordability observed in 2015 is unknown. Utility costs can also be highly variable and may result in overall increases in shelter costs.

**Table 5: Income and Monthly Ownership Costs, by Household and Dwelling Type**

Household Type	Median income (2015)	Affordable monthly costs	Difference – Affordable vs Actual Costs <sup>17</sup>			
			All Types	Single-Detached	Semi/Rowhouse	Condo
All households	\$134,336	\$3,360	\$945	\$825	\$1,345	\$1,645
Couple families with children	\$155,946	\$3,900	\$1,485	\$1,365	\$1,885	\$2,185
Couple families without children	\$129,125	\$3,230	\$815	\$695	\$1,215	\$1,515
Lone-parent families	\$80,821	\$2,020	\$(395)	\$(515)	\$5	\$305
Single-person households	\$66,321	\$1,660	\$(755)	\$(875)	\$(355)	\$(55)
Other census family households	\$174,630	\$4,365	\$1,950	\$1,830	\$2,350	\$2,650
Non-census-family households	\$80,137	\$2,005	\$(410)	\$(530)	\$(10)	\$290
Minimum-wage earners	\$31,200	\$780	\$(1,635)	\$(1,755)	\$(1,235)	\$(935)
Edmonton Region – all households	\$94,447	\$2,360	\$(55)	\$(175)	\$345	\$645

<sup>17</sup> Actual monthly costs were calculated as \$2,415 for all dwelling types, \$2,535 for single-detached homes, \$2,015 for semi/rowhouse, and \$1,715 for condominiums, based on the median 2015 sales prices and a 20% down payment, a 25-year mortgage at 4%, annual property taxes of 0.9% of the value of the home, annual utility costs of \$3,000, and annual insurance of \$1,200.

Figure 13: Affordability of Ownership Housing in Beaumont, 2015

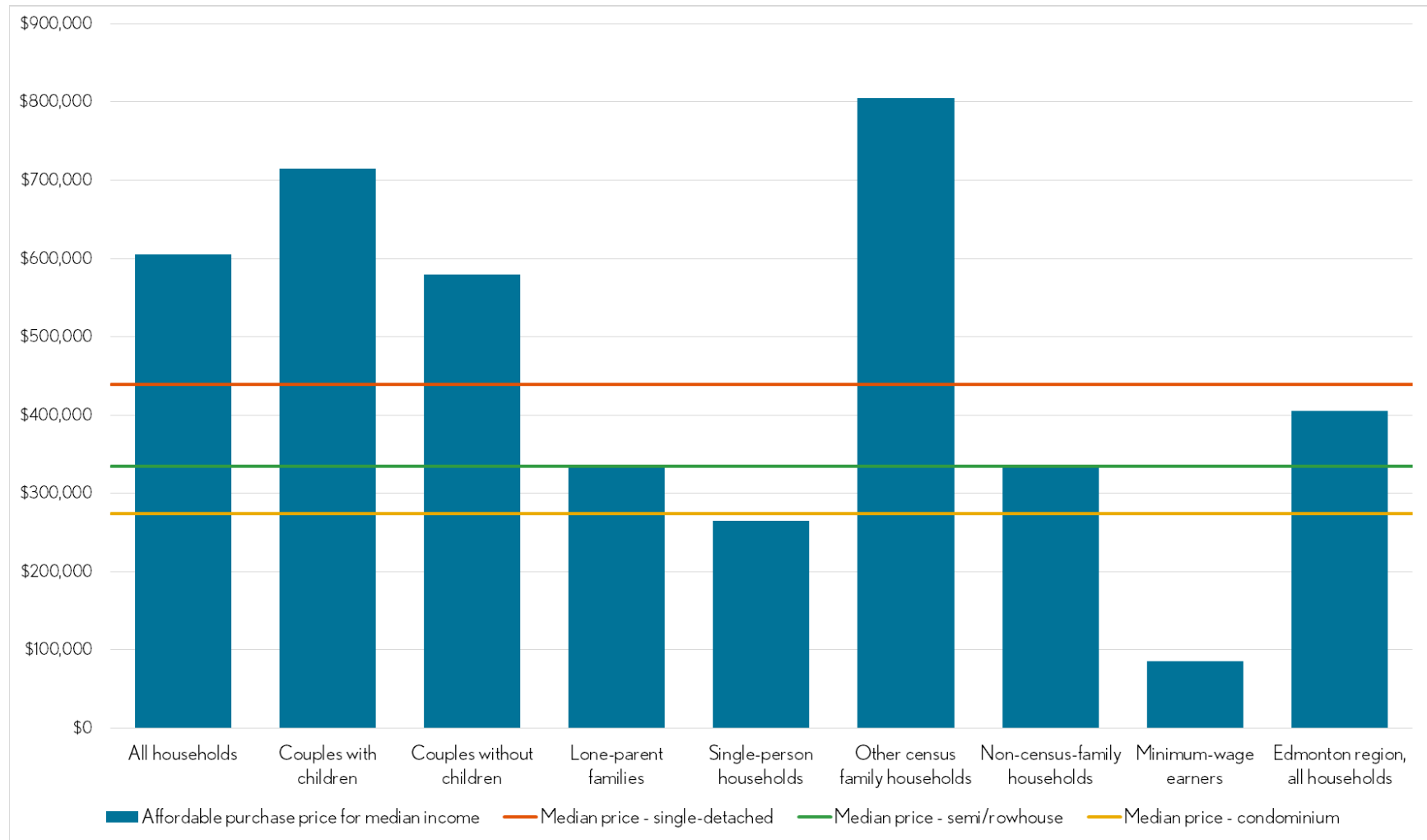
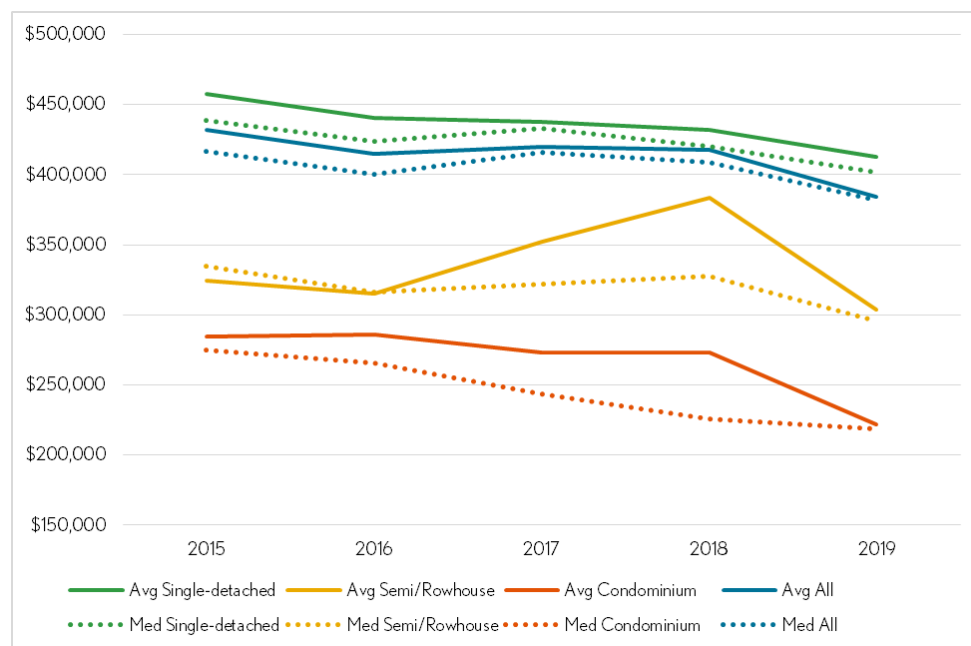


Figure 14: Average and Median Home Prices in Beaumont, 2015-2019 (2015 dollars)



### Renters

In the 2016 census, the median reported monthly shelter cost for renters in Beaumont was \$1,634. As it was for owners, this figure was about one-third higher than the regional median of \$1,255. This cost is affordable at a household income of \$65,300; notably, not for the median single-person household or minimum-wage earner, or for approximately 750 Beaumont households that year.

Average rent in Beaumont in 2017, according to the most recent available CMHC data, was \$1,333 per month, compared with \$1,101 for the Edmonton region as a whole and \$1,094 for the City of Edmonton. This figure differs slightly from the census-reported shelter cost because it is collected in a different way and does not necessarily include other shelter costs such as utilities. This rent is affordable at an income of \$56,000.

Table 6 shows advertised market rents for both the primary<sup>18</sup> and secondary<sup>19</sup> markets on seven dates between June and November 2020. One-, two- and three-bedroom units were advertised in at least one purpose-built rental complex on all dates surveyed. A total of 47 separate secondary market listings were reviewed on the seven dates.

Table 6 also shows the minimum incomes needed to afford the rents listed. The true required incomes are likely higher, as most rents do not include other shelter costs such as utilities.

<sup>18</sup> Property managers’ websites for Eaglemont Apartments and Dansereau Apartments. Listings for Montrose Manor were excluded as these are rented at below-market rates (see Section 2.2.7).

<sup>19</sup> Kijiji listings were reviewed for Beaumont, and any cross-listings for the primary market complexes listed above were excluded. No other primary market units were listed on Kijiji on the dates surveyed. PadMapper was excluded, as it offered no long-term rental listings that did not appear on other sites that were surveyed.

**Table 6: Income and Monthly Rental Costs in Beaumont, 2020**

	Rent Range	Affordable Income	Households Below Threshold <sup>20</sup>
<b>Primary Market</b>			
1 bedroom	\$1,070-\$1,089	\$42,800-\$43,560	310 / 6%
2 bedroom	\$1,125-\$1,225	\$45,000-\$49,000	385 / 7%
3 bedroom	\$1,263-\$1,354	\$50,520-\$54,160	480 / 9%
<b>Secondary Market</b>			
1 bedroom	\$795-\$1,000	\$31,800-\$40,000	195 / 3%
2 bedroom	\$1,200-\$1,700	\$48,000-\$68,000	385 / 7%
3 bedroom	\$1,325-\$2,400	\$53,000-\$96,000	480 / 9%
4+ bedroom	\$1,500-\$2,850	\$60,000-\$114,000	555 / 10%
Median Rent <sup>21</sup>	\$1,678	\$67,100	

The findings shown in Table 6 indicate that, consistent with national trends, the secondary market in Beaumont is generally more expensive, except for one-bedroom units. This may reflect the greater variety of unit types available in the secondary market; this market is more likely to include basement and garage suites, semi-detached units, and detached homes rather than purpose-built apartments and townhomes.

