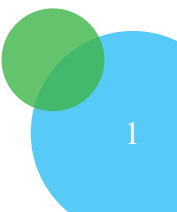




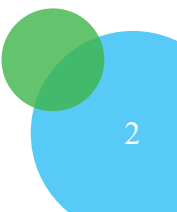
# HART Community Housing Report: City of Grande Prairie, Alberta

**February 12, 2024**

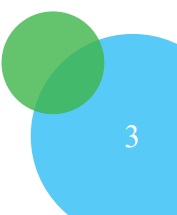


## Table of Contents

Glossary of Terms .....	4
Disclaimers.....	6
Introduction .....	9
Part 1: Existing Demographics and Housing .....	12
Community Demographic Profile .....	12
Profile of Existing Housing Stock – City of Grande Prairie .....	14
Profile of Existing Housing Stock – Surrounding Region .....	17
Profile of Households .....	19
Households by Income .....	19
Households by Household Size .....	20
Households by Tenure, Subsidized Housing .....	23
Part 2: Existing Housing Need.....	25
Note on Private Households vs Households Examined for Core Housing Need.....	25
Core Housing Need by Income/Affordability .....	26
Core Housing Need by Household Size.....	28
Core Housing Need by Tenure .....	31
Core Housing Need by Vulnerable Populations .....	33
Part 3: Future Housing Need in 2031.....	36
Methodology.....	36
Estimating Unit Mix.....	36
How communities could build upon these projections.....	37
Discussion of results .....	38
Results.....	38
Future Housing Need in the municipalities neighboring the City of Grande Prairie .....	42
By household size:.....	43
By household income/affordability: .....	45



Appendix A: Full data tables .....	47
Households, population, and headship rates (2006, 2011, 2016, 2021).....	47
Dwellings by structural type and period of construction (2021) .....	49
Dwellings by structural type and number of bedrooms (2021) .....	50
Income categories and affordable monthly shelter costs (2016, 2021).....	51
1-person households by age and income (2016, 2021).....	52
Total households by household size (2006, 2016, 2021) .....	53
Total households by income/affordability (2006, 2016, 2021) .....	54
Appendix B: Data Sources .....	56
Appendix C: Family type bedroom requirements.....	57
Appendix D: Priority Populations.....	59



## Glossary of Terms

**Affordable shelter cost:** HART determines whether housing is affordable or not based on CMHC's benchmark that a shelter is unaffordable if a household pays more than 30% of their pre-tax income towards shelter costs.

**Area Median Household Income (AMHI):** HART's custom data order grouped households into categories relative to the community's median household income:

- i. **Very low income:** 20% or less of AMHI, generally equivalent to shelter allowance for welfare recipients.
- ii. **Low income:** 21-50% AMHI, roughly equivalent to one full-time minimum wage job.
- iii. **Moderate income:** 51-80% AMHI, equivalent to starting salary for a professional job.
- iv. **Average Income:** 81-120% AMHI, representing about 20% of total Canadian households.
- v. **High Income:** More than 120% AMHI, approximately 40% of Canadian households.

**Census subdivision (CSD):** A geographic area generally corresponding to a municipality.

**Census division (CD):** An intermediate geographic area between the province/territory level and the municipality (census subdivision).

**Core Housing Need (CHN):** Defined by the Canada Mortgage and Housing Corp. (CMHC) as: "Core housing need is a 2-stage indicator. It helps to identify households living in dwellings considered unsuitable, inadequate, or unaffordable. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community."<sup>1</sup>

**Dwellings:** In general terms a dwelling is defined as a set of living quarters. Dwelling may be unoccupied, seasonal, or under construction, but for the purposes this report a dwelling will refer to a private dwelling occupied by usual residents. ([Full Census definition](#))

**Headship rate:** A statistic used to describe the proportion of the population that maintains a household. Furthermore, someone maintains a household when they are responsible for paying the majority of shelter costs associated with the dwelling

**Households (HHs):** Household refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad.

**Households examined for Core Housing Need:** A subset of Total Households that excludes households that were not assessed for CHN for one reason or another (see disclaimer section below for more detail).

**Primary Household Maintainer (PHM):** The person in the household who pays the shelter costs. ([Full Census definition](#))

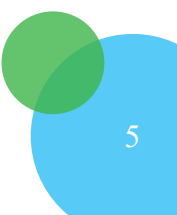
**Subsidized housing:** In census data, this refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

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<sup>1</sup> <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/core-housing-need>

**Total Households or Total Private Households:** This refers to the universe of households included in HART's data order. The full definition is: "Owner and tenant private households with household total income greater than zero in non-farm, non-reserve occupied private dwellings."

**Vulnerable/Priority Populations:** Canada's National Housing Strategy has identified groups of people who are disproportionately in housing need or experience other barriers to housing.



## Disclaimers

### 1. Core Housing Need and its Limitations

HART relies on the Canadian Census, which is collected every five years by Statistics Canada. While the Census is the most consistent, reliable, nationwide source of disaggregated data, there are gaps and flaws in its data capture. These carry over to our model.

For one, only private, non-farm, non-reserve, owner- or renter-HHs with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'Core Housing Need.' This means there are critical gaps especially within Indigenous communities living on reserve and persons experiencing homelessness.

Other groups that are excluded from measurement include:

- Non-family HH with at least one HH maintainer aged 15 to 29 attending school.<sup>2</sup>
- HH within congregate/collective housing including within Single Resident Occupancy (SRO) homes, long-term supportive housing, and other forms of congregate housing (including long-term care, assisted living, group homes, or rooming houses).<sup>3</sup>
- Unsheltered households (in encampments or sleeping rough)
- Those in emergency homelessness or domestic violence shelters
- Those in illegal apartments
- Those paying 100% or more of income for shelter

Census data also (beyond data on overcrowding according to National Occupancy Standards), does not adequately capture the housing need experienced by individuals or households who would prefer to be living in other circumstances: adults still living with their parents or roommates who would prefer to have their own homes, or people living in housing that is unsafe due to domestic violence or other individual issues. Similarly, this is not well suited to capture migration pressure and household displacement/replacement in communities outside of

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<sup>2</sup> These HH are considered not to be in Core Housing Need, regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition: [Statistics Canada](https://www150.statcan.gc.ca/n1/pub/92-627-x/2016001/article/14861-eng.htm).

<sup>3</sup> For census purposes, households are classified into three groups: private households, collective households and households outside Canada. These examples are forms of collective households, and only private households are assessed for CHN.

major centers due to affordability concerns. As a result, our data likely estimates the floor, not the ceiling, of housing need.

## 2. Random rounding, suppression and totals

When showing count data, Statistics Canada employs random rounding in order to reduce the possibility of identifying individuals within the tabulations. Random rounding transforms all raw counts to random rounded counts. Reducing the possibility of identifying individuals within the tabulations becomes pertinent for very small (sub)populations. All counts are rounded to a base of 5, meaning they will end in either 0 or 5. The random rounding algorithm controls the results and rounds the unit value of the count according to a predetermined frequency. Counts ending in 0 or 5 are not changed. In cases where count values are very low, to avoid disclosure of individuals, statistic suppression methods are employed. This results in aggregate count data varying slightly from the sum of disaggregated count data.

## 3. Effect of CERB

Core Housing Need dropped across the country from 2016 to 2021 in contrast to the rising cost of housing over that period. A likely explanation for this discrepancy was the introduction of the [Canada Emergency Response Benefit \(CERB\)](#), which provided financial support to employed and self-employed Canadians during the pandemic. In Figure 1 we can see that median incomes rose dramatically for the lowest 10% of earners in Canada between 2019 and 2020, when CERB was most active – increasing over 500%. This unusual increase was also apparent in the second decile of earners with an increase of 66%, but quickly drops off, with only a 2% increase for the highest 50% of earners (i.e. the top half of income distribution).



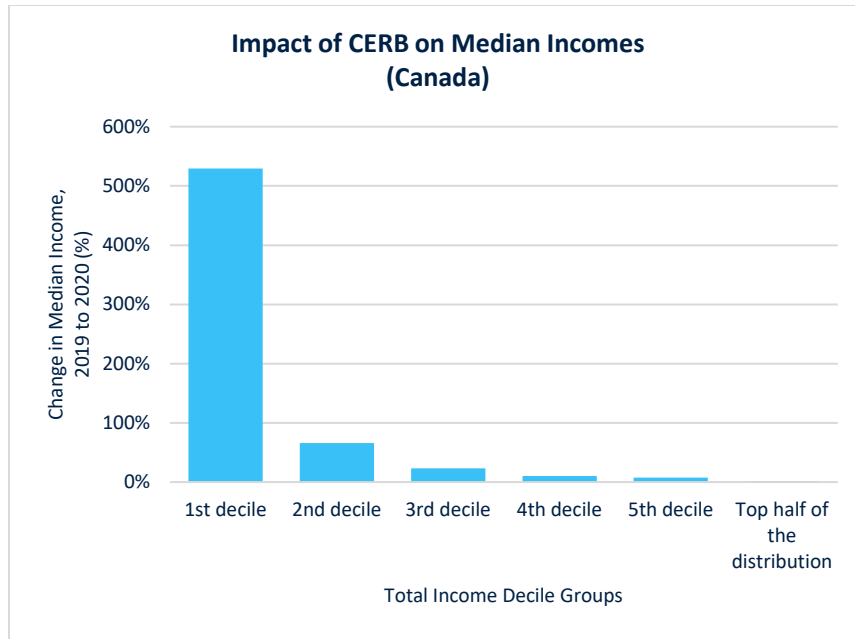


Figure 1: Statistics Canada. Table 98-10-0089-01.

This result can be seen in HART's census data too. The total number of households in Canada grew by 6%, but the number of households in the Very Low income category – capturing households earning equal to or less than 20% of household median income – dropped by 19%. There is also a significant rise in households in the Low income category (13% compared to 6% for all households), and above average increases in the Moderate and Median categories.

Combined, these results support the notion that CERB skewed the low end of the income distribution towards higher incomes, and, since Core Housing Need measures affordability relative to a household's income, likely lifted many households out of Core Housing Need temporarily.

HART Income Categories	2016 – Canada HHs	2021 – Canada HHs	% Change
Very Low	627,130	510,595	-19%
Low	2,304,285	2,603,455	13%
Moderate	2,461,610	2,695,275	9%
Median	2,847,825	3,036,295	7%
High	5,557,455	5,841,730	5%
<b>Total</b>	<b>13,800,321</b>	<b>14,689,371</b>	<b>6%</b>

Table 1: Change in households by income category from 2016 to 2021 - HART



## Introduction

The Housing Assessment Resource Tools (HART) project has been engaged to prepare a report of Housing Need for the City of Grande Prairie, Alberta to compliment other data available to the City

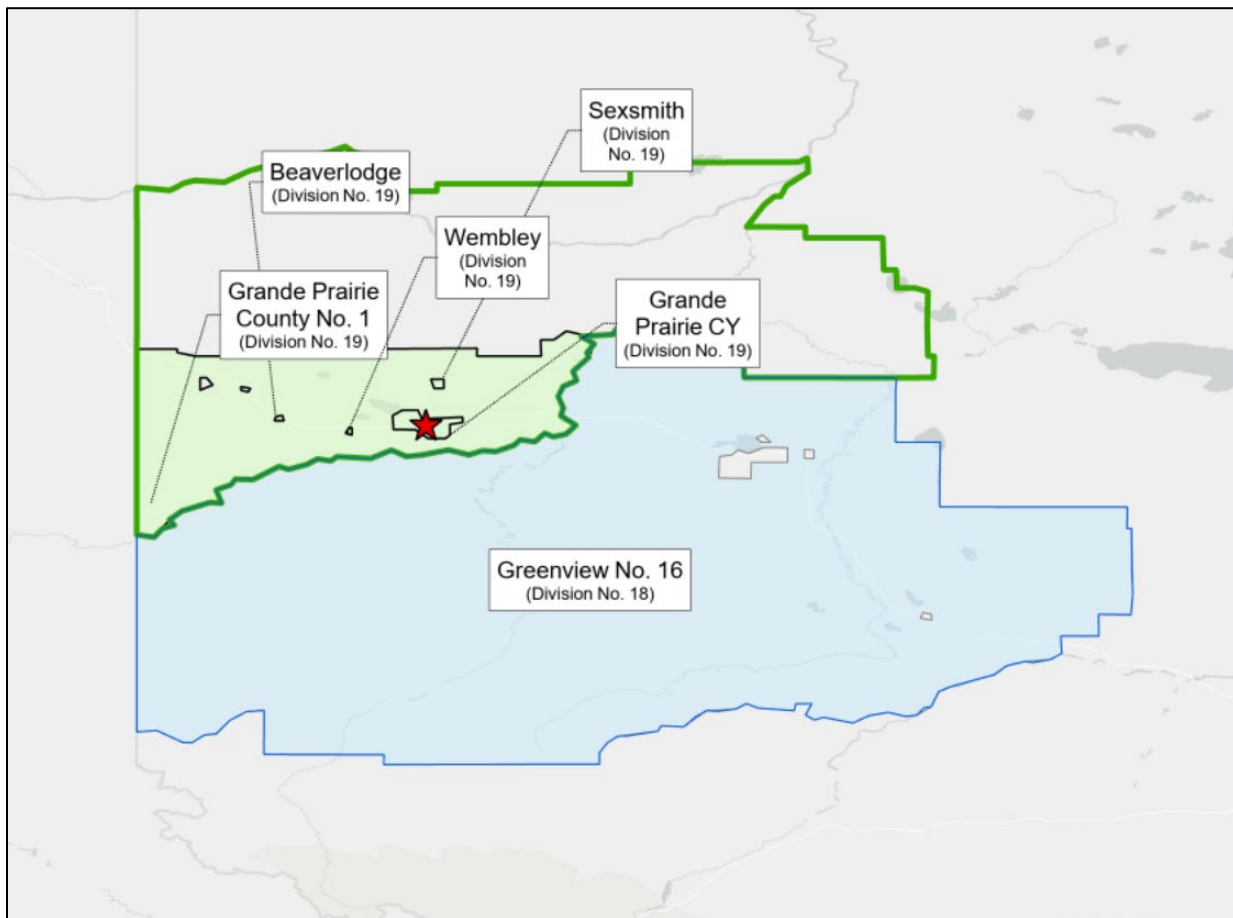
HART is funded by the Canada Mortgage and Housing Corporation (CMHC) to research data-based solutions to Canada's housing crisis. This funding allows us to leverage our expertise to generate reports for communities and organizations that will form the foundation of a Housing Needs Assessment (HNA). There are numerous approaches to preparing an HNA. This report will focus on quantitative data on Core Housing Need (CHN) collected by Statistics Canada as part of the Census of Population.

