



# NEEDS & DEMAND ANALYSIS

## Alberta Special Areas

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Photo Credit: Jason Woodhead



**HARVEST SKY REGION**  
ECONOMIC DEVELOPMENT CORPORATION



Special Areas  
Regional Economic  
Development

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## Executive Summary

The Special Areas Regional Economic Development and Harvest Sky Region Economic Development has commissioned the Rural Development Network (RDN) to conduct a Housing Needs and Demands Assessment to identify current trends within the Alberta Special Areas region. The focus of this assessment is to identify current trends and potential gaps in the housing inventory relating to affordability, suitability, and adequacy.

This Housing Needs and Demand Assessment was developed using the available secondary data for the Special Areas, the Municipal District of Acadia No.34, the Census Division No.4, and the Province of Alberta. The report reflects the current and emerging housing issues for the Special Areas within the context of the local area and the province. This current Executive Summary is based on information available as of December 2022 and may be subject to updates as needed.

### Economic Profile

The Economic Profile highlights contextual information for the Special Areas. The section showcases the economic profile of the region by taking employment and occupation types into account. The key findings of the Community Profile are:

- The Special Areas main employers include natural resources; agriculture and related production occupations; trades; and business.
- Natural resources, agriculture, and related production occupations are the most common occupations for males and females in the Special Areas.
- For the Special Areas, unemployment rates for both males and females are lower than the provincial averages while the male participation rates are higher than the rate in Alberta and Division No.4.
- The Special Areas are in the middle range of the Community Well Being Index, with high marks for housing.




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## Housing Demand

The Housing Demand section creates a demand profile of the Study Area using several Census variables and other secondary data. The demographic data is important to understand trends in households, families, and aging in the community while assessing future Housing Supply needs. The key findings of the Housing Demand Section are:

- The populations of all three Special Areas and Acadia No.34 have on average been declining, but there are small swings between growth and shrinkage depending on year.
- The Indigenous population in Special Area No.2 and Special Area No.4 appears to be growing based on census data for 2006 and 2021.
- Residents of the Special Areas and Acadia No.34 tend to be older and the region is projected to grow older if current trends continue.
- The percentage of families made up of couples with children at home are declining in the region.
- Couples without children are increasing in Special Area No.3 and Special Area No.4. Meanwhile, lone parent families are increasing in Special Area No.2 and Special Area No.3.
- The after-tax earnings for households and individuals in the Special Areas and Acadia No.34 are lower than the provincial medians. This may be heavily influenced by an older population of retirees.
- The gender pay gap is generally in favour of males over females in higher income brackets.
- Low-income indicators tend to affect residents under the age of 18 the most.
- Based on population trends, there is a potential demand for a range of housing options for current and future residents.
- Due to the aging population, older adult focused housing such as retirement and assisted living homes could see a potential increase in demand.

## Housing Supply

The Housing Supply section characterizes the housing inventory for the Special Areas and Acadia No.34 within the context of the larger region and province. Developing this inventory will help to determine where gaps exist in comparison to the Housing Demand. The key highlights of the Supply Section are:

- The housing universe in the Special Areas is dominated by single detached houses and moveable dwellings, with the overwhelming majority of homeowners and renters living in them.
- There is an oversupply of 3 and 4 bedrooms houses and a need for more 2 bedroom houses.
- The majority of housing in the Special Areas was built before the 1980s. However, there has been a slight increase of new builds since the 2000s.
- Houses in the Special Areas and Acadia No.34 tend to be cheaper than the rest of Alberta. The median house values are significantly lower than comparable dwellings for the province.
- The main housing issue for local residents is affordability, meaning people are paying over 30% of their pre-tax income on housing. Housing adequacy is the second most pressing issue, meaning many people are living in homes that need significant repairs.

## Gap Analysis

The Gap Analysis compares demand and supply while using other housing indicators to help establish what the current gaps are in the Special Areas and Acadia No.34 housing market. The most prominent housing issues are as follows:

- There is a slightly higher average number of people per dwelling in the Special Areas and Acadia No.34, when compared to Alberta and Division No.4. While this isn't necessarily a concern, it does mean that there could be households dealing with overcrowding in the community.
- Unaffordability is the most prominent issue for residents, with 1 and 2 person households being the most affected regardless of their status as a non-subsidized tenant, subsidized tenant, homeowner with a mortgage, or homeowner without a mortgage.
- When looking at families, couples with children and couples without children are most likely to be dealing with unaffordability.
- There is a potential shortage of 1 and 2 bedroom homes and an oversupply of 3 and 4+ bedroom homes when looking at the Study Area's population mix.
- Overall, the main potential issues appear to be ensuring that there is an appropriate supply of smaller, more affordable homes for small families, and seniors.

# 1 Introduction

## Purpose

The Special Areas Regional Economic Development and Harvest Sky Region Economic Development Corporation have partnered together to commission the Rural Development Network (RDN) to conduct this Housing Needs and Demand Assessment to understand the present Housing Supply and gaps within the Special Areas. In this document, RDN examines suitability, adequacy, and affordability in relation to the current housing inventory to assess the gap in housing.

## Scope

The scope of this study is the Alberta Special Areas (Special Area No.2, Special Area No.3, Special Area No.4), with comparison geographies that are the M.D. of Acadia No.34, Census Division No.4 (defined below), and the Province of Alberta. These geographies together create the 'Study Area' for the report.

Census Division No. 4   Population (2021): 9,220	
Towns	Hanna Oyen
Villages	Consort Empress Veteran Youngstown
Hamlet	Cereal
Municipal districts	M.D. of Acadia No.34
Special Areas	Special Area No.2 Special Area No.3 Special Area No.4

The choice of incorporating Census Division No. 4 alongside Alberta, the Special Areas, and Acadia No.34 is due to a variety of reasons:

- The Special Areas are smaller communities and comparing the Special Areas to neighboring Census Division towns allows a better understanding of the changes in the Town relative to growth in the region. These regional or provincial comparisons are often useful for housing providers and project proponents in making the case of relative need, when seeking regional or provincial funding assistance.

- There are presumably residents within the district who work in Special Areas but reside outside of the Town in the Census Division.

## **Methodology and Data**

The report uses secondary data to establish demographics; family and household types; the housing universe; and estimated gaps in the Housing Supply and demand. The data used comes from Statistics Canada, Alberta Health, and the Alberta Regional Dashboard. A list of references can be found at the end of the document (pg. 153).

### **Some limitations of the collected data are:**

Some of the household data is from 2016, and many changes may have occurred in the communities since then.

The major-repair, unsuitable, and affordability indicators are self-reported, and could be misreported.

Due to the Special Areas being smaller communities some of the data may be suppressed by Statistics Canada. Data is suppressed for two reasons: (1) to ensure that the identity and characteristics of respondents is not disclosed and (2) to limit the dissemination of data of unacceptable quality.

Note that due to rounding, some tables broken down into rates may add up to more or less than 100%.

## Notes on Terminology

**Adequate Housing:** Housing that does not require major repairs. Examples of major repair include significant electrical, plumbing, or structural integrity repairs.

**Affordable Housing:** Refers to housing that is 30% or less of a household's or individual's gross income.

**After-tax:** Residual income after tax deductions.

**Average:** a single number taken as representative of the data.

**Core Need:** A household is in Core Need if suffering from unaffordability, unsuitability, or non-adequacy, without any potential alternatives in their community.

**Housing Continuum:** A scale of housing options that range from short term accommodations such as shelter spaces to market rental housing and ownership.

