

# **Housing Needs Assessment**

## **Grande Prairie (CY)**

*Table of contents*

Preface.....	2
Funding Requirement.....	2
Purpose.....	2
1. Methodology.....	5
2. Community Profile and Trends.....	8
3. Household Profiles and Economic Characteristics.....	11
4. Priority Groups.....	27
5. Housing Profile.....	33
6. Projected Housing Needs and Next Steps.....	44
7. Use of Housing Needs Assessments in Long-Term Planning.....	56
Annex A: Relevant Links for Developing Housing Needs Projections.....	57
Data and Analysis.....	57
Reports & Publications.....	57
Annex B: Glossary.....	58

## ***Preface***

[Canada's Housing Plan](#) and [Budget 2024](#) both signalled the Government of Canada's intent to use Housing Needs Assessments (HNAs) as a key tool in its evidence-based long-term approach to addressing housing needs across the country. This includes the renewal of the Canada Community-Building Fund and the previously announced permanent transit funding.

As the federal government strives to become a more informed investor, evidence-based tools that provide a clear assessment of local needs and gaps will be required to inform decision-making. HNAs will help all levels of government understand the local housing needs of communities - how they may relate to infrastructure priorities - by providing the data necessary to determine what kind of housing needs to be built and where. The intent is to promote systematic planning of infrastructure that takes into consideration current and future housing needs.

## ***Funding Requirement***

Under the Housing Accelerator Fund, the Government of Canada currently requires funding recipients to complete an HNA by year 3 of the program, if one has not already been completed within two years of the 2022 federal budget announcement (April 7, 2022).

Going forward, HNAs that meet the federal HNA standard will be required for:

- Communities with a population of 30,000 or more receiving funding through the Canada Community-Building Fund;
- Communities with a population of 30,000 and over receiving funding through permanent transit funding; and
- Future federal infrastructure funding applicants as required.

Once an HNA has been completed as a federal program requirement, a community will not be required to complete a new one for other Housing, Infrastructure and Communities Canada programs, other than to update it every five years.

## ***Purpose***

When done properly and regularly, an HNA will allow a community to answer fundamental questions such as:

- Where does the greatest housing need exist in our community?
- How can we set meaningful housing targets and measure progress to support the right kind of housing for all residents?
- How much housing, of what size and at what price point do we need to ensure that all current and future households can live in suitable, adequate and affordable housing?

HNAs will allow all levels of government (federal, provincial/territorial and municipal) to use this evidence base to inform their investments in enabling and supportive infrastructure as well as guide their policy and regulatory decision-making. HNAs, as a tool can help communities plan for and build housing more effectively to address the needs of their residents and instill transparency and accountability across the board.

This HNA template has been informed by best practices from jurisdictions across Canada, consultations with experts, and engagements with provinces and territories. These include the City of Vancouver's [\*Housing Needs Report\*](#) and the City of Edmonton's [\*Affordable Housing Needs Assessment\*](#) (for the affordable housing side of needs assessments), as well as the Housing Research Collaborative at the University of British Columbia which brought together a national network of researchers and experts to develop the Housing Assessment Resource Tool (HART). The HART project provides formatted data from Statistics Canada on key housing indices such as core housing need for a wide variety of jurisdictions and geographic levels.

Based on these best practices, this guidance document includes the following necessary information, explained in more detail below.

1. Development and use of Housing Needs Assessments
2. Community profiles and trends
3. Household profiles and economic characteristics
4. Priority groups
5. Housing profiles
6. Projected housing needs and next steps

Communities completing an HNA as a requirement for federal infrastructure programming will be expected to complete all sections outlined in this template. Communities may use a previously completed HNA if an updated version is available; however, communities would be expected to address any gaps related to any of the sections of the guidance document – both qualitative and quantitative – between their existing HNA and this federal template. Additional details about the timelines for completion and submission of HNAs will be provided with specific infrastructure funding programs (e.g. Canada Community-Building Fund).

**While responding to the written questions, please use as much space as required.**

## 1. Methodology

In this section, applicants should outline the research methodology used to inform the completion of the assessment, where the methodology is derived from, any assumptions used, and any necessary justification. While different assessments may incorporate unique methodological elements or considerations depending on context, the following methods should generally be outlined:

- **Quantitative research** such as economic data, population and household forecasts; and
- **Qualitative research** such as interviews, policy analysis and stakeholder engagement.

Both qualitative and quantitative aspects of this guidance document are equally important.

Communities will be required to engage with key stakeholders in the housing sector, including non-profit housing providers, developers, and public entities, as well as those with specific lived experiences, to develop a comprehensive Housing Needs Assessment (HNA). This section should include what forms of engagement were conducted, with whom, how learnings were incorporated into or informed the HNA's findings, and what engagement opportunities may exist to share findings with the community.

To the extent possible, publicly available data from the following sources will be prepopulated to facilitate automated completion of the quantitative components of the assessments:

- [Statistics Canada Census Data](#)
- [CMHC Housing Market Information Portal](#)
- [Statistics Canada Housing Statistics Dashboard](#)
- [CMHC Demographic Projections: Housing Market Insights, June 2022](#)
- [CMHC Proximity Measures Database](#)
- [Housing Assessment Resource Tool Dashboard](#)
- [Canadian Housing Evidence Collaborative – Housing Intelligence Platform](#)

In addition to this data, communities are required to incorporate internal and non-public-facing, non-confidential data into their HNAs in order to more fully capture local contexts and realities as needed.

**Data fields highlighted in yellow identify where municipalities will have to source the data.**

If this data is unavailable at the time of completion of the first HNA, communities are expected to collect these data points for future iterations. Other fields will be pre-populated. Fields marked with an asterisk (\*) indicate data points which are unavailable from the source or suppressed due to low counts.

*Please provide data from the latest census except where otherwise indicated.*

**1.1 Please provide an overview of the methodology and assumptions used to develop this Housing Needs Assessment, using the guidelines above. This should include both quantitative and qualitative methods. Please also identify the publicly available data sources used to complete this assessment beyond the sources listed above, if applicable.**

This Housing Needs Assessment (HNA) combines quantitative and qualitative methods to assess current housing conditions and future needs in the City of Grande Prairie.

### **Quantitative Methods**

Data was collected from publicly available sources, including:

- Statistics Canada Census - demographics, household, and housing characteristics (e.g., population growth, household size, tenure, age structure, and dwelling types from the 2016 and 2021 Census.
- CMHC Housing Market Information Portal - vacancy rates, absorptions, starts, completions, and rental and ownership market indicators for the City of Grande Prairie.
- Alberta Regional Dashboard - City of Grande Prairie
- Alberta Health Services/Health Data - supplemental population and migration indicators, as well as health indicators.
- [Alberta Real Estate Foundation - City of Grande Prairie Monthly Statistics](#)
- [City of Grande Prairie Economic Profile & Data](#)

Analysis included:

- Housing stock composition (single-detached, multi-family, accessory units, etc.)
- Tenure distribution (owner vs renter households)
- Vacancy and rental rate trends
- Median and average housing prices
- Rental affordability benchmarks
- Household incomes and income distribution
- Population growth, age cohorts, and household formation
- Employment and labour force trends correlated with housing demand

The following analytical techniques were used:

- **Trend Analysis**
  - Comparisons showing changes over multiple census periods to identify patterns.
- **Housing Need Gap Analysis**
  - Quantifying the difference between existing housing supply and projected future demand across household types.
- **Scenario Projections**
  - Using demographic and economic forecasts to estimate future housing demand.

- **Affordability Metrics**
  - Utilizing shelter-cost-to-income ratios (households spending >30% of income on housing) to identify affordability challenges.

## **Qualitative Methods**

A review was undertaken of local planning and policy documents to understand existing frameworks and policy goals. The following documents were reviewed:

- **Land Use Bylaw**
  - Regulations and land use designations influencing housing forms and densities.
- **Municipal Development Plan**
  - Policy directions and strategic priorities.
- **City of Grande Prairie Affordable Housing Strategy 2020 - 2030**
  - Local housing strategy objectives, targets, and prior housing needs findings.
- **City of Grande Prairie Point-In-Time Count**
  - Informed by the understanding of homelessness and housing vulnerability in the City.

## **Assumptions**

- 1. Population and Household Growth**
  - Future housing demand is derived from historical population and household formation trends, assuming no sudden demographic changes.
  - Migration patterns are assumed to continue at recent observed rates unless otherwise noted.
- 2. Economic Conditions:**
  - The local economy, including employment in key sectors such as oil and gas, is assumed to experience moderate, steady growth without major downturns or booms.
  - Housing market trends are expected to respond predictably to economic drivers.
- 3. Housing Stock**
  - Existing housing units are assumed to remain available and viable, unless identified as unlivable, slated for redevelopment, or removed from the market.
  - Housing supply is expected to expand according to historical development patterns, subject to municipal land use policies.
- 4. Policy and Regulatory Context:**
  - Current planning and regulatory frameworks are assumed to remain in effect over the assessment period.
- 5. Data Reliability**
  - Publicly available datasets are assumed to be accurate, complete, and representative of actual conditions at the time of collection.

## Limitations

While this assessment uses multiple data sources and analytic methods, several limitations are acknowledged:

### 1. Temporal Limitations

- Census and other population-based datasets provide point-in-time snapshots, which may not capture rapid market or demographic changes.

### 2. Data Gaps

- Rental market data may be incomplete due to underreporting or limited coverage of private rental units.
- Certain housing types, such as secondary suites or informal accommodations, may be underrepresented.

### 3. Projection Uncertainty

- Forecasts of housing demand rely on assumptions about population growth, economic conditions, and household formation rates; unexpected economic shifts or policy changes could alter these projections.

### 4. Market Variability

- Housing affordability, availability, and construction trends may fluctuate in response to regional or global economic factors beyond the scope of this assessment.

### 5. Limited Qualitative Context

- No primary engagement was conducted; insights are based solely on document review and publicly available datasets, which may not capture all community perspectives or emerging local challenges.

**1.2 Please provide an overview of the methodology and assumptions used to engage with stakeholder groups, e.g. non-profit housing organizations, in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations)**

No direct stakeholder or community engagement activities were undertaken to inform the current Housing Needs Assessment. The assessment is based on available secondary data sources, including Census data, data provided by the City, and housing market information. This quantitative analysis provides a high-level overview of demographic trends, housing supply, affordability, and core housing need indicators.

Engagement is planned for Spring/Summer 2026 to inform a Housing Needs Assessment aligned with the 2026 Census data when it is available. The engagement process will include both quantitative and qualitative methods.

One online community survey will be developed and made available to all community members. The City of Grande Prairie will promote and help distribute the survey and collect any paper responses, while the Rural Development Network (RDN) will conduct the analysis. The survey will gather measurable input on housing challenges, needs, and priorities.

In addition, two 1.5-hour in-person community consultation sessions will be held in two community areas selected by the City. These sessions will be open to all community members and promoted by the City. The consultations will provide qualitative insights into lived experiences, housing barriers, and service gaps.

Findings from the survey and consultation sessions will be summarized in a separate “What We Heard” report, which will provide detailed analysis and thematic summaries to inform the final Housing Needs Assessment.

The absence of community engagement means that the current HNA does not incorporate lived experience perspectives, service provider insights, or real-time information about emerging and unmet housing needs. As a result, the findings may not fully capture qualitative factors such as barriers to access, hidden homelessness, cultural considerations, or service delivery gaps. The assessment should therefore be understood as a data-driven and indicative, rather than fully community-informed.

**1.3 Please provide an overview of the methodology and assumptions used to conduct engagement with the priority groups (identified in Section 4) in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please describe who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.**

No direct, primary engagement with priority grounds identified in Section 4 was undertaken specifically for the development of the current Housing Needs Assessment (HNA). The analysis is based on secondary quantitative data sources, including Census data, City datasets, housing market information, and findings from the October 2025 Point-in-Time (PiT) Count. The PiT Count provides anonymized data on individuals experiencing homelessness.