This report will focus on housing need within the census subdivision (CSD) of Grande Prairie CY as well as nearby CSDs, in Census Division No. 19.

This review of housing need begins by looking at the historical demographic trends in the broader region around the City of Grande Prairie as encapsulated by the census division (CD) Division No. 19 of Alberta. This leads into a snapshot of the current state of housing by the type and age of dwellings in the housing stock. We study the characteristics of the households occupying those dwellings, paying close attention to renters - particularly those in subsidized housing - and vulnerable populations - particularly single-parents, Indigenous households, and senior-led households.

Name of Census Geography	Census Geocode	Level of Geography
Division No. 19, Alberta	4819	CD
Grande Prairie CY	4819012	CSD
Grande Prairie County No. 1	4819006	CSD
Wembley	4819011	CSD
Beaverlodge	4819009	CSD
Sexsmith	4819014	CSD
Greenview No. 16 MD (Note: part of CD Division No. 18, Alberta)	4818015	CSD

Table 2: List of geographic regions reviewed.



Map 1: Geographic regions reviewed. Census Division No. 19 outlined in bold green line, Census Division No. 18 outlined in blue.



*Map 2: Geographic regions reviewed – magnified on Grande Prairie CY.*

## Part 1: Existing Demographics and Housing

### Community Demographic Profile

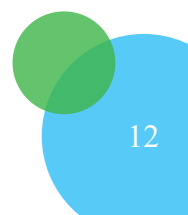
Census Year	Grande Prairie CY				Division No. 19			
	2006	2011	2016	2021	2006	2011	2016	2021
Median age	29.6	30.3	31.9	34.0	32.3	32.9	33.7	36.0
Population	47,075	55,030	63,165	64,140	98,715	109,710	120,380	121,170
% of population aged 15+	79%	79%	78%	78%	78%	79%	78%	79%
% of population aged 65+	6%	6%	7%	9%	9%	9%	10%	12%

Table 3: Demographic profile.

The City of Grande Prairie and the surrounding region have been growing over the last 15 years, though population growth has been slowing and was nearly flat between the last two censuses. The population has also been ageing, with the median age rising steadily as well as the proportion of the population age 65 years or older. This trend is evident in both Grande Prairie and the region, although the City's inhabitants are consistently younger than the surrounding rural areas. At the same time, the number of young people has kept pace with the overall population as the proportion of the population 15 years or older has been steady since 2006.

The population split by age group (Table 39) also shows growth in senior and youth populations. Headship rate is the more interesting measurement for Grande Prairie's housing report however as it represents the fraction of individuals who represent, or lead, a household. The actual headship rate as a value is not necessarily important since it captures cultural differences in what a household looks like – for example, the cultural attitudes towards children moving out, or senior family members moving in with their children – but it does allow for a comparison across age groups and across time. Generally, one would expect a trend of headship starting low in youth and plateauing in middle age as individuals have higher incomes and more savings to pay for their own home.

Figure 2 plots headship rate in the 2006 and 2021 censuses for Grande Prairie and the region. Over that time, the headship rate dropped among youth and seniors, and increased slightly in the age groups in between. A reduction in headship rate among youth can be indicative of suppressed household formation as it can point to more young people living with others – either roommates or family. Further



investigation would be needed to conclude whether this change is related to economic conditions, such as lower incomes or higher shelter costs, or a change in housing stock towards units with more bedrooms that would create an incentive to share a household.

The greatest change in headship rate occurred in the over 85 age group. In the City of Grande Prairie, this group’s headship rate fell from 0.701 to 0.431, representing an almost 40% decrease in the proportion of households led by someone over 85 years old. The cause of this would require further investigation, but it is noteworthy that the size of this population more than doubled over this time period (335 in 2006 to 720 in 2021). One hypothesis to explore is whether this decline in headship rate was the result of elderly parents moving in with other family members, or into long term care facilities, for health care.

Looking at what happened in between 2006 and 2021 (Table 39), we see that the headship rate in 2011 for households led by someone 75 or older is lower than 2006, and is lower still in 2016. This trend reverses in 2021, with the headship rate among 75-84 year-olds rebounding to the same level in 2006, while the rate among 85+ year-old-led households also increases, but back to a rate last seen somewhere between 2006 and 2016.

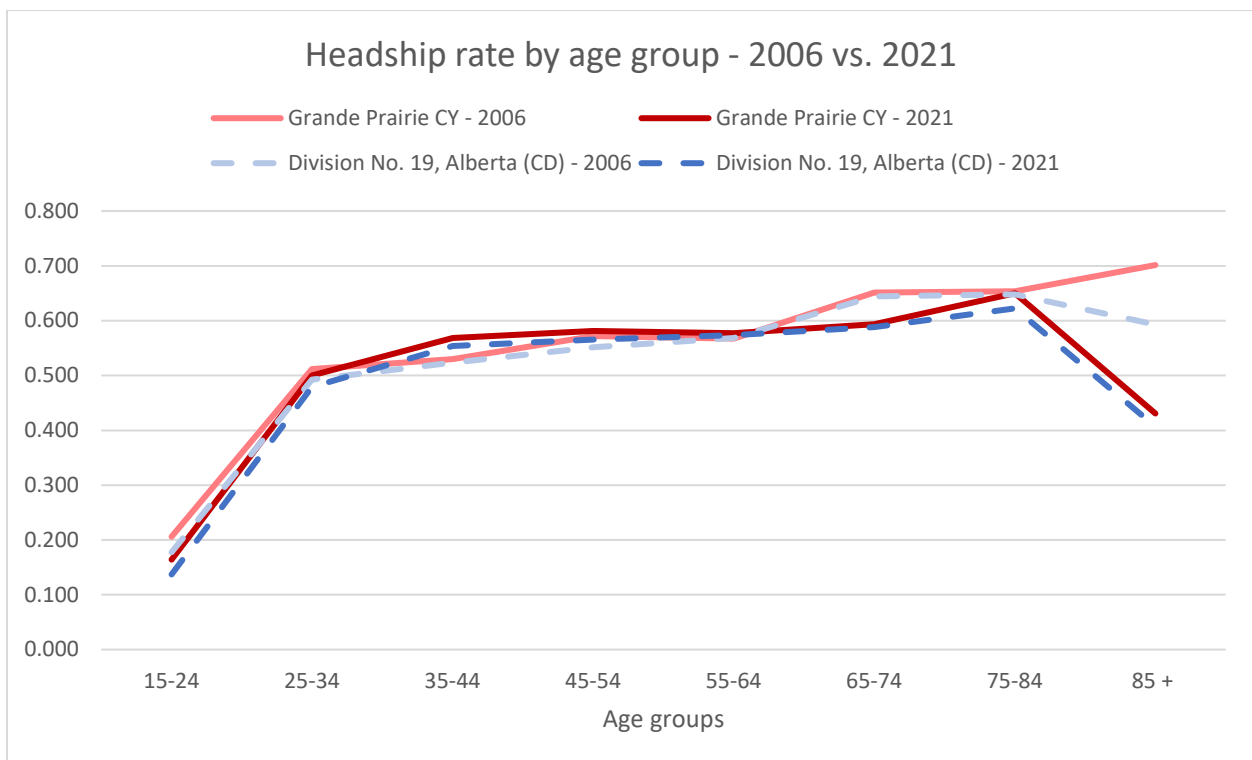


Figure 2: Headship rate by age groups - 2006 vs. 2021.

## Profile of Existing Housing Stock – City of Grande Prairie

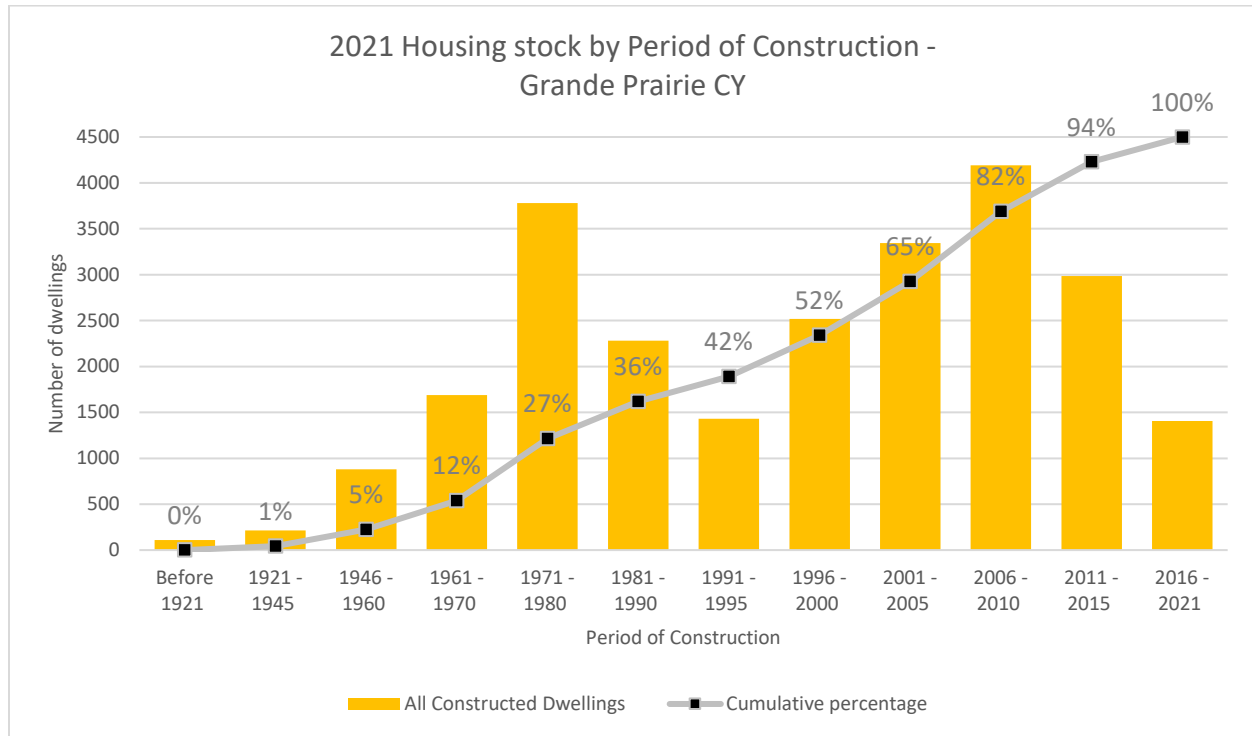


Figure 3: 2021 Housing stock by Period of Construction - Grande Prairie CY

*When looking at the stock of existing housing reported in the census, and visualized in Figure 3 above, please note the uneven time intervals along the horizontal axis that can be misleading.*

Construction of new dwellings has been in decline since the period 2006–2010. Looking at a longer period of time, Figure 3 shows a period of high construction activity in the 1970's, followed by a decline in the 1980's and early 1990's, and an increase again from the mid-1990's to 2010.

Approximately half of the housing stock was built prior to the year 2000, with only 5% built prior to 1961. Assuming that a house can last 70+ years, there should be minimal concern about a loss of housing due to age for the next decade or two.

In terms of what type of dwellings were built, the majority were single-detached houses (Figure 4). The relative proportion of dwelling types being built has remained relatively consistent since the 1960's. Duplexes and low-rise apartments have accounted for 20–25% of the stock built each period, with very few high-rise apartment units. Semi-detached and row houses have also consistently accounted for 10–15% of new builds since the 1960's.

Looking at the number of bedrooms by dwelling type in

Figure 5, almost all 1-bedroom units are in low-rise apartments or duplexes, while single-detached homes are mostly 3+ bedrooms.