Table 7 shows the differences between affordable costs and actual rents for various household types, based on the 2015 median income of renter households and the low end of the rent range listed in Table 6, adjusted to 2015 dollars. Numbers in brackets indicate a shortfall.

**Table 7: Income and Monthly Rental Costs, by Household and Dwelling Type**

Household Type	Median Income, Renters (2015)	Affordable Monthly Costs	Difference - Affordable vs Actual Costs						
			Primary Market (actual cost, 2015 dollars)			Secondary Market (actual cost, 2015 dollars)			
			1 bd \$990	2 bd \$1,040	3 bd \$1,155	1 bd \$735	2 bd \$1,110	3 bd \$1,225	4+ bd \$1,385
All households	\$77,728	\$1,945	\$955	\$905	\$790	\$1,210	\$835	\$720	\$560
Couple families with children	\$101,392	\$2,535	\$1,545	\$1,495	\$1,380	\$1,800	\$1,425	\$1,310	\$1,150
Couple families without children	\$95,270	\$2,380	\$1,390	\$1,340	\$1,225	\$1,645	\$1,270	\$1,155	\$995
Lone-parent families	\$57,566	\$1,440	\$450	\$400	\$285	\$705	\$330	\$215	\$55

<sup>20</sup> Data in this column was calculated by adjusting the low end of each rent range to 2015 dollars and then adding up the number of households in the full income brackets below each rent range in the 2016 census. Where the rent range began at the midpoint of an income bracket, any households in the low end of that income bracket would have been excluded, so the data in this column is likely a low estimate.

<sup>21</sup> This is the median of all secondary market listings surveyed; the median was not calculated for the primary market as the number of units available at each size and price on any given date is not listed.

Single-person households	\$34,650	\$865	\$(125)	\$(175)	\$(290)	\$130	\$(245)	\$(360)	\$(520)
Other census family households	\$148,840	\$3,720	\$2,730	\$2,680	\$2,565	\$2,985	\$2,610	\$2,495	\$2,335
Non-census-family households	\$51,009	\$1,275	\$285	\$235	\$120	\$540	\$165	\$50	\$(110)
Minimum-wage earners	\$31,200	\$780	\$(210)	\$(260)	\$(375)	\$45	\$(330)	\$(445)	\$(605)

The findings in Tables Table 6 and Table 7 confirm that Beaumont rental units were affordable in 2015 dollars to median-income households of all types; they also help identify where there are gaps for many individuals and households. Notably, rental units in the primary market were unaffordable for the approximately 95 single-person households earning the median income or below. With additional utility costs included, gaps would likely appear for other household types, particularly the approximately 65 lone-parent families and 125 non-census-family households earning at or below the median. Additionally, median incomes can mask large disparities within a household type; for example, a lower-income senior couple and a dual-income, mid-career professional couple with no children appear in the same category in Table 7. Based on 2015 incomes, more than 300 Beaumont households (6% of all households) cannot afford even the lowest rent listed, and others may not be able to afford a unit size that meets their needs.

Additionally, 13.4% of Beaumont’s renter households are in subsidized housing, which is higher than for the province as a whole (10.4%). This category includes rent-geared-to-income housing and non-profit housing, and so this figure may suggest that private-market rental housing is relatively under-supplied in Beaumont compared to these types. However, as this category also includes households who receive supplements to rent in the private market, it may also suggest that rents are less affordable in Beaumont, or that a higher proportion of renter households in Beaumont rent due to circumstance rather than choice.

**Transportation**

Though it is not a direct housing cost, transportation is one of the largest household expenses and is closely linked with housing. In many regions, as households move further away from city centres in search of lower housing costs, their transportation costs and related time requirements increase.<sup>22</sup> Factors contributing to this trade-off can include poorer transit service and fewer job opportunities in suburban areas, sometimes resulting in the purchase of a personal vehicle.

Before the COVID-19 pandemic, the City offered a limited number of peak-hour trips between the Ken Nichol Regional Recreation Centre Park and Ride and Edmonton’s Century Park light rail station. Transit was not available for daytime, evening, and weekend trips to Edmonton, or for any local trips. Households relying on transit for all their transportation needs, therefore, would have found it difficult to live in Beaumont; discussions with local non-profit housing providers (see Section 2.2.7) appear to support this observation. Since the COVID-19 pandemic, Beaumont Transit service has been suspended.

<sup>22</sup> Metro Vancouver, 2015; Brisson, 2014.

The City is a member of the Edmonton Metropolitan Transit Services Commission, a new regional entity that will act as the single transit service provider for eight municipalities in the Edmonton region. The Commission will begin operating in 2021 and is anticipated to provide more extensive transit service to Beaumont. Additionally, the City's Transportation Master Plan provides policy direction to support greater transit service and the development of a more extensive and convenient active transportation network.

### 2.2.6 Vacancy Rates

CMHC vacancy rate data is limited for Beaumont, due to the small size of the rental market, and is not available prior to 2016. Table 8 shows the overall primary market vacancy rate for all units for all available years. The high rate in 2016 may be due to the recent completion of several purpose-built apartment complexes that had not yet been fully rented. Since that time, the vacancy rate has fallen within a healthy range.

**Table 8: Rental Vacancy Rates in Beaumont, 2016-2019 (CMHC)**

Date	Vacancy Rate
October 2016	13.8%
October 2017	6.5%
October 2018	3.2%
October 2019	4.0%

A healthy vacancy rate is generally considered to be between 3% and 5%. A high vacancy rate suggests a relative lack of demand for market-rent units and may promote reductions in market rents.<sup>23</sup> A low vacancy rate often indicates significant rental demand and can result in excessive competition for available rental units, resulting in upward pressure on prices. In such a situation, it can be especially difficult for vulnerable populations to find safe, suitable and affordable rental housing options.

### 2.2.7 Non-Market, Seniors' and Special Needs Housing

#### Supply

Several housing developments and other services in Beaumont support seniors and other residents with specific housing and affordability needs.

- Place Beauséjour is a seniors-oriented apartment complex in Centre-Ville comprising 97 one- and two-bedroom units and offering a variety of shared recreational amenities. Owned by the Place Beauséjour Life Lease Society, it operates on a life lease tenure model, whereby residents pay an initial entrance fee that is registered on their unit's property title and gives them the right to occupy the unit. They also pay a recurring monthly fee to cover maintenance, certain utilities, and other shared costs. When the resident leaves their unit, most of the entrance fee is returned to them or their estate.

<sup>23</sup> This has been observed in Beaumont, where a slightly elevated vacancy rate of 6.5% in 2017 was followed by a 4% reduction in average rents and a decrease in the vacancy rate to 3.2% in 2018.



- Château Vitaline is a 49-unit assisted living facility co-located with Place Beauséjour and operated by Covenant Health. It has nursing staff on-site at all times and offers meals in a common dining hall.
- Beauregard Manoir is a single-storey seniors' apartment building, located in Centre-Ville, offering 12 one-bedroom units and a common lounge area. It is operated by the Leduc Regional Housing Foundation, with rents geared to income.
- Villa Beauregard is a multigenerational non-market housing complex located behind Beauregard Manoir in Centre-Ville. It comprises 35 one-, two-, and three-bedroom units and is operated by the Leduc Regional Housing Foundation at below-market rents (16% to 17% below market in 2020).
- Montrose Manor, a 67-unit apartment complex in the southwest area of the City, was developed as non-market housing with a construction subsidy from CMHC. It offers one-, two- and three-bedroom units at below-market rents to households whose incomes fall below thresholds defined by the provincial government.

Provincial rent supplement programs, which assisted with housing costs for qualified applicants, were suspended in summer 2020 during the work of the Affordable Housing Review Panel. This panel was appointed to review provincial housing programs and transform how Alberta's affordable housing system is delivered, so it is financially sustainable and able to address growing demand. The panel's report was submitted to the Minister of Seniors and Housing on October 5, 2020 and included 19 recommendations intended to get more value for government spending, address housing needs through the private market, and identify the appropriate role for the government in housing. A redesigned rent supplement program was implemented beginning in March 2021; additional changes to provincial housing programs based on the panel's findings may follow.

No emergency shelters are located in Beaumont. In Edmonton, the Youth Empowerment and Support Services (YESS), the Women's Emergency Accommodation Centre, Hope Mission, Lurana Shelter, and WIN House are the most accessible to the Beaumont area. In Leduc, a winter overnight shelter, as well as emergency shelter for women escaping domestic abuse, are available through the Leduc Hub Association.

A variety of support services are available in Beaumont to help residents in areas ranging from meals, personal care, and cleaning to legal assistance, employment supports, and counselling.

### **Demand**

The Leduc Regional Housing Foundation, which manages below-market rent and rent-geared-to-income apartment units in Beaumont and throughout the Leduc housing region, currently sees a higher demand for their one-bedroom units than for their two- and three-bedroom units. In November 2020, there were four individuals on the waiting list for one-bedroom units in Beaumont, as well as four two-bedroom and two three-bedroom units vacant. There were also two- and three-bedroom vacancies at other LRHF properties in the region. Factors that may influence the demand for these units, other than household size, include a lack of transportation options in Beaumont, concerns about physician availability, factors internal

to the buildings (such as a no-pets policy and lack of in-unit laundry), and the fact that even below-market rents remain unaffordable to some potential tenants.

In August 2020, there was a waiting list for one-bedroom apartments at Montrose Manor, while the two- and three-bedroom units in that building were 95% occupied.

### 2.2.8 Core Housing Need

A household is considered to be in **core housing need** if:

- Its housing is in need of major repair (inadequate), does not have enough bedrooms for the size and makeup of its household (unsuitable) or costs more than 30% of its income (unaffordable) AND
- It would have to spend 30% or more of its total before-tax income to pay the median rent on alternative local housing that is acceptable.