**Median:** The point at which 50% of a population is below or above the value.

**Study Area:** Special Area No.2, Special Area No.3, Special Area No.4, Census Division 12, Alberta.

**Suitable Housing:** Housing that is not over crowded. A home is overcrowded if the number of children outnumber the bedrooms in the home. The accurate definition of overcrowding is provided by the Canadian National Occupancy Standards, which determines the number of bedrooms a family requires based on the number of children and their respective age.

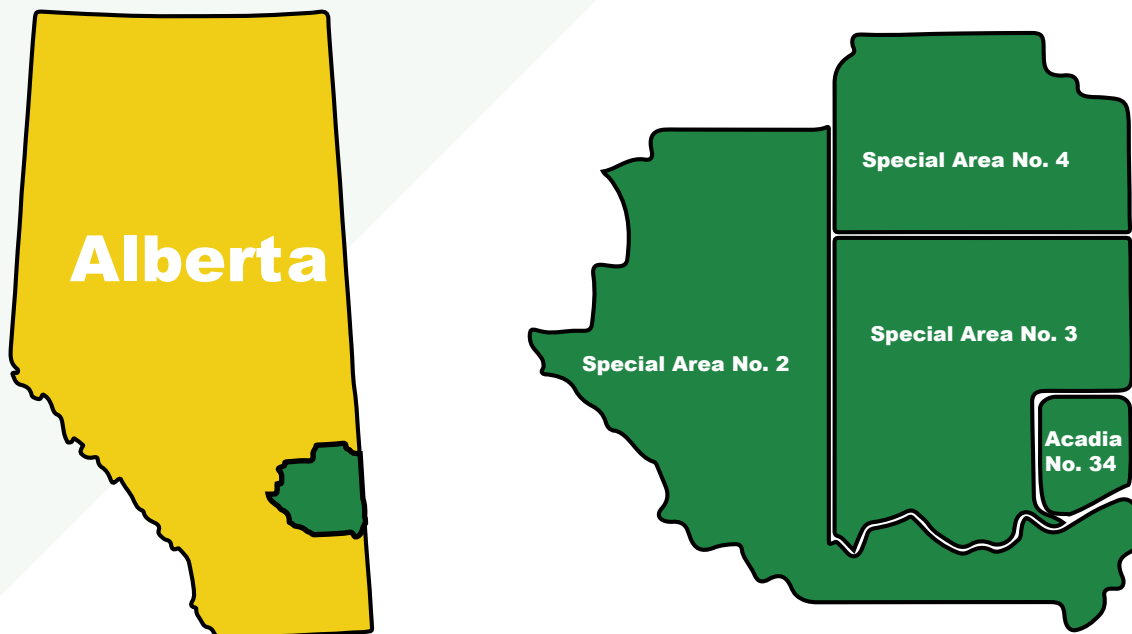
## 2 Economic Profile

### Community Profile Summary

The Community Profile takes a very broad look at the Alberta Special Areas in the context of its geography and economic well-being. This helps to give a snapshot of the Special Areas in comparison to the larger region and province. This section looks at the contextual location, occupations of residents, employment indicators and the overall community well-being.

### Location

The Alberta Special Areas are in the southeastern Alberta grasslands. The boundaries of the Special Areas stretch from Dorothy in the west to the Saskatchewan border in the east, and from Consort in the north to the Red Deer River in the south. Special Area No.2 is approximately 225km southeast of Calgary, Special Area No.3 is approximately 273km east of Calgary and Special Area No.4 is approximately 300km east of Edmonton. The three Special Areas were established in 1938 through the Special Areas Act because of the hardship brought on the area during the drought of the 1930s. The Special Areas are made up of the communities of Consort, Empress, Hanna, Oyen, Veteran, and Youngstown. The Study Area also includes the Municipal District of Acadia No.34, which located east of Calgary, close to the Saskatchewan border.



## Economy

The Alberta Special Areas main employers are in management, the trades, finance and administration, and natural resources. **Table 2.1** shows the share of occupation among males and females in all three Special Areas and Acadia No.34 as per the 2021 National Census.

Table 2.1: Occupations, Alberta Special Areas, 2021				
Special Area No.2				
	#Males	% Males	# Females	% Females
Legislative and senior management occupations	0	0.0%	0	0.0%
Business, finance and administration occupations	15	2.9%	70	17.1%
Natural and applied sciences and related occupations	40	7.8%	10	2.4%
Health occupations	0	0.0%	50	12.2%
Occupations in education, law and social, community and government services	0	0.0%	45	11.0%
Occupations in art, culture, recreation and sport	0	0.0%	0	0.0%
Sales and service occupations	0	0.0%	45	11.0%
Trades, transport and equipment operators and related occupations	110	21.6%	15	3.7%
Natural resources, agriculture and related production occupations	325	63.7%	175	42.7%
Occupations in manufacturing and utilities	20	3.9%	0	0.0%
Special Area No.3				
	#Males	%Males	# Females	% Females
Legislative and senior management occupations	0	0.0%	0	0.0%
Business, finance and administration occupations	0	0.0%	50	18.5%
Natural and applied sciences and related occupations	0	0.0%	0	0.0%
Health occupations	0	0.0%	40	14.8%
Occupations in education, law and social, community and government services	0	0.0%	20	7.4%
Occupations in art, culture, recreation and sport	0	0.0%	0	0.0%
Sales and service occupations	25	7.1%	55	20.4%
Trades, transport and equipment operators and related occupations	55	15.7%	0	0.0%
Natural resources, agriculture and related production occupations	255	72.9%	105	38.9%
Occupations in manufacturing and utilities	15	4.3%	0	0.0%

Special Area No.4				
	#Males	%Males	# Females	% Females
Legislative and senior management occupations	0	0.0%	0	0.0%
Business, finance and administration occupations	0	0.0%	65	22.8%
Natural and applied sciences and related occupations	20	5.1%	0	0.0%
Health occupations	0	0.0%	45	15.8%
Occupations in education, law and social, community and government services	0	0.0%	35	12.3%
Occupations in art, culture, recreation and sport	0	0.0%	0	0.0%
Sales and service occupations	0	0.0%	40	14.0%
Trades, transport and equipment operators and related occupations	60	15.2%	10	3.5%
Natural resources, agriculture and related production occupations	285	72.2%	90	31.6%
Occupations in manufacturing and utilities	30	7.6%	0	0.0%
Acadia No.34				
	#Males	%Males	# Females	% Females
Legislative and senior management occupations	0	0.0%	0	0.0%
Business, finance and administration occupations	0	0.0%	10	11.8%
Natural and applied sciences and related occupations	0	0.0%	0	0.0%
Health occupations	0	0.0%	0	0.0%
Occupations in education, law and social, community and government services	0	0.0%	15	17.6%
Occupations in art, culture, recreation and sport	0	0.0%	0	0.0%
Sales and service occupations	0	0.0%	25	29.4%
Trades, transport and equipment operators and related occupations	25	35.7%	10	11.8%
Natural resources, agriculture and related production occupations	45	64.3%	25	29.4%
Occupations in manufacturing and utilities	0	0.0%	0	0.0%

The Special Areas each have a diverse economy but for all three the main industries are natural resources, agriculture, and related production occupations. In Special Area No.2 over 63.7% of male workers work in natural resources; agriculture and related production occupations while work in trades; transport and equipment operators and related occupations is in second, and natural and applied sciences and related occupations are in third. Female workers in Special Area No.2 are most represented in natural resources; agriculture and related production occupations at 42.7%, while Business, finance and administration occupations are in second place and health occupations come in third.