Planned engagement will occur in Spring/Summer 2026 and will include both qualitative and quantitative methods. A Housing and Service Needs Estimation will be conducted, where a coordinated network of partner organizations (municipal services, social service agencies, and community organizations) will administer a 30-day survey to individuals accessing services, particularly those experiencing homelessness. The survey will collect demographic information, housing situation, migration patterns, and service use, with responses anonymized and reported in aggregate.

Additional engagement will include an online survey and two in-person community consultation sessions open to priority populations and other community members. These consultations will provide qualitative insights into lived experiences, barriers, and housing needs, ensuring the future HNA updates incorporate community perspectives alongside quantitative data.

Without input from priority populations, the assessment relies solely on secondary data and established indicators, which provide a population-level view but cannot capture lived experiences. This limits the HNA’s ability to fully reflect the perspectives of individuals facing housing insecurity, seniors, and other vulnerable groups. As a result, qualitative factors such as accessibility challenges, cultural considerations, and gaps in service delivery may not be fully represented. Planned engagement in Spring/Summer 2026 will address these gaps and ensure the future HNA updates integrate both quantitative data and community-informed insights.

## 2. Community Profile and Trends

In this section, communities are expected to tell their housing story through the lenses of their community and household profiles using both qualitative and quantitative data. Communities may structure this information in different ways, including by providing past benchmarks, present figures, future projections, and current growth rates at a local, regional and provincial level.

### **2.1 Please detail the existing municipal housing policy and regulatory context, such as approved housing strategies, action plans and policies within Official Community Plans.**

The City’s housing policy and regulatory context is controlled by a few key plans and strategies:

- Municipal Development Plan
- Land Use Bylaw
- Affordable Housing Strategy 2020 - 2030

#### **Municipal Development Plan**

The Municipal Development Plan is a statutory plan required by the Municipal Government Act that the City Council has adopted as a bylaw. The document provides a framework for directing the location and type of new land uses and development in the City. The policies are meant to reflect the kind of community City residents wish to see in the future and provide direction on how it will be achieved.

It is a long-range planning document that will guide development in the City for the next 20 to 25 years. The Plan was adapted in January 2024.

#### **Land Use Bylaw**

The City’s Land Use Bylaw C-1260 was adopted in 2013 and outlines the rules and regulations for residential development in the City. The bylaw identifies which housing types are allowed in which land use districts, including building-specific requirements such as site coverage, building height, minimum setbacks, densities, and design. Housing types are allowed in a land use district as a permitted use or a discretionary use.

<b>Land Use District</b>	<b>Permitted Residential Uses</b>	<b>Discretionary Residential Uses</b>
Small Lot Residential District - RS	<ul style="list-style-type: none"> <li>● Duplex</li> <li>● Residential Support Home - Type 1</li> <li>● Secondary Suite</li> <li>● Semi-Detached Dwelling</li> <li>● Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>● Backyard Suite</li> <li>● Group Home</li> <li>● Residential Support Home - Type 2</li> </ul>
Restricted Residential District - RR	<ul style="list-style-type: none"> <li>● Residential Support Home - Type 1</li> <li>● Secondary Suite</li> <li>● Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>● Backyard Suite</li> <li>● Group Home</li> <li>● Residential Support Home - Type 2</li> </ul>
General Residential District - RG	<ul style="list-style-type: none"> <li>● Duplex</li> <li>● Residential Support Home - Type 1</li> <li>● Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>● Group Home</li> <li>● Residential Support Home - Type 2</li> </ul>

	<ul style="list-style-type: none"> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>	
Residential Transition District - RT	<ul style="list-style-type: none"> <li>• Duplex</li> <li>• Multi-Attached Dwelling (up to 4 Units)</li> <li>• Residential Support Home - Type 1</li> <li>• Secondary Suite</li> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Building (up to 8 Units)</li> <li>• Backyard Suite</li> <li>• Group Home</li> <li>• Mixed Use Apartment Building</li> <li>• Multi-Attached Dwelling (up to 8 units - street-oriented townhouses)</li> <li>• Residential Conversion</li> <li>• Residential Support Home - Type 2</li> </ul>
Combined Residential District - RC	<ul style="list-style-type: none"> <li>• Apartment Building (up to 12 units)</li> <li>• Duplex</li> <li>• Multi-Attached Dwelling (up to 10 units)</li> <li>• Residential Support Home - Type 1</li> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Group Home</li> <li>• Residential Care Facility (up to 20 units)</li> <li>• Residential Support Home - Type 2</li> </ul>
Medium Density Residential District - RM	<ul style="list-style-type: none"> <li>• Apartment Building</li> <li>• Multi-Attached Dwelling</li> <li>• Residential Support Home - Type 1</li> </ul>	<ul style="list-style-type: none"> <li>• Group Home</li> <li>• Mixed Use Apartment Building</li> <li>• Residential Support Home - Type 2</li> </ul>
High-Density Residential District - RH	<ul style="list-style-type: none"> <li>• Apartment Building</li> <li>• Residential Support Home - Type 1</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed Use Apartment Building</li> <li>• Residential Support Home - Type 2</li> </ul>
Restricted Small Lot Residential	<ul style="list-style-type: none"> <li>• Residential Support Home - Type 1</li> <li>• Secondary Suite</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Group Home</li> <li>• Residential Support Home - Type 2</li> </ul>
Country Residential District - RCRSA	<ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> </ul>	
Manufactured Home Community District - MHC	<ul style="list-style-type: none"> <li>• Manufactured Home</li> <li>• Residential Support Home - Type 1</li> </ul>	
Manufactured Home Subdivision District - MHS	<ul style="list-style-type: none"> <li>• Manufactured Home</li> <li>• Residential Support Home - Type 1</li> </ul>	
Central Commercial District - CC	<ul style="list-style-type: none"> <li>• Apartment Building (minimum 12 units)</li> <li>• Boarding House</li> <li>• Mixed Use Apartment Building</li> <li>• Residential Support Home - Type 1</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Building (up to 11 units)</li> <li>• Group Home</li> <li>• Mixed Use Apartment Building (up to 2 units)</li> <li>• Multi-Attached Dwelling</li> </ul>

		<ul style="list-style-type: none"> <li>Residential Support Home - Type 2</li> <li>Residential Conversion</li> </ul>
General Commercial District - CG	<ul style="list-style-type: none"> <li>Mixed Use Apartment Building</li> </ul>	<ul style="list-style-type: none"> <li>Mixed Use Apartment Building (up to 2 units)</li> </ul>
Commercial Transition District - CT	<ul style="list-style-type: none"> <li>Mixed Use Apartment Building</li> </ul>	<ul style="list-style-type: none"> <li>Mixed Use Apartment Building (up to 2 units)</li> <li>Multi-Attached Dwelling</li> </ul>
Local Commercial District - CL	<ul style="list-style-type: none"> <li>Mixed Use Apartment Building</li> </ul>	<ul style="list-style-type: none"> <li>Mixed Use Apartment Building (up to 2 units)</li> </ul>
Urban Reserve District - UR		<ul style="list-style-type: none"> <li>Manufactured Home</li> <li>Single Detached Dwelling</li> </ul>
Agricultural District - AGRSA	<ul style="list-style-type: none"> <li>Manufactured Home</li> <li>Modular Construction</li> <li>Single Detached Dwelling</li> </ul>	

**Affordable Housing Strategy 2020 - 2030**

The City of Grande Prairie’s Affordable Housing Strategy defines the City’s role in reducing barriers to housing within the community. The Strategy emphasizes improving access to safe, adequate, and suitable housing for low-income households. Its primary goal is to increase the supply of permanent affordable housing units.

The goals of the strategy are the following:

1. Be a catalyst for the provision of affordable housing in the community.
2. Increase the supply of affordable housing.
3. Improve access to market housing.

## 2.2 Community Profile

2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	63,166
	2021	64,141
Population Growth (Number)	Total	975
	Percentage	1.5%
Age (Years)	Average	35
	Median	34
Age Distribution	0 - 14 years	13,975
	15 - 64 years	44,245
	65+ years	5,925
Mobility	Non-movers	51,975
	Non-migrants	7,690
	Migrants	2,550

2.2.2 Demographic Information		
Characteristic	Data	Value
Immigrants	Total	8,360
Non-Immigrants	Total	53,815
Recent Immigrants (2016-2021)	Total	2,615
Interprovincial migrants (2016-2021)	Total	3,770
Indigenous Identity	Total	7,370

### **2.3 How have population changes in your community, as illustrated by the above data, impacted your housing market?**

The population data shows that the City of Grande Prairie experienced modest growth between 2016 and 2021, increasing by 975 people from 63,166 to 64,141 residents. While the growth is small, it still places additional pressure on the housing market, particularly in areas where housing supply does not expand at the same pace.

The age structure of the population also influences housing demand. With a median age of 34 and a large proportion of residents in the 15-64 working age group, this is a strong demand for rental units, starter homes, and family homes. At the same time, the presence of 5,925 residents aged 65 and over may also increase the demand for downsized housing, apartments, and age-friendly or assisted living options.

Migration patterns' future impact on housing demand. The data shows 2,550 migrants, including 2,615 recent immigrants and 3,770 interprovincial migrants between 2016 and 2021. These population groups often rely on the rental market when they first arrive, which increases competition for rental units and contributes to lower vacancy rates and rising rents. The high number of non-movers (51,975) suggests that there is limited housing turnover, which impacts the availability of homes for new residents and affordability.

Overall, population growth combined with migration and a young, working-age demographic has likely increased housing demand faster than supply, placing pressure on both rental and ownership markets. Without sufficient new housing development or diversified housing options, these demographic changes can contribute to affordability challenges within the community.

### ***3. Household Profiles and Economic Characteristics***

This section should provide a general overview of income, housing and economic characteristics of the community being studied. Understanding this data will make it easier to observe the incidence of housing need among different socio-economic groups within the community. Income categories could be used for this analysis and can be completed in accordance with the HART methodology and CMHC data.

Area Median Household Income (AMHI) can be used as the primary basis for determining income brackets (as a percentage of AMHI) and corresponding housing cost ceilings.

This section should also outline the percentage of households that currently fall into each of the income categories previously established. This will allow a better understanding of how municipalities compare to Canadian averages and the proportion of households that fall into each household income category. This will also allow for a better understanding of drop-off levels between total households and the number of units required to meet anticipated need or demand in each category. Housing tenures allow for the comparison of renter and owner-occupied households' experiences and are important for understanding a community's housing context.

Using a stratified, income-based approach to assessing current housing needs can enable communities to target new housing development in a broader, more inclusive and equitable way, resulting in housing that can respond to specific households in core housing need. This is shown in the next section.

### 3.1 Household Profiles

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	23,676
	2021	24,816
Household income (Canadian dollars per year)	Average	113,200
	Median	102,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from Grande Prairie (CA), Alta.	Average	79,300
	Median	69,000
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from Grande Prairie (CA), Alta.	Average	131,000
	Median	122,000
Average household size (Number of members)	Total	2.6
Breakdown of households by size (Number of households)	Total	24,820
	1 person	6,505
	2 persons	7,920
	3 persons	4,195
	4 persons	3,850
	5 or more persons	2,340
Tenant households (Number of households)	Total	8,510
	Percentage	34.3%

<b>3.1.1 Household Income and Profile</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Owner households (Number of households)	Total	16,305
	Percentage	65.7%
Percentage of tenant households in subsidized housing	Percentage	9.6%
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	*
	Percentage	0%
Number of one-parent families	Total	3,185
	Percentage	18.6%
Number of one-parent families in which the parent is a woman+	Total	2,375
Number of one-parent families in which the parent is a man+	Total	810
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	645
	Low (21% – 50% AMHI)	4,230
	Moderate (51 – 80% AMHI)	4,565
	Median (81% - 120% AMHI)	5,880
	High (>120% AMHI)	9,410

**3.2 Please provide context to the data above to situate it within your municipality. For example, is there a significant number of one-parent families? Are owner household incomes far surpassing tenant household incomes?**

Between 2016 and 2021, the total number of households grew from 23,676 to 24,816, marking an increase of 1,140 households. This steady growth reflects moderate population expansions, driven by ongoing economic opportunities in sectors such as energy, construction, and trades, which attract both families and single workers to the City.