That is, core housing need occurs when a household's current housing is unacceptable in some way, and it does not have the means to move to acceptable housing.

In 2016, a total of about 315 Beaumont households, or 5.9%, were considered to be in core housing need. This included 140 owner households (2.9%) and 75 renter households (23.3%). For comparison, 12.3% of all households in the Edmonton region were in core housing need, including 6.2% of owners and 27% of renters. Rates of core housing need vary considerably across household types and characteristics, with some groups much more vulnerable than others (see breakdown in Appendix D). Notably:

- In every dimension, renters were much more likely than owners to be in core housing need. This is likely related to the cost of rent relative to the lower incomes among renters compared to owners.
- Households with the youngest (under 25) and oldest (65 and over) maintainers were generally more likely to be in core housing need, which is likely related to lower incomes and to a lack of affordable housing options for smaller households, both of which are more common among these age groups. Among renters over 65, more than 70% were in core housing need.
- In general, households with children were not more likely than households in general to be in core housing need. In fact, couples with children were less likely to be in core housing need, as were lone-parent households headed by men. Lone-parent households headed by women were almost four times as likely to be in core housing need.
- Households headed by single women, compared with the same types of households headed by single men, were also notably more likely to be in core housing need.<sup>24</sup>
- Immigrant households were up to twice as likely to be in core housing need, although very recent immigrants were much less likely to be in core housing need.
- Households with at least one member with activity limitations were more than twice as likely as other households to be in core housing need.

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<sup>24</sup> This reflects gender-based income disparities; in 2016, the median income for men in Beaumont was \$78,816 before tax, compared with \$36,164, or 46% of the men's median, for women. This disparity is greater in Beaumont than for the Edmonton region (where women's median earnings are 66% of men's) and for Alberta overall (where women's median earnings are 61% of men's), and largely reflects much higher incomes for men in Beaumont rather than lower incomes for women.

- Aboriginal households were about 1.7 times more likely than other households to be in core housing need.

One element of core housing need is the mismatch between housing costs and incomes. As shown in Table 9, while the median incomes of households in core housing need are far below the medians for Beaumont, their housing costs are not much lower. This likely reflects that there is a basic cost below which housing cannot be provided without subsidies. Table 9 also indicates that the median Beaumont household in core housing need is also in **severe housing need**—defined as shelter costs that exceed 50% of income—which puts them at risk of homelessness.

**Table 9: Incomes, Shelter Costs and STIRs for all Households and those in Core Housing Need**

	Owners		Renters		Total	
	All	In CHN	All	In CHN	All	In CHN
Median household income before taxes	\$144,527	\$41,871	\$81,365	\$32,351	\$135,810	\$35,312
% of median income of all households	100%	29%	100%	40%	100%	26%
Median monthly shelter costs	\$2,027	\$1,938	\$1,634	\$1,268	\$1,968	\$1,499
% of median costs for all households	100%	96%	100%	78%	100%	76%
Median STIR before taxes	16.3	54.2	24.1	49.4	17.2	50.4

It is also possible for households whose dwellings fall below one or more housing standards not to be in core housing need, if they can afford to move. Households in this situation might include households who have put off major repairs, couples living in bachelor apartments, or households choosing a home that costs more than 30% of their income when cheaper housing is available. Table 10 shows the percentage of households whose dwellings fall below each standard who are actually considered to be in core housing need. For example, 29% of all owner households whose housing is unaffordable are in core housing need; the remaining 71% have incomes high enough to afford an alternative. The table shows that renters are more likely to have this type of constrained housing choice. Inadequate housing may be a particular problem for renters in core housing need, as landlords, not tenants, have control over most repairs.

**Table 10: Percentage of Households in Core Housing Need**

	Total	Owners	Renters
Below one or more housing standards	33%	23%	56%
Affordability	40%	29%	64%
Adequacy	14%	17%	50%
Suitability	19%	11%	38%

### 2.2.9 Homelessness

Although detailed data about homelessness in Beaumont is not available, discussions with community service providers indicated that it occurs. For example, the Chantal Bérubé Youth Centre provided support to 20 individual youth regarding housing issues in 2018, and to 18 individuals in 2019. Centre staff indicated that most of these youth are afraid—and those under 15 years old are not eligible—to access emergency housing in Edmonton. Homeless youth in Beaumont more often couch surf or sleep outdoors.

Service providers indicated that other vulnerable demographics in Beaumont include older working-age men affected by industry layoffs. They described “hidden homelessness” (that is, couch surfing, living in vehicles, or using other precarious accommodation) as the most common situation for people experiencing homelessness in Beaumont.

### 2.2.10 Future Housing Supply and Needs

Within Beaumont’s pre-2017 boundaries, approximately 85 net hectares of land was available for residential development as of December 31, 2016. The average planned density for this land is 22 dwelling units per net residential hectare (du/nrha) according to approved Outline Plans. This planned development would result in 1,830 more units at build-out, mainly detached and semi-detached homes. In addition, 380 units of varying sizes are planned for the undeveloped area of the Beau Val / Beaumont Lakes South ASP and 1,230 units for the Lakeview ASP area.

In the area annexed by Beaumont in 2017, Area Structure Plans have been prepared for 780 ha and envision 12,591 dwelling units of a wide range of sizes. A further 225 ha of annexed land is designated as residential in the Municipal Development Plan and remain to be planned under Area Structure Plans. At a minimum density of 35 du/nrha, as required by the Growth Plan, these lands would accommodate 5,115 dwelling units or more.<sup>25</sup>

In total, therefore, under the current planning frameworks, an estimated 21,146 new dwelling units are expected to be built in Beaumont over the next 30 years or more. This is a significant change from the 5,980 dwellings existing in Beaumont in 2016, which were developed at a much lower density. As outlined in Section 1.3 of this report, current regional and municipal policies promote higher densities, a greater variety of unit types, and more affordable options. Therefore, these new dwelling units will likely provide a wider range of choices for current and future residents.

Although it is difficult to fully predict the housing needs of future residents, gradual changes to Beaumont’s demographics suggest a larger variety of options is needed now and will continue to be needed. As noted in Section 2.1.2 of this report, while Beaumont is a very family-oriented community, the proportion of seniors and of single-person households is growing. National and global trends suggest this growth will likely continue. In addition, as development and economic diversification takes place in Beaumont and surrounding municipalities, as envisioned in the Growth Plan and the Municipal Development Plan, Beaumont has the potential to evolve into an increasingly urban and demographically diverse community.

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<sup>25</sup> This calculation assumes approximately 65% of the gross area would be available for residential development once municipal reserves, roadways, and other servicing requirements are deducted.

### 2.2.11 Summary

- The proportion of single-detached homes in Beaumont is much higher than in the Edmonton region as a whole, but it is decreasing. Semi-detached and multi-attached homes, rather than apartments, account for much of the change.
- While almost 90% of Beaumont homes had three or more bedrooms in 2015, just 58% of households had three or more people. This may reflect a choice by many households to have additional living space, but perhaps also a lack of housing options for smaller households.
- Beaumont's housing stock is much newer than the region's as a whole, and more than 95% of dwellings are suitable for their occupants and do not require major repair.
- Homeowners make up a much higher proportion of Beaumont households than the regional average, which may reflect the City's high median income and suburban nature, but also a lack of rental options. The proportion of renter households has been increasing, however, and may be related to the increasing proportion of dwelling types other than single-detached homes.
- In 2018, Beaumont's primary rental market consisted of 579 purpose-built rental units, or 8.4% of the total dwelling units in Beaumont. The primary market is estimated to meet approximately 75% of the demand for rental units, with the balance served by the secondary market.
- In 2016, 15% of all Beaumont households (11% of owners and 39% of renters) spent more than 30% of their income on shelter costs. This represents a total of approximately 840 households (535 owners and 305 renters).
- Real housing costs in Beaumont grew faster than real incomes between 2005 and 2015. Since then, home sales prices have slightly decreased when adjusted for inflation, but the effect of this decrease on housing affordability for owners is unclear without updated income data.
- The most recent data available suggests the majority of Beaumont households can afford to meet their housing needs in the market. However, one quarter of Beaumont households could not afford to purchase a home at the median price in 2015. Almost one-third could not afford the median single-detached home, while one-fifth could not afford the median semi-detached/rowhouse and almost 15% could not afford the median condominium. This represents up to 1,000 households who cannot afford to buy a home that meets their needs. However, a household that may wish to buy a home, but cannot afford to, does not necessarily lack affordable housing if appropriate rental options are available in a community.
- Average rents are higher in Beaumont than in the Edmonton region, potentially because many Beaumont rental units are very new.
- While median-income renters can generally afford to meet their housing needs in the rental market, a significant proportion of all Beaumont households (between 6% and 10%, or 300 to 550 households) did not earn enough in 2015 to afford even the lowest documented rents, before considering utilities. These households are most likely to be single-person, lone-parent, and non-census-family households, though there are likely gaps for lower-income households of all types. Affordability gaps are particularly acute in the rental market because, while renting is a financially viable option for many households who cannot afford to own, there are few other options for households who cannot afford to rent a suitable home.

- Vacancy rate information is very limited for Beaumont but has been within a healthy range overall in recent years.
- There are 193 units of rental and life-lease housing serving distinct populations in Beaumont, including seniors, people requiring long-term care, and households on low income. Various personal support services are also available.
- Provincial housing support programs, including rent supplements, are currently on hold pending a review by a provincial task force.
- There are currently waiting lists for below-market one-bedroom apartments in Beaumont, as well as a small number of vacancies for below-market two- and three-bedroom apartments.
- A total of 5.8% of Beaumont households (2.9% of owners and 23.3% of renters) were considered to be in core housing need in 2016. Households headed by people under 25 or over 65, by women, by immigrants, and by Aboriginal people were particularly vulnerable to core housing need, as were households in which at least one member has an activity limitation. In all demographic groups considered, renters were more likely than owners to be in core housing need.
- There are people in Beaumont experiencing homelessness, particularly youth and older single men. A minority of them may sleep outdoors, while others experience “hidden homelessness” through couch-surfing, living in a vehicle, and other precarious housing arrangements. No transitional or emergency housing is available in Beaumont, so residents needing this service must travel to Leduc or Edmonton.
- Under the current planning frameworks, an estimated 21,146 new dwelling units are expected to be provided in Beaumont once its lands are fully built out. These units will be built at higher densities than most of the City’s current developed area. They are expected to offer a wider range of unit sizes and housing choices to serve an increasingly diverse population.