72.9% of male workers in Special Area No.3 work in natural resources, agriculture and related production occupations, while trades; transport and equipment operators and related occupations are in second, and sales and service occupations are in third. Female workers are most represented in natural resources, agriculture and related production occupations at 38.9%, while occupations in sales and service occupations are in second place and business, finance and administration occupations are in third.

In Special Area No.4 over 72.2% of male workers are in natural resources, agriculture and related production occupations, while trades; transport and equipment operators and related occupations are in second, and occupations in manufacturing and utilities are in third. Female workers are most represented natural resources, agriculture and related production occupations at 31.6%, while business, finance and administration occupations second place and health occupations are in third.

Over 64.3% of male workers in Acadia No.34 are in natural resources, agriculture and related production occupations, and 35.7% work in trades, transport and equipment operators and related occupations. Female workers are equally represented in natural resources, agriculture and related production occupations and sales and service occupations at 29.4%, while occupations in education, law and social, community and government services come second.

Comparing the Special Areas occupations to occupations in Acadia No.34 gives a broader understanding of the economy within Census Division No.4. This allows us to see possible occupations that may bring people to the Special Areas and surrounding towns.

## Employment Indicators

**Figures 2.1.1-8** show employment indicators between 1981 and 2021. As of 2021, unemployment in Special Area No.2 was 3.6%, Special Area No.3 was 4.7%, and Special Area No.4 was 2.8%; all are lower than Alberta's figures during the same time frame. In comparison, as of 2021, Acadia No.34 has a higher unemployment rate (11.1%) than all three Special Areas and a higher unemployment rate than the province.

The Town of Hanna, Town of Oyen, Village of Empress, and the Village of Consort all have an unemployment rate of between 6.0% to 16.0% in 2021. The unemployment rates for these communities are higher than the unemployment rate in each of the Special Areas and the province.

This data was collected from both the Alberta Regional Dashboard and StatsCan.