The average household size of 2.6 persons indicates that the City is largely composed of small to medium-sized families. The distribution of household types reinforces this trend: two-person households (7,920) and one-person households (6,505) together account for 58% of all households. This prevalence of smaller households may reflect several local dynamics: an aging population with seniors living alone, young adults and couples delaying children, or transient workers moving to the City for employment without establishing larger families.

Homeownership remains a dominant feature of the local housing market. Of the 24,820 households, 65.7% are owner-occupied, while 34.3% are tenants. Owner households have substantially higher average incomes (\$131,000) compared to tenant households (\$79,300). This disparity reflects local housing market barriers, where down payments and property prices may limit access for lower-income residents, and the fact that tenants are often younger, temporary, or working in less stable positions.

Out of tenant households, 9.6% live in subsidized housing, indicating persistent affordability challenges. This is compounded by the local economy's ties to energy and resource sectors, which can create boom-and-bust cycles in housing demand and rental rates.

Family composition also highlights social trends in the City. There are 3,185 single-parent families, representing 18.6% of all families, with 2,375 led by women. This gender imbalance mirrors broader societal patterns, where women more frequently serve as primary caregivers, and in the City, this can be amplified by the economic pressures of high housing costs and childcare demands.

Income distribution shows that households are concentrated in higher-income categories: 9,410 households earn above 120% of the area's median income. In contrast, 645 households fall in the "very low" income category, and 4,230 in the "low" category. This pattern suggests that the City's economic base is relatively prosperous, but lower-income renters and single-parent families continue to face affordability strain.

In summary, the City demonstrates moderate household growth, small-to-medium household sizes, and a strong culture of homeownership. Local economic and demographic factors such as a resource-driven job market, young and transient residents, and an aging population shape these trends. However, clear divides persist: income disparities between owners and renters, socioeconomic pressures on female-led single-parent families, and limited access to affordable housing highlight areas for municipal policy attention and social support.

These trends and their implications will be explored further through community engagement planned for Spring and Summer 2026, providing residents the opportunity to share their experiences and priorities related to housing, income, and household needs.

## Key Takeaways

- Between 2016 and 2021, the total number of households grew from 23,676 to 24,816, marking an increase of 1,140 households.
- The average household size is 2.6, suggesting that the City of Grande Prairie is dominated by small to medium-sized families.
- Most households are two-person (7,920) or one-person (6,505); they account for 58% of all households.
- Owner households earn significantly more (average \$131,000) than tenant households (\$79,300).
- Out of 24,820 households, 65.7% are owners and 34.3% are tenants.
- 9.6% of tenant households live in subsidized housing, signalling persistent affordability challenges.
- There are 3,185 one-parent families, making up 18.6% of all families. 2,375 of these one-parent families are led by women.
- Households are concentrated in the higher-income categories, with 9,410 households earning above 120% of the area's median income. 645 households fall in the “very low” category and 4,230 in “Low”.

**3.3 Suppression of household formation (e.g., younger people living with their parents due to affordability pressures) and housing demand (e.g., “driving until you qualify”) can both indicate strained local housing market conditions. Please provide any data or information that speaks to how suppression of the formation of new households and suppression of housing demand have impacted your community since 2016, and how projected formation patterns are expected to be impacted over the next 5 to 10 years. Please indicate methods used to determine expected household formation, such as calculating headship rates broken down by specific age estimate impacts.<sup>1</sup>**

The data in Tables 3.3.1 and 3.3.2 were produced by the Housing Assessment Resource Tools (HART) and follow the methodology outlined in the HART [Methodology Guide](#).

3.3.1 Household Formation						
HH* Head Age Category	2016			2021		
	Pop.	Headship Rate (%)	HHs*	Pop.	Headship Rate (%)	HHs*
15 to 24	8,700	19.5%	1,700	7,920	16.5%	1,305
25 to 34	13,380	47.9%	6,410	11,380	50%	5,695
35 to 44	9,685	55.6%	5,385	10,945	56.8%	6,220
45 to 54	7,410	58.1%	4,305	7,490	58.1%	4,355
55 to 64	5,770	58.1%	3,355	6,525	57.7%	3,765
65 to 74	2,525	63.6%	1,605	3,700	59.3%	2,195
75 to 84	1,310	50%	655	1,500	65.3%	980
85 plus	675	39.3%	265	720	42.4%	305

\*Household/Households

**Key Takeaways:**

- Household formation among younger adults (15-34) has declined, despite population growth in some cohorts, indicating affordability pressures or “suppressed household formation.”
- Older age groups (35+) saw an increase in households, often due to aging into retirement and forming independent households.

---

<sup>1</sup> We recognize that some municipalities may not have this data available at the time of completion, but encourage them to do their best in addressing this question. Municipalities will be expected to build this expertise in subsequent iterations of their Housing Needs Assessments.

### 3.3.2 Household suppression

HH* Head Age Category	2006 Actual		2021 Actual		2021 Household Suppression		
	Pop.	HHs*	Pop.	HHs*	Headship Rate (%, 2006)	Potential HHs* (2021)	Suppressed HHs* (2021)
15 to 24	8,910	1,835	7,920	1,305	20.6%	1,631.1	326.1
25 to 34	9,155	4,685	11,380	5,695	51.2%	5,823.6	128.6
35 to 44	7,085	3,755	10,945	6,220	53%	5,800.8	0
45 to 54	6,060	3,470	7,490	4,355	57.3%	4,288.8	0
55 to 64	2,940	1,670	6,525	3,765	56.8%	3,706.4	0
65 to 74	1,545	1,000	3,700	2,195	64.7%	2,394.8	199.8
75 plus	1,370	905	2,220	1,285	66.1%	1,466.5	181.5
<b>Total</b>							<b>836.1</b>

\*Household/Households

#### Key Takeaways:

- The largest suppression is among the 15-24 age group, with 326 “missing households”, suggesting many young adults continue to live with parents.
- Some suppression occurs in older cohorts (65-74, 75+), likely reflecting economic constraints or preferences for multi-generational living.
- The 25-34 age group shows moderate suppression (129 households), potentially reflecting challenges entering the housing market.

#### Possible Implications for Housing Demand

- Suppressed formation in young adults may mean delayed independent household creation, reducing near-term demand for entry-level housing, but could create pent-up demand as affordability improves.
- Aging populations (65+) contribute to increased demand for downsized or assisted living options.

#### Local Context:

- The suppression of Young Adults (15-34) highlights the local affordability pressures, such as low rental vacancy and rising rents, which means many young adults remain in parental homes.
- Entry-level housing scarcity directly supports the suppression of Young Adults.

- There is no suppression seen in Middle-aged Adults (35-64), which reflects established homeowners in the City.
- Local growth in multi-unit housing may accommodate downsizing, supporting stable or slightly growing household numbers.

These trends and their implications will be explored further through community engagement planned for Spring and Summer 2026, providing residents the opportunity to share their experiences and priorities related to housing, income, and household needs.

### 3.4 Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	36,645
Number of workers by industry (Top 10 only)	Retail trade	5,050
	Health care and social assistance	4,320
	Mining, quarrying, and oil and gas extraction	3,750
	Construction	3,505
	Accommodation and food services	2,835
	Other services (except public administration)	2,115
	Transportation and warehousing	1,970
	Educational services	1,935
	Professional, scientific and technical services	1,880
	Manufacturing	1,650
Unemployment rate and participation rate (Percent)	Unemployment rate	11.9%
	Participation rate	74.4%
All classes of workers (Number)	Total	35,795
Employees (Number)	Total	31,670
Permanent position (Number)	Total	27,030
Temporary position (Number)	Total	4,645

<b>3.4.1 Economy and Labour Force</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Fixed term (1 year or more, Number)	Total	1,390
Casual, seasonal or short-term position (less than 1 year, Number)	Total	3,255
Self-employed (Number)	Total	4,120
Number of commuters by commuting destination	Within a census subdivision	18,135
	To a different census subdivision	4,055
	To different census divisions	340
	To another province/territory	180
Number of commuters by main mode of commuting for the employed labour force with a usual place of work or no fixed workplace address	Car, truck or van	27,365
	Public transit	420
	Walked	785
	Bicycle	175
	Other method	420

### **3.5 How have labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?**

Labour conditions in Grande Prairie strongly influence housing demand and supply because the local economy relies on cyclical and seasonal industries such as oil and gas, forestry, and agriculture. As a regional reemployment hub, the city attracts workers through informal networks; however, they arrive without secured jobs or experience layoffs shortly after arrival. Seasonal slowdowns, particularly during the “spring breakup” period, in the oil and gas sector lead to predictable reductions in income, creating uneven housing demand and increasing reliance on flexible rental arrangements and shared housing rather than long-term leases and homeownership.

This combination of labour-driven migration and economic volatility produces a housing market in which demand rises quickly when employment is available, while many households still require stable and affordable housing options due to insecure work patterns. Recent national developments, including federal agreements to roll back certain climate regulations to encourage energy investment while advancing industrial carbon pricing and carbon capture initiatives, demonstrate how policy shifts can rapidly alter local employment expectations, and in turn housing demand.<sup>2</sup>

At the same time, ongoing population growth continues to raise baseline housing demand. Together, these factors contribute to tight rental markets, limited affordable housing, and increased housing insecurity.

These trends will be explored further through community engagement planned for Spring and Summer 2026, providing residents the opportunity to share their experiences and priorities related to housing, income, and household needs.

### **3.6 Households in Core Housing Need**

A household is considered to be in core housing need if it meets two criteria:

1. A household is below one or more of the national adequacy, suitability and affordability standards; and,
2. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Housing is considered to be affordable when housing costs less than 30% of before-tax household income. Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs. Determining the percentage of core housing need would facilitate comparison with forecasts of population growth and household formation, in turn enabling more accurate projection of anticipated housing needs broken down by different factors such as income, household size and priority population, as explained below. It is important to note that official measures of those in core housing need exclude key groups, including those experiencing homelessness, students living independently of their guardians, people living in

---

<sup>2</sup> Reuters, “Canada rolls back climate rules in energy deal with Alberta,” *MarketScreener*, November 27, 2025, <https://www.marketscreener.com/news/canada-drops-emissions-cap-for-oil-and-gas-sector-in-agreement-with-alberta-ce7d51dad8af222>

congregate housing, and migrant farm workers. This means that core housing need figures may underestimate overall housing need. Due to this, communities should also strive to include as much information as possible about these groups in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

**The following section includes data from the Housing Assessment Resource Tool ([Housing Needs Assessment Tool | Housing Assessment Resource Project](#))**

*Income Categories and Affordable Shelter Costs:*

<b>3.6.1 Income Categories and Affordable Shelter Costs</b>		
<b>Income Category, relative to Area Median Household Income (AMHI)</b>	<b>Annual Household Income (Canadian Dollars per Year)</b>	<b>Affordable Shelter Cost (Canadian Dollars per Month)</b>
Very Low Income (20% or less of AMHI)	<= \$20,400	<= \$510
Low Income (21% to 50% of AMHI)	\$20,400 - \$51,000	\$510 - \$1,275
Moderate Income (51% to 80% of AMHI)	\$51,000 - \$81,600	\$1,275 - \$2,040
Median Income (81% to 120% of AMHI)	\$81,600 - \$122,400	\$2,040 - \$3,060
High Income (121% or more of AMHI)	>= \$122,401	>= \$3,061

- Households in the “Very Low” and “Low” categories are the most vulnerable to housing insecurity, as their affordable shelter costs are relatively low compared to actual market rents.