## 2.3 Community Engagement Findings

Beaumont residents and stakeholders were engaged in various ways in the fall of 2020 to build on quantitative findings and inform the assessment of affordable housing needs. Engagement activities included a project Working Group meeting, a community survey, interviews with local developers and builders, a focus group, and a public online workshop and video presentation. Throughout the project, a dedicated webpage was available on the City’s website with project information and updates.

The full engagement program is detailed in the What We Heard Report appended to the final Affordable Housing Strategy. Key themes arising from engagement are summarized below.

### 2.3.1 Needs

- There is a need to diversify housing types and increase rental options, particularly to make it easier for young people and seniors to stay in Beaumont;
- Unmet rental demand is greatest for 1-bedroom units;
- There is a need for units affordable to very low income individuals;
- There is a need for supportive and emergency housing, particularly for youth, survivors of violence, people with disabilities, and singles facing long-term unemployment;

- There is a need for units that allow pets, which can play a major role in well-being for seniors, people with disabilities, and other marginalized people;
- Survey respondents who rent were much more likely to have unaffordable housing costs, and to report having to choose between paying for housing and other necessities;
- Some survey respondents find that property taxes are high, making their housing less affordable.

### 2.3.2 Challenges

- Negative resident perceptions of the meaning of the term “affordable housing,” its impact on the community, and the City’s role in promoting it may hinder support for the overall strategy or the development of individual building projects;
- Negative resident perceptions of changes to approved land use plans, such as statutory plan amendments and redistricting, may affect support for individual building projects;
- Small, affordable ground-oriented units, such as bungalows or one-storey apartments, are not financially feasible due to land costs;
- Developers are accountable to their lenders, and as such can be cautious when it comes to innovative housing forms and approaches;
- Developers and builders indicated that current new building technologies do not reduce construction costs or drive short-term affordability, even if improvements in environmental performance can support savings over the long term;
- A lack of transit and affordable transportation in Beaumont compounds housing affordability issues: some available affordable units go unoccupied because the households who need them do not have their own transportation, and demand for parking (with its associated costs, congestion, and design requirements) is high;
- Some residents have encountered a tradeoff between unit quality and maintenance, (which is reportedly higher in the primary market) and resident autonomy or landlord flexibility (which is reportedly higher in the secondary market).

### 2.3.3 Opportunities

- Residents value Beaumont’s open space and small-town feel;
- Residents and developers alike indicate that community design and amenities are vital to quality of life, and should be priorities as the City grows;
- Stakeholders generally supported a diversity of housing types within a thoughtfully designed neighbourhood, with small-scale low-rise, accessory suite and townhome types the most accepted designs for multi-unit and rental housing;
- Affordable units can and should be integrated into market-rate multi-unit developments, if appropriate financing is in place;

- Developers indicated that Beaumont's 2019 Land Use Bylaw offers needed flexibility and has the potential to encourage more diverse housing offerings over time; the City could more actively promote what is possible under the bylaw;
- Developers indicated it is important for the City to be clear about its policies and priorities, offer fair fees and timelines, and help problem-solve with developers, to reduce development costs and promote more innovative and affordable housing. They felt the City could also increase its understanding of financing and grant structures to be ready to take advantage of opportunities and partnerships;
- Residents felt City could continue to seek more commercial/industrial development and business investment, in order to increase local employment opportunities, support local housing demand by those employees, and potentially decrease residential tax rates.



### 3.0 Conclusion – Housing Needs and Next Steps

This housing needs assessment report, the first step in Beaumont’s Affordable Housing Strategy, has been prepared to identify key housing issues the Strategy must address. It reviewed quantitative data from a range of sources, as well as qualitative input from the Working Group and the public.

The needs assessment found that as Beaumont grows, it is seeing a greater diversity of household types and a larger proportion of older residents. At the same time, the variety of housing types available has been increasing, and more rental options are available than before. However, housing costs in Beaumont are higher than the regional average and may be growing faster than incomes. While the majority of Beaumont households can meet their housing needs in the private market, at least 500 Beaumont households are thought to experience housing affordability issues. As illustrated in Figure 15, the housing supply in Beaumont does not extend to all areas of the housing continuum, and some gaps need particular attention.

The main housing needs identified in this report, as well as the key groups of people who can be served by meeting them, are summarized below.

Need	People to be Served
Market affordable rental housing, especially one-bedroom units	<ul style="list-style-type: none"> <li>Smaller households unable to afford median market rent, particularly youth, singles and seniors (at least 300 households in 2015)</li> </ul>
Non-market housing, especially one-bedroom units	<ul style="list-style-type: none"> <li>Households on low income, particularly youth, singles, and seniors (approximately 270 households in 2015)</li> <li>Households in, or vulnerable to, core housing need (approximately 315 households in 2015)</li> </ul>
Access to local emergency shelter and transitional housing options	<ul style="list-style-type: none"> <li>Youth (approximately 20 individuals in 2019)</li> <li>Single adults facing unemployment (numbers variable)</li> <li>Adults and children experiencing family violence (144 calls to Beaumont RCMP in 2020)</li> </ul>
Affordable and accessible supportive housing options	<ul style="list-style-type: none"> <li>Seniors (10% of household maintainers in 2015)</li> <li>People with disabilities (members of nearly half of households in 2015)</li> </ul>

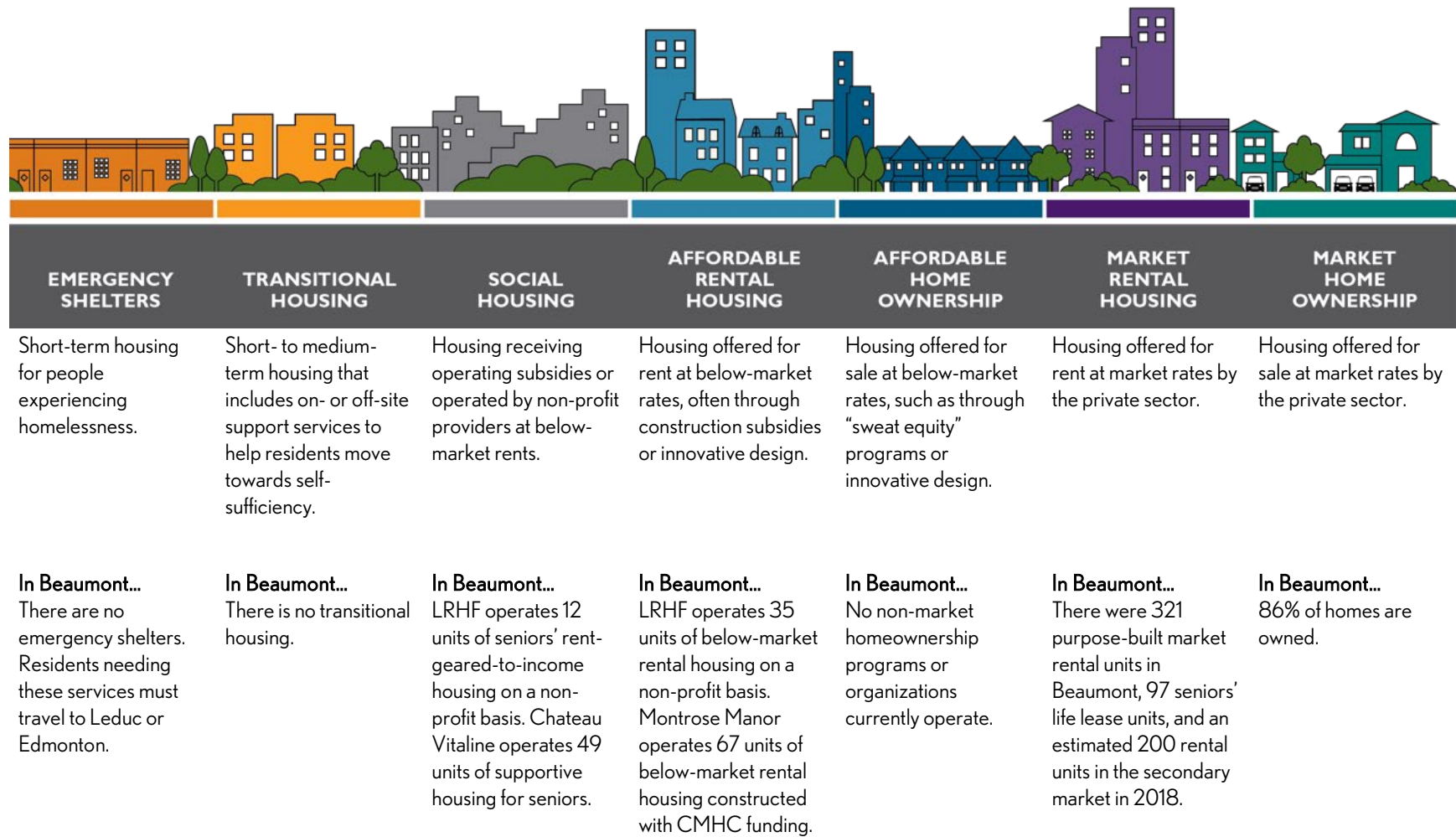
The City has the authority under the Municipal Government Act, as well as the responsibility as set out in the Growth Plan and the Municipal Development Plan, to take steps to address these needs. The Affordable Housing Strategy will focus on identifying specific actions to address these key gaps and will include an implementation and monitoring plan to measure progress.

The Affordable Housing Strategy will also be designed to complement and support Beaumont’s other policies and initiatives geared towards developing as a complete community. Existing City land-use plans and other policies are expected to enable the development of a greater variety of housing choices as the City grows and redevelops, and to increase the availability and convenience of affordable transportation

choices. Economic development initiatives aimed at increasing local business and employment opportunities can support—and be supported by—efforts to increase the variety of local housing and transportation options.