Figure 2.1.1: Employment indicators, Special Area No.2, 1986-2021

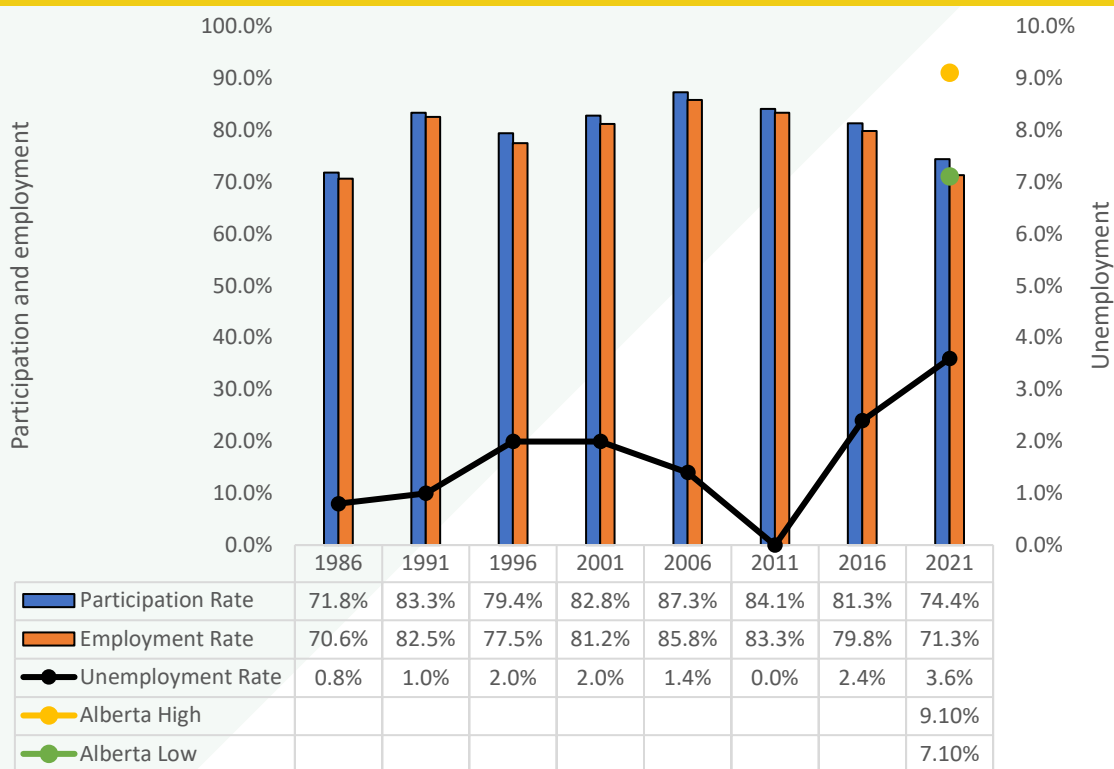


Figure 2.1.2: Employment indicators, Special Area No.3, 1986-2021

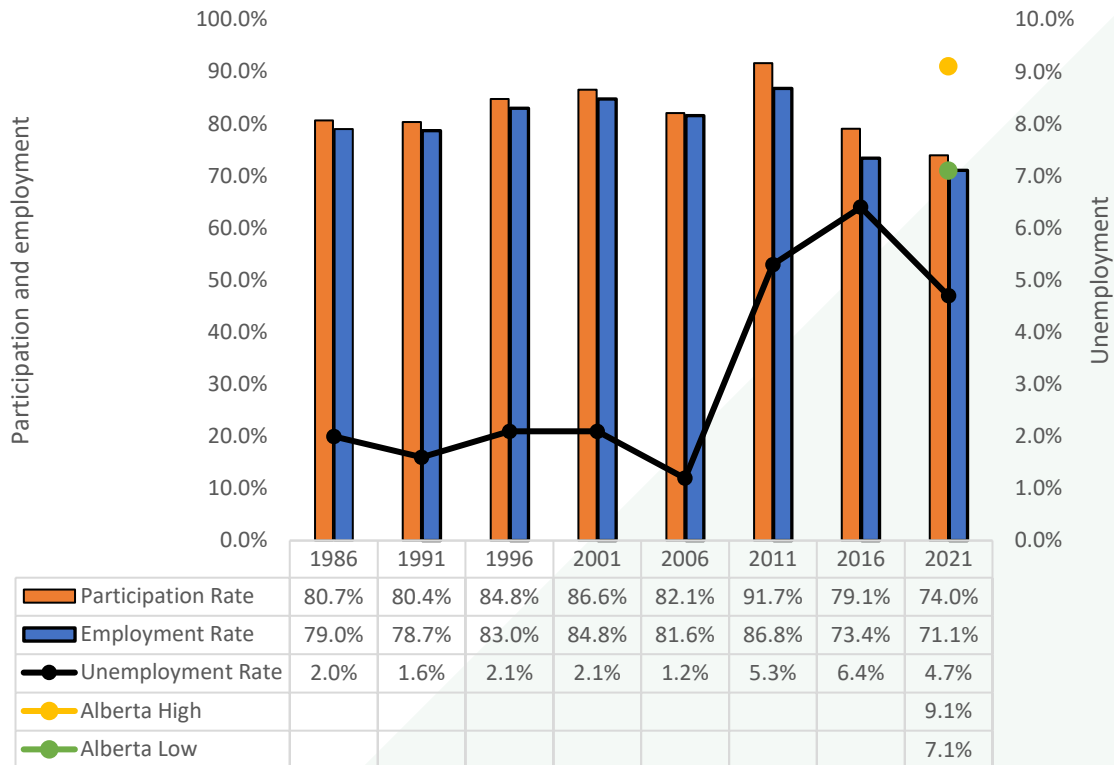


Figure 2.1.3: Employment indicators, Special Area No.4, 1986-2021



Figure 2.1.4: Employment indicators, Acadia No.34, 1986-2021