*Percentage of Households in Core Housing Need, by Income Category and Household Size:*

<b>3.6.2 Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size</b>						
<b>Income Category</b>	<b>Affordable Shelter Cost (Canadian Dollars per Month)</b>	<b>1 Person HH</b>	<b>2 Person HH</b>	<b>3 Person HH</b>	<b>4 Person HH</b>	<b>5+ Person HH</b>
<b>Very Low Income (20% or less of AMHI)</b>	<= \$510	89.4%	10.6%	0%	0%	0%
<b>Low Income (21% to 50% of AMHI)</b>	\$510 - \$1,275	58.9%	26.2%	8.4%	3.7%	2.8%
<b>Moderate Income (51% to 80% of AMHI)</b>	\$1,275 - \$2,040	0%	0%	25%	33.3%	41.7%
<b>Median Income (81% to 120% of AMHI)</b>	\$2,040 - \$3,060	*	*	*	*	*
<b>High Income (121% or more of AMHI)</b>	>= \$3,061	*	*	*	*	*

2021 Affordable Housing Deficit:

3.6.3 2021 Affordable Housing Deficit by Household (HH)						
Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH
Very Low Income (20% or less of AMHI)	<= \$510	210	25	0	0	0
Low Income (21% to 50% of AMHI)	\$510 - \$1,275	1,270	565	180	80	60
Moderate Income (51% to 80% of AMHI)	\$1,275 - \$2,040	0	0	30	40	50
Median Income (81% to 120% of AMHI)	\$2,040 - \$3,060	0	0	0	0	0
High Income (121% or more of AMHI)	>= \$3,061	0	0	0	0	0
<b>Total</b>		<b>1,475</b>	<b>590</b>	<b>220</b>	<b>120</b>	<b>110</b>

- Single-person households face the largest housing deficit, with a deficit of 1,475 units. This is more than double the deficit of 2-person households.
- The deficit decreases as household size increases, except for moderate-income larger households, which show some unmet need.

### 3.6.4 Households in Core Housing Need

Characteristic	Data	Value
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	5,540
	Percentage	22.4%
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	2,405
	Percentage	9.9%
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	2,925
	Percentage	34.6%
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	1,695
	Percentage	7%
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	2,615
	Percentage	16.1%
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	705
	Percentage	2.9%
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	1,230
	Percentage	5%
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	270
	Percentage	1.1%
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	475
	Percentage	5.6%
Adequacy – Tenant households in dwellings requiring major	Total	185

3.6.4 Households in Core Housing Need		
Characteristic	Data	Value
repairs and in core need (# and %)	Percentage	0.8%
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	765
	Percentage	4.7%
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	85
	Percentage	0.3%
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	985
	Percentage	4%
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	145
	Percentage	0.6%
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	610
	Percentage	7.2%
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	130
	Percentage	0.5%
Suitability – Owner households in unsuitable dwellings (# and %)	Total	380
	Percentage	2.3%
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	15
	Percentage	0.1%
Total households in core housing need	Total	2,520
Percentage of tenant households in core housing need	Percentage	21.5%

3.6.4 Households in Core Housing Need		
Characteristic	Data	Value
Percentage of owner households in core housing need	Percentage	4.7%

**Overall Core Housing Need**

- Total households in core housing need: 2,520 households
- Percentage of tenant households in core need: 21.5%
- Percentage of owner households in core need: 4.7%

This shows that tenants are disproportionately affected by core housing issues compared to owners.

**Affordability Observations:**

- Affordability issues are more prevalent among tenants than owners.
- Almost 1 in 3 tenants spend 30% of their income on housing.

**Adequacy Observations:**

- Fewer households face adequacy issues compared to affordability.
- Tenants are slightly more affected than owners.

**Suitability Observations:**

- Suitability problems are more common among tenants.
- Only a small fraction of households in unsuitable housing are considered in core need.

**Key Insights**

- Affordability is the largest driver of core housing need.
- Tenants face significantly higher risks of core housing need than owners in all categories.
- Adequacy and suitability affect fewer households, but still represent vulnerable populations.

These trends will be explored further through community engagement planned for Spring and Summer 2026, providing residents the opportunity to share their experiences and priorities related to housing, income, and household needs.

#### **4. Priority Groups**

There are 12 groups that CMHC defines as priority populations for affordable homes: groups who face a proportionally far greater housing need than the general population. There is also a 13th group, women-led households and specifically single mothers, implied in the National Housing Strategy, which targets 33% (with a minimum of 25%) of funding going to housing for women-led households. Priority population groups are:

- Women and children fleeing domestic violence.
- Women-led households, especially single mothers
- Seniors 65+
- Young adults aged 18-29
- Indigenous Peoples
- Racialized people
- Recent immigrants, especially refugees
- LGBTQ2S+
- People with physical health or mobility challenges
- People with developmental disabilities
- People dealing with mental health and addiction issues
- Veterans
- People experiencing homelessness

Census data does not disaggregate core housing need data by all priority populations, including veterans, individuals who identify as LGBTQ2S+, survivors of domestic violence, and individuals experiencing homelessness. Many households may have members in multiple priority categories, which may also not be represented in the data. With these limitations in mind, information on housing needs by priority population would help develop inclusive housing policies.

**4.1 What information is available that reflects the housing needs or challenges of priority populations in your community? If data is available, please report on the incidence of core housing need by CMHC priority population groups in your community. If no quantitative data are available, please use qualitative information to describe the need for these priority populations.**

<b>4.1.1 Core Housing Need (CHN) by CMHC Priority Groups</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
All households experiencing CHN	Total (Households)	2,515
	Percentage (of all households)	10.4%
CHN in households with women and/or children fleeing domestic violence	Total (Households)	No data available
	Percentage (of priority group)	No data available
CHN in households led by women	Total (Households)	1,525
	Percentage (of priority group)	15.7%
CHN in households led by single mothers	Total (Households)	470
	Percentage (of priority group)	22.9%
CHN in households led by senior(s) aged 65-84	Total (Households)	655
	Percentage (of priority group)	19%
CHN in households led by senior(s) aged 85+	Total (Households)	115
	Percentage (of priority group)	38.3%
CHN in households led by young adult(s) aged 18-29	Total (Households)	420
	Percentage (of priority group)	11.5%
CHN in Indigenous-led households	Total (Households)	430
	Percentage (of priority group)	12.2%

<b>4.1.1 Core Housing Need (CHN) by CMHC Priority Groups</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
CHN in visible minority-led households	Total (Households)	305
	Percentage (of priority group)	8.4%
CHN in Black-led households	Total (Households)	85
	Percentage (of priority group)	18.7%
CHN in new-immigrant-led households	Total (Households)	45
	Percentage (of priority group)	6.3%
CHN in refugee-led households	Total (Households)	80
	Percentage (of priority group)	22.2%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s) or Non-Binary member(s)	Total (Households)	35
	Percentage (of priority group)	20%
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	595
	Percentage (of priority group)	9.3%
CHN in households with member(s) with developmental disabilities	Total (Households)	420
	Percentage (of priority group)	8.7%
CHN in households with member(s) dealing with mental health and addiction issues	Total (Households)	205
	Percentage (of priority group)	6.5%

<b>4.1.1 Core Housing Need (CHN) by CMHC Priority Groups</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
CHN in households with Veteran member(s)	Total (Households)	50
	Percentage (of priority group)	10.1%
CHN in people experiencing homelessness	Total (people)	Please see 4.2 for a breakdown of the homelessness situation.
	Percentage (of priority group)	

**4.2 Please describe the incidence and severity of homelessness in your community, including an estimated number of individuals and/or families experiencing homelessness (hidden, visible, chronic, living in encampments, and episodic). If available, please include recent Point-in-Time counts.**

The **Community Homelessness Report (CHR)** is the federal reporting requirement through Reaching Home. It tracks homelessness using shelter and service data and helps show both short-term and long-term trends.

People experiencing homelessness for at least one day in the month

***Overall, monthly homelessness has decreased since 2020, but it still fluctuates.***

<b><i>Month</i></b>	<b><i>People experiencing homelessness at least one day</i></b>
<i>March 2020</i>	248
<i>March 2021</i>	157
<i>March 2022</i>	134
<i>March 2023</i>	133
<i>March 2024</i>	189
<i>March 2025</i>	157

***People experiencing homelessness for at least one day in the year***

Even though the monthly numbers improved compared to 2020, the yearly number has increased recently, meaning more people are cycling into homelessness at some point during the year.

<b><i>Year</i></b>	<b><i>People experiencing homelessness at least one day</i></b>
2019–20	546
2020–21	472
2021–22	419
2022–23	363
2023–24	468
2024–25	617

***Inflow (newly identified people)***

Inflow has increased, meaning more people are newly entering homelessness.

<b><i>Year</i></b>	<b><i>People newly identified</i></b>
2021–22	104
2022–23	56
2023–24	130
2024–25	123

### **Chronic homelessness**

Chronic homelessness has fluctuated but remains consistently high, showing the severity of homelessness for a significant group.

<b>Year</b>	<b>People experiencing chronic homelessness at least one day</b>
2021–22	166
2022–23	119
2023–24	181
2024–25	158

### **Point-in-Time (PiT) Count results**

PiT counts provide a snapshot of homelessness on a single night and are commonly used to estimate unsheltered and sheltered homelessness.

<b>PiT Year</b>	<b>People counted</b>
2014	166
2016	127
2018	228
2024	387
2025	321

The 2025 total includes individuals identified through public health and corrections. On the night of the PiT count (October 9, 2025), 4 individuals were at Grande Prairie Regional Hospital, and 22 individuals were identified within the corrections system.

Overall, the PiT results show that homelessness in Grande Prairie has increased substantially over time, particularly when comparing 2014–2018 to 2024–2025.

### **Hidden homelessness (captured only during survey years)**

Hidden homelessness can only be measured during a survey year because it requires direct outreach and surveying rather than observation. The most recent PiT count with survey data was 2024.

Grande Prairie has made efforts to better identify hidden homelessness, including outreach routes focused on people staying with others or living in motels. For example, outreach teams counted 32 people experiencing hidden homelessness along a dedicated hidden homelessness route.

Overall, hidden homelessness remains difficult to measure accurately because people in these situations often do not access services or gather in locations typically included in standard counts.

**4.3 Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).**

Homelessness in Grande Prairie is influenced by several community-specific factors, particularly those tied to employment-based migration and the limited availability of stable, affordable housing.

A key contributing factor is the city's role as a regional employment hub for oil and gas and related industries. People often travel to Grande Prairie for work opportunities through word of mouth or informal recruitment, but some arrive and are unable to secure employment or experience layoffs shortly after arriving. Without stable income or housing connections, these individuals may become at risk of homelessness or remain in the community while trying to find work, adding pressure to emergency shelters and short-term housing options.

Homelessness pressures are also influenced by population growth connected to the Rural Renewal Stream, which brings newcomers to Grande Prairie to fill labour needs. While this program supports workforce development, it can also increase demand for affordable rental housing, and some individuals may face housing instability if employment arrangements change or if suitable housing is not available upon arrival.

In addition to employment and migration-related factors, sudden housing loss events have also contributed to homelessness locally. A recent fire at Margaret Edgson Manor, a residential building providing low-income housing, displaced residents who were already financially vulnerable. This type of emergency can quickly push households into homelessness or housing insecurity, particularly when there are limited alternative affordable units available in the community.

**4.4 Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, number of transitional beds available). If possible, please indicate whether capacity levels are commensurate with need. There will be an opportunity to provide information on local permanent solutions and resources further down.**

Grande Prairie's most recent Point-in-Time (PiT) enumeration provides a snapshot of the temporary and emergency relief resources available in the community, including both the number of beds and the number of beds in use during the enumeration period. This helps show not only what exists on paper, but what capacity is actually operating.