As Beaumont continues to grow, it will be vital for the City to recognize the importance of housing affordability and choice, and to prioritize it in its development. This needs assessment and the future Affordable Housing Strategy are intended to be important tools in that effort.

Figure 15: Housing Provision along the Continuum in Beaumont



## Glossary

**Adequate:** Housing that does not need any major repairs, as reported by residents. Major repairs include structural repairs to walls, floors, or ceilings, or repairs to defective plumbing or electrical wiring.

**Affordable:** Housing that has shelter costs equal to or less than 30% of total before-tax household income.

**Affordable housing:** According to CMHC, housing that is adequate, suitable, and affordable. According to the Edmonton Metropolitan Region Growth Plan, a category of non-market housing that is affordable for those making 80-100% of median income, either rental or ownership.

**Dwelling type:** The type of living quarters in which a person or household resides. Common dwelling types include single-detached homes, townhomes, or apartments.

**Complete community:** A community that meets people's needs for daily living at all ages and provides convenient access to a mix of jobs, local services, a full range of housing, community infrastructure and multi-modal transportation choices.

**Core housing need:** A household is considered to be in core housing need if its housing is unacceptable (does not meet one or more of the adequacy, suitability or affordability standards), and acceptable alternative housing in the community would cost 30% or more of its before-tax income.

**Generalized Land Use Concept:** The map and associated policies in Beaumont's Municipal Development Plan that detail the land use policy areas that guide the City's long-term growth and development.

**Household type:** The type of household in which a person lives. Statistics Canada's main breakdown is between census-family and non-census-family households, but further analysis of household composition (e.g. couple families with/without children, lone-parent families, etc.) is also possible.

**Housing continuum:** A framework used to identify a full range of housing options required to meet the diverse housing needs of the population as a whole. Its presentation in a linear manner is sometimes interpreted to imply that homeownership is the most desirable goal.

**Housing wheelhouse:** A model illustrating the range of housing options required in a community in a circular way, reflecting that changes to housing needs can occur in multiple different directions, and many households may not choose homeownership as their ultimate goal.

**Low Income Measure (after tax):** A fixed percentage (50%) of median-adjusted after-tax income of private households. The household after-tax income is adjusted to account for economies of scale. This adjustment for household size reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases.

**Market housing:** Rental and ownership housing supplied by the private sector, without direct subsidies to purchase or maintain, whose availability and price varies with market demand.

**Metropolitan Area:** The Growth Plan policy tier that includes the area surrounding Edmonton's metropolitan core, including portions of county lands, urban communities, major and local employment areas, and intervening undeveloped areas that are socio-economically tied and that share industry, housing and infrastructure. Beaumont lies within this policy tier.

**Non-market housing:** According to the Growth Plan, housing that is funded, created and/or operated through direct government subsidies.

**Severe housing need:** A household is considered to be in severe housing need (or extreme core housing need) if it pays more than 50% of its before-tax income for housing and cannot afford an acceptable local alternative. Such households are considered to be at risk of homelessness.

**Shelter costs:** For owner households, shelter costs include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

**Shelter Cost to Income Ratio (STIR):** The proportion of a household's average total income which is spent on shelter costs.

**Subsidized housing:** According to the Edmonton Metropolitan Region Growth Plan, a category of non-market housing that receives direct capital and/or operating subsidies to serve special needs and low-income households making 65-80% of median income.

**Suitable:** Housing that has enough bedrooms for the size and make-up of resident households. This is measured according to the National Occupancy Standard (NOS), as follows:

- A maximum of two persons per bedroom.
- Household members, of any age, living as part of a married or common-law couple share a bedroom with their spouse or partner.
- Lone parents, of any age, have a separate bedroom.
- Household members aged 18 or over have a separate bedroom, except those living as part of a married or common-law couple.
- Household members under 18 years old of the same sex share a bedroom, except lone-parents and those living as part of a married or common-law couple.
- Household members under 5 years old of the opposite sex share a bedroom if doing so would reduce the number of required bedrooms.
- A single-person household does not need a bedroom (may live in a studio apartment).

**Urban Centre:** In the Growth Plan, central urban areas in the metropolitan area that provide a sub-regional level of service. Urban centres are intended to accommodate mixed use development at higher intensities, and include downtowns and central areas of urban communities. Beaumont is identified as an urban centre in the Growth Plan.

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## Appendices

### Appendix A - Policy Review

#### Alberta Housing Act

The purpose of the *Alberta Housing Act* is to “enable the efficient provision of a basic level of housing accommodation for persons who because of financial, social or other circumstances require assistance to obtain or maintain housing accommodation” (RSA 2000, Section 2). It defines the major provincial role in the provision of non-market housing.

The province’s powers under this Act include providing advisory, financial or other support, as well as developing and supporting the development of housing. The province works with housing providers that include housing management bodies, municipalities, private and non-profit organizations to build, operate and support affordable housing. At the time of writing, housing programs include community housing in which rent is geared to income; seniors’ apartments and seniors’ lodges; and special needs housing. Provincial financial support is supplemented by federal investment, which may be used as the province deems appropriate.

Under the Act and the current provincial housing framework, Beaumont has a role to play in working with the provincial government and housing management bodies to support the development and operation of affordable housing in the City.

#### Municipal Government Act

The *Municipal Government Act* sets out the powers and responsibilities of municipalities in Alberta.

The purposes of a municipality, as set out in Section 3 of the Act, are:

- (a) to provide good government,
- (a.1) to foster the well-being of the environment,
- (b) to provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality,
- (c) to develop and maintain safe and viable communities, and
- (d) to work collaboratively with neighbouring municipalities to plan, deliver and fund intermunicipal services.

Instruments available to a municipality under the Act to achieve these purposes include bylaws (Part 2 of the Act), taxation (Part 10), and planning & development functions, including the preparation of statutory plans and land-use planning bylaws (Part 17). It should be noted that housing may generally be considered a necessary or desirable thing for a municipality, and a component of a safe and viable community.

Specific provisions of the Act relating to housing include the following, which exempt lodge accommodations and municipal lands from municipal taxes, and specify that community reserve land may be used to provide affordable housing:

362(1) The following are exempt from taxation under this Division: ...

(m) property held by

(i) a foundation constituted under the *Senior Citizens Housing Act*, ... or

(ii) a management body established under the *Alberta Housing Act*,

and used to provide senior citizens with lodge accommodation as defined in the *Alberta Housing Act*;

304(4) no individual who occupies housing accommodation under a lease, licence or permit from a management body under the *Alberta Housing Act* is to be recorded as an assessed person if the sole purpose of the lease, licence or permit is to provide housing accommodation for that individual.

671(2.1) Community services reserve may be used by a municipality for any or all of the following purposes: ...

(g) affordable housing.

The act indicates that community services reserve may be designated in a Land Use Bylaw and subsequently acquired by the municipality (644(1)), or may be designated by the municipality from school reserve lands declared surplus by a school board (672(3)).

675(3) On removal of the [reserve land] designation, the municipality or the municipality and the school board may sell, lease or otherwise dispose of the land, but the proceeds from the sale, lease or other disposition may be used ...

(b) in the case of the sale, lease or other disposition of a community services reserve, only for any or all of the purposes referred to in section 671(2.1) or for any matter connected to those purposes.

### **Edmonton Metropolitan Region Growth Plan**

The Edmonton Metropolitan Region Growth Plan (2017) sets out a long-term framework for growth and development in the region over the next 50 years. Beaumont is included in the policy framework as an urban centre within the metropolitan area. The development of complete communities, which include a full range of housing as set out in the housing continuum, is a key strategy for growth management identified in the Plan.

Key Growth Plan objectives and policies relevant to the development of affordable housing are listed below.

Objective 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.

- Policy 1.4.1: To improve housing diversity in the Region, market affordable and non-market housing will be planned and developed within close commuting distance to major employment areas and within centres.
- Policy 1.4.2: [U]rban centres ... will be planned and developed with a mix of jobs, services, amenities and diversity of housing and with multi-modal transportation access.

Policy under this objective provides general direction regarding the benefits and goals of providing a mix of housing, including affordable housing.

Objective 3.2: Plan for and promote a range of housing options

- Policy 3.2.1: Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.
- Policy 3.2.2: Within the built-up urban area and centres, infill development, more compact housing forms and increased density will be encouraged to achieve a more diverse housing stock in the Region.
- Policy 3.2.3: The greatest density and diversity of housing in terms of type, form and affordability, including row housing and low, mid and high-rise buildings, will be directed to centres and areas with existing or planned regional infrastructure, transit and amenities, at a scale appropriate to the community.

Policy under this objective provides direction for Beaumont, as an urban centre, to accommodate diverse housing options in a variety of ways.

Objective 3.3: Plan for and promote market affordable and non-market housing to address core housing need.

- Policy 3.3.2: The supply of market affordable and non-market housing will be increased through a variety of strategies including:
  - a. collaborating between the CRB, member municipalities, other levels of government and non-profit housing providers on the funding and delivery of non-market housing including subsidized and market affordable housing;
  - b. adopting and implementing regional and municipal policy to pursue inclusionary housing in built-up urban areas and greenfield areas;
  - c. incorporating innovative building practices related to prefabrication, building materials and built forms with good urban design to improve affordability; and
  - d. forming innovative partnerships and exploring creative financing models, regulations, standards and approval processes, and incentives for the private sector to provide.

- Policy 3.3.3: Priorities will be established for the location of market affordable and non-market housing within ... urban centres ... and within 800 metres of a major transit station.

Policy under this objective provides guidance and direction for Beaumont to work with regional partners to plan for and deliver affordable housing.

### **Leduc Sub-Region Housing Needs Assessment Report**

The development of the Growth Plan was informed by a Housing Needs Assessment Report for each of 6 sub-regions. The report for the Leduc Sub-Region, which includes Beaumont, was completed in 2015.