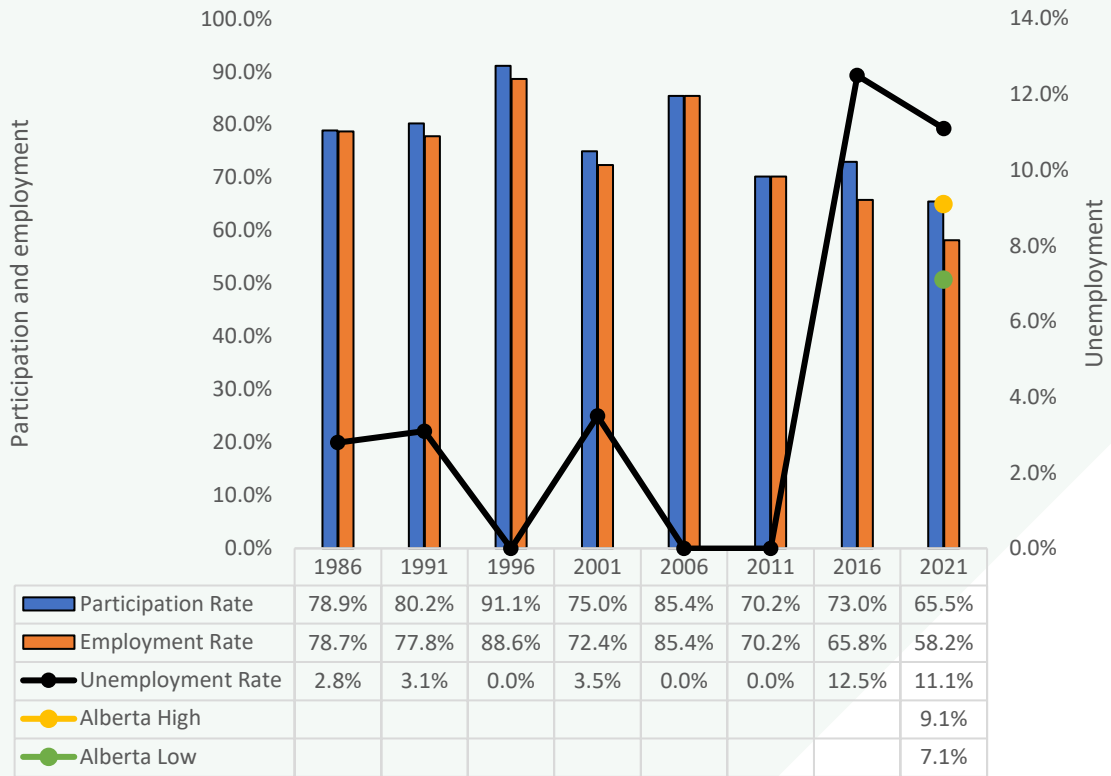


Figure 2.1.5: Employment indicators, Hanna, 1986-2021

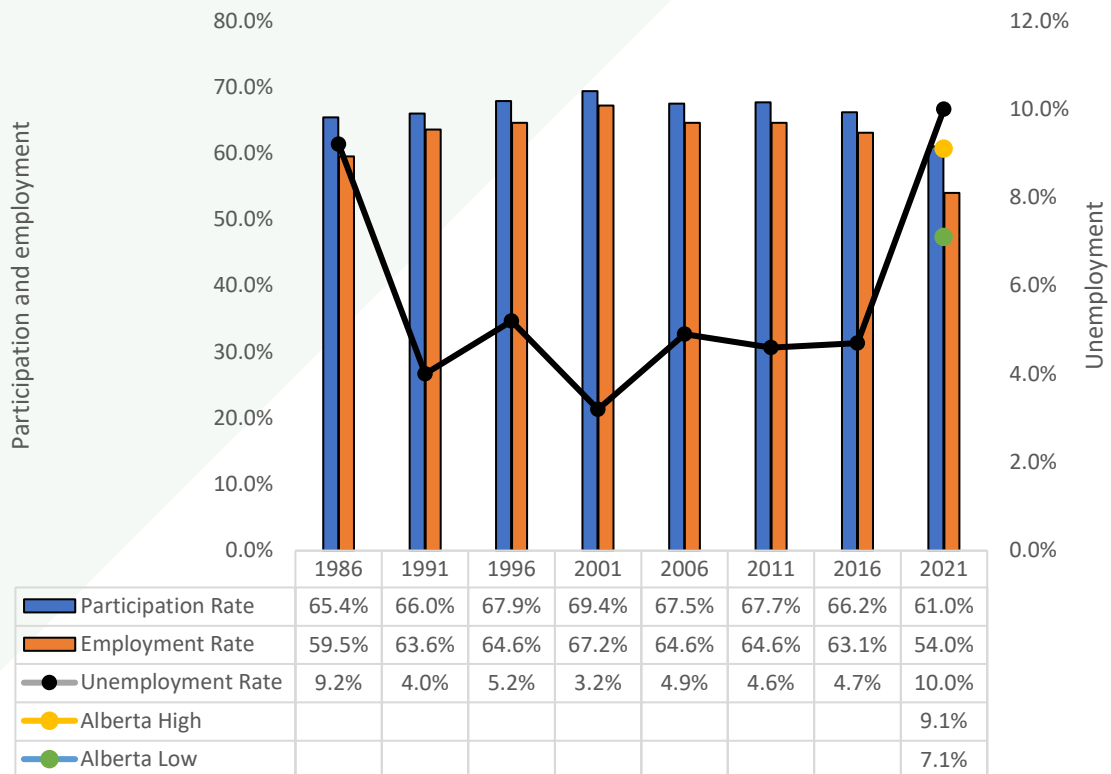


Figure 2.1.6: Employment indicators, Oyen, 1986-2021

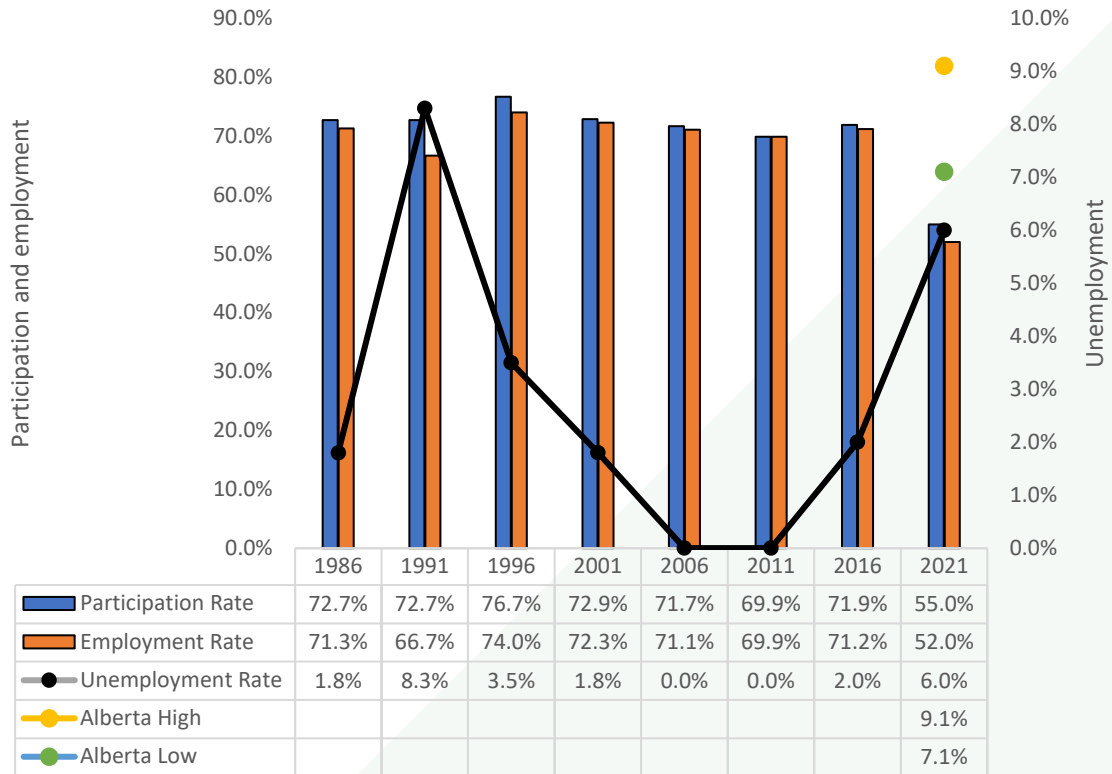


Figure 2.1.7: Employment indicators, Consort, 1986-2021

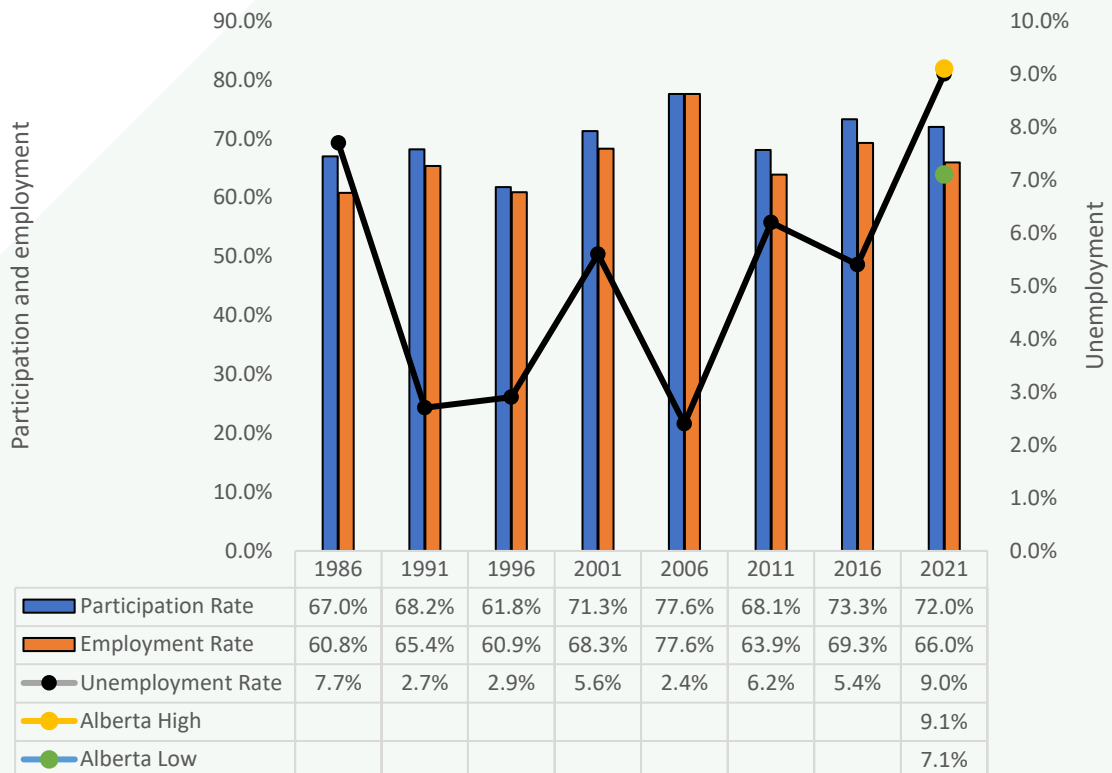
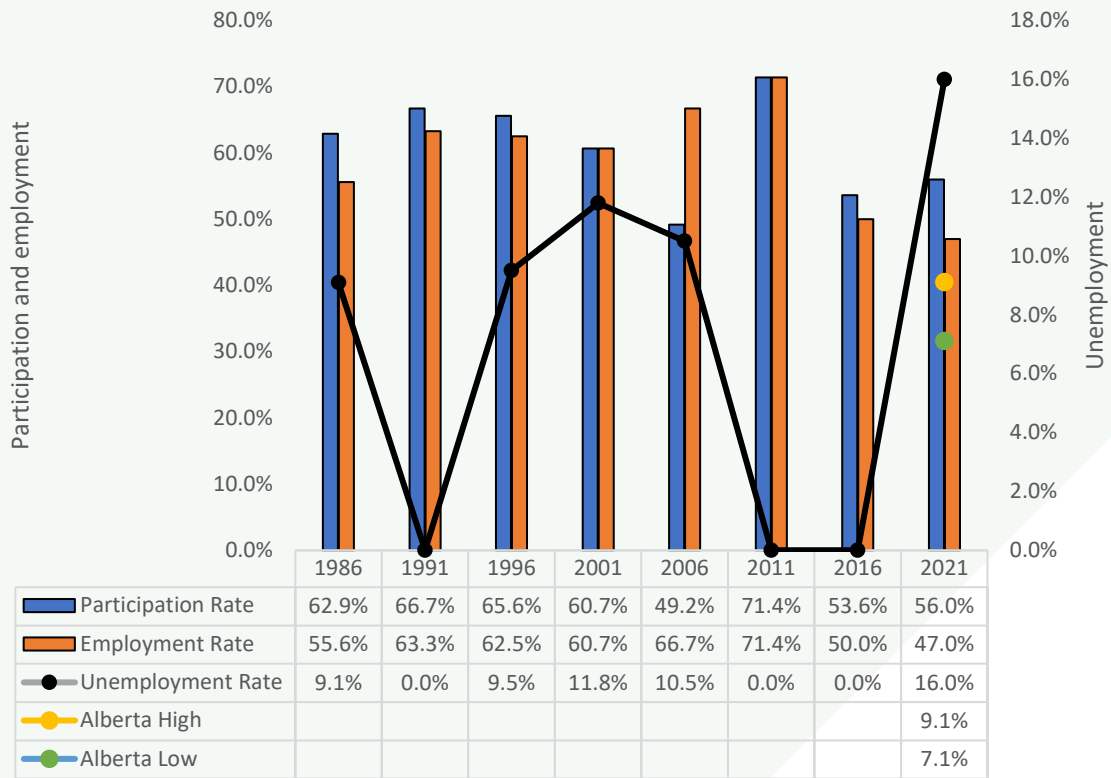