### ***Sheltered locations (emergency shelters and domestic violence shelters)***

Based on the PiT enumeration, Grande Prairie has:

- 117 emergency shelter beds
- 51 domestic violence shelter beds

These shelter resources include a mix of standard emergency beds and specialized overflow and intox-related spaces, such as Wapiti House overflow intox beds for both men and women. This indicates the system is also responding to immediate crisis needs, not only general shelter demand.

However, the enumeration also shows that available beds are not always fully usable due to operational constraints. For example, the Grande Prairie Youth Emergency Shelter Society (Sunrise House) noted that about half of its shelter beds were not being used because there is not enough funding for staff positions to operate at full capacity. This means the community's "bed count" can overstate real capacity if staffing and funding are limiting intake.

### ***Transitional housing***

The PiT enumeration identifies 116 transitional housing beds across multiple providers, including programs connected to longer-term stabilization such as second-stage housing and treatment-focused transitional housing.

### ***Capacity compared to need***

Overall, Grande Prairie has a range of emergency shelter beds, domestic violence shelter beds, overflow/intox-related beds, and transitional housing options. However, the enumeration data and notes show that capacity is not always commensurate with need, because some beds cannot be fully activated or staffed, and overflow or seasonal resources may be relied on when pressures increase.

**4.5 Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNA.**

**Senior Housing**

Grande Spirit Foundation is the main provider of affordable housing options for seniors in Grande Prairie. They offer affordable, independent senior living, seniors' enhanced apartments, lodges and continuing care. Grande Spirit Foundation provides regional housing; therefore, the data provided does not solely reflect the City of Grande Prairie. The following data is based on their waitlists as of January 26th, 2026.

For Jan 26 2026	Seniors		Enhanced Apts	Seniors Totals	Family Housing		Family Totals	Grand Total
	Lodges	Apts			Social	Affordable		
Total Households	84	167	50	301	454	152	606	907
Total People	107	193	62	362	903	297	1200	1562
Average Age	80	79	80	80				
Average Age Head of Household					49	49	49	
Average Income	\$55,892	\$36,378	\$46,540	\$43,851	\$14,357	\$37,998	\$20,119	
Average # Children					2.2	1.8	2.1	
Having Employment Income					217	174	391	
Single Parent Family					405	113	518	
Some Disability		2		2	344	106	450	452

The chart below shows the numbers for the Senior Lodges and Senior Self-Contained Apartments.

	# Units	# Empty	Present Occ.	Move In	Move Out	Moves YTD
Seniors Lodge	477	34	491	27	24	51
Seniors Social Apartments	305	11	300	9	6	15

**Student Housing**

Northwestern Polytechnic is a college in the City of Grande Prairie that offers on-campus housing for students. The information below was provided by Northwestern Polytechnic regarding current student housing availability as of January 2026. The college has a total of 371 rooms, with 354 currently occupied. Of those occupied rooms, 256 are housing female students, and 98 are housing male students.

There are 14 rooms currently vacant. For male dorms, there are seven rooms vacant, of which four are currently available, and three are reserved for upcoming apprentice or summer terms.

For female dorms, there are also seven vacant, with two currently available and five already reserved.

In addition, there are three gender-neutral units designated by mutual agreement of tenants. At this time, there is one female student on the waitlist. Previously, there were approximately six to seven female applicants on the waitlist; however, they have since secured alternate housing and cancelled their waitlist positions.

Northwestern Polytechnic also has one unit reserved exclusively for staff use or emergencies. The college does not assist with securing alternate housing elsewhere in the city.

### **Additional Housing Information**

In June 2025, there was a large apartment fire in Grande Prairie, and the displacement of residents has significantly worsened the City's already tight housing situation. The building was 70 units, which provided affordable housing and 16 wheelchair-accessible units. The fire displaced dozens of residents, many of whom struggled to find alternative accommodations due to low vacancy rates, rising rents, and limited availability of affordable housing. Emergency supports and temporary accommodations were provided immediately after the fire, but long-term solutions remain difficult. The situation has intensified calls for more housing development and coordinated planning to address ongoing housing pressures.

## **5. Housing Profile**

### **5.1 Key Trends in Housing Stock:**

This section should tell a story of housing changes over time in a community through trends in the net change of affordable or below-market housing. This should be expressed through illustrations of net losses or net gains in affordable and non-market housing over the previous three census periods.

### **5.2 Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, infrastructure, transportation, climate impacts, and migration. Please include any long-term housing challenges the community has faced:**

Housing in Grande Prairie has historically been shaped by the community's role as a regional hub for employment and services, with housing demand closely tied to economic conditions, migration, and changing household needs over time.

#### **Employment growth and economic development**

Grande Prairie's housing market has long been influenced by economic cycles. Periods of growth have tended to increase housing costs and demand, while economic slowdowns have increased vacancies and lowered rents. This volatility has made housing less stable for lower-income households and has also created risk for large multi-family housing projects during downturns<sup>3</sup>. The City has also recognized the impact of a "shadow population," meaning people who come to Grande Prairie for extended work periods while maintaining a permanent home elsewhere. This can significantly increase housing demand and add pressure to rental availability during strong employment periods.

#### **Infrastructure, land use, and housing supply**

The type of housing available in Grande Prairie has also been shaped by planning and development patterns. The City's Affordable Housing Strategy emphasizes reducing regulatory barriers and improving development processes to support more affordable housing options. Long-term efforts have also focused on increasing housing diversity through "missing middle" housing, including townhomes and small multi-unit buildings that can offer more attainable rental and ownership choices than single detached homes alone.

#### **Transportation and mobility (Transit Access Program)**

Transportation access has influenced housing stability in Grande Prairie because many low-income households rely on public transit to reach employment, services, and housing supports. The City of Grande Prairie's Transit Access Program provides a 50% subsidy on the monthly Grande Prairie Transit SUPERPASS for qualifying residents. Eligibility is based on household income not exceeding the Low-Income Cut-Off (LICO) established by Statistics Canada plus 30%. AISH recipients also qualify for a \$10.25 monthly transit SUPERPASS

---

<sup>3</sup> City of Grande Prairie, *Affordable Housing Strategy 2020–2030* (Grande Prairie: City of Grande Prairie, 2020), 10–11.

available through City Hall. This program supports housing stability by reducing transportation barriers that can contribute to housing insecurity.<sup>4</sup>

### **Climate impacts and long-term resilience**

Grande Prairie's housing system has increasingly been shaped by climate-related disruption, particularly through more severe wildfire seasons. In recent years, wildfires and evacuation events have displaced people from surrounding regions, and Grande Prairie has functioned as a receiving community for individuals and families seeking safety and temporary shelter. This has included people evacuating from areas such as Jasper and the Northwest Territories, contributing to an influx of residents needing short-term housing and emergency support. These climate-driven movements can quickly increase demand for hotels, rentals, shelter spaces, and transitional housing, and can place additional strain on a housing system that already faces affordability and availability challenges for low-income households.

### **Migration and population change**

Migration has been a major factor influencing housing demand in Grande Prairie. Regional analysis notes that population growth slowed between 2016 and 2021, but record-breaking migration to Alberta in 2022 and 2023 suggests Grande Prairie's growth may rebound, increasing demand for housing, especially rentals.<sup>5</sup> Grande Prairie also holds the majority of the region's multi-family rental housing, meaning population growth and migration pressures are often concentrated in the city's rental market.

### **Long-term housing challenges**

A long-term challenge in Grande Prairie has been ensuring enough affordable rental housing is available, especially during periods of economic growth and migration. The City's Affordable Housing Strategy identifies that approximately 20% of households are in housing that is not affordable for them. The Grande Spirit Foundation Housing Needs Assessment confirms that core housing needs in Grande Prairie are concentrated among renters and are overwhelmingly driven by affordability pressures rather than overcrowding or major repair needs. It also identifies persistent gaps in the housing system, including shortages of smaller purpose-built rental units for individuals and couples, and shortages of 2–3 bedroom market rental units for families.

---

<sup>4</sup> City of Grande Prairie, "Grande Prairie Transportation Program (Transit Access Program)," accessed January 16, 2026.

<sup>5</sup> Grande Spirit Foundation, *Housing Needs Assessment: 2023 Update* (Grande Prairie: Grande Spirit Foundation, 2023), 44-47.

<b>5.2.1 Housing Units: Currently Occupied/Available</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Total private dwellings	Total	24,815
Breakdown by structural types of units (number of units)	Single-detached	15,280
	Semi-detached	1,760
	Row house	1,085
	Apartment/flat in a duplex	1,110
	Apartment in a building that has fewer than 5 storeys	4,580
	Apartment in a building that has 5 or more storeys	160
	Other single attached	10
	Movable dwelling	835
Breakdown by size (number of units)	Total	24,815
	No bedrooms	155
	1 bedroom	1,980
	2 bedrooms	5,145
	3 bedrooms	8,045
	4 or more bedrooms	9,490
Breakdown by date built (number of units)	Total	24,815
	1960 or before	1,205
	1961 to 1980	5,465
	1981 to 1990	2,280
	1991 to 2000	3,945
	2001 to 2005	3,345

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
	2006 to 2010	4,190
	2011 to 2015	2,980
	2016 to 2021	1,405
Rental vacancy rate (Percent)	Total	13.2%
	Bachelor	9.3%
	1 bedroom	6.8%
	2 bedrooms	15.6%
	3 bedrooms+	16%
Number of primary and secondary rental units	Primary	4,219
	Secondary	4,236
Number of short-term rental units <sup>6</sup>	Total	440 (This number was pulled from the 2024 Short-Term Rentals in the Canadian Housing Market)

<sup>6</sup> <https://www150.statcan.gc.ca/n1/pub/11-621-m/11-621-m2024010-eng.htm>

**5.3 In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.**

Between 2016 and 2021, the City saw a net loss of 615 affordable housing units. While 110 new affordable units were built during this period, approximately 725 units were lost, resulting in a significant decline in options for low-income households.

The decline reflects a combination of local market dynamics and structural factors:

- Grande Prairie continues to function as a regional service and employment hub, and demand for housing has increased. Stronger market conditions can place pressure on rents and property values, reducing the number of units affordable to low-income residents.
- The 70-unit Margaret Edgson Manor was damaged in a fire in June 2025, displaced 67 individuals.
- Rising land, labour, and material costs make new affordable rental development financially challenging without subsidies or incentives.

The net loss of affordable housing has direct and compounding impacts at the community scale:

- More low-income households are likely spending 30% or more of their income on shelter, limiting their ability to afford other essentials.
- Reduced supply increases competition for lower-cost units, raising the likelihood of displacement, overcrowding, or housing insecurity.
- Demand for emergency shelters, transitional housing, rental assistance, and social supports may increase as affordability pressures intensify.
- Limited affordable options can affect the ability of employers to attract and retain workers.

Addressing the net loss of affordable units requires both preservation of existing lower-cost housing and strategies to stimulate new supply.

<b>5.3.1 Change in Units Affordable to Low-Income Households<sup>7</sup></b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Affordable units built (number of units)	2016 to 2021	110
Change in the number of affordable units built before 2016 (number of units)	2016 to 2021	-725
Change in the number of affordable units (number of units)	2016 to 2021	-615

<sup>7</sup><https://hart.ubc.ca/federal-hna-template/>

**5.4 How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?**

Average rent in the community has risen overall from \$984 in 2016 to \$1,186 in 2023, an increase of about 20%, despite some short-term declines. Rents grew the most between 2017 and 2019 and again after 2021, while a small decrease occurred during the pandemic due to economic uncertainty.

In Grande Prairie, the employment volatility of the oil, gas, and forestry sectors helps explain the fluctuations shown in Table 5.4.1.