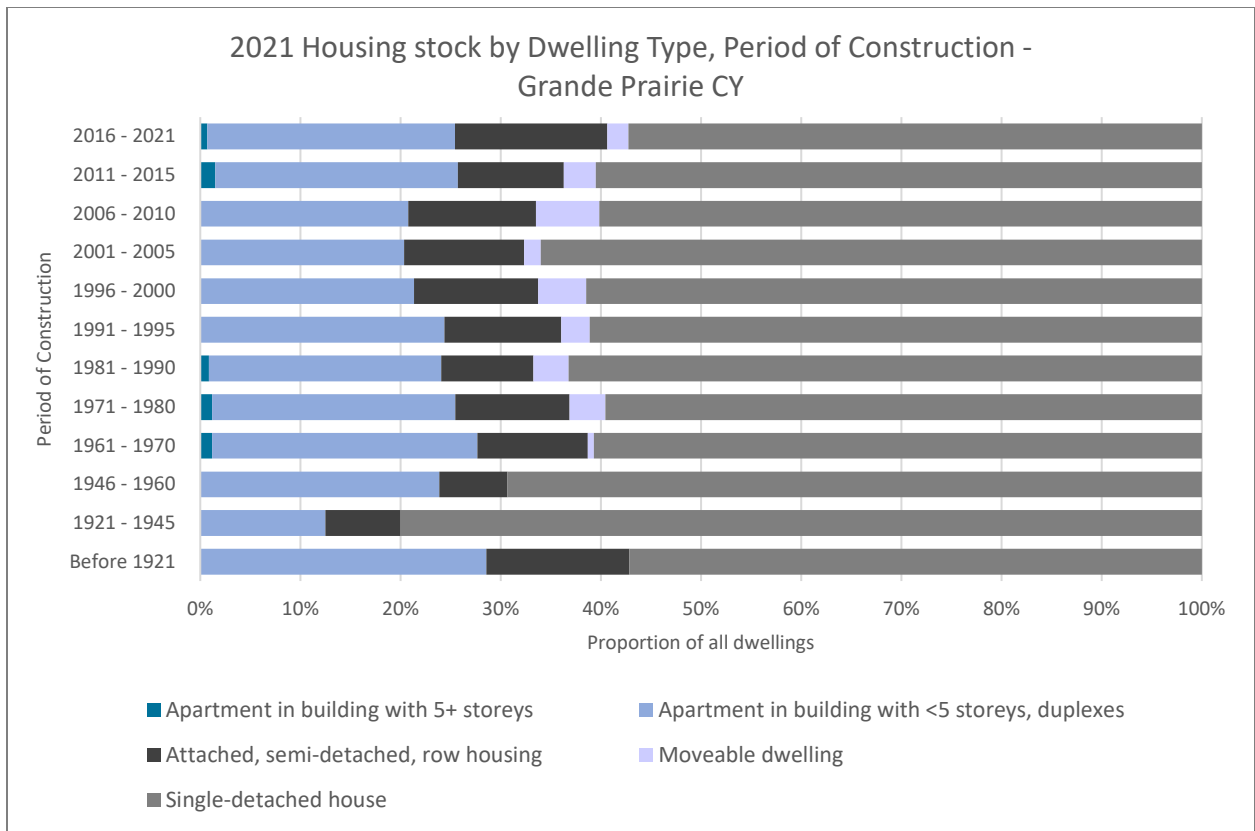


Figure 4: 2021 Housing stock by Dwelling Type, Period of Construction - Grande Prairie CY.

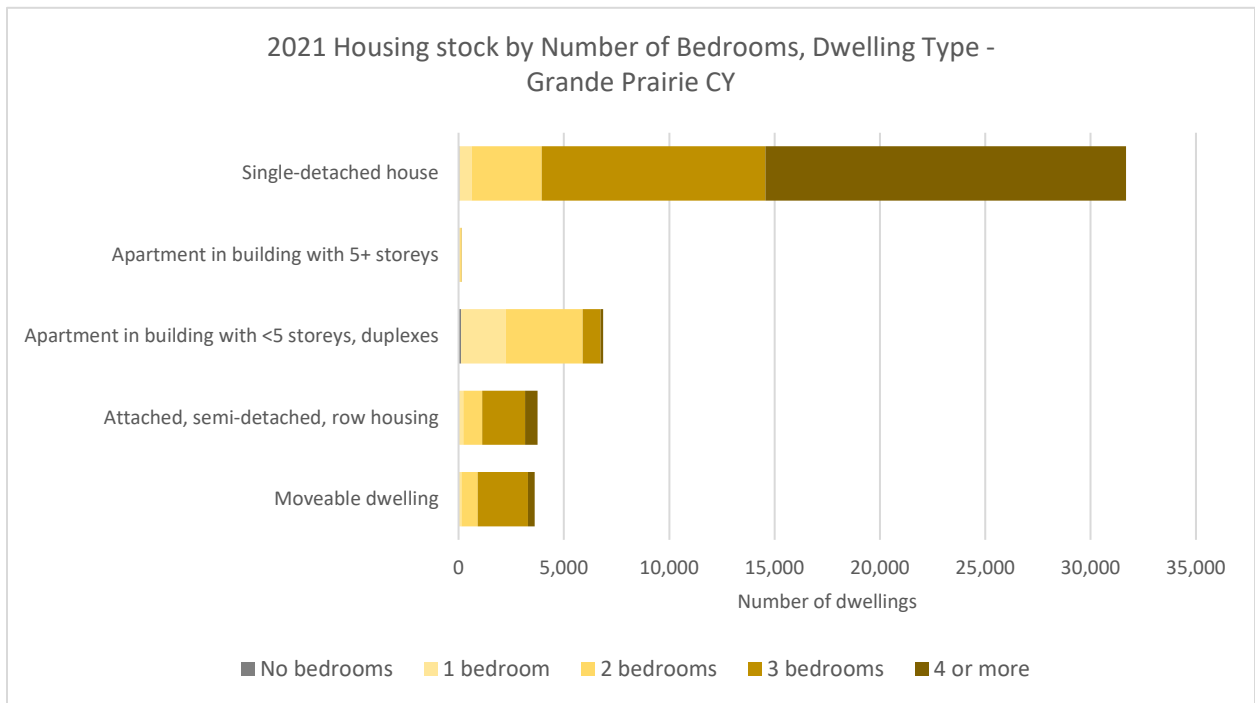


Figure 5: 2021 Housing stock by Dwelling Type, Number of Bedrooms – Grande Prairie CY.



## Profile of Existing Housing Stock – Surrounding Region

Trends that appeared in the City of Grande Prairie data also appear in the broader region, which saw the most intense housing construction from 1971-1980 and 2006-2010 (Figure 6). However, there are a greater proportion of dwellings nearing their end of useful life in the next 10 years, with about 8% of homes in the region built before 1961.

The distribution of dwellings by type in the region also mirrors the City of Grande Prairie, but with a larger share of single-detached homes and moveable dwellings (Figure 7). Likewise, the majority of existing dwellings have 3 or more bedrooms (74%) with 1-bedroom units concentrated in low-rise apartments and duplexes; 2,120 units out of a total 3,100.

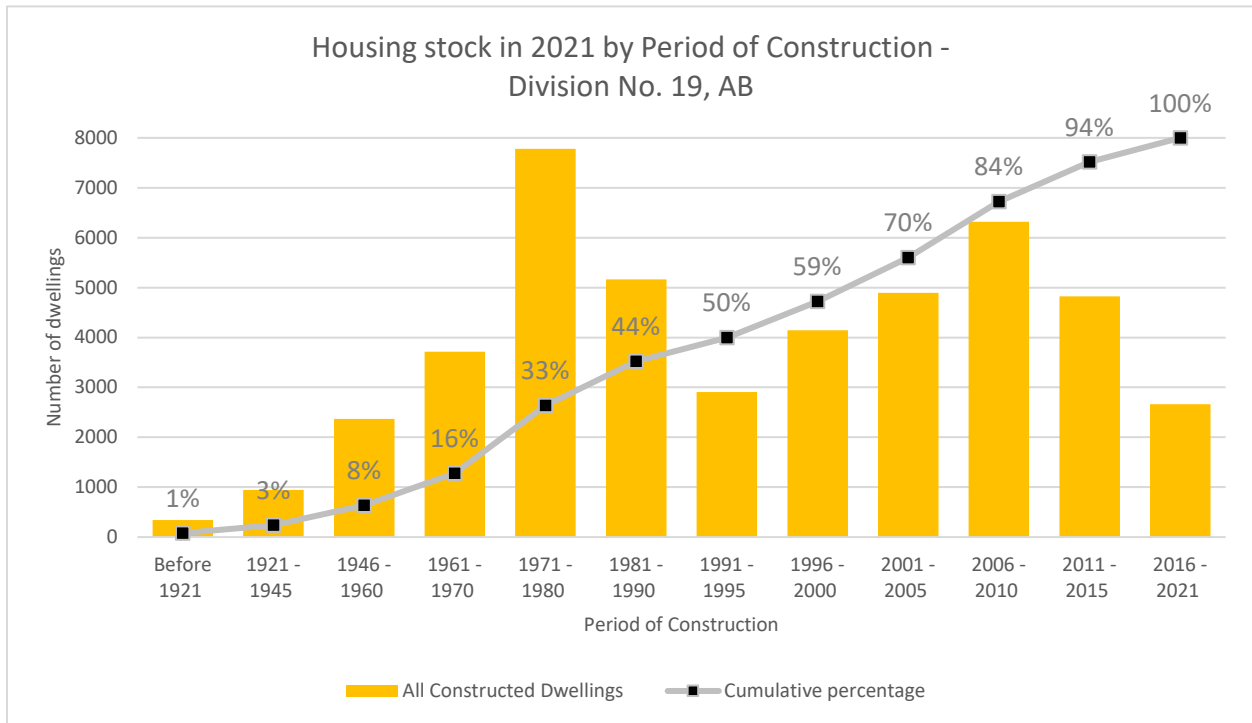


Figure 6: 2021 Housing stock by Period of Construction – Division No. 19, Alberta.

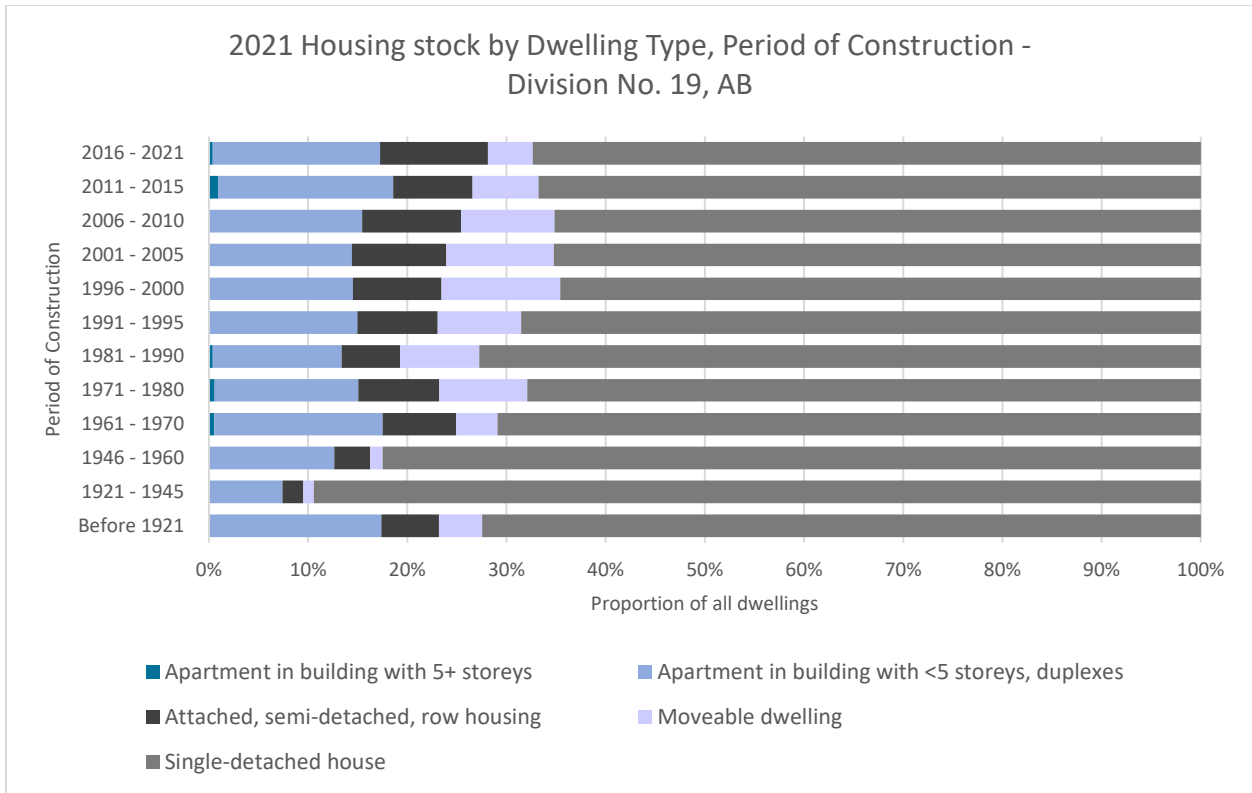


Figure 7: 2021 Housing stock by Dwelling Type, Period of Construction – Division No. 19, Alberta.

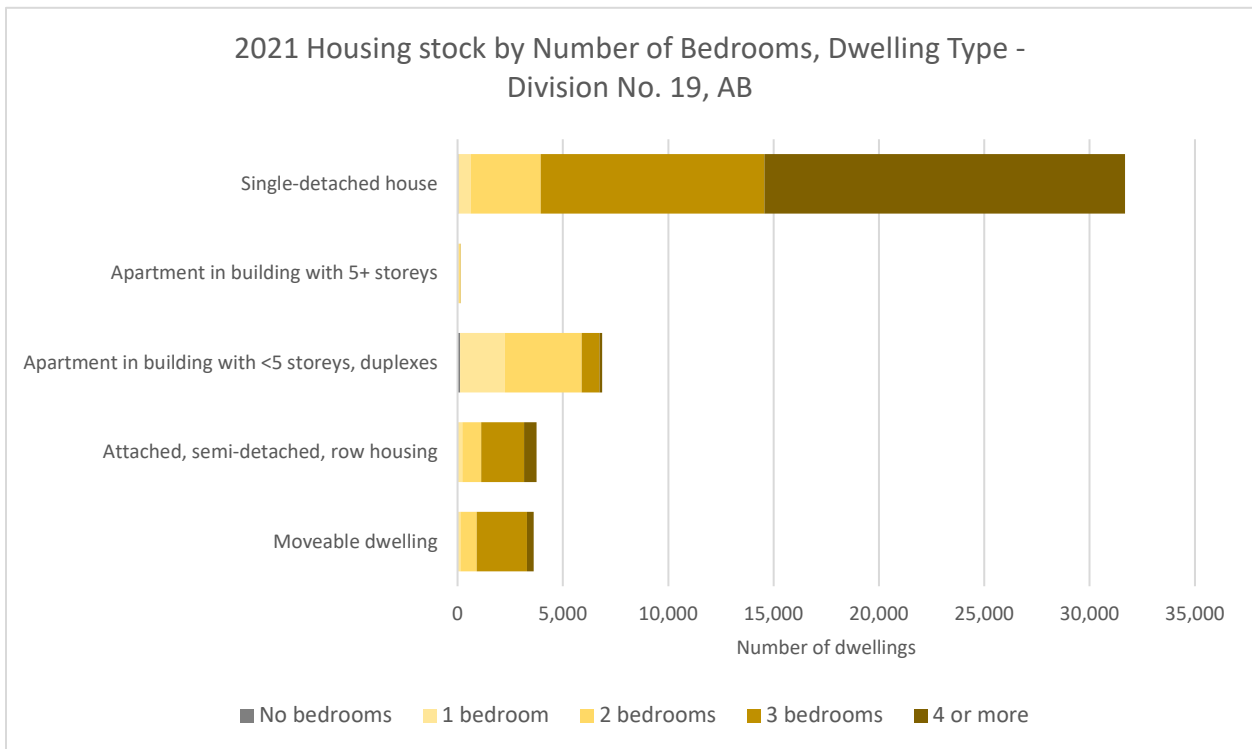


Figure 8: 2021 Housing stock by Number of Bedrooms, Dwelling Type - Division No. 19, Alberta.