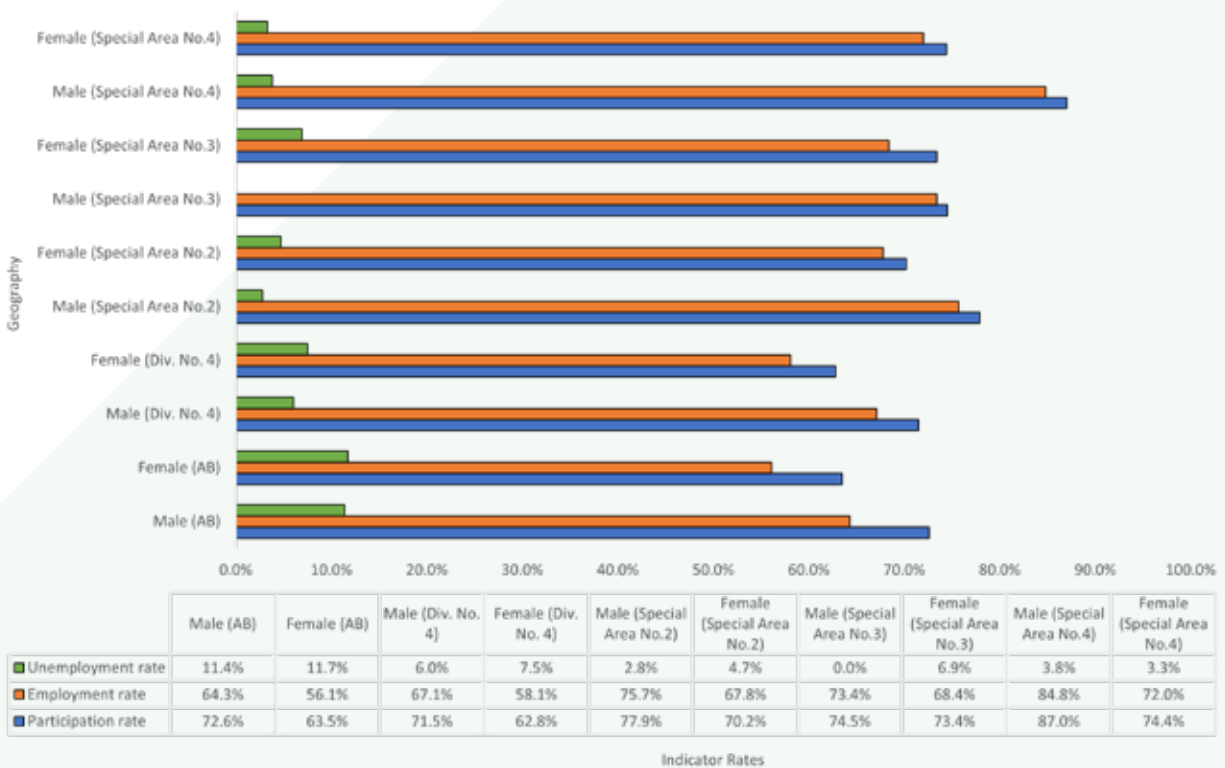
Figure 2.1.8: Employment indicators, Empress, 1986-2021



Comparing 2021 employment indicators across the Study Area shows that the Special Areas are performing better than the provincial averages, as seen in Figures 2.2.1. Women tend to have a higher rate of unemployment compared to men in all three Special Areas and Acadia No.34. Women’s participation rate is lower than men in all three Special Areas and Acadia No.34. The male participation rates for the Special Areas and Acadia No.34 are higher than the male participation rate in Alberta and Division No.4. Acadia No.34 has a significantly higher female unemployment rate (22.2%) compared to each Special Area.

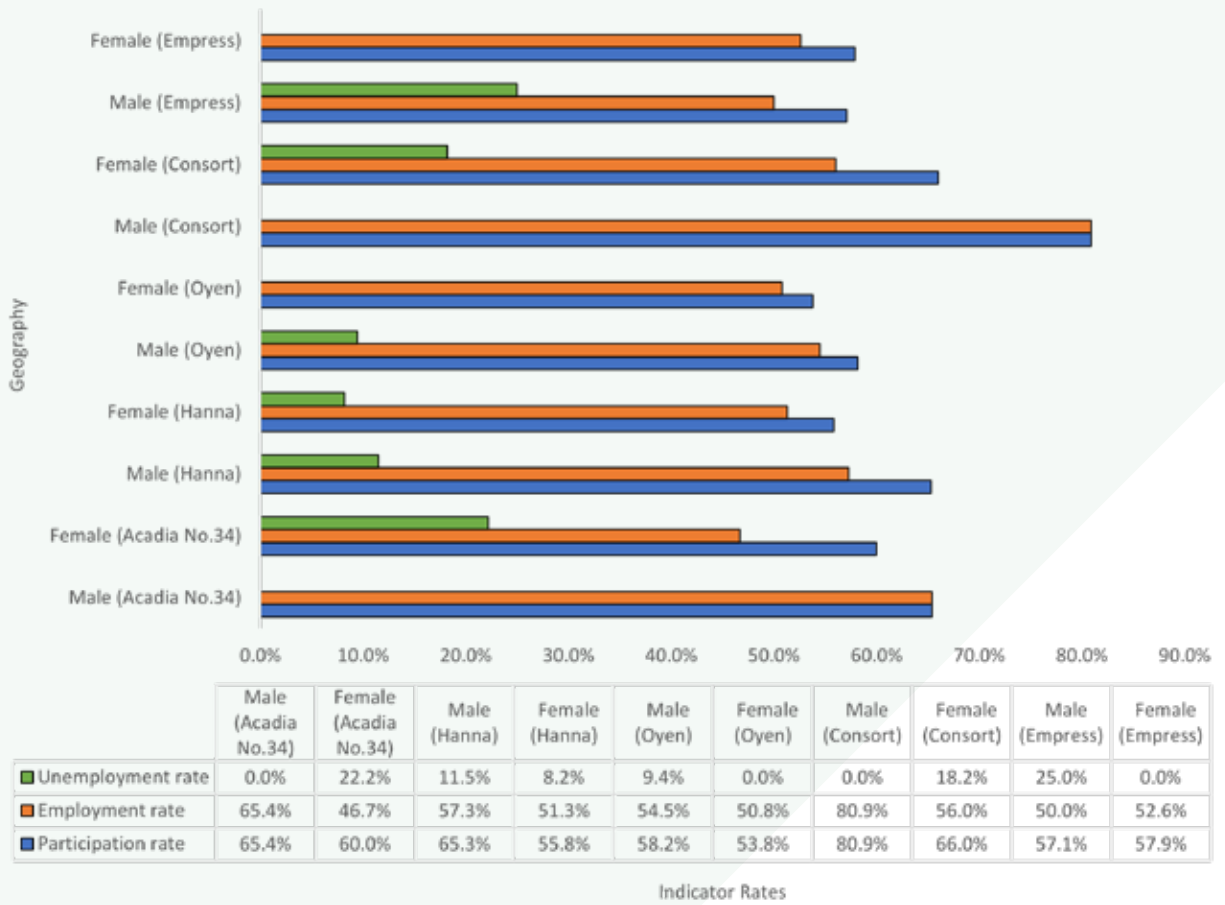
Unlike the Special Areas and Acadia No.34 - in the Town of Hanna, Town of Oyen, and Village of Empress, women have a lower unemployment rate than men.

Figure 2.2.1: 2021 Employment indicators, Study Area, 2021



Data source: Statistics Canada Census Profile 2021

Figure 2.2.2: 2021 Employment indicators, Study Area, 2021



Data source: Statistics Canada Census Profile 2021

## Community Well Being

The Community Well Being index is a Statistics Canada Measure of the socio-economic well-being for an individual community. The index is a combination of housing, income, labour force activity and education data used to create a composite score for each community's well being. **Table 2.4** shows the Special Areas score for each CWB category and its relative percentile ranking. 2021 data has not been released as of Winter 2022 and may be subject to further updates when available.