Key findings included:

- A third of renters in the sub-region were spending more than 30% of their incomes on rent, with 14% spending more than 50%;
- There was a very limited supply of smaller (bachelor and one-bedroom) apartment options, and the low supply leads to increased rents, which had particular impacts on seniors and young adults;
- There was also a limited supply of three-bedroom rental units suitable for lone-parent families;
- Support services beyond very basic services were only available in Edmonton, even though some (particularly home care) could be delivered locally; however, most parts of the sub-region lacked public transit;
- Seniors were projected to make up the largest proportion of households needing affordable housing between 2015 and 2021, with that proportion increasing each year.

### **Our Affordable Future: Market Affordable Housing Policy Framework**

This framework was developed in 2012 by the Integrated Land Use and Market Affordable Housing Advisory Committee, a subcommittee co-sponsored by the Capital Region Board's (now the Edmonton Metropolitan Region Board's) Land Use and Housing committees. Its purpose was to provide policy options for the development of more market affordable housing in the region.

The framework notes that the region will need workers from all walks of life as it grows, and should expect a diversity of new arrivals from all over the world. The framework further notes that detached homes are not accessible to—or the preferred choice of—all households, and so a variety of housing forms, both rental and ownership, will be needed. This includes enough well-located, high-quality market affordable housing. In turn, creating this housing will require new thinking to be applied to building design, construction practices, municipal regulations, building codes, and community conceptions of what makes a great neighbourhood.

The framework makes 10 recommendations that include identifying champions within various actors in the development process and having them work together to review and improve current practices:

1. CRB Member Councils agree to demonstrate leadership by making Market Affordable Housing a priority and appointing a member of their council as an ambassador.
2. Municipalities agree to demonstrate leadership in Market Affordable Housing by appointing a member of their municipal administration as a champion.

3. Land development and housing industries agree to demonstrate leadership and support for Market Affordable Housing by identifying an ambassador and champions to work with municipalities.
4. Municipalities and industry agree to work together to review municipal planning regulations and zoning bylaws for opportunities to increase flexibility to support innovative designs and new construction techniques.
5. Municipalities and industry agree to work together to review their development approval and permitting systems and practices, and benchmark with comparable municipalities to ensure they are efficient and effective when processing complete applications.
6. Municipalities and industry agree to work together to develop innovative and creative housing development proposals to create Market Affordable Housing.
7. Municipalities and industry agree to undertake a joint review of infrastructure and development standards to identify new approaches to reduce the cost of housing, without compromising health, safety and life-cycle requirements.
8. Municipalities, industry and the community agree to work collaboratively to develop the community engagement approach that best supports the nature of the development project.
9. Municipalities in partnership with industry agree to support innovative and creative pilot projects that meet the shared vision and municipality's public policy objectives.
10. Municipalities and industry agree to maintain an ongoing dialogue to ensure the recommendations from this report are implemented, monitored and reported. All ambassadors and champions will participate in these discussions.

The recommendations arose from six priorities: political and administrative will, built form, bylaw and design, processes, demonstration or pilot projects, and integrated planning. They are intended to help regional municipalities realize the following benefits of market affordable housing:

- Provide greater housing choices;
- Increase affordability;
- Attract and retain a more diverse and inclusive population;
- Encourage innovative and creative built-forms;
- Facilitate positive community engagement and outcomes;
- Drive smart growth; and
- Support the local economy.

Additionally, the committee suggested that market affordable housing be communicated as “entry level market housing” to build greater public acceptance and more clearly link it to other forms of market housing.

Four key implementation steps were identified for participating stakeholders, which will require leadership, flexibility, efficiency/effectiveness, product innovation, and public engagement and communication to carry out:

- Establish a housing vision and strategy
- Identify ambassadors and champions
- Implement pilot projects
- Ongoing education and development.

### **Municipal Development Plan**

Our Complete Community: Municipal Development Plan (2019) builds on the direction provided by the Growth Plan to set out policies to be implemented by the City. The generalized land use concept is designed to align with a variety of regional objectives, including affordable housing opportunities. Specific affordable housing policies are found in the Responsible Development policy area.

Policies for the established residential areas include:

- Policy 4.8.2: Neighbourhood re-investment shall be encouraged by taking full advantage of existing services and facilities in established residential areas by: ... d) non-market affordable housing through collaboration with other member municipalities and non-profit housing providers on the funding and delivery of non-market affordable housing.
- Policy 4.8.7: Smaller forms of housing will be encouraged and integrated with single detached residential developments within built-up areas where sufficient municipal services (water and sanitary) capacity exists.
- Policy 4.8.8: Redistricting, redevelopment, or subdivision proposals in Established Residential areas may require the development of an Area Redevelopment Plan and should have regard for: ... b) non-market affordable housing through collaboration with other member municipalities and non-profit housing providers on the funding and delivery of non-market affordable housing.

These policies provide direction for Beaumont to work with regional partners on delivering affordable housing through infill development, and to ensure this activity is reflected in Area Redevelopment Plans.

Policies for the future residential area include:

- Policy 4.9.11: To provide affordable housing options and contribute to housing choice within the Future Residential area, Beaumont shall support the development of:
  - a. more compact housing forms and increased density to achieve a more diverse housing stock in Beaumont;
  - b. development of secondary suites and innovative parking strategies;
  - c. incorporating innovative building practices related to prefabrication, building materials, and built forms with good urban design to improve affordability;
  - d. the formation of innovative partnerships and exploring creative financing models, regulations, standards and approval processes, and incentives for the private sector to provide market affordable housing options; and
  - e. non-market affordable housing through collaboration with other member municipalities of the Edmonton Metropolitan Region and non-profit housing providers on the funding and delivery of non-market affordable housing.

This policy provides direction for Beaumont to work towards both market and non-market housing affordability through a wide range of strategies, including land-use, policy, building, financing and collaboration initiatives.

Additionally, the Municipal Development Plan contains transit-oriented development policies to support the integration of land use and transportation. In particular, Policy 4.7.1 states that “medium and higher density residential and mixed use developments shall be located near park and ride facilities or transit stops in the Future Residential area, Centre-Ville, and Community Commercial/Employment Centres to support high frequency, rapid transit service and provide a base for a variety of housing, employment, local services, and amenities that support a complete community and support ridership.”

To support and provide additional guidance regarding this policy direction, Affordable Housing Guidelines are specifically identified as an implementation action in the Responsible Development policy area.

### **Social Master Plan**

The Social Master Plan (2019) provides direction and identifies important roles and partnerships for Beaumont’s social supports and services over the next 10 years. Its vision is to enhance the well-being of Beaumont residents through compassion, inclusion, and resiliency. It is organized around the World Health Organization’s social determinants of health, and includes analysis and actions related to affordable housing under the Physical Environments determinant.

As noted above, the Social Master Plan’s review of Census information found that 39% of Beaumont’s renter households spend more than 30% of their income on housing, meaning that their shelter costs are considered unaffordable. Affordable housing was identified as a particular need by seniors and people with disabilities. The Plan states that investments across the whole housing continuum are needed to improve this situation and ensure residents have an appropriate range of choices and supports.

The Plan identifies a variety of actions in support of affordable housing, including the development of a housing needs assessment and action plan. Additional actions, which could be considered during the needs assessment and incorporated into the action plan, include:

- Establish collaborative partnerships with both the federal and provincial governments for the creation of affordable housing
- Consider residential tax incentives to minimize the cost burden on lower income homeowners
- Continue to implement FCSS operational plans to remove barriers for the community’s most vulnerable residents related to housing needs
- Engage with residents and community partners to investigate the need for housing to support vulnerable populations (e.g. youth, people with disabilities, Indigenous Peoples, newcomers)
- Support policy and zoning amendments that encourage inclusive neighbourhoods with diverse housing options for all residents
- Ensure residents have access to housing outreach services to prevent entering homelessness

- Continue to provide staff participation in inter-agency partnerships addressing housing and homelessness (including hidden, episodic, and chronic homelessness) issues
- Continue to advocate to the federal and provincial governments to maintain a strong role in the community in the provision of supportive and transitional housing
- Assist agencies applying for new housing projects through the development approval process.

### **Recreation, Parks, and Facilities Master Plan**

Our Places and Play provides guidance and recommendations for the development of parks and recreation facilities in Beaumont, which combine with housing policies to promote overall equity and quality of life in the community. Guiding principles for the plan include:

- Providing equitable access to facilities, services and programs which will include a balance between access for diverse ages, cultures, and abilities; and
- Enhancing diversity, inclusion, and accessibility in all programs, facilities, and services.

These guiding principles will support the implementation of future recreation facilities, including future planning for their type, design, and location.

### **Transportation Master Plan**

Our Connectivity provides high-level direction for the development and maintenance of Beaumont's transportation system. Its vision is a resilient transportation system that provides safe and inclusive options for active living and effectively connects residents, goods, and services both locally and regionally.

The plan's design approach is to consider the needs of all modes, including active transportation, transit, and private and commercial vehicles, in the development and maintenance of all transportation facilities. The goal of this approach is to develop complete networks for all modes and provide real transportation choices for users of all ages, incomes and abilities.