## Profile of Households

Before further analysis of Core Housing Need, it will help to examine some characteristics of all households in the community. This section will consider how households are grouped by income, by household size (i.e. how many individuals per household), by owners and renter, and lastly by certain vulnerable population that can be identified with census data.

## Households by Income

HART classifies households into five variable categories in relation to Area Median Household Income (AMHI).<sup>4</sup> Median household income changes from year to year and varies at different geographic levels. Therefore, a given household may be in a different income group depending on the median household income of that geography, or if their income changes more or less than the median.

Income Categories	Census Year	Grande Prairie CY			Division No. 19, Alberta		
		2016	2021	2016 to 2021 % Change	2016	2021	2016 to 2021% Change
	AMHI	\$106,000 (2015\$)	\$102,000 (2020\$)		\$104,000 (2015\$)	\$102,000 (2020\$)	
Very Low	<20% of AMHI	1,075	645	-40%	1,870	1,215	-35%
Low	21-50%	3,800	4,230	11%	7,040	7,825	11%
Moderate	51-80%	3,985	4,565	15%	7,095	7,995	13%
Median	81-120%	5,775	5,880	2%	10,120	10,195	1%
High	>120%	8,920	9,410	5%	16,410	16,975	3%
<b>Total</b>		<b>23,555</b>	<b>24,730</b>	<b>5%</b>	<b>42,535</b>	<b>44,205</b>	<b>4%</b>

Table 4: Change in number of households by income in 2016 and 2021 - Grande Prairie CY and Division No. 19, Alberta.

Similar to many communities in Canada, the number of households earning less than 20% of AMHI decreased dramatically between 2016 and 2021, with an above-average increase in households with the Low and Moderate incomes. Taken on its own this is a positive result, but, as discussed in the Disclaimers, it is more likely that this result is only a temporary one caused by CERB payments. These payments were directed at lower income individuals who saw a loss of income during the COVID-19 pandemic and were greatest in 2020, and the 2021 census calculated household income using tax returns from 2020.

<sup>4</sup> Read more about our income categories in our HNA Methodology document on our website: <https://hart.ubc.ca/housing-needs-assessment-tool/>

With that in mind, it is reasonable to conclude that households earning less than 80% of AMHI grew at a higher rate than those earning over 80% of AMHI for both the City of Grande Prairie and the larger region.

Census Year	Grande Prairie CY			Division No. 19, Alberta		
	2016	2021	% Change	2016	2021	% Change
Equal to & Under 80% AMHI	8,860	9,440	7%	16,005	17,035	6%
Over 80% AMHI	14,695	15,290	4%	26,530	27,170	2%
Total	23,555	24,730	5%	42,535	44,205	4%

Table 5: Change in number of households by income (under/over 80% of AMHI) for 2016 and 2021 – Grande Prairie CY and Division No. 19, Alberta.

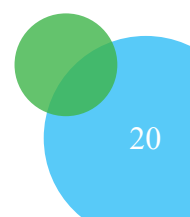
## Households by Household Size

The growth in 1-person households has exceeded the growth in any other-sized household by a significant margin. This is most apparent in the City of Grande Prairie over the last 5 years. While other household sizes have seen minor change, 1-person households have grown 20%, now accounting for 24% of all households. This trend is especially interesting when reflecting upon the existing housing stock in

Figure 5 which shows most homes to be 3+ bedrooms.

HH Size (# of persons)	Grande Prairie CY					Division No. 19, Alberta				
	2006	2016	2021	%Δ 2006- 2016	%Δ 2016- 2021	2006	2016	2021	%Δ 2006- 2016	%Δ 2016- 2021
1 p.	3,505	5,365	6,460	53%	20%	7,110	9,590	11,145	35%	16%
2 p.	5,660	7,800	7,910	38%	1%	11,815	14,750	15,150	25%	3%
3 p.	3,245	4,275	4,180	32%	-2%	6,025	7,100	6,795	18%	-4%
4 p.	3,100	3,770	3,850	22%	2%	5,795	6,665	6,700	15%	1%
5+ p.	1,785	2,350	2,330	32%	-1%	3,710	4,445	4,415	20%	-1%
<b>Total</b>	<b>19,301</b>	<b>25,576</b>	<b>26,751</b>	<b>33%</b>	<b>5%</b>	<b>36,461</b>	<b>44,566</b>	<b>46,226</b>	<b>22%</b>	<b>4%</b>

Table 6: Change in number of households by household size between 2006, 2016, and 2021 – Grande Prairie CY and Division No. 19, Alberta.

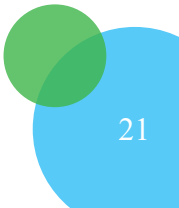


Given the growth in 1-person households, it is worth exploring how these households have changed over the last few years. Looking at 1-person-sized households by income, Table 7 shows that these households generally did not experience the same income growth as the community did between 2006 and 2016. While AMHI increased from \$77,000 per year to \$106,000 per year, the number of Very Low income 1-person households grew by 325% while Low income 1-person households grew by 86%. This is compared to a 24% decline in Median income 1-person households and a 77% decline in High income 1-person households.

This trend continued, more-or-less, between 2016 and 2021. There were 27% fewer Very Low income 1-person households, but both Low and Moderate income 1-person households grew by over 30%. Keep in mind that the decline in Very Low income households, of all sizes, between 2016 and 2021 was also seen across Canada and can be explained by the timing of CERB payments during 2020, targeting individuals who had lost a significant share of their income during the COVID-19 pandemic.

Grande Prairie CY – 1-person households only						
	Census Year	2006	2016	2021	2006 to 2016 % Change	2016 to 2021 % Change
Income Categories	AMHI	\$77,000 (2005\$)	\$106,000 (2015\$)	\$102,000 (2020\$)		
Very Low	<20% of AMHI	160	680	495	325%	-27%
Low	21-50%	1,070	1,990	2,725	86%	37%
Moderate	51-80%	1,160	1,220	1,650	5%	35%
Median	81-120%	1,370	1,045	1,150	-24%	10%
High	>120%	1,900	440	445	-77%	1%
<b>Total</b>		<b>3,505</b>	<b>5,365</b>	<b>6,460</b>	<b>53%</b>	<b>20%</b>

Table 7: Change in number of 1-person-sized households by income in 2006, 2016, and 2021 - Grande Prairie CY



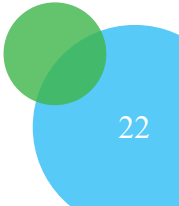
We can add a further disaggregation to this analysis by including the age of the primary household maintainer which, in 1-person households, gives us the age of the sole household member. Table 8 aims to provide a profile of new 1-person-sized households by looking at the change in the number of 1-person households between 2016 and 2021. It splits that change out by age of the household member and their income.

The drop in Very Low income households, as seen in Table 7 and others, is readily apparent in Table 8. The changes seem to be balanced across the age groups, but worth recalling that in 2021 only 9% of the population was over age 65, compared with 34% under 25 years old and 57% between 25 and 64 years old (Table 39).

With that in mind, the increase in 1-person households where the sole member is a senior is disproportionately large. This increase is greatest in the Low and Moderate income ranges; a result that seems consistent across the age groups examined.

Change in number of 1-person HHs between 2016 and 2021 - Grande Prairie CY					
	Income				
Age of household member	Very Low	Low	Moderate	Median	High
24 years old and under	-35	50	35	-5	30
Between 15 and 20	-20	15	0	0	0
Between 20 and 24	-30	35	40	-5	20
25 to 64 years old	-75	355	200	45	-45
65 years old and older	-75	330	195	65	20
Between 65 and 85	-50	240	175	75	25
85 and older	-30	85	20	0	0
<b>Total</b>	<b>-185</b>	<b>735</b>	<b>430</b>	<b>105</b>	<b>5</b>

Table 8: Change in number of 1-person-sized households between 2016 and 2021, by age of household member and income - Grande Prairie CY



## Households by Tenure, Subsidized Housing

Home ownership has remained steady in the City of Grande Prairie and has decreased slightly in the overall region between 2006 and 2021. Ownership in the City is close to the Canadian average but much greater in the region, perhaps due to a lack of rental options.

Census Year	Grande Prairie CY			Division No. 19, Alberta		
	2006	2016	2021	2006	2016	2021
Owner HHs	11,635	15,400	16,275	25,605	30,510	31,815
Renter HHs	5,655	8,155	8,455	8,855	12,040	12,390
% Owner	67%	65%	66%	74%	72%	72%
% Renter	33%	35%	34%	26%	28%	28%

Table 9: Change in number of households by tenure (owner/renter) between 2006, 2016, and 2021 – Grande Prairie CY and Division No. 19, Alberta.

The census also allows for renter households to be split by those in subsidized housing and those not. This definition of subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances. In each of the last two censuses the proportion of renters in subsidized housing has remained constant for the City of Grande Prairie, and dropped a bit for the region.

Census Year	Grande Prairie CY		Division No. 19, Alberta	
	2016	2021	2016	2021
Renters in Subsidized Housing (Examined for CHN)	825 (780)	815 (810)	1,415 (1,350)	1,240 (1,220)
Renters not Subsidized (Examined for CHN)	7,325 (7,070)	7,640 (7,405)	10,625 (10,240)	11,155 (10,855)
% Renters in Subsidized Housing	10%	10%	12%	10%

Table 10: Change in renter households with subsidized housing, or not, between 2016 and 2021 – Grande Prairie CY and Division No. 19, Alberta. Households Examined for CHN have been included in parenthesis to be referenced against Table 11 and Table 12.

In this examination of subsidized housing it is worth looking at housing need among the households receiving these subsidies. Households in subsidized housing, which form a subset of renter households, can be disaggregated by the actual shelter cost they pay, aligned with the affordable shelter cost reported in Table 44 & Table 46.

Looking at Table 11 and Table 12 below, among renters in subsidized housing in the City of Grande Prairie, the rate of CHN in 2016 was consistently high across actual shelter costs, around 49%. This decreased a bit in 2021, to 46%, though the more obvious change is the shift of households in CHN out of the lowest shelter cost category and into the second-lowest. There is evidence of a similar shift in unsubsidized renters but far less significant, and likely impacted by data suppression. This shift of households into higher cost housing could be related to a broader trend of rising rental rates between 2016 and 2021.

2016	Grande Prairie CY			
	Renters in Subsidized Housing		Renters not subsidized	
Actual monthly shelter cost	HHs in CHN	% in CHN	HHs in CHN	% in CHN
< \$530	125	45%	20	7%
\$530-\$1,325	190	51%	780	25%
\$1,325-\$2,120	60	52%	490	15%
\$2,120-\$3,180	0	-	45	10%
> \$3,180	0	-	0	-
<b>Total</b>	<b>380</b>	<b>49%</b>	<b>1345</b>	<b>19%</b>

Table 11: 2016 Core Housing Need by income for renter households in subsidized housing and those not – Grande Prairie, Alberta. Totals do not match sum of categories due to random rounding in data.

2021	Grande Prairie CY			
	Renters in Subsidized Housing		Renters not subsidized	
Actual monthly shelter cost	HHs in CHN	% in CHN	HHs in CHN	% in CHN
< \$510	35	22%	0	-
\$530-\$1,325	270	59%	740	29%
\$1,325-\$2,120	65	36%	585	16%
\$2,120-\$3,180	0	-	50	6%
> \$3,180	0	-	0	-
<b>Total</b>	<b>375</b>	<b>46%</b>	<b>1390</b>	<b>19%</b>

Table 12: 2021 Core Housing Need by income for renter households in subsidized housing and those not – Grande Prairie, Alberta. Totals do not match sum of categories due to random rounding in data.



## Part 2: Existing Housing Need

This section will explore Core Housing Need (CHN) at the CSD level for those communities in Table 2. CHN will be explored from several different dimensions: affordability, size of household, tenure, and amongst vulnerable populations.

In this section, HART uses CMHC's affordability benchmark that a shelter is unaffordable if a household pays more than 30% of their pre-tax income towards shelter costs. HART's custom data order grouped households into categories relative to the community's median household income:

- **Very Low income:** 20% or less of Area Median Household Income (AMHI), generally equivalent to shelter allowance for welfare recipients.
- **Low income:** 21-50% AMHI, equivalent to one full-time minimum wage job.
- **Moderate income:** 51-80% AMHI, equivalent to starting salary for a professional job.
- **Average Income:** 81-120% AMHI, representing about 20% of total Canadian households.
- **High Income:** More than 120% AMHI, approximately 40% of Canadian households.

To calculate the affordable shelter cost for each group we apply the 30% shelter-cost-to-income benchmark to the range of household incomes captured in each income group. We also convert the annual incomes into monthly affordable shelter costs since rents, mortgages, and utilities are usually paid monthly. Appendix A has the complete tables of incomes and affordable shelter costs for each income group, by community, for census years 2016 and 2021.