Table 2.4: Community Well-Being, 2016					
Special Area No.2					
	Income	Education	Housing	Labour	CWB
Score	81	58	95	94	82
Percentile	82	60	44	98	83
Special Area No.3					
Score	78	62	93	91	81
Percentile	70	79	25	87	76
Special Area No.4					
Score	85	55	98	93	83
Percentile	93	45	90	96	89
Acadia No.34					
Score	79	56	96	85	79
Percentile	85	63	80	0	0
Hanna					
Score	83	56	94	89	80
Percentile	89	50	33	76	68
Oyen					
Score	84	60	97	94	84
Percentile	91	71	76	98	93
Consort					
Score	83	59	99	91	83
Percentile	89	66	97	87	89

Data source: Statistics Canada Census Profile 2016

Special Area No.2's total CWB score is in the 83rd percentile and has an overall score of 82. Special Area No.3's total CWB score is in the 76th percentile and has an overall score of 81. Special Area No.4's total CWB score is in the 89th percentile and has an overall score of 83. While the Special Areas scores are relatively high, the housing index component only takes suitability (overcrowding) and adequacy (major repair) into account. Many communities' have high housing scores since affordability and supply versus demand variables are not considered. Across the other index components such as labour, income, and education, the Special Areas also perform relatively well.

## Conclusions to the Economic Profile

The data covered in the Economic Profile is meant to be a very brief look into the economic and geographic context of the Special Areas. It found that:

- The Special Areas are smaller communities with a relatively diverse economy.
- The majority of men and women work in natural resources, agriculture, and related production occupations.
- Women's participation rate is lower than men in all three Special Areas and Acadia No.34.
- Women have a lower unemployment rate than men in the Town of Hanna, Town of Oyen, and the Village of Empress.
- The Special Areas averaged into the 83rd percentile on the Community Well Being index.

## 3 Housing Demand

### Housing Demand Summary

The Housing Demand section profiles the demographics and projected demographics of the three Special Areas and Acadia No.34. This section will look at the demographic and socio-economic trends and characteristics in the Alberta Special Areas and how the trends may affect the demand for housing. The indicators examined in this section include trends in the age of population, population growth, Indigenous populations, the number of new residents, household size, household type, tenure, and household income.

#### Population

The population of the Special Areas has seen a steady decrease in population. Special Area No.2 peaked at 2,362 residents in 2001 and reached its lowest in 2021 at 1,851 residents. Special Area No.3 peaked at 1,500 residents in 2001 and reached its lowest in 2020 at 1,004 residents. Special Area No.4 peaked at 1,542 residents in 2001 and reached its lowest in 2020 at 1,238 residents. As of 2022, Special Area No.2 has had an average growth rate of -1.1%, Special Area No.3 has had an average growth rate of -1.6%, and Special Area No.4 has had an average growth rate of -1.0%.

The population of Hanna saw its population peak at 3,060 in 2001 and has seen a steady decrease reaching 2,658 in 2022. Hanna has had an average growth rate of -0.7% as of 2022. Like Hanna, the Town of Oyen is seeing a decrease in population with the population peaking at 1,042 in 2007, with an overall average growth rate of -0.7% as of 2022. The Village of Consort has seen an increase in population from 651 in 2001 to 669 in 2022. However, since 2015 the Village has been generally decreasing in population. The Village of Empress is seeing an overall decrease in population with a population of 136 in 2022. The population of Empress peaked in 2011 with 190 residents. The average growth rate is -1.2% as of 2022.

Overall, the Study Area is seeing a decrease in population. **Figures 3.1-4** illustrate these changes in population between 2001 and 2021.

Figure 3.1.1: Population, Alberta Special Areas, 2001-2021

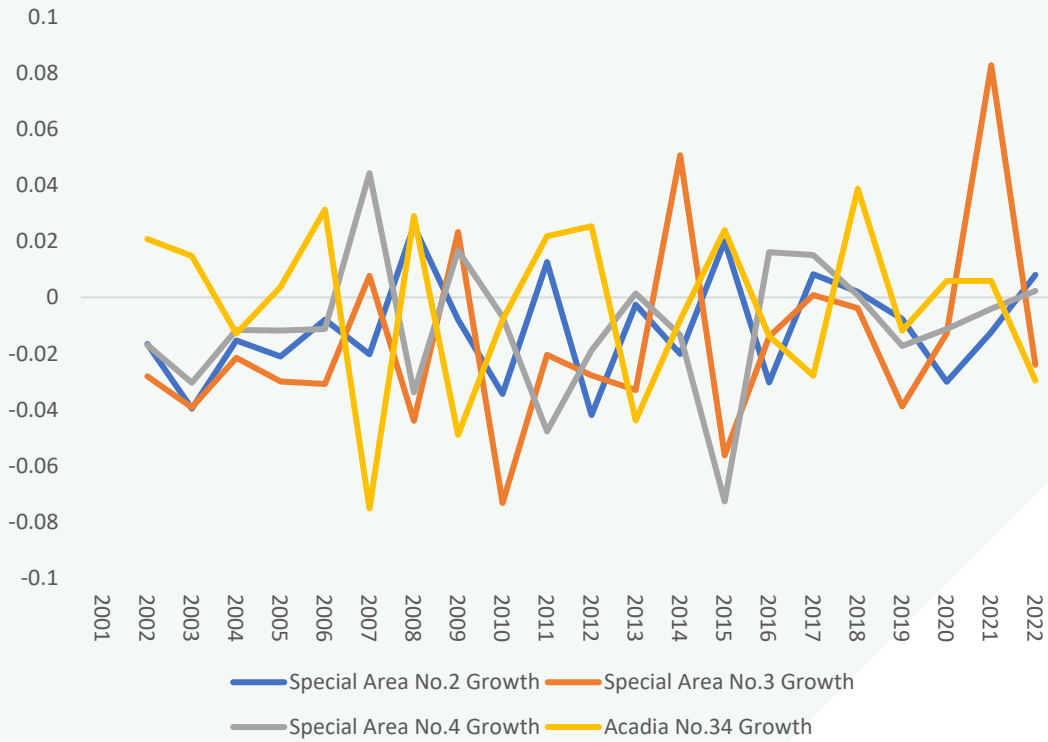
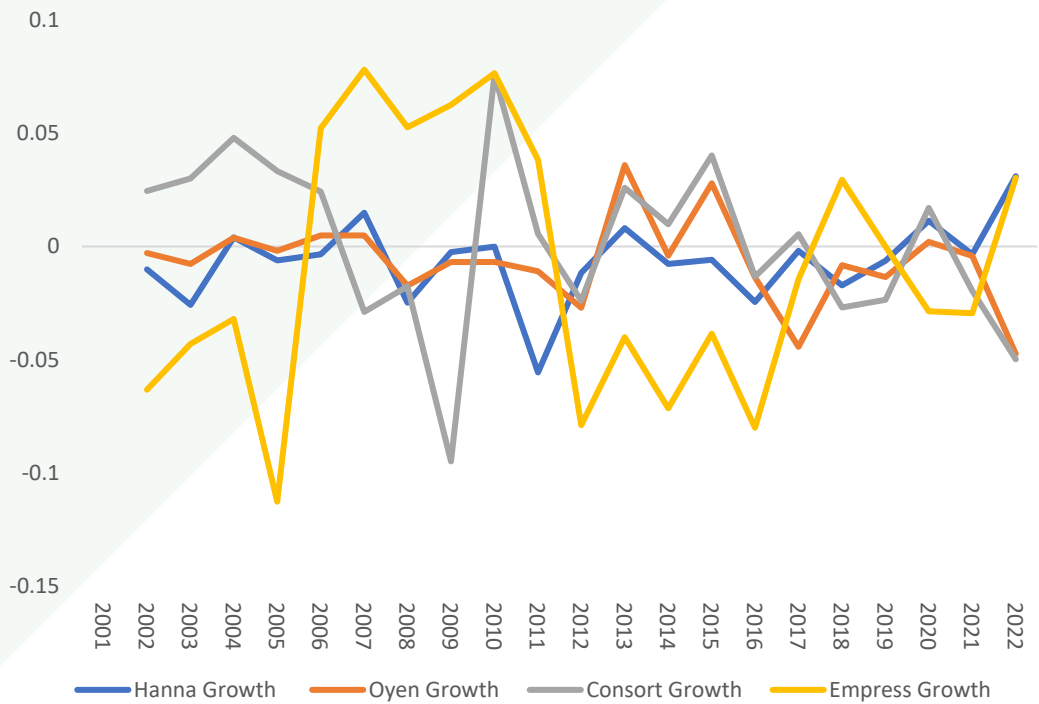