Notably, recognizing the relationship between affordable housing and transportation access, it provides policy direction for the expansion of local and regional transit and for affordable housing to be prioritized within walking distance of transit corridors and active transportation facilities. Specific policies providing this direction include:

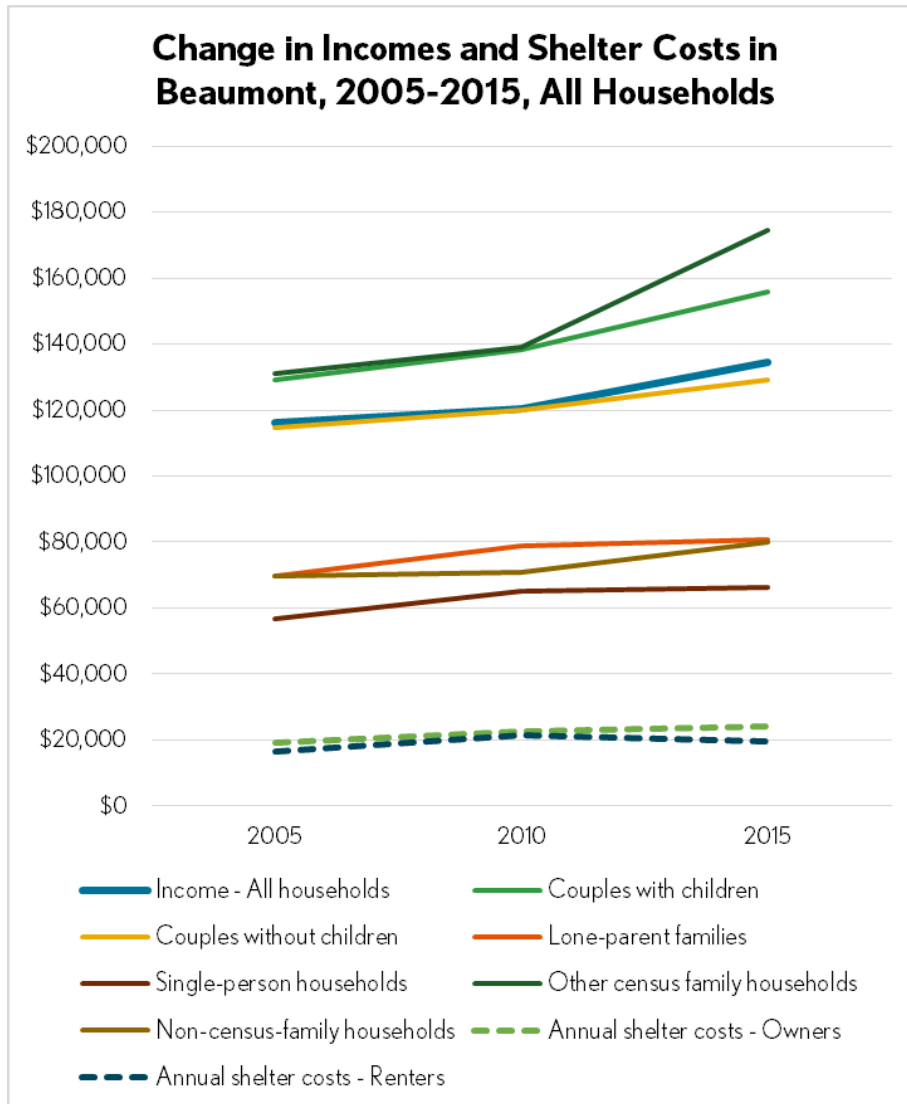
- Policy 4.7: Active transportation facilities should be comprehensively integrated into the land use planning and development process for new or redeveloping sites to support multiple route choices for active transportation through various methods, including (but not limited to):
  - a. Prioritizing denser mixed use development;
  - b. Co-locating affordable housing initiatives with areas of high active transportation connectivity; ...
- Transit Objective 1: Plan transit facilities and routes that are effectively integrated with active transportation facilities as well as supportive land uses;

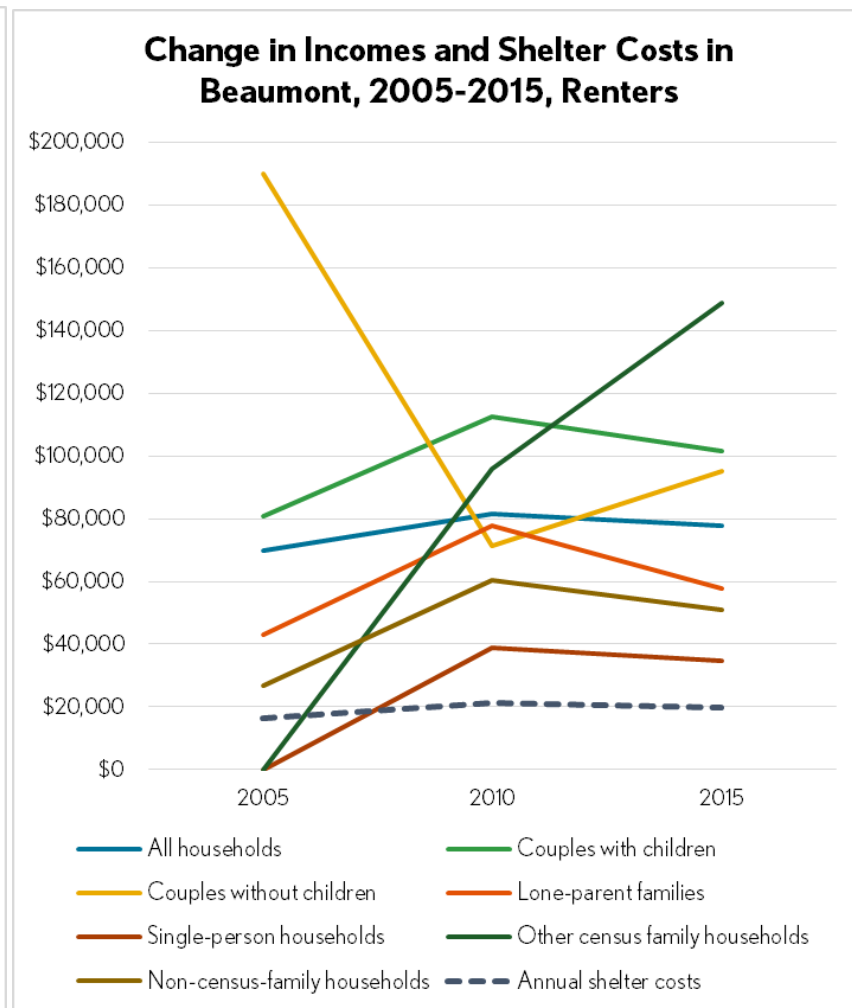
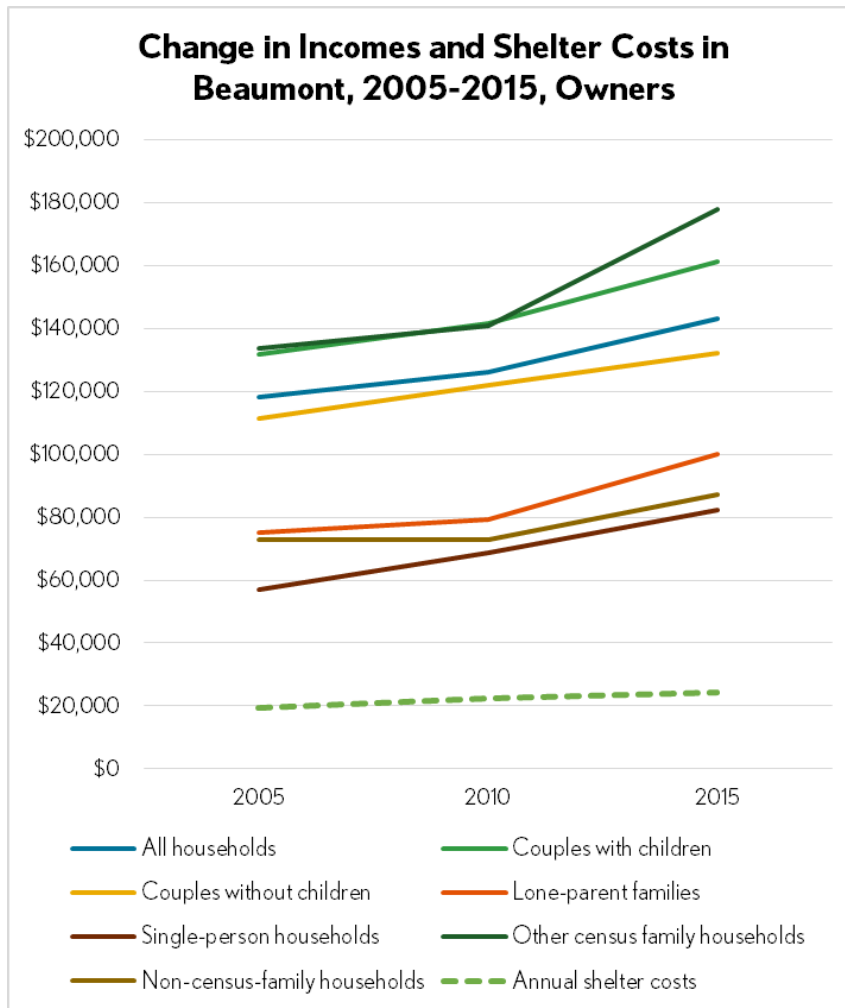


- Policy 5.3: The land use planning process shall prioritize higher density mixed use development, affordable housing, community destinations, and employment centers to be located within a walkable 5-10 minute distance (400-800 m) of current or future transit corridors.
- Policy 5.5: Transit service shall be accessible for all, taking into special consideration those with mobility or cognitive challenges, and those in financial need.
- Policy 5.6: When appropriate, the City should provide a frequent local transit service that:
  - a. Connects to community destinations such as grocery stores, other shopping opportunities, employment areas (light industrial and business), schools, and recreational amenities;
  - b. Offers timely connections between the local service and the regional service; and
  - c. Is supported by higher density and mixed use development.

### Appendix B - Changes in Income and Shelter Costs

These graphs compare changes in income to changes in shelter costs from 2005 to 2015 for all households, owners, and renters.