*Please note that the totals may not match the sum of the categories due to random rounding and suppression applied to the underlying data by Statistics Canada. The total given in the tables below is the total reported in the data and is more accurate than the sum of the categories since some categories may be suppressed due to low cell count. Likewise, random rounding may lead to the sum of groups being greater than the total if the groups were all rounded up.*

### Note on Private Households vs Households Examined for Core Housing Need

Nearly all of the households reported in Part 1 of this report are the “full universe” of private households included in HART's census data order – see the Definitions section for more detail. We generally use this data variable as often as possible since it includes the most households. However, when calculating the rate of CHN, it is more accurate to compare those HHs in CHN with those HHs that were examined for

**CHN.** The difference is trivial sometimes, but other times there may be a significant difference between the two. Looking at Table 13 below, we can see Grande Prairie CY had about 550 private households that were not examined for CHN in 2016.

Census Year	Grande Prairie CY		Division No. 19, AB	
	2016	2021	2016	2021
Total – Private HHs	23,560	24,730	42,550	44,205
HHs Examined for CHN	23,005	24,275	41,580	43,435
HHs in CHN	2,470	2,515	4,705	4,365
% of HHs in CHN	10.74%	10.36%	11.32%	10.05%

*Table 13: Total Private Households, Households Examined for CHN, and HHs in CHN for 2016 and 2021 - Grande Prairie CY and Division No. 19, Alberta.*

### Core Housing Need by Income/Affordability

The City of Grande Prairie had an overall rate of CHN of 11% in 2016, decreasing slightly to 10% in 2021. As the largest regional centre, the *number* of households in CHN are naturally much greater in the City and Grande Prairie County. The vast majority of those households in CHN are in the Low income category, earning between 21-50% of AMHI (see Table 43 and Table 45 for actual income ranges).

The neighboring Municipal District of Greenview had the greatest *rate* of CHN among the communities reviewed herein, for both 2016 and 2021. Interesting that they were also the only community to have households earning around the median household income who were in CHN. This report does not investigate the type of CHN within each community, but we it may be worth investigating whether such households are more likely to need major repairs or be overcrowded than being unable to afford their shelter costs.

2016												
	Greenview No. 16		Grande Prairie County		Beaverlodge		Wembley		Grande Prairie CY		Sexsmith	
Income	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
Very Low	15	43%	135	56%	0	-	0	-	475	79%	35	88%
Low	85	33%	425	43%	65	34%	25	42%	1840	50%	40	44%
Moderate	155	42%	160	14%	0	0%	15	17%	160	4%	0	0%
Median	20	7%	0	0%	0	0%	0	0%	0	0%	0	0%
High	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<b>Total</b>	<b>275</b>	<b>17%</b>	<b>720</b>	<b>11%</b>	<b>75</b>	<b>8%</b>	<b>50</b>	<b>9%</b>	<b>2470</b>	<b>11%</b>	<b>70</b>	<b>8%</b>

Table 14: Households in core housing need, and the rate of core housing need, by income in 2016 – Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2021												
	Greenview No. 16		Grande Prairie County		Beaverlodge		Wembley		Grande Prairie CY		Sexsmith	
Income	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
Very Low	35	78%	105	50%	0	-	0	0%	240	86%	0	-
Low	170	34%	485	43%	25	19%	15	18%	2150	52%	0	0%
Moderate	135	26%	75	6%	0	0%	0	0%	125	3%	0	0%
Median	20	3%	0	0%	0	0%	0	0%	0	0%	0	0%
High	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<b>Total</b>	<b>360</b>	<b>13%</b>	<b>665</b>	<b>9%</b>	<b>40</b>	<b>5%</b>	<b>30</b>	<b>6%</b>	<b>2515</b>	<b>10%</b>	<b>25</b>	<b>3%</b>

Table 15: Households in core housing need, and the rate of core housing need, by income in 2021 – Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

## Core Housing Need by Household Size

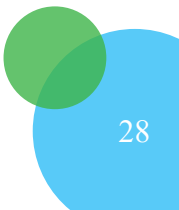
In both Grande Prairie City and County the rate of CHN among 1 person-sized households is significantly above the community average, with 24% of those households experiencing CHN in 2021 in each community. These households also account for the largest number of households in CHN in 2021, representing almost 60% of all households in CHN in the City.

Among those 1-person households in CHN, we can further group them by age of the individual. Unfortunately neither HART’s custom data nor other public datasets allow for a comprehensive breakdown by age, but HART’s data can identify youth – under age 25 – and seniors – age 65 and over.

This result is interesting when compared against the housing stock in Figure 5, which shows very few 1-bedroom dwellings in the City. It is possible that these 1 person households are paying for a larger home than is needed due to a scarcity of small homes. This report cannot draw a conclusion from this apparent connection but would highlight this question for further investigation.

2016												
	Greenview No. 16		Grande Prairie County		Beaverlodge		Wembley		Grande Prairie CY		Sexsmith	
HH Size (persons)	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
1 p.	75	21%	245	26%	40	17%	20	21%	1080	21%	40	31%
2 p.	100	15%	220	9%	30	8%	0	0%	625	8%	0	0%
3 p.	40	19%	70	6%	0	0%	0	0%	395	9%	0	0%
4 p.	40	18%	65	5%	0	0%	15	14%	185	5%	0	0%
5 or more	25	12%	115	13%	0	0%	0	0%	180	8%	0	0%
<b>Total</b>	<b>275</b>	<b>17%</b>	<b>720</b>	<b>11%</b>	<b>75</b>	<b>8%</b>	<b>50</b>	<b>9%</b>	<b>2470</b>	<b>11%</b>	<b>70</b>	<b>8%</b>

Table 16: Households in core housing need, and the rate of core housing need, by household size in 2016 – Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.



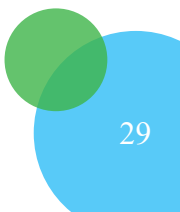
2021												
	Greenview No. 16		Grande Prairie County		Beaverlodge		Wembley		Grande Prairie CY		Sexsmith	
HH Size (persons)	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
1 p.	130	19%	290	24%	25	10%	20	16%	1475	24%	0	0%
2 p.	105	9%	210	7%	0	0%	0	0%	590	8%	0	0%
3 p.	45	11%	75	7%	0	0%	0	0%	220	5%	0	0%
4 p.	40	10%	30	2%	0	0%	0	0%	120	3%	0	0%
5 or more	35	13%	55	6%	0	0%	0	0%	110	5%	0	0%
<b>Total</b>	<b>360</b>	<b>13%</b>	<b>665</b>	<b>9%</b>	<b>40</b>	<b>5%</b>	<b>30</b>	<b>6%</b>	<b>2515</b>	<b>10%</b>	<b>25</b>	<b>3%</b>

Table 17: Households in core housing need, and the rate of core housing need, by household size in 2021 – Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

Focusing on those 1-person households in CHN, let us examine how the data looks when we take age and income into account. The increase in the number of 1-person households experiencing CHN between 2016 and 2021 was balanced across the 3 broad age groups available for disaggregation in HART's data: youth (under 25), seniors (65 or over), and everyone in between (25 to 64 years old). The under 25 age group saw the largest relative increase, growing by 57% (Table 18). Seniors living alone in CHN grew the slowest but still formed a disproportionately high share of 1-person households in CHN in 2021 at 37%.

1-person HHs in CHN - Grande Prairie CY					
	2016		2021		2016 to 2021 % Change
Age of household member	HHs	% of Total	HHs	% of Total	
24 years old and under	70	6%	110	7%	57%
Between 15 and 20	0	0%	0	0%	-
Between 20 and 24	60	6%	110	7%	83%
25 to 64 years old	560	52%	820	56%	46%
65 years old and older	450	42%	545	37%	21%
Between 65 and 85	370	34%	445	30%	20%
85 and older	75	7%	105	7%	40%
<b>Total</b>	<b>1,080</b>	<b>100%</b>	<b>1,475</b>	<b>100%</b>	<b>37%</b>

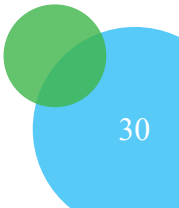
Table 18: 1-person households in core housing need by age of household member: 2016 and 2021.



Disaggregating further by the incomes of 1-person households living in CHN, Table 19 shows the same pattern seen elsewhere in this report of a reduction in Very Low income households in CHN between 2016 and 2021, which is more than offset by an increase in Low income households in CHN. Here, we can see that the increase in 1-person households in CHN is entirely in the Low income group, offset in part by a reduction in 1-person households in CHN with Very Low income. This result is consistent across each of the 3 broad age groups examined, though the increase in Low income 1-person households in CHN is more strongly offset by declines in Very Low income among youth and seniors compared to the 25-64 year old group.

Change in number of 1-person HHs in CHN between 2016 and 2021 - Grande Prairie CY					
	Income				
Age of household member	Very Low	Low	Moderate	Median	High
Under 24 years old	-30	70	0	0	0
Between 15 and 20	0	0	0	0	0
Between 20 and 24	-30	70	0	0	0
25 to 64 years old	-50	310	0	0	0
65 years old and older	-75	175	0	0	0
Between 65 and 85	-60	135	0	0	0
85 and older	-20	45	0	0	0
<b>Total</b>	<b>-155</b>	<b>555</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 19: Change in number of 1-person households in core housing need by age of household member and income between 2016 and 2021, Grande Prairie CY.



## Core Housing Need by Tenure

In the City of Grande Prairie, the rate of CHN among owner households remained constant at 5% in both 2016 and 2021. Among renters, the rate of CHN dropped slightly from 22% in 2016 to 21% in 2021. This means that renters are 4 times more likely to be in CHN than owners.

In Grande Prairie County the result is similar, though the rate of CHN is a bit higher for both groups. The smaller communities of Beaverlodge, Wembley, and Sexsmith saw a reduction in the number of renter households in CHN to below the level of data suppression (10 or fewer), with owner households experiencing low rates of CHN.

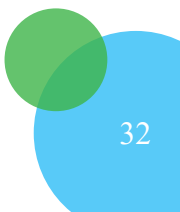
This report already explored CHN among renters in subsidized housing on page 22. Among owner households, it is interesting to see a higher rate of CHN among owner households without mortgages in the City of Grande Prairie. In fact, owner households without mortgages are twice as likely to be in CHN than those with a mortgage. Since most CHN, on average, comes from a lack of affordability, one would assume that households that do not have a mortgage would have far lower shelter costs. One hypothesis to explore further is whether there are senior households with an older home that they cannot afford to repair. This may become a larger issue in communities like Grande Prairie that have an ageing population, and more than a quarter of dwellings built before 1981 (see Figure 3).

2016												
	Greenview No. 16		Grande Prairie County		Beaverlodge		Wembley		Grande Prairie CY		Sexsmith	
Tenure	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
Owner	210	14%	555	9%	40	6%	35	8%	750	5%	15	2%
With mortgage	150	18%	410	10%	0	0%	25	7%	480	4%	0	0%
Without mortgage	55	9%	145	8%	25	9%	0	0%	275	8%	0	0%
Renter	65	31%	165	23%	40	19%	20	17%	1720	22%	55	28%
Subsidized housing	0	-	0	0%	0	-	0	-	380	49%	25	71%
Not subsidized	65	33%	155	23%	35	17%	15	14%	1345	19%	30	19%
<b>Total</b>	<b>275</b>	<b>17%</b>	<b>720</b>	<b>11%</b>	<b>75</b>	<b>8%</b>	<b>50</b>	<b>9%</b>	<b>2470</b>	<b>11%</b>	<b>70</b>	<b>8%</b>

Table 20: Households in core housing need, and the rate of core housing need, by tenure in 2016 – Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2021												
	Greenview No. 16		Grande Prairie County		Beaverlodge		Wembley		Grande Prairie CY		Sexsmith	
Tenure	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
Owner	260	11%	495	7%	30	4%	15	3%	755	5%	20	3%
With mortgage	190	14%	400	9%	0	0%	0	0%	435	4%	0	0%
Without mortgage	65	7%	95	4%	25	10%	0	0%	320	8%	0	0%
Renter	100	17%	175	23%	0	0%	0	0%	1765	21%	0	0%
Subsidized housing	0	0%	0	-	0	0%	0	-	375	46%	0	0%
Not subsidized	95	17%	165	22%	0	0%	0	0%	1390	19%	0	0%
<b>Total</b>	<b>360</b>	<b>13%</b>	<b>665</b>	<b>9%</b>	<b>40</b>	<b>5%</b>	<b>30</b>	<b>6%</b>	<b>2515</b>	<b>10%</b>	<b>25</b>	<b>3%</b>

Table 21: Households in core housing need, and the rate of core housing need, by tenure in 2021 – Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.





## Core Housing Need by Vulnerable Populations

*Note: A given household could fall into several priority populations simultaneously. For example, a single mother-led household would also be counted in the women-led category, and additional characteristics may also apply. Separate categories should not be combined.*

A description of each population is provided in Appendix D:

The population with the highest rate of CHN in the City of Grande Prairie is households led by someone over the age of 85. In 2016 there were 105 households in CHN, representing 42% of all households led by someone over 85 (that were examined for CHN). In 2021 the rate of CHN dipped to 38% but the number of HHs grew to 115. There is a similar pattern for households led by an individual 65 years or older, with the rate of CHN staying steady at 19% but the number of households in CHN rising 7% from 610 in 2016 to 655 in 2021.

Single mother-led households also experience housing need well above the community average in the City and County of Grande Prairie, at 23% and 31% in 2021, respectively. These rates were down significantly from 2016 and it remains to be seen whether this result can be explained by CERB. If so, single mothers may be in far more housing need than the 2021 numbers suggest.

The category with the largest number of households in CHN are women-led households. In 2021, there were over 1500 such households in CHN in the City of Grande Prairie, with another 300 in Grande Prairie County. By contrast, the City had 995 male-led households in CHN in 2021 amounting to 7% of male-led households (Source: [HART 2021 Census order](#)).