- Events such as the COVID-19 pandemic compounded existing volatility in the resource sector, leading to layoffs, reduced working hours, and increased reliance on income supports. As a result, rental demand softened, and the pressure on rents temporarily eased.
- In contrast, periods of stronger economic activity and renewed labour demand in the region lead to employment growth and migration. This increases competition for available rental units, placing pressure on rents and contributing to higher housing costs.

Low vacancy rates and limited supply further amplify these economic cycles. When employment rebounds, demand for rental units rises quickly, but new housing development does not occur at the same pace. This imbalance contributes to sharper rent increases in growth years, as reflected in the table.

5.4.1 Average Rent by Year		
Characteristic	Data	Value
Average Monthly Rent (number, by year)	2016	984
	2017	978
	2018	1,084
	2019	1,143
	2020	1,141
	2021	1,087
	2022	1,106
	2023	1,186
Change in Average Monthly Rent (percent, by year)	2016-2017	-0.6%
	2017-2018	10.8%
	2018-2019	5.4%
	2019-2020	-0.2%

5.4.1 Average Rent by Year		
Characteristic	Data	Value
	2020-2021	-4.7%
	2021-2022	1.7%
	2022-2023	7.2%

**5.5 How have vacancy rates changed over time? What factors have influenced this change?**

Rental Vacancy rates between 2016 and 2023 show significant fluctuation rather than a steady trend, reflecting the region’s resource-based economy.

- 2016 (22%)
  - The high vacancy rate suggests an oversupply of rental units, likely following earlier energy-sector expansion and subsequent economic slowdown. When oil and gas activity declines, out-migration and job losses reduce housing demand, leaving more units vacant.
- 2017-2019
  - Vacancy rates dropped sharply and stabilized as economic conditions improved and housing supply better aligned with demand. Increased employment and migration into the City tighten the rental market.
- 2020-2021
  - Vacancy rates rose significantly during COVID-19. Public health restrictions, job disruptions, and reduced labour mobility, combined with existing resource sector volatility, lowered rental demand and increased unit availability.
- 2022-2023
  - The market tightened rapidly as economic activity resumed and in-migration increased. The 2023 rate of 1.5% indicates a very tight rental market, suggesting limited supply and heightened competition for available units.

Vacancy rates are also influenced by changes in the number of available rental units. When rental units are removed from the market due to demolition, fires, conversion to ownership or long-term renovations, vacancy rates can be lower if the demand remains the same or increases.

The fluctuations in vacancy rates closely correspond with the changes in average rents shown in Table 5.4.1. High vacancy in 2016 coincided with lower rent growth, as the oversupply of units reduced competition. As Vacancy rates dropped between 2017 and 2019, rental demand tightened, driving the notable rent increases during the same period.

Similarly, the rise in vacancies during the pandemic coincided with a temporary dip in rents, reflecting reduced demand and greater availability. In 2022-2023, we see the rapid tightening of the rental market contribute to the sharp rent increases observed, as low vacancy created more competition for limited units.

In short, lower vacancy rates generally correspond to rising rents, while higher vacancy rates coincide with slower rent growth or temporary declines.

5.5.1 Rental Vacancy Rate by Year		
Characteristic	Data	Value
Rental vacancy rate (percent, by year)	2016	22%
	2017	4.6%
	2018	3.6%

**5.5.1 Rental Vacancy Rate by Year**

<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
	2019	5.3%
	2020	9.7%
	2021	13.2%
	2022	5.1%
	2023	1.5%

## 5.6 How have trends in core housing need changed over time between both tenant and owner-occupied households?

Trends in core housing need between 2016 and 2021 show that tenants remain disproportionately affected compared to homeowners, though both tenure groups experienced modest changes.

### Owner-occupied households

The number of owner households in core housing need increased slightly from 750 in 2016 to 755 in 2021, a rise of 5 households. However, because the total number of owner households grew over this period, the percentage of owners in core housing need actually declined from 4.95% to 4.7%. This suggests that while more homeowners faced challenges affording adequate housing, growth in owner households outpaced the growth in those experiencing core housing need.

### Tenant households

Among renters, the number of households in core housing need rose from 1,720 to 1,765 (an increase of 45 households). Despite this increase in numbers, the proportion of tenants in core housing need declined slightly from 21.9% to 21.5% between 2016 and 2021, reflecting some growth in the overall tenant population.

Stronger demand for rental housing, driven by economic activity, migration, and limited rental supply, has made it harder for some tenants to find affordable, suitable housing. Even modest rent increases can disproportionately affect lower-income renters, pushing more households into core housing need.

Overall, tenant households remain far more likely to be in core housing need than owners in the City, underscoring ongoing affordability challenges in the local rental market.

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	Data	Value
Owner households in Core Housing Need (number)	2016	750
	2021	755
	Total Change	5
	Percent Change	0.67%
Tenant households in Core Housing Need (number)	2016	1,720
	2021	1,765
	Total Change	45
	Percent Change	2.62%

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	Data	Value
Owner households in Core Housing Need (percentage)	2016	4.95%
	2021	4.7%
Tenant households in Core Housing Need (percentage)	2016	21.91%
	2021	21.5%

## 5.7 Non-Market Housing

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	815
Number of housing units that are below market rent in the private market (can be either rent or income-based definition)	Total	6,745
Number of co-operative housing units	Total	*
Number of other non-market housing units (permanent supportive, transitional, etc.) <sup>8</sup>	Total	15 Non-Market Rental Housing Units per 500 Households (2016)

Since 2023, permanent supportive housing options in Grande Prairie have expanded with the opening of Cedar Point and Fletcher House. Cedar Point includes 63 permanent supportive housing units, while Fletcher House offers 18 supportive housing units. Both developments also provide independent affordable housing for low-income individuals, with 42 units at Cedar Point and 24 units at Fletcher House.

---

8

<https://cityofgp.com/sites/default/files/2023-07/City%20of%20Grande%20Prairie%20Housing%20Needs%20Assessment%202019.pdf>

**5.8 Please describe any other affordable and community housing options and needs/gaps currently in your community that are not captured in the table above.**

Examples can include:

- Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?
- Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?
- Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

Grande Spirit Foundation offers a variety of housing options for seniors in Grande Prairie. For independent and affordable senior apartments, residents can choose from James Manor, Dieppe Manor, and Aurora Court. Seniors seeking enhanced apartments or lodge-style living can consider Heritage Lodge, Pioneer Lodge, Wild Rose Manor, and Wild Rose Villas.

For those requiring accessible units, Hearthstone Manor and the Margaret Edgson Manor (currently being rebuilt after a fire) offer wheelchair accessible accommodations, with a combined total of 25 units. Grande Spirit Foundation is also developing the Smith Apartment, which will include both affordable and barrier-free units. The Smith Apartment will have 160 self-contained units, with 30% of those units designated as affordable housing and the remaining units as market-level rentals.

While the municipality does not provide rent supplements, Grande Spirit Foundation offers the Rental Assistance Benefit and Temporary Rental Assistance Benefit, both designed to help families and individuals struggling with private rental housing costs. The Rental Assistance Benefit is provincially funded, calculating rent as 30% of household income, with a maximum monthly subsidy of \$500 paid directly to tenants. The Temporary Rental Assistance Benefit provides short-term financial support for low-income working households or individuals in transitional periods, such as those between jobs.

The City also provides support for low-income residents through the Transit Access Program (TAP) and Recreation Access Program (RAP). TAP provides all residents of Grande Prairie with access to public transit so they can stay connected to their community. Approved applicants will receive a 50% subsidy on the Transit SUPERPASS. TAP helps ensure all residents have access to leisure, recreation, and fitness opportunities. The program offers 75% subsidy on applicable memberships, punch passes, and registered programs to approved applicants. Additionally, all youth under 18 receive free transit access.

Currently, there is no specific data on the need for supportive housing units with wrap-around services for individuals with disabilities. The City has made progress in adding supportive housing to move individuals out of homelessness with the opening of Fletcher House and Cedar Point, as a lack of permanent supportive housing options has been identified. Even with the opening of Fletcher House and Cedar Point, there is still a shortage of available spaces. City Council transferred land for \$1 to the Canadian Mental Health Association (CMHA) at the end of 2024, as they are hoping to expand their existing Willow Place. Willow Place is a 57-unit apartment complex that supports individuals facing ongoing mental health challenges. The expansion will create an additional complex of 55 new apartments.

## 5.9 Housing Trends

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	1,400
Purpose-built rental prices by unit size (Average, Canadian dollars)	Total	1,087
	Bachelor	827
	1 bedroom	967
	2 bedrooms	1,118
	3 bedrooms+	1,251
Purpose-built rental prices by unit size (Median, Canadian dollars per month)	Total	1,085
	Bachelor	849
	1 bedroom	969
	2 bedrooms	1,100
	3 bedrooms+	1,185
Sale prices (Canadian dollars)	Average	372,100
	Median	360,000
Sale prices by unit size (Average, Canadian dollars)	Average	372,100
	Bachelor	Not available
	1 bedroom	Not available
	2 bedrooms	Not available
	3 bedrooms+	Not available
Sale prices by unit size (Median, Canadian dollars) <sup>9</sup>	Median	360,000
	Bachelor	Not available
	1 bedrooms	200,000

5.9.1 Housing Values		
Characteristic	Data	Value
	2 bedrooms	315,000
	3 bedrooms	418,000
	4 bedrooms	438,000

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	6
	Owner	2
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	*
	Single	*
	Semi-detached	*
	Row	*
	Apartment	*
Completed – Breakdown by tenure (annual, number of structures)	Tenant	*
	Owner	*
	Condo	*
	Coop	*
Starts – Overall and breakdown by structural type (2021, number of structures)	Total	132
	Single	87
	Semi-detached	14
	Row	6

<sup>9</sup> Median Sales Prices:

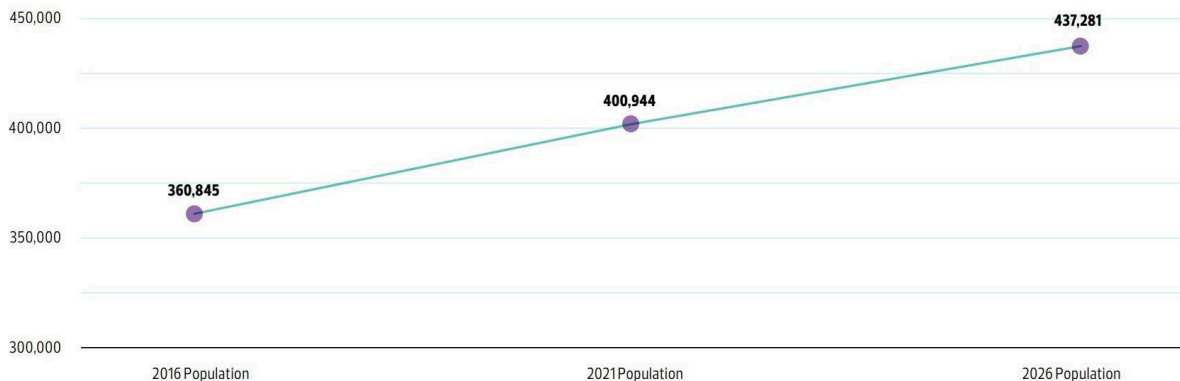
<https://wahi.com/ca/en/housing-market/ab/county-of-grande-prairie-no-1/grande-prairie>

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
	Apartment	25
Starts – Breakdown by tenure (2021, number of structures)	Tenant	26
	Owner	104
	Condo	2
	Coop	*

## 6. Projected Housing Needs and Next Steps

***This section aims to answer the question, how much and what type of housing is needed to meet the needs of the population over the next 10 years? How will this Housing Needs Assessment (HNA) be meaningfully used in planning and investment decisions?***

This section projects population trends from the previous 10 years, dividing by income category and target housing costs while considering migration trends. An example of a benchmarked projection from [Edmonton's Affordable Housing Needs Assessment](#) is provided below.