### Appendix C - Differences in Housing Affordability

Table C1 - Income and Monthly Ownership Costs, by Household and Dwelling Type - All households

Household Type	Median income (2015)	Affordable monthly costs	Difference - Affordable vs Actual Costs			
			All Dwelling Types	Single-Detached	Semi/Rowhouse	Condo
All households	\$134,336	\$3,360	\$945	\$825	\$1,345	\$1,645
Couple families with children	\$155,946	\$3,900	\$1,485	\$1,365	\$1,885	\$2,185
Couple families without children	\$129,125	\$3,230	\$815	\$695	\$1,215	\$1,515
Lone-parent families	\$80,821	\$2,020	-\$395	-\$515	\$5	\$305
Single-person households	\$66,321	\$1,660	-\$755	-\$875	-\$355	-\$55
Other census family households	\$174,630	\$4,365	\$1,950	\$1,830	\$2,350	\$2,650
Non-census-family households	\$80,137	\$2,005	-\$410	-\$530	-\$10	\$290
Minimum-wage earners	\$31,200	\$780	-\$1,635	-\$1,755	-\$1,235	-\$935
Edmonton Region - all households	\$94,447	\$2,360	-\$55	-\$175	\$345	\$645

Table C2 - Income and Monthly Rental Costs, by Household and Dwelling Type - All households

Household Type	Median income (2015)	Affordable monthly costs	Difference - Affordable vs Actual Costs						
			Primary Market (actual cost, 2015 dollars)			Secondary Market (actual cost, 2015 dollars)			
			1-bd (\$990)	2-bd (\$1,040)	3-bd (\$1,155)	1-bd (\$735)	2-bd (\$1,110)	3-bd (\$1,225)	4+bd (\$1,385)
All households	\$134,336	\$3,360	\$2,370	\$2,320	\$2,205	\$2,625	\$2,250	\$2,135	\$1,975
Couple families with children	\$155,946	\$3,900	\$2,910	\$2,860	\$2,745	\$3,165	\$2,790	\$2,675	\$2,515
Couple families without children	\$129,125	\$3,230	\$2,240	\$2,190	\$2,075	\$2,495	\$2,120	\$2,005	\$1,845

Household Type	Median income (2015)	Affordable monthly costs	Difference - Affordable vs Actual Costs						
			Primary Market (actual cost, 2015 dollars)			Secondary Market (actual cost, 2015 dollars)			
			1-bd (\$990)	2-bd (\$1,040)	3-bd (\$1,155)	1-bd (\$735)	2-bd (\$1,110)	3-bd (\$1,225)	4+bd (\$1,385)
Lone-parent families	\$80,821	\$2,020	\$1,030	\$980	\$865	\$1,285	\$910	\$795	\$635
Single-person households	\$66,321	\$1,660	\$670	\$620	\$505	\$925	\$550	\$435	\$275
Other census family households	\$174,630	\$4,365	\$3,375	\$3,325	\$3,210	\$3,630	\$3,255	\$3,140	\$2,980
Non-census-family households	\$80,137	\$2,005	\$1,015	\$965	\$850	\$1,270	\$895	\$780	\$620
Minimum-wage earners	\$31,200	\$780	-\$210	-\$260	-\$375	\$45	-\$330	-\$445	-\$605
Edmonton Region - all households	\$94,447	\$2,360	\$1,370	\$1,320	\$1,205	\$1,625	\$1,250	\$1,135	\$975

Table C3 - Income and Monthly Ownership Costs, by Household and Dwelling Type - Owners

Household Type	Median income (2015)	Affordable monthly costs	Difference - Affordable vs Actual Costs			
			All Dwelling Types	Single-Detached	Semi/Rowhouse	Condo
All households	\$143,097	\$3,570	\$1,155	\$1,035	\$1,555	\$1,855
Couple families with children	\$161,280	\$4,030	\$1,615	\$1,495	\$2,015	\$2,315
Couple families without children	\$132,248	\$3,305	\$890	\$770	\$1,290	\$1,590
Lone-parent families	\$100,004	\$2,500	\$85	-\$35	\$485	\$785
Single-person households	\$82,264	\$2,055	-\$360	-\$480	\$40	\$340
Other census family households	\$177,699	\$4,440	\$2,025	\$1,905	\$2,425	\$2,725
Non-census-family households	\$87,261	\$2,180	-\$235	-\$355	\$165	\$465

**Table C4 – Income and Monthly Rental Costs, by Household and Dwelling Type – Owners**

Household Type	Median income (2015)	Affordable monthly costs	Difference – Affordable vs Actual Costs						
			Primary Market (actual cost, 2015 dollars)			Secondary Market (actual cost, 2015 dollars)			
			1-bd (\$990)	2-bd (\$1,040)	3-bd (\$1,155)	1-bd (\$735)	2-bd (\$1,110)	3-bd (\$1,225)	4+bd (\$1,385)
All households	\$143,097	\$3,570	\$2,580	\$2,530	\$2,415	\$2,835	\$2,460	\$2,345	\$2,185
Couple families with children	\$161,280	\$4,030	\$3,040	\$2,990	\$2,875	\$3,295	\$2,920	\$2,805	\$2,645
Couple families without children	\$132,248	\$3,305	\$2,315	\$2,265	\$2,150	\$2,570	\$2,195	\$2,080	\$1,920
Lone-parent families	\$100,004	\$2,500	\$1,510	\$1,460	\$1,345	\$1,765	\$1,390	\$1,275	\$1,115
Single-person households	\$82,264	\$2,055	\$1,065	\$1,015	\$900	\$1,320	\$945	\$830	\$670
Other census family households	\$177,699	\$4,440	\$3,450	\$3,400	\$3,285	\$3,705	\$3,330	\$3,215	\$3,055
Non-census-family households	\$87,261	\$2,180	\$1,190	\$1,140	\$1,025	\$1,445	\$1,070	\$955	\$795

**Table C5 – Income and Monthly Ownership Costs, by Household and Dwelling Type – Renters**

Household Type	Median income (2015)	Affordable monthly costs	Difference – Affordable vs Actual Costs			
			All Dwelling Types	Single-Detached	Semi/Rowhouse	Condo
All households	\$77,728	\$1,945	-\$470	-\$590	-\$70	\$230
Couple families with children	\$101,392	\$2,535	\$120	\$0	\$520	\$820
Couple families without children	\$95,270	\$2,380	-\$35	-\$155	\$365	\$665
Lone-parent families	\$57,566	\$1,440	-\$975	-\$1,095	-\$575	-\$275
Single-person households	\$34,650	\$865	-\$1,550	-\$1,670	-\$1,150	-\$850
Other census family households	\$148,840	\$3,720	\$1,305	\$1,185	\$1,705	\$2,005
Non-census-family households	\$51,009	\$1,275	-\$1,140	-\$1,260	-\$740	-\$440

Table C6 – Income and Monthly Rental Costs, by Household and Dwelling Type – Renters

Household Type	Median income (2015)	Affordable monthly costs	Difference – Affordable vs Actual Costs						
			Primary Market (actual cost, 2015 dollars)			Secondary Market (actual cost, 2015 dollars)			
			1-bd (\$990)	2-bd (\$1,040)	3-bd (\$1,155)	1-bd (\$735)	2-bd (\$1,110)	3-bd (\$1,225)	4+bd (\$1,385)
All households	\$77,728	\$1,945	\$955	\$905	\$790	\$1,210	\$835	\$720	\$560
Couple families with children	\$101,392	\$2,535	\$1,545	\$1,495	\$1,380	\$1,800	\$1,425	\$1,310	\$1,150
Couple families without children	\$95,270	\$2,380	\$1,390	\$1,340	\$1,225	\$1,645	\$1,270	\$1,155	\$995
Lone-parent families	\$57,566	\$1,440	\$450	\$400	\$285	\$705	\$330	\$215	\$55
Single-person households	\$34,650	\$865	-\$125	-\$175	-\$290	\$130	-\$245	-\$360	-\$520
Other census family households	\$148,840	\$3,720	\$2,730	\$2,680	\$2,565	\$2,985	\$2,610	\$2,495	\$2,335
Non-census-family households	\$51,009	\$1,275	\$285	\$235	\$120	\$540	\$165	\$50	-\$110

### Appendix D - Core Housing Need

This table provides additional data related to Section 2.2.8 on Core Housing Need (abbreviated to CHN in the table).

#### Breakdown of Core Housing Need among Beaumont Households

Characteristic	Total Households	All in CHN		Owner in CHN		Renter in CHN	
		#	%	#	%	#	%
All households	5,525	320	5.9	140	2.9	75	23.3
Age of primary household maintainer							
15-24 years	100	15	15.0	10	18.2	10	20.0
25-34 years	1,145	50	4.4	10	1.1	35	15.6
35-44 years	1,635	80	4.9	40	2.8	40	17.8
45-54 years	1,140	35	3.1	10	1.0	20	16.0
55-64 years	985	45	4.6	25	2.7	15	27.3
65 years and over	520	90	17.3	40	8.9	50	71.4
Household Type							
Couple with children	2,750	90	3.3	55	2.2	30	13.6
Couple without children	1,435	30	2.1	15	1.2	10	6.7
Senior-led couple without children	280	15	5.4	10	3.7	0	n/a
Lone-parent household	500	85	17.0	40	10.8	45	33.3
Female-led lone-parent household	400	80	20.0	35	12.7	45	37.5
Male-led lone-parent household	105	0	0	0	0	0	0
Multiple-family household	105	10	9.5	0	0	0	0
Single-person households	590	100	16.9	20	4.9	80	44.4
Female single-person households	255	70	27.5	10	5.9	60	70.6
Senior female living alone	105	40	38.1	10	15.4	30	75.0
Male single-person households	335	30	9.0	10	4.1	25	27.8
Senior male living alone	60	25	41.7	15	37.5	10	50.0
Other non-family household	140	0	0	0	0	0	0
Immigrant Status							
Non-immigrant households	4,865	270	5.5	110	2.6	160	24.8
Non-permanent resident households	45	0	0	0	0	0	0
Immigrant households	620	50	8.1	30	5.5	15	21.4
Landed before 2001	385	25	6.5	15	4.2	10	28.6
Landed 2001 to 2010	175	25	14.3	15	10.0	10	50.0
Landed 2011 to 2016	55	0	0	0	0	0	0
Households with seniors (65+)							
Household has at least one senior	705	90	12.8	40	6.3	50	66.7
All other households	4,820	230	4.8	100	2.4	125	18.4



Characteristic	Total Households	All in CHN		Owner in CHN		Renter in CHN	
		#	%	#	%	#	%
Households with children (<18)							
Household has at least one child	2,655	150	5.6	75	3.2	75	23.4
All other households	2,870	165	5.7	60	2.5	100	23.5
Activity limitations							
Household has at least one member with activity limitations	2,650	215	8.1	100	4.3	115	32.9
All other households	2,875	105	3.7	40	1.6	60	15.0
Aboriginal households							
Aboriginal households	485	45	9.3	20	4.8	20	30.8
All other households	5,040	275	5.5	125	2.9	150	22.1