2016 (table 1 of 2)						
	Greenview No. 16		Grande Prairie County		Beaverlodge	
	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
HH with physical activity limitation	70	12%	240	11%	15	5%
HH with cognitive, mental, or addictions activity limitation	20	12%	75	8%	0	0%
Indigenous HH	40	15%	85	12%	0	0%
Visible minority HH	0	0%	0	0%	0	0%
Women-led	110	23%	305	17%	60	20%
Black-led HH	0	-	0	-	0	-
New migrant-led HH	0	-	0	-	0	-
Refugee claimant-led HH	0	-	0	0%	0	-
Single mother-led HH	25	31%	95	37%	30	38%
HH head under 25	0	0%	0	0%	0	0%
HH head over 65	65	19%	190	19%	25	11%
HH head over 85	0	0%	20	40%	0	0%

Table 22: Households in core housing need, and the rate of core housing need, by priority population in 2016 – Greenview No. 16, Grande Prairie County, and Beaverlodge.

2016 (table 2 of 2)						
	Wembley		Grande Prairie CY		Sexsmith	
	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
HH with physical activity limitation	15	10%	625	10%	20	7%
HH with cognitive, mental, or addictions activity limitation	0	0%	435	12%	0	0%
Indigenous HH	0	0%	465	15%	0	0%
Visible minority HH	0	-	290	11%	0	0%
Women-led	25	16%	1535	19%	50	19%
Black-led HH	0	-	80	20%	0	-
New migrant-led HH	0	-	90	13%	0	-
Refugee claimant-led HH	0	-	60	17%	0	-
Single mother-led HH	15	38%	655	39%	0	0%
HH head under 25	0	0%	210	13%	0	0%
HH head over 65	0	0%	610	25%	30	32%
HH head over 85	0	-	105	42%	0	-

Table 23: Households in core housing need, and the rate of core housing need, by priority population in 2016 – Wembley, Grande Prairie CY, and Sexsmith.

2021 (table 1 of 2)						
	Greenview No. 16		Grande Prairie County		Beaverlodge	
	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
HH with cognitive, mental, or addictions activity limitation	40	9%	120	9%	0	-
HH with physical activity limitation	95	10%	190	9%	0	-
Indigenous HH	75	14%	75	8%	0	-
Visible minority HH	20	14%	35	12%	0	-
Women-led	155	17%	305	12%	25	7%
Black-led HH	0	-	0	-	0	-
New migrant-led HH	0	-	0	-	0	-
Refugee claimant-led HH	0	-	0	-	0	-
Single mother-led HH	55	55%	90	31%	0	-
HH head under 25	20	15%	20	16%	0	-
HH head over 65	85	12%	215	16%	0	-
HH head over 85	0	-	0	-	0	-

Table 24: Households in core housing need, and the rate of core housing need, by priority population in 2021 – Greenview No. 16, Grande Prairie County, and Beaverlodge.

2021 (table 2 of 2)						
	Wembley		Grande Prairie CY		Sexsmith	
	HHs in CHN	% in CHN	HHs in CHN	% in CHN	HHs in CHN	% in CHN
HH with cognitive, mental, or addictions activity limitation	0	-	420	9%	0	-
HH with physical activity limitation	0	-	595	9%	0	-
Indigenous HH	0	-	430	12%	0	-
Visible minority HH	0	-	305	8%	0	-
Women-led	0	-	1525	16%	20	8%
Black-led HH	0	-	85	19%	0	-
New migrant-led HH	0	-	45	6%	0	-
Refugee claimant-led HH	0	-	80	22%	0	-
Single mother-led HH	0	-	470	23%	0	-
HH head under 25	0	-	235	19%	0	-
HH head over 65	15	18%	655	19%	0	-
HH head over 85	0	-	115	38%	0	-

Table 25: Households in core housing need, and the rate of core housing need, by priority population in 2021 – Wembley, Grande Prairie CY, and Sexsmith.

## Part 3: Future Housing Need in 2031

### Methodology

There are numerous ways to perform projection estimates for the growth in households, all with unique advantages and drawbacks. One of HART's goals is to use methods that are nationally applicable and are easily understood for results to be comparable between communities and widely accepted by national agencies.

HART's method for projecting household growth, which is applied to each cross section of income category and household size, allows us to estimate the number of households, their size, and income, assuming 'Business as Usual' growth and policy. The estimation of growth uses a line of best fit for each income category and household size across 3 historical censuses: 2006, 2016, and 2021.

Specifically, we use the "TREND" function in MS Excel, setting the number of households in 2006 as period 0, 2016 as period 2, and 2021 as period 3. Then we use the "TREND" function to extrapolate period 5, which is equivalent to 2031. Last, we round to the nearest ten or hundred households to communicate the roughness of the estimate. We apply this method to the subtotals and the totals separately, so this method will result in different subtotals by income or household size than it will for the total number of households in the community.

These projections should be contextualized in every community based on immigration, demographic shifts, changes to housing supply (growth and demolitions), and impacts from economic development that lead to growth or declines in key industries that could impact housing demand.

### Estimating Unit Mix

In addition to income and household size, HART is able to estimate the household growth by family type, which allows our projections to be used for community planning by estimating the types of units required. See Appendix D: Priority Populations for more information on this methodology.

Calculating household growth by income or household size is possible for most communities since we are only disaggregating by one dimension (i.e., total households split by income, or total households split by household size). To estimate the units needed by number of bedrooms however, we need to disaggregate households by 3 dimensions: household income, household size, and family type. Performing this split on small communities may result in values being suppressed, and the estimate being inaccurate. Therefore, we generally only estimate the unit mix in 2031 for communities with over 10,000 total households.

## How communities could build upon these projections

Household growth and housing stock influence each other, which makes household projections difficult. However, it also points to additional information communities may leverage to fine-tune their projections.

Incorporating information on planned development is likely fruitful. Official community plans (OCPs) typically identify what kind of housing is being prioritized in terms of supply. Development cost charges (DCC), fees levied on new developments to offset cost of infrastructure (such as sewer and water) required to service the constructed units, are a part of many municipalities' 10-year plans and can indicate what types of developments are most likely to happen. In addition, local Finance and Planning departments often set estimates and goals regarding the number of dwellings planned for a ten-year period. These could be used to project changes in housing stock, which could refine estimates of unit mix.

Secondly, while birth/mortality rates, international and intra-provincial migration are too detailed to incorporate into our projection methodology - which aims to be replicable over time, accessible, and comparable across geographies - they may be more reasonably integrated at the local scale and may help to fine-tune community projections. Communities are experts in their local dynamics and are best suited to make such adjustments. Similarly, changing demographics, e.g., age cohort structures, divorce rates, and changes in single person-household formation, for instance, could help fine-tune household growth projections. Moreover, many municipalities have already been conducting population projections; these projections could be used to triangulate projections produced via the HART methodology.

This section will first estimate future housing need for the City of Grande Prairie in terms both affordability and number of bedrooms. Then we will estimate future housing need for all other communities around the City of Grande Prairie by affordability as well as by household size, but not together.

## Discussion of results

Based on trends between 2006 and 2021, HART's projection of the number of households in 2031, converted to need by unit size and affordability, shows that the majority of net new housing need will be in the form of 1-bedroom units: 3,310 out of a total 5,720 (58%). This anticipated need is experienced across all affordability levels, but represents a greater share among lower income households: 100% of net new Very Low income households are expected to need a 1-bedroom unit, along with 81% of Low income households.

HART projects a 28% growth in need for 1-bedroom units between 2021 and 2031, which represents the historical growth between 2006 and 2021 that forms the basis of our projections. This rate is decidedly higher than any other-sized unit which are projecting growth between 18-20%.

The relative growth between income groups should be viewed with caution since the underlying data was created relative to the actual median household income for the community, and this analysis does not attempt to forecast how that median income, or the distribution of income, might change in the next 10 years. Yet the relative composition of unit sizes by income/affordability may still be helpful to understand what type of housing will be needed at different price points, based on the trend over the last 15 years.

## Results

The tables below are organized as follows:

- a) Projected change in Number of Households between 2021 and 2031,
  - Equal to Table (c) minus Table (d)
- b) Implied 10-year growth rate in Number of Households (2021 to 2031),
  - Equal to Table (c) divided by Table (d)
- c) Projected Number of Households in 2031
- d) Number of Households in 2021, and
- e) Number of Households in CHN in 2021 (for comparison).

### a) Projected change in Number of Households between 2021 to 2031

Projected change in Number of Households 2021 to 2031 – Grande Prairie CY						
# of Bedrooms	Very Low Income	Low	Moderate	Median	High Income	Total
1	180	650	760	900	820	3,310
2	-	10	210	420	310	950
3	-	50	160	120	540	870
4	-	60	40	20	330	450
5+	-	30	10	-	100	140
<b>Total</b>	<b>180</b>	<b>800</b>	<b>1,180</b>	<b>1,460</b>	<b>2,100</b>	<b>5,720</b>

Table 26: Projected change in number of households between 2021 and 2031, by income (affordability) and unit size (number of bedrooms) - Grande Prairie CY.

### b) Implied 10-year growth rate in Number of Households (2021 to 2031)

Implied 10-year growth rate in Number of Households (2021 to 2031) – Grande Prairie CY						
# of Bedrooms	Very Low Income	Low	Moderate	Median	High Income	Total
1	35%	20%	29%	33%	29%	28%
2	0%	2%	21%	30%	16%	19%
3	n/a	20%	25%	10%	20%	18%
4	n/a	60%	15%	4%	24%	20%
5+	n/a	100%	33%	0%	20%	20%
<b>Total</b>	<b>31%</b>	<b>19%</b>	<b>26%</b>	<b>25%</b>	<b>22%</b>	<b>23%</b>

Table 27: Implied 10-year growth rate in number of households between 2021 and 2031, by income (affordability) and unit size (number of bedrooms) - Grande Prairie CY.

### c) Projected Number of Households in 2031 by need in terms of Unit Size & Affordability

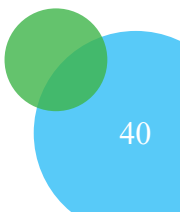
Projected Number of Households in 2031 – Grande Prairie CY						
# of Bedrooms	Very Low Income	Low	Moderate	Median	High Income	Total
1	700	3,900	3,400	3,600	3,600	15,200
2	60	600	1,200	1,800	2,300	5,960
3	0	300	800	1,300	3,300	5,700
4	0	160	300	500	1,700	2,660
5+	0	60	40	150	600	850
<b>Total</b>	<b>760</b>	<b>5,020</b>	<b>5,740</b>	<b>7,350</b>	<b>11,500</b>	<b>30,370</b>

Table 28: Projected change in number of households in 2031, by income (affordability) and unit size (number of bedrooms) - Grande Prairie CY.

### d) Households in 2021 by need in terms of Unit Size & Affordability

Number of Households in 2021 – Grande Prairie CY						
# of Bedrooms	Very Low Income	Low	Moderate	Median	High Income	Total
1	520	3,250	2,640	2,700	2,780	11,890
2	60	590	990	1,380	1,990	5,010
3	0	250	640	1,180	2,760	4,830
4	0	100	260	480	1,370	2,210
5+	0	30	30	150	500	710
<b>Total</b>	<b>580</b>	<b>4,220</b>	<b>4,560</b>	<b>5,890</b>	<b>9,400</b>	<b>24,650</b>

Table 29: Estimated number of households in 2021 by income (affordability) and unit size (number of bedrooms) - Grande Prairie CY. Note that estimating the needs of households by unit size has resulted in a different grand total than actual households in 2021 (24,730).





### e) Existing Core Housing Need by need in terms of Unit Size & Affordability

2021 Households in CHN – Grande Prairie CY						
# of Bedrooms	Very Low Income	Low	Moderate	Median	High Income	Total
1	210	1,485	0	0	0	1,695
2	0	390	0	0	0	390
3	0	165	20	0	0	185
4	0	90	35	0	0	125
5+	0	25	25	0	0	50
<b>Total</b>	<b>210</b>	<b>2,155</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>2,445</b>

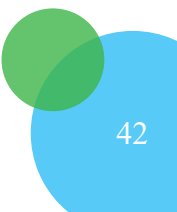
Table 30: Actual number of households in core housing need in 2021, by income and number of bedrooms - Grande Prairie CY.

## Future Housing Need in the municipalities neighboring the City of Grande Prairie

These communities have too few total households to perform HART's unit mix process to estimate housing need by number of bedrooms, but we can still apply the projection methodology to estimate housing need by household size and by income/affordability in 2031.

Similar to above, tables will be presented first for Household Size and then Income/Affordability in the following order:

- a) Projected change in Number of Households between 2021 and 2031,
  - Equal to Table (c) minus Table (d)
- b) Implied 10-year growth rate in Number of Households (2021 to 2031),
  - Equal to Table (c) divided by Table (d)
- c) Projected Number of Households in 2031, and
- d) Number of Households in 2021.