***Household Growth Projection 2016- 2026. [Source: Edmonton Affordable Housing Needs Assessment – August 2022](#)***

HNAs should be able to convey through their data-driven narrative how many housing units are needed by income category, household size and dwelling type over the next 10 years. In completing this section, communities must carefully consider their past growth trends and future demographic projections, including recent immigration patterns, aging population dynamics, and economic trends. Furthermore, it is also crucial for communities to consider any pre-existing housing shortages, as evidenced by indicators such as recent trends in rental vacancy rates,

growth in prices/rents, the number of households in core housing need, and the aging of their current housing stock.

## 6.1 Projection Methodology Guidelines

Several projection methodologies can be used to project housing demand, [including the HART housing needs projection here](#). The federal government recommends using the HART methodology as a reference point, with additional considerations and data points to improve the validity of the methodology. These considerations, including economic data integration and supply capacity and gaps, as well as steps for calculating the methodology, are noted below. Provinces and territories, in consultation with their municipalities/communities, are invited to use a methodology that fits their regional circumstances, ensuring the assumptions that inform their preferred methodology are also clearly explained. The federal government will review the HNAs as a requirement for its various funding programs and assess the methodology and assumptions that inform them for their validity and robustness. If needed, further engagements can take place to better align the preferred methodology with the federal government's expectations.

In employing a projection methodology, jurisdictions may find the following list of key considerations and steps useful. The following approach involves first projecting the population into the future, then projecting household formation from headship rates, and then **demand for housing by tenure, dwelling type and size, family type and income groups**. Following the Population Projection, Household Projection and Housing Demand Projection steps, a table is presented of the key considerations for each step in the process.

### Step 1: Population Projection

- Conceptually, the projected population is calculated as the surviving population + births + projected net migrants. An example of an accepted method to calculate population projection is the Cohort-Component population projection method.

### Step 2: Household Projection

- Project family and non-family households separately by multiplying the projected population by age group in a given year by the projected headship rates (household formation) by age group in a given year.
  - A headship rate represents the probability that a member of a given age group will head (maintain) a household of a given type (family or non-family). Historical headship rates are calculated as the ratio of household heads in an age group to the population of that age group.
  - Total headship rates can be determined by adding family and non-family headship rates together for a given age group and year. An increase in the total headship of any particular age group means that overall, a higher proportion of that group's household heads than previously. The converse holds for a decrease in the total headship rate. Thus, the total rate is an overall indication of the propensity to form households in a particular age group.
- Project both family and non-family households by household type (composition), including couples without children, couples with children, lone parents, multiple-family

households, one-person households, and other non-family households. This can be achieved by multiplying the projected number of households in a particular age group by the projected household type proportions for that age group.

- Historical proportions for family households are the ratio of the number of family households of a given type in an age group to the total number of family households headed by that age group.
- Historical proportions for non-family households are the ratio of the number of non-family households of a given type in an age group to the total number of non-family households headed by that age group.
- Project net household formation according to family and non-family household types by calculating the difference between projected households in successive years.

### Step 3: Housing Demand (Need) Projection

- Project the number of owner households within a particular age range and household type by multiplying the projected household by type (family and non-family) by the projected ownership rates.
- Project the number of renter households by calculating the difference between projected households and the number of projected owner households.
  - Historical ownership or renter rates are the ratio of the number of owning/ or renting households of a given type and age of head to the total number of households (owners and renters combined) of that type and age of head.
- Project dwelling type (single, semi, row, apartment) by multiplying projected age-specific renter and owner dwelling choice propensities by household type (family and non-family) with the projected number of renter and owner households of the given household type and age group.
  - Historical dwelling choice (occupancy) propensities describe the proportion of a given household type, tenure, and age of head group occupying each of the four dwelling types.
- Finally, communities should integrate assessments of pre-existing housing shortages into their final calculations. This integration should be informed by a thorough review of the preceding quantitative and qualitative analyses within the HNA. Additionally, communities should utilize the data and more advanced methodologies detailed in the Annex to ensure a comprehensive estimation of these shortages.

HART Household Projections – Projected Households by Household Size and Income Category

- The HART methodology estimates the total number of units by type (number of bedrooms) and with reference to income categories that will be needed to house a community’s projected population.

**Please use the Housing Assessment Resource Tools Households Projections tab to fill out the table below for your jurisdiction – [Housing Needs Assessment Tool | HART](#)**

<b>6.1.1 Projected Households by Household Size and Income Category, 2031</b>						
<b>HH Income Category</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5+ person</b>	<b>Total</b>
<b>Very Low Income</b>	674	84	31	24	20	<b>833</b>
<b>Low Income</b>	3,424	1,048	381	126	126	<b>5,105</b>
<b>Moderate Income</b>	2,163	2,106	799	376	235	<b>5,679</b>
<b>Median Income</b>	1,536	2,869	1,498	931	546	<b>7,380</b>
<b>High Income</b>	588	3,674	2,325	2,997	1,874	<b>11,458</b>
<b>Total</b>	<b>8,385</b>	<b>9,781</b>	<b>5,034</b>	<b>4,454</b>	<b>2,801</b>	

## Key Considerations

### Population

- It is strongly advised to use the updated post-census population estimates for 2022 as your base population, provided by Statistics Canada's demographic estimates division. These estimates account for any discrepancies in population counts, whether they are undercounts or overcounts. These estimates also smooth out the sharp downturn in immigration due to the pandemic in 2020/21. Please refer to the annex for links to Statistics Canada CSD and CMA estimates.
- If historical fertility, survival and mortality rates by age category are stable and not trending, apply average historical rates to the current population by age to project forward. If rates do trend by age over time, estimate the average change in rates in percentage points and add to the current rates when projecting forward for the baseline scenario.
- For larger communities and centres where the data exists, disaggregate and project baseline net migration flows for respective components (i.e., net interprovincial, net intra migration and net international). Disaggregate net international migration and project its components further (emigration, returning Canadians, non-permanent residents, etc.) and use recent growth trends per flow to project total net international migration. In projecting international migration, it will be important for communities to use the more updated federal immigration targets as an anchor.
- Because of the economic uncertainty triggered by the COVID-19 pandemic and potential future shocks, larger communities are expected to create one additional population scenario (high) to supplement the baseline. Utilize StatsCan projection methodology for fertility, survival, and migration to establish the high scenario. Consult Statistics Canada's population projection report cited in the appendix. Communities should avoid using low population or migration scenarios to prevent housing need undercounting.
- **Smaller Communities:**
  - In smaller centers where population projection scenarios are unavailable from StatsCan, but there is the capacity to generate them, cities can resort to using historically high population growth rates or migration scenarios as alternative methods for projecting future population.
  - One industry community should also develop multiple population scenarios to manage economic volatility.

### Household Projections

- Headship rate is commonly defined as the ratio of the number of households by age to the population of adults by age in each community and can be used to project future households.
- If historical headship rates data is not trending or stable by age, apply the average historical census family/non-family headship rates by age group to the corresponding population within each age group.
- If historical headship rates by age are showing a trend over time, include the average historical census family/non-family headship rates percentage point change to the current headship rate. Subsequently, apply these adjusted headship rates by age to the

corresponding population within each age group. By incorporating average historical headship rates into household projections, communities can mitigate the impact of potential decreases in recent headship rates that may be due to housing unaffordability, therefore avoiding artificially low household projections.

- **Optional for Smaller Communities:**

- For the younger population aged 18-34, predict family/non-family headship rates using economic modelling. See the UK study in the annex for further guidance.
- Project household composition by family/non-family households using the latest census proportions by family type.
- Project household size by age for family/nonfamily type by dividing the population by households.

## Housing Demand

### To project housing demand by tenure:

- If ownership rates for family/non-family households within specific age groups are not showing a trend over time, apply the average historical ownership rates to projected households by age. The remaining households are considered renter households by age.
- If ownership rates for family/non-family households within specific age groups are trending over time, include the average historical percentage point change to the current ownership rates. Apply these adjusted ownership rates to household counts by age to project tenure by age. The remaining households are considered renter households by age.

### To project housing demand by dwelling type:

- If historical dwelling propensities by family type, age, and tenure are not exhibiting a trend, apply the average historical demand propensity by type, age, and tenure to project households by type, age, and tenure.
- If historical demand type propensities are trending, incorporate the average percentage point change in demand type propensities into the current propensities. Apply these adjusted propensities to household types to estimate future dwelling propensities.

## Economic Data Integration

- Relying solely on traditional demographic approaches to forecast housing needs can underestimate housing demand.
- Headship rates by age and family type can be projected by considering economic factors as explanatory drivers. These factors could include income, unemployment rates, prices, rents, and vacancy rates.
- CMHC is developing models to project headship rates for household maintainers aged 18-34 in provinces and larger metropolitan areas. Larger communities can benefit from leveraging these projections.

- Using an economic approach to project headship rates and incomes facilitates the estimation of household counts by age, size, tenure, and income. When integrated with dwelling type, price, and rent data, this approach assists in identifying potential households in core housing need.

#### Supply Capacity & Supply Gaps

- Housing need projections should be adjusted upwards or downwards to account for the **net effects** of conversions, demolitions, and vacant units in each community.
- Where data is available, communities should assess future capacity by compiling data on draft approved serviced lots, categorized by dwelling type and tenure, that will be available for residential development. When combined with household projections by dwelling type and tenure, help estimate supply gaps.
- In addition, larger communities can leverage supply gap estimates from CMHC to help inform where need is greatest and to identify housing shortages.
- **Optional for Smaller Communities:**
  - Comparing housing need projections with supply capacity will enable communities to identify potential gaps in supply by dwelling type and tenure.

## 6.2 Projection Methodology

Please outline the methodology and calculations used to complete the projections here, including any assumptions made.

6.2.1 Projections			
Characteristic	Data/Formula	Value	Methodology
Women by age distribution (# and %)	0-14	7,248	The age distribution for women, male births and female births was populated using Alberta Health Population Projections by Local Area - Both Sexes - 2022 to 2051 to determine the anticipated population numbers for 2031, using the Health Zone: Z5.7.A.01 - City of Grande Prairie. Alberta Health used demographic modelling techniques based on the cohort-component method. This method breaks down the population into age and sex groups. It models population changes based on factors like mortality, fertility, migration (both external and inter-regional), and applies these changes to the 2021 base population.
	15-19	2,861	
	20-24	3,152	
	25-64	22,539	
	65-84	4,896	
	85+	616	
Male Births	Births x Estimated Proportion of Male Births	548	
Female Births	Total births – Male Births	518	
Survival Rate	Survival rate for those not yet born at the beginning of the census year	Infant Survival Rate (10 years) = 95.3%	Using data from Statistics Canada and Alberta Health's Infant Mortality Rates - by Fine Level Geography. We calculated the Infant Survival Rate (1-Year) using the following formula: $1 - \text{Infant Mortality Rate} / 1,000$ . From there, we could project to the 2031 infant survival rate by using the formula: $(\text{Annual Survival Rate})^{10}$ . It was calculated using a 10-year mortality rate, looked at 2022 data, and it is 10 years till 2031. This calculation assumes that the survival rate remains constant
Net Migrations	Net migration (in and out) of those not yet born at		Data not available

### 6.2.1 Projections

Characteristic	Data/Formula	Value	Methodology
	the beginning of the census year		
Projected Family Households	Age-group population x projected age-specific family headship rate	20,110	Ratio of current family split as reported by Statistics Canada applied to the 2031 population estimation.
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	2,159	Ratio of current non-family split as reported by Statistics Canada applied to the 2031 population estimation.
Total Projected Headship Rate	Family headship rates + non-family headship rates	39.6%	Based on 2031 population estimates over the 2031 household estimates.
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	298 (annually family) 56.4 (annually non-family)	Annual change from the estimated family/non-family households applied to current family/non-family households.
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	22,168	These projections assume that the percentage of renters and owner households remains consistent with current trends. Ratio of 2021 owner households multiplied by the anticipated total number of households for 2031.
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	11,573	These projections assume that the percentage of renters and owner households remains consistent with current trends. Ratio of 2021 renter households multiplied by the anticipated total number of households for 2031.
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by	Single-Detached: Owner = 18,177 Renter = 2,592	The projections were made assuming that the proportional distribution of dwelling types remains similar over the years, with slight adjustments for aging and possible preferences for

### 6.2.1 Projections

Characteristic	Data/Formula	Value	Methodology
	type, tenure and age group.	Semi-Detached: Owner = 1,197 Renter = 1,249  Row House: Owner = 975 Renter = 1,006  Apartment fewer than five storeys: Owner = 465 Renter = 5,149  Moveable Dwelling: Owner = 1,086 Renter = 162	apartments or small dwellings. Using 2021 Census data, we broke down the dwelling types by owner and renter to better identify the percentage of each tenure in each dwelling type. We assume the number of households will be 33,742 in 2031 based on the projections made in Table 6.3.1. We then took the projected number of owners and renters and applied the 2021 dwelling type percentages to each of the housing types. This gave us the projected number of each housing type by renter and owner.