By household size:

### a) Projected change in Number of Households between 2021 to 2031

HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	190	230	5	45	1,940	50
2 p.	235	515	35	40	1,890	45
3 p.	90	50	-20	-10	820	25
4 p.	10	400	-15	0	550	35
5+ p.	0	170	15	-20	470	35
<b>Total</b>	<b>455</b>	<b>1,375</b>	<b>80</b>	<b>50</b>	<b>5,670</b>	<b>145</b>

Table 31: Projected change in number of households between 2021 and 2031, by household size - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

### b) Implied 10-year growth rate in Number of Households (2021 to 2031)

HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	27%	18%	2%	36%	30%	33%
2 p.	20%	18%	10%	22%	24%	16%
3 p.	22%	4%	-20%	-11%	20%	20%
4 p.	3%	29%	-14%	0%	14%	20%
5+ p.	0%	18%	16%	-40%	20%	30%
<b>Total</b>	<b>15%</b>	<b>18%</b>	<b>9%</b>	<b>9%</b>	<b>23%</b>	<b>17%</b>

Table 32: Implied 10-year growth rate in number of households between 2021 and 2031, by household size - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

### c) Projected Number of Households in 2031

HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	900	1,500	260	170	8,400	200
2 p.	1,400	3,400	400	220	9,800	330
3 p.	500	1,200	80	80	5,000	150
4 p.	400	1,800	90	100	4,400	210
5+ p.	270	1,100	110	30	2,800	150
<b>Total</b>	<b>3,400</b>	<b>9,000</b>	<b>1,000</b>	<b>600</b>	<b>30,400</b>	<b>1,000</b>

Table 33: Projected number of households in 2031, by household size - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

### d) Number of Households in 2021

HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	710	1,270	255	125	6,460	150
2 p.	1,165	2,885	365	180	7,910	285
3 p.	410	1,150	100	90	4,180	125
4 p.	390	1,400	105	100	3,850	175
5+ p.	270	930	95	50	2,330	115
<b>Total</b>	<b>2,945</b>	<b>7,625</b>	<b>920</b>	<b>550</b>	<b>24,730</b>	<b>855</b>

Table 34: Actual number of households in 2021, by household size - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

By household income/affordability:

**a) Projected change in Number of Households between 2021 to 2031**

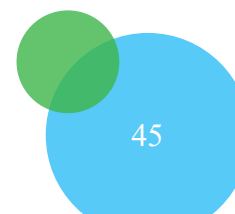
Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	5	170	5	30	155	30
Low	-5	235	-45	5	870	20
Moderate	75	170	25	5	1,135	25
Median	150	275	5	5	1,520	60
High	140	515	50	35	2,090	75
<b>Total</b>	<b>455</b>	<b>1,375</b>	<b>80</b>	<b>50</b>	<b>5,670</b>	<b>145</b>

Table 35: Projected change in number of households between 2021 and 2031, by income - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

**b) Implied 10-year growth rate in Number of Households (2021 to 2031)**

Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	5%	52%	11%	100%	24%	n/a
Low	-1%	20%	-33%	6%	21%	15%
Moderate	14%	13%	15%	6%	25%	15%
Median	23%	15%	2%	3%	26%	27%
High	12%	17%	14%	20%	22%	23%
<b>Total</b>	<b>15%</b>	<b>18%</b>	<b>9%</b>	<b>9%</b>	<b>23%</b>	<b>17%</b>

Table 36: Implied 10-year growth rate in number of households between 2021 and 2031, by income - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.



### c) Projected Number of Households in 2031

Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	110	500	50	60	800	30
Low	500	1,400	90	90	5,100	150
Moderate	600	1,500	190	90	5,700	190
Median	800	2,100	230	180	7,400	280
High	1,300	3,500	400	210	11,500	400
<b>Total</b>	<b>3,400</b>	<b>9,000</b>	<b>1,000</b>	<b>600</b>	<b>30,400</b>	<b>1,000</b>

Table 37: Projected number of households in 2031, by income - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

### d) Number of Households in 2021

Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	105	330	45	30	645	-
Low	505	1,165	135	85	4,230	130
Moderate	525	1,330	165	85	4,565	165
Median	650	1,825	225	175	5,880	220
High	1,160	2,985	350	175	9,410	325
<b>Total</b>	<b>2,945</b>	<b>7,625</b>	<b>920</b>	<b>550</b>	<b>24,730</b>	<b>855</b>

Table 38: Actual number of households in 2021, by income - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

## Appendix A: Full data tables

### Households, population, and headship rates (2006, 2011, 2016, 2021)

Grande Prairie CY

Census Year	2006			2011			2016			2021		
	Households	Population	Headship Rate	Households	Population	Headship Rate	Households	Population	Headship Rate	Households	Population	Headship Rate
0-14 years	0	10,035		0	11,665		0	13,700		0	13,970	
15-24	1,835	8,910	0.206	2,040	8,930	0.228	1,705	8,700	0.196	1,300	7,920	0.164
25-34	4,685	9,155	0.512	6,080	11,770	0.517	6,410	13,380	0.479	5,690	11,380	0.500
35-44	3,755	7,085	0.530	4,300	7,850	0.548	5,390	9,685	0.557	6,220	10,945	0.568
45-54	3,470	6,065	0.572	4,110	7,150	0.575	4,305	7,410	0.581	4,355	7,490	0.581
55-64	1,670	2,945	0.567	2,595	4,245	0.611	3,355	5,770	0.581	3,765	6,525	0.577
65-74	1,000	1,535	0.651	1,175	1,825	0.644	1,600	2,525	0.634	2,195	3,700	0.593
75-84	670	1,025	0.654	Unavailable	1,100	n/a	655	1,310	0.500	975	1,500	0.650
85 +	235	335	0.701	Unavailable	495	n/a	260	675	0.385	310	720	0.431
(75+)	-	-	-	870	1,595	0.545	-	-	-	-	-	-
<b>Total</b>	<b>17,320</b>	<b>47,090</b>	<b>-</b>	<b>21,180</b>	<b>55,030</b>		<b>23,675</b>	<b>63,165</b>		<b>24,810</b>	<b>64,150</b>	<b>-</b>

Table 39: Number of households, population, and headship rate for census years 2006, 2011, 2016, and 2021. Grande Prairie CY.

Division No. 19, Alberta

Census Year	2006			2011			2016			2021		
	Households	Population	Headship Rate	Households	Population	Headship Rate	Households	Population	Headship Rate	Households	Population	Headship Rate
0-14 years	0	21,425	-	0	23,530	-	0	26,320	-	0	25,995	-
15-24	2,890	16,275	0.178	2,870	15,960	0.180	2,470	15,595	0.158	2,000	14,590	0.137
25-34	7,710	15,645	0.493	9,630	18,805	0.512	9,885	21,135	0.468	8,590	17,925	0.479
35-44	7,710	14,735	0.523	7,980	15,130	0.527	9,420	17,360	0.543	10,495	18,955	0.554
45-54	7,780	14,110	0.551	9,130	15,900	0.574	8,525	15,225	0.560	8,245	14,585	0.565
55-64	4,595	8,080	0.569	5,975	10,625	0.562	7,650	13,235	0.578	8,315	14,490	0.574
65-74	3,040	4,720	0.644	3,330	5,330	0.625	4,055	6,585	0.616	5,295	9,000	0.588
75-84	1,850	2,855	0.648	Unavailable	3,185	-	1,950	3,420	0.570	2,440	3,920	0.622
85 +	510	860	0.593	Unavailable	1,260	-	590	1,500	0.393	695	1,710	0.406
(75+)	-	-	-	2,480	4,445	0.558	-	-	-	-	-	-
<b>Total</b>	<b>36,085</b>	<b>98,715</b>	<b>-</b>	<b>41,400</b>	<b>109,710</b>	<b>-</b>	<b>44,550</b>	<b>120,380</b>	<b>-</b>	<b>46,075</b>	<b>121,170</b>	<b>-</b>

Table 40: Number of households, population, and headship rate for census years 2006, 2011, 2016, and 2021. Division No. 19, Alberta.



## Dwellings by structural type and period of construction (2021)

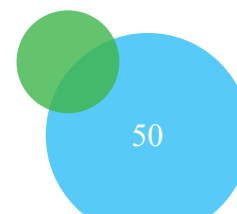
Grande Prairie CY													
	Total - Period of construction	Before 1921	1921 - 1945	1946 - 1960	1961 - 1970	1971 - 1980	1981 - 1990	1991 - 1995	1996 - 2000	2001 - 2005	2006 - 2010	2011 - 2015	2016 - 2021
<b>Total - Structural type of dwelling</b>	<b>24,815</b>	<b>110</b>	<b>215</b>	<b>880</b>	<b>1,690</b>	<b>3,780</b>	<b>2,280</b>	<b>1,430</b>	<b>2,520</b>	<b>3,345</b>	<b>4,190</b>	<b>2,985</b>	<b>1,405</b>
Single-detached house	15,280	60	160	610	1,020	2,245	1,445	865	1,540	2,205	2,520	1,800	810
Apartment in building with 5+ storeys	155	-	-	-	20	45	20	-	-	-	-	45	10
Apartment in building with <5 storeys, duplexes (1)	5,670	30	25	210	445	915	530	345	535	680	870	720	350
Attached, semi-detached, row housing (2)	2,885	15	15	60	185	430	210	165	310	400	535	315	215
Moveable dwelling	830	-	-	-	10	135	80	40	120	55	265	95	30
Division No. 19, Alberta													
	Total - Period of construction	Before 1921	1921 - 1945	1946 - 1960	1961 - 1970	1971 - 1980	1981 - 1990	1991 - 1995	1996 - 2000	2001 - 2005	2006 - 2010	2011 - 2015	2016 - 2021
<b>Total - Structural type of dwelling</b>	<b>46,070</b>	<b>345</b>	<b>945</b>	<b>2,370</b>	<b>3,715</b>	<b>7,780</b>	<b>5,165</b>	<b>2,905</b>	<b>4,145</b>	<b>4,895</b>	<b>6,320</b>	<b>4,825</b>	<b>2,665</b>
Single-detached house	31,680	250	845	1,955	2,630	5,280	3,750	1,990	2,670	3,190	4,115	3,215	1,795
Apartment in building with 5+ storeys	155	-	-	-	20	45	20	-	-	-	-	45	10
Apartment in building with <5 storeys, duplexes (1)	6,870	60	70	300	630	1,125	670	435	600	705	975	850	450
Attached, semi-detached, row housing (2)	3,750	20	20	85	275	635	305	235	370	465	630	385	290
Moveable dwelling	3,620	15	10	30	155	690	410	245	495	530	595	320	120

Table 41: Number of dwellings by structural type and period of construction, 2021. (1) Category "Apartment in building with <5 storeys, duplexes" represents the sum of the original Statistics Canada categories "Apartment or flat in a duplex" and "Apartment in a building that has fewer than five storeys". (2) Category "Attached, semi-detached, row housing" represents the sum of original Statistics Canada categories "Other single-attached house", "Row house", and "Semi-detached house".

## Dwellings by structural type and number of bedrooms (2021)

	Division No. 19, Alberta						Grande Prairie CY					
	Total	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 or more
<b>Total - Structural type of dwelling</b>	<b>46,075</b>	<b>205</b>	<b>3,100</b>	<b>8,725</b>	<b>15,905</b>	<b>18,145</b>	<b>24,820</b>	<b>155</b>	<b>1,975</b>	<b>5,140</b>	<b>8,045</b>	<b>9,495</b>
Single-detached house	31,680	50	565	3,335	10,620	17,110	15,280	15	125	1,195	5,115	8,835
Apartment in building with 5+ storeys	155	10	65	65	10	-	155	10	65	65	10	-
Apartment in building with <5 storeys, duplexes (1)	6,870	125	2,120	3,645	855	120	5,670	125	1,690	3,065	685	105
Attached, semi-detached, row housing (2)	3,745	10	215	905	2,035	585	2,880	-	85	660	1,635	505
Moveable dwelling	3,620	10	130	775	2,385	320	830	-	15	160	600	55

Table 42: Number of dwellings by structural type and number of bedrooms, 2021. (1) Category “Apartment in building with <5 storeys, duplexes” represents the sum of the original Statistics Canada categories “Apartment or flat in a duplex” and “Apartment in a building that has fewer than five storeys”. (2) Category “Attached, semi-detached, row housing” represents the sum of original Statistics Canada categories “Other single-attached house”, “Row house”, and “Semi-detached house”.



## Income categories and affordable monthly shelter costs (2016, 2021)

2016 - Income						
	Greenview No. 16	Grande Prairie County No. 1	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
AMHI	\$90,000	\$127,000	\$85,000	\$104,000	\$106,000	\$106,000
Very Low	< \$18,000	< \$25,400	< \$17,000	< \$20,800	< \$21,200	< \$21,200
Low	\$18,001-\$45,000	\$25,401-\$63,500	\$17,001-\$42,500	\$20,801-\$52,000	\$21,201-\$53,000	\$21,201-\$53,000
Moderate	\$45,001-\$72,000	\$63,501-\$101,600	\$42,501-\$68,000	\$52,001-\$83,200	\$53,001-\$84,800	\$53,001-\$84,800
Median	\$72,001-\$108,000	\$101,601-\$152,400	\$68,001-\$102,000	\$83,201-\$124,800	\$84,801-\$127,200	\$84,801-\$127,200
High	> \$108,000	> \$152,400	> \$102,000	> \$124,800	> \$127,200	> \$127,200

Table 43: Annual household income ranges for HART income categories, 2016 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2016 – Affordable monthly shelter cost by income						
	Greenview No. 16	Grande Prairie County No. 1	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
AMHI	\$90,000	\$127,000	\$85,000	\$104,000	\$106,000	\$106,000
Very Low	< \$450	< \$635	< \$425	< \$520	< \$530	< \$530
Low	\$450-\$1,125	\$635-\$1,588	\$425-\$1,063	\$520-\$1,300	\$530-\$1,325	\$530-\$1,325
Moderate	\$1,125-\$1,800	\$1,588-\$2,540	\$1,063-\$1,700	\$1,300-\$2,080	\$1,325-\$2,120	\$1,325-\$2,120
Median	\$1,800-\$2,700	\$2,540-\$3,810	\$1,700-\$2,550	\$2,080-\$3,120	\$2,120-\$3,180	\$2,120-\$3,180
High	> \$2,700	> \$3,810	> \$2,550	> \$3,120	> \$3,180	> \$3,180