The projections in Table 6.2.1 use data from the Alberta Regional Dashboard, Statistics Canada, and the Alberta Health Projections.

## 6.3 Population and Households Projections

6.3.1 Anticipated Population by 2031			
Characteristic	Data	Value	Methodology
Anticipated population	Total	85,130	The Alberta Health Population Projections by Local Area - Both Sexes - 2022 to 2051, to determine anticipated population numbers for 2031.
Anticipated population growth	Total	20,989	2031 population projection minus the 2021 Statistics Canada Population count.
	Percentage	32.7%	% growth between 2021 and 2031
Anticipated age	Average	38	The anticipated average and median age were calculated by assuming the population will be 10 years older on average due to aging. We are adjusting the 2021 average and median age by 10 years.
	Median	37	
Anticipated age distribution (# and %)	0-14	14,760 (17.3)	The Alberta Health Population Projections by Local Area - Both Sexes - 2022 to 2051, to determine anticipated population numbers for 2031.
	15-19	5,834 (6.9%)	
	20-24	6,576 (7.7%)	
	25-64	47,977 (56.4%)	
	65-84	9,033 (10.6%)	
	85+	951(1.1%)	

6.3.2 Anticipated Households by 2031			
Characteristic	Data	Value	Methodology
Current number of households	Total	24,820	Taken from the 2021 Census
Anticipated number of households	Total	33,742	Growth between the 2021 Census and the 2031 Alberta Health Projections.
Anticipated Household Age	Average	55	The projected 2031 median and average household age were calculated by first estimating the 2021 median and average age of primary household maintainers using grouped census age data, then aging the household age distribution forward ten years under a stable household composition and no-migration assumption.
	Median	53	
Anticipated Households by Tenure	Renter	11,230	Ratio of 2021 owner/renter households over the 2021 population applied to the estimated 2031 population.
	Owner	21,511	
Anticipated Units by Type	Total	32,742	In 2021, the Canadian Census identified 27,551 dwellings; it also identified a 5-year increase of 5.7% in the number of dwellings.  Using the anticipated number of dwellings by 2031 (32,742), we multiply the anticipated dwelling number by the percentage of each housing type to project the total number of each housing type for 2031. This assumes there is no significant change in the dwelling mix between 2021 and 2031.
	Single	20,169	
	Semi-detached	2,325	
	Row	1,440	
	Apartment	7,727	
Anticipated Units by Number of Bedrooms	1 bedroom	2,619	Using the total bedroom data from Census Table: 98-10-0239-01 and the total projected number of
	2 bedroom	6,777	

6.3.2 Anticipated Households by 2031			
Characteristic	Data	Value	Methodology
	3 bedroom	10,608	dwelling units for 2031 (32,742), we were able to distribute the projected units by bedroom count based on the percentages from the data taken from the Census Table. We then applied these percentages to the projected number of dwellings in 2031.
	4 or more bedrooms	12,507	
Anticipated Households by Income	Average	N/A	Source: Housing Assessment Resource Tool (HART)
	Median	6,898	
	Very Low	839	
	Low	5,099	
	Moderate	6,052	
	High	11,457	
Anticipated average household size	Total	2.6	We determined the anticipated average household size by using the 2031 projected population and the projected number of households.

The projections in Table 6.3.2 use data from the Alberta Regional Dashboard, Statistics Canada, Alberta Health Projections, and HART.

## ***7. Use of Housing Needs Assessments in Long-Term Planning***

**7.1 This final section aims to determine how your community anticipates using the results and findings captured in the Housing Needs Assessment to inform long-term planning as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.**

- **How will this HNA inform your official community or development plan, housing policies and/or actions going forward?** For example, if the HNA identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit - how could actions and changes in policy and planning help address those needs?
- **How will data collected through the HNA help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?**
- **Based on the findings of this HNA, and particularly the projected housing needs, please describe any anticipated growth pressures caused by infrastructure gaps that will need to be prioritized and addressed in order to effectively plan and prepare for forecasted growth. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure that your local government has identified as a priority for fostering more complete and resilient communities.**

**Examples may include:**

- Will your public transit system have the capacity to meet increasing demand?
- Will your water and wastewater system have the capacity for additional connections based on the number of new housing units that will need to be built?
- Will new roads or bridges need to be built to serve new or growing communities?
- Will new schools, parks, community or recreational centres need to be built to serve new or growing communities?
- Will broadband service and access need to be significantly expanded to help new residents and businesses connect? Are there any climate risks or impacts that will affect new growth?

The Housing Needs Assessment (HNA) provides a clear, data-based overview of the housing conditions in the City of Grande Prairie and identifies priority needs across the Housing Continuum. Based on 2021 data, the HNA highlights key demographic trends, household characteristics, affordability challenges, and anticipated housing demand, establishing a strong baseline for informed decision-making.

While the HNA reflects conditions in 2021, the City recognizes that population growth, economic change, and housing market pressures continue to evolve. To ensure planning remains responsive, the City of Grand Prairie and the Rural Development Network will undertake a more comprehensive HNA following the release of the 2026 Census Data. This future work will update housing indicators, strength projections, and support long-term planning and investment decisions.

In the near term, the 2021 findings are being used to guide practical actions. Where data identifies gaps such as limited affordable rental options or unmet needs for priority populations, the City may explore policy and regulatory adjustments, including zoning flexibility, increased density, development incentives, and public-private partnerships. Population growth also underscores the importance of coordinated planning for schools, childcare, parks, recreation facilities, and other community infrastructure.

Together, the 2021 and forthcoming 2026 HNA provide a phased and strategic approach to housing planning, supporting funding applications, policy development, and infrastructure planning that advance affordability, inclusivity, and long-term community resilience.

Specifically, the HNA informs planning, policy, and investment decisions in the following ways:

### **Population and Housing Projections**

- Provide population and household projections to support long-range planning assumptions.
- Inform updates to the Municipal Development Plan and other statutory plans by identifying housing demand across the continuum.
- Support reviews of land use and zoning policies to assess capacity for a range of housing types, including rental and higher-density options.
- Guide identification of suitable locations for residential growth and intensification.
- Align internal growth management discussions with planned growth areas.

### **Infrastructure and Servicing**

- Share projected housing growth assumptions with Aquatera Utilities Inc. to support long-term water and wastewater servicing forecasts.
- Inform high-level discussions on future water and wastewater capacity needs and servicing priorities.
- Provide context for the sequencing of residential development based on servicing availability.

### **Transportation and Transit**

- Inform updates to the Transportation Master Plan by identifying areas of anticipated population and housing growth.
- Support evaluation of future transit coverage, service levels, and network expansion.
- Help align higher-density housing areas with existing or planned transit infrastructure.

### **Capital Infrastructure Planning**

- Provide supporting data for long-term capital planning related to roads, utilities, parks, and community facilities.
- Identify areas where housing growth may increase pressure on existing infrastructure.
- Support coordination between planning, engineering, housing, and transit functions.

### **Community and Social Infrastructure**

- Inform planning for schools, childcare, parks, recreation facilities, and community services.
- Support discussions with external partners and service providers regarding future community needs.

## **Funding and Intergovernmental Coordination**

- Support municipal Council reports, including economic development and housing-related initiatives, by providing evidence to inform decisions on the types of grants or incentives that may be considered or prioritized based on identified housing needs  
<https://cityofgp.com/economic-development/grants-incentives>.
- Support federal and provincial funding applications by providing documented evidence of housing need.

By integrating the findings of both the 2021 HNA and the forthcoming 2026 update, the City of Grande Prairie is equipped to take a strategic, evidence-based approach to housing planning that supports sustainable growth, affordability, and community well-being.

## ***Annex A: Relevant Links for Developing Housing Needs Projections***

### ***Data and Analysis***

[Housing Statistics - Statistics Canada](#)

[Population estimates, July 1, by census subdivision, 2016 boundaries \(statcan.gc.ca\)](#)

[Population estimates, July 1, by census metropolitan \(statcan.gc.ca\)](#)

[Population and demography statistics \(statcan.gc.ca\)](#)

[Population Projections for Canada \(2021 to 2068\), Provinces and Territories \(2021 to 2043\) \(statcan.gc.ca\)](#)

[Housing Market Information Portal](#)

[UrbanSim – Scenario Modelling](#)

### ***Reports & Publications***

[Housing Markets Insight - CMHC's household projections for 8 of Canada's major urban centres until 2042](#)

[CMHC - Housing Shortages in Canada Report](#)

[University of British Columbia - Housing Assessment Resource Tools \(HART\)](#)

[University of London - Affordability targets: Implications for Housing Supply](#)

[Nova Scotia Housing Needs Assessment Report Methodology](#)

[Ontario Land Needs Assessment Methodology](#)

[British Columbia Affordable Housing Need Assessment Methodology](#)

## ***Annex B: Glossary***

**Affordable Housing:** A dwelling unit where the cost of shelter, including rent and utilities, is a maximum of 30% of before-tax household income.

**Area Median Household Income:** The median income of all households in a given area.

**Cooperative Housing:** A type of residential housing option whereby the owners do not own their units outright. This would include non-profit housing cooperatives, as stand-alone co-operatives or in partnership with another non-profit, including student housing co-ops, as well as Indigenous co-ops, including those in partnership with Indigenous governments and organizations. This does not, however, include homeownership co-ops or equity co-ops that require an investment, which, along with any profit earned, is returned to co-op investors.

**Core Housing Need:** Refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

- *Adequate* – Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable* – Has enough bedrooms for the size and make-up of resident households, according to guidelines outlined in National Occupancy Standard (NOS).

- *Affordable* – All shelter costs total less than 30% of a household's before-tax income.

**Household:** A person or a group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada.

**Household Formation:** The net change in the number of households.

**Supportive Housing:** Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

**Permanent Supportive Housing:** Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

**Purpose-Built Rental:** Also known as the primary rental market or secure rentals, multi-unit buildings (three or more units) which are built specifically for the purpose of providing long-term rental accommodations.

**Short-Term Rentals:** All or part of a dwelling unit rented out for less than 28 consecutive days in exchange for payment. This includes bed and breakfasts (B&Bs) but excludes hotels and motels. It also excludes other accommodations where there is no payment.

**Suppressed Household Formation:** New households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments, but cannot due to a lack of places to go.

**Missing Middle Housing:** Housing that fits the gap between low-rise, primarily single-family homes and mid-rise apartment buildings, typically including secondary and garden suites, duplexes, triplexes, fourplexes, rowhouses and townhouses, courtyard housing, and low-rise apartment buildings of 4 storeys or less. These housing types provide a variety of housing options that add housing stock and meet the growing demand for walkability. The missing middle also refers to the lack of available and affordable housing for middle-income households to rent or own.