Table 44: Implied affordable monthly shelter costs for each HART income category, 2016 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2021 - Income						
	Greenview No. 16	Grande Prairie County No. 1	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
AMHI	\$96,000	\$122,000	\$91,000	\$109,000	\$102,000	\$109,000
Very Low	< \$18,000	< \$25,400	< \$17,000	< \$20,800	< \$21,200	< \$21,200
Low	\$18,001-\$45,000	\$25,401-\$63,500	\$17,001-\$42,500	\$20,801-\$52,000	\$21,201-\$53,000	\$21,201-\$53,000
Moderate	\$45,001-\$72,000	\$63,501-\$101,600	\$42,501-\$68,000	\$52,001-\$83,200	\$53,001-\$84,800	\$53,001-\$84,800
Median	\$72,001-\$108,000	\$101,601-\$152,400	\$68,001-\$102,000	\$83,201-\$124,800	\$84,801-\$127,200	\$84,801-\$127,200
High	> \$108,000	> \$152,400	> \$102,000	> \$124,800	> \$127,200	> \$127,200

Table 45: Annual household income ranges for HART income categories, 2021 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2021 – Affordable monthly shelter cost by income						
	Greenview No. 16	Grande Prairie County No. 1	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
AMHI	\$96,000	\$122,000	\$91,000	\$109,000	\$102,000	\$109,000
Very Low	< \$480	< \$610	< \$455	< \$545	< \$510	< \$545
Low	\$480-\$1,200	\$610-\$1,525	\$455-\$1,138	\$545-\$1,363	\$510-\$1,275	\$545-\$1,363
Moderate	\$1,200-\$1,920	\$1,525-\$2,440	\$1,138-\$1,820	\$1,363-\$2,180	\$1,275-\$2,040	\$1,363-\$2,180
Median	\$1,920-\$2,880	\$2,440-\$3,660	\$1,820-\$2,730	\$2,180-\$3,270	\$2,040-\$3,060	\$2,180-\$3,270
High	> \$2,880	> \$3,660	> \$2,730	> \$3,270	> \$3,060	> \$3,270

Table 46: Implied affordable monthly shelter costs for each HART income category, 2021 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

## 1-person households by age and income (2016, 2021)

Number of 1-person HHs - Grande Prairie CY												
Age of household member	2016 Income						2021 Income					
	Total	Very Low	Low	Moderate	Median	High	Total	Very Low	Low	Moderate	Median	High
24 years old and under	365	75	175	55	40	0	420	40	225	90	35	30
Between 15 and 20	30	20	0	0	0	0	35	0	15	0	0	0
Between 20 and 24	330	55	170	50	40	0	390	25	205	90	35	20
25 to 64 years old	3,935	450	1,100	1,040	950	420	4,430	375	1,455	1,240	995	375
65 years old and older	1,065	155	715	125	55	20	1,610	80	1,045	320	120	40
Between 65 and 85	920	125	615	125	45	15	1,390	75	855	300	120	40
85 and older	145	30	100	0	0	0	220	0	185	20	0	0
<b>Total</b>	<b>5,365</b>	<b>680</b>	<b>1,990</b>	<b>1,220</b>	<b>1,045</b>	<b>440</b>	<b>6,460</b>	<b>495</b>	<b>2,725</b>	<b>1,650</b>	<b>1,150</b>	<b>445</b>

Table 47: 1-person households by age and income, 2016 and 2021, Grande Prairie CY.

Number of 1-person HHs in CHN - Grande Prairie CY												
Age of household member	2016 Income						2021 Income					
	Total	Very Low	Low	Moderate	Median	High	Total	Very Low	Low	Moderate	Median	High
24 years old and under	70	30	35	0	0	0	110	0	105	0	0	0
Between 15 and 20	0	0	0	0	0	0	0	0	0	0	0	0
Between 20 and 24	60	30	30	0	0	0	110	0	100	0	0	0
25 to 64 years old	560	215	350	0	0	0	820	165	660	0	0	0
65 years old and older	450	120	330	0	0	0	545	45	505	0	0	0
Between 65 and 85	370	105	270	0	0	0	445	45	405	0	0	0
85 and older	75	20	60	0	0	0	105	0	105	0	0	0
<b>Total</b>	<b>1080</b>	<b>365</b>	<b>715</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1475</b>	<b>210</b>	<b>1270</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 48: 1-person households in core housing need by age and income, 2016 and 2021, Grande Prairie CY.

Total households by household size (2006, 2016, 2021)

2006						
HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	300	825	250	65	3,505	90
2 p.	570	2,065	310	150	5,660	210
3 p.	225	1,045	125	100	3,245	115
4 p.	280	915	135	110	3,100	135
5+ p.	235	750	90	65	1,785	100
<b>Total</b>	<b>1,615</b>	<b>5,590</b>	<b>905</b>	<b>490</b>	<b>17,295</b>	<b>660</b>

Table 49: Total households by household size, 2006 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2016						
HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	360	995	260	105	5,365	140
2 p.	680	2,535	360	210	7,800	255
3 p.	215	1,165	105	95	4,275	155
4 p.	230	1,290	120	115	3,770	175
5+ p.	215	930	115	45	2,350	145
<b>Total</b>	<b>1,700</b>	<b>6,920</b>	<b>955</b>	<b>565</b>	<b>23,560</b>	<b>870</b>

Table 50: Total households by household size, 2016 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2021						
HH Size (persons)	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
1 p.	710	1,270	255	125	6,460	150
2 p.	1,165	2,885	365	180	7,910	285
3 p.	410	1,150	100	90	4,180	125
4 p.	390	1,400	105	100	3,850	175
5+ p.	270	930	95	50	2,330	115
<b>Total</b>	<b>2,945</b>	<b>7,625</b>	<b>920</b>	<b>550</b>	<b>24,730</b>	<b>855</b>

Table 51: Total households by household size, 2021 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

#### Total households by income/affordability (2006, 2016, 2021)

2006						
Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	70	180	45	-	705	-
Low	310	825	225	70	2,930	80
Moderate	285	990	105	80	2,885	120
Median	270	1,450	190	155	4,075	185
High	680	2,150	340	170	6,695	260
<b>Total</b>	<b>1,615</b>	<b>5,590</b>	<b>905</b>	<b>490</b>	<b>17,295</b>	<b>660</b>

Table 52: Total households by income group, 2006 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2016						
Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	55	340	50	30	1,075	60
Low	275	1,020	190	75	3,800	90
Moderate	365	1,155	125	90	3,985	145
Median	300	1,700	180	150	5,775	265
High	710	2,700	405	220	8,920	305
<b>Total</b>	<b>1,700</b>	<b>6,920</b>	<b>955</b>	<b>565</b>	<b>23,560</b>	<b>870</b>

Table 53: Total households by income group, 2016 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

2021						
Income	Greenview No. 16	Grande Prairie County	Beaverlodge	Wembley	Grande Prairie CY	Sexsmith
Very Low	105	330	45	30	645	-
Low	505	1,165	135	85	4,230	130
Moderate	525	1,330	165	85	4,565	165
Median	650	1,825	225	175	5,880	220
High	1,160	2,985	350	175	9,410	325
<b>Total</b>	<b>2,945</b>	<b>7,625</b>	<b>920</b>	<b>550</b>	<b>24,730</b>	<b>855</b>

Table 54: Total households by income group, 2021 - Greenview No. 16, Grande Prairie County, Beaverlodge, Wembley, Grande Prairie CY, and Sexsmith.

## Appendix B: Data Sources

1. Population, number of households
  - a. 2006 Census Profile <https://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/>
  - b. 2011 Census Profile <https://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>
  - c. 2016 Census Profile: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>
  - d. 2021 Census Profile: <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>
2. Number of households by age of primary household maintainer
  - a. 2006 Census: Statistics Canada. Data table 97-554-XCB2006034
  - b. 2011 National Household Survey: Statistics Canada. Data table 99-014-X2011045
  - c. 2016 Census: Statistics Canada Catalogue no. 98-400-X2016227
  - d. 2021 Census: Statistics Canada. Table 98-10-0232-01 Age of primary household maintainer by tenure: Canada, provinces and territories, census divisions and census subdivisions
3. Dwellings by structural type and period of construction
  - a. 2016 Census: Statistics Canada Catalogue no. 98-400-X2016222
  - b. 2021 Census: Statistics Canada. Table 98-10-0233-01 Dwelling condition by tenure: Canada, provinces and territories, census divisions and census subdivisions
4. Households by tenure, presence of mortgage, subsidized housing
  - a. 2016 Census: Statistics Canada, 2023, "HART - 2016 Census of Canada - Selected Characteristics of Census Households for Housing Need - Canada, all provinces and territories at the Census Division (CD) and Census Subdivision (CSD) level [custom tabulation]", <https://doi.org/10.5683/SP3/QMNEON>, Borealis, V1
  - b. 2021 Census: Statistics Canada, 2023, "HART - 2021 Census of Canada - Selected Characteristics of Census Households for Housing Need - Canada, all provinces and territories at the Census Division (CD) and Census Subdivision (CSD) level [custom tabulation]", <https://doi.org/10.5683/SP3/8PUZQA>, Borealis, V8
5. Households by vulnerable population
  - a. 2016 Census: HART (see source 4 above)
  - b. 2021 Census: HART (see source 4 above)
6. Households by income category and household size
  - a. 2006 Census: Statistics Canada, 2023, "HART - 2006 Census of Canada - Selected Characteristics of Census Households for Housing Need - Canada, all provinces and territories at the Census Division (CD) and Census Subdivision (CSD) level [custom tabulation]", <https://doi.org/10.5683/SP3/KW09ZA>, Borealis, V1
  - b. 2016 Census: HART (see source 4 above)
  - c. 2021 Census: HART (see source 4 above)



## Appendix C: Family type bedroom requirements

We use the National Occupancy Standards<sup>5</sup> (NOS) as our basic set of assumptions. However, the NOS allows for children to share a bedroom if they are the same sex which introduces some complication. For simplicity, we assume that each child needs their own bedroom.

For the purpose of translating household sizes to bedroom requirements, HART uses only the specific categories **bolded** in the list below:

- Census family households
- One-census-family households without additional persons
  - One couple census family without other persons in the household
    - **Without children**
    - **With children**
  - **One lone-parent census family without other persons in the household**
- **One-census-family households with additional persons**
  - One lone-parent census family with other persons in the household
- **Multiple-family households**
- **Non-census-family households**
- Non-family households: One person only
- Two-or-more person non-census-family household

HART elected to use these groups because they account for all categories that would affect the type of unit needed to house them. For example, the aggregate category “non-census-family households” was chosen as both (i) one person households and (ii) two or more-person non-census-family households would have the same type of bedroom requirement, i.e., one bedroom per individual in the non-census-family household. Appendix C: Family type bedroom requirements describes how to convert household size and family type into number of bedrooms.

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<sup>5</sup> <https://www.cmhc-schl.gc.ca/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/provincial-territorial-agreements/investment-in-affordable-housing/national-occupancy-standard>

<b>Family Type</b>	<b>Description</b>	<b>Bedroom requirements</b>
<b>One couple census family without other persons in the household - Without children</b>	Married or common-law couple. These will always be two-person households.	Couples may share a bedroom. This family type requires a minimum of 1 bedroom. Beds = 1
<b>One couple census family without other persons in the household - With children</b>	Married or common-law couple with child(ren).	Couples may share a bedroom. This family type requires a unit with bedrooms equal to the household size - 1. For instance, a couple with 2 children (household size = 4) requires a unit with (4 - 1=3) 3 bedrooms. Beds = HH size - 1
<b>One lone-parent census family without other persons in the household</b>	Single parent with child(ren).	As parent and child(ren) each require their own bedroom, the required number of bedrooms is equal to the size of the household. Beds = HH size
<b>One census-family households with additional persons</b>	One census family (couple with child[ren]) with other persons in the household, such as grandparent, roommate.	The couple can share a bedroom but we assume each child needs their own bedroom. Beds = HH size - 1
<b>One lone-parent census-family household with additional persons</b>	One lone-parent census family (single parent with child[ren]) with other persons in the household, such as grandparent, roommate.	Since adults and child(ren) each require their own bedroom, the required number of bedrooms is equal to the size of the household. Beds = HH size
<b>Multiple-family households</b>	A household in which two or more census families live. An example of this could be two single mothers sharing a home with their respective children, or a married couple living with one partner's parents. Household size will be four or more in nearly all cases. In most communities, this family type is rare.	We cannot infer how many members are adults or children so we assume all are adults with at least two couples who can each share a bedroom. Beds = HH size - 2
<b>Non-census-family households</b>	A non-couple or parent household. This classification includes one-person households and two or more-person non-census-family household.	Since each adult requires their own bedroom, the required number of bedrooms is equal to the size of the household. Beds = HH size

## Appendix D: Priority Populations

Priority population	Census Variable	Definition
Women-led HH	PHM is female	A female-led HH.
Single mother-led HH	PHM is a female lone-parent	A female-led sole parent HH with children, defined as a priority population by the CMHC.
Indigenous HH	Indigenous HH status	Indigenous HH status is defined as 50% or more of HH members self-identifying as Indigenous in the census.
Racialized HH	Visible minority HHs	Racialized HH status is defined as 50% or more of HH member self-identifying as a visible minority in the census.
Black-led HH	PHM is Black	A HH where the PHM self-identifies as Black.
New migrant-led HH	PHM is a recent immigrant (immigrated 2016 - 2021)	A HH led by an individual who immigrated within 5 years of the census.
Refugee claimant-led HH	PHM immigrated with a refugee status	A HH led by an individual who immigrated with refugee status.
HH head under 25	PHM is 24 years or under	A HH led by an individual who is 24 years old or younger.
HH head over 65	PHM is between 65 years and over	This census measure (PHM is 24 years or under) is under-represented in the survey for CHN because non-family HHs with at least one maintainer aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances.
HH head over 85	PHM is between 85 years and over	A HH where a senior, 65 years of age or older, is the PHM.
HH with physical activity limitation	HH has at least one person with activity limitations reported for (q11a, q11b, q11c or q11f or combined)	A HH where a senior, 85 years of age or older, is the PHM. This category is a subset of HH head over 65.
HH with mental activity limitation	HH has at least one person with activity limitations reported for q11d and q11e or combined q11d and q11e health issues	A HH with one or more persons with an activity limitation.