Figure 3.1.2: Population, Alberta Special Areas, 2001-2021



Data source: Alberta Regional Dashboard

Figure 3.1.3: Population, Alberta Special Areas, 2001-2021

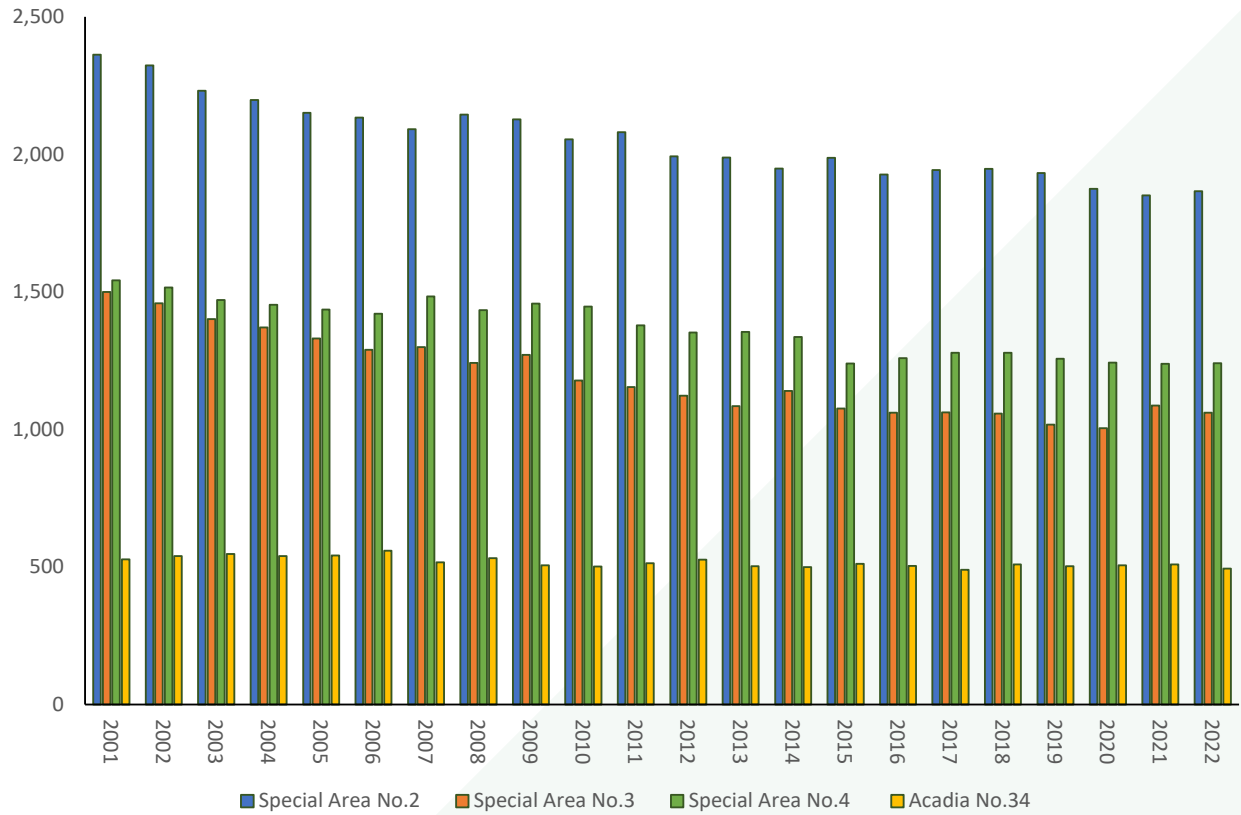
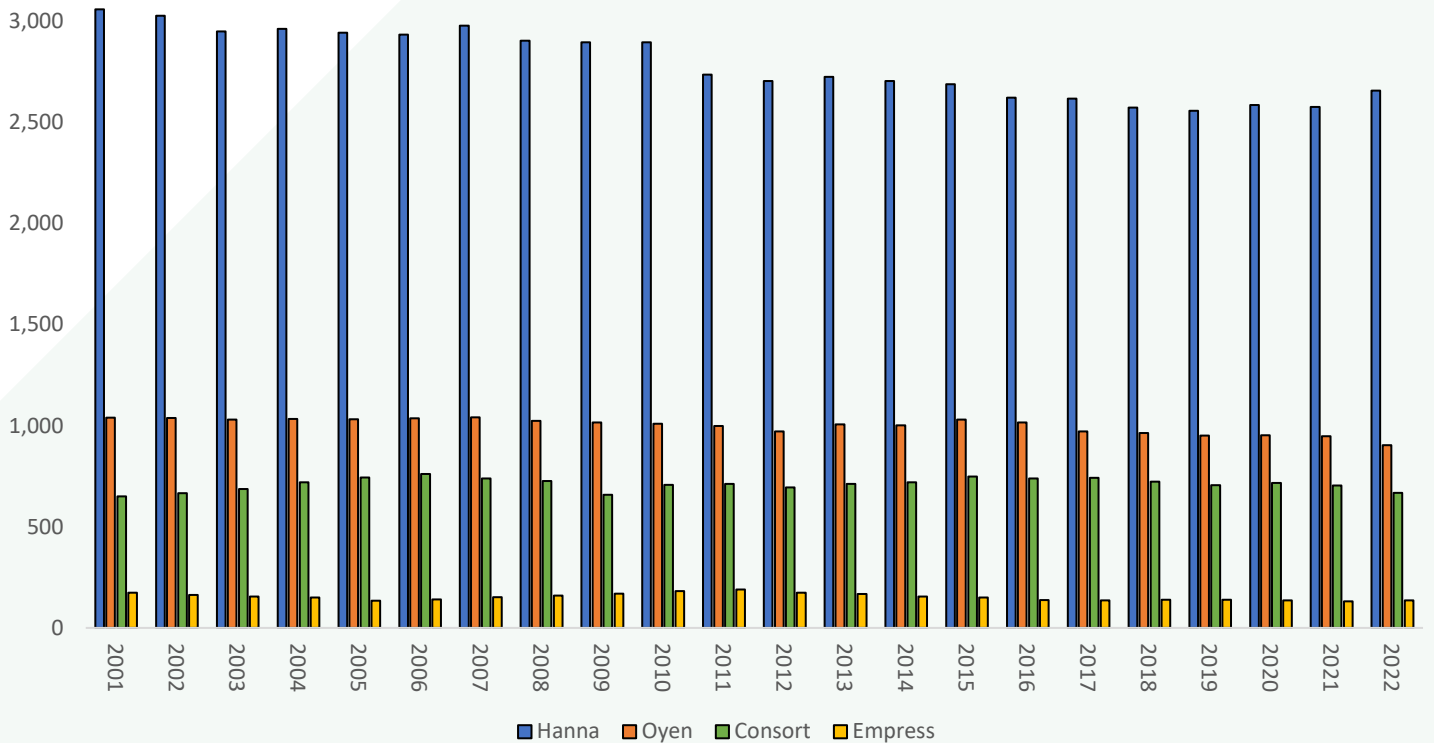


Figure 3.1.4: Population, Alberta Special Areas, 2001-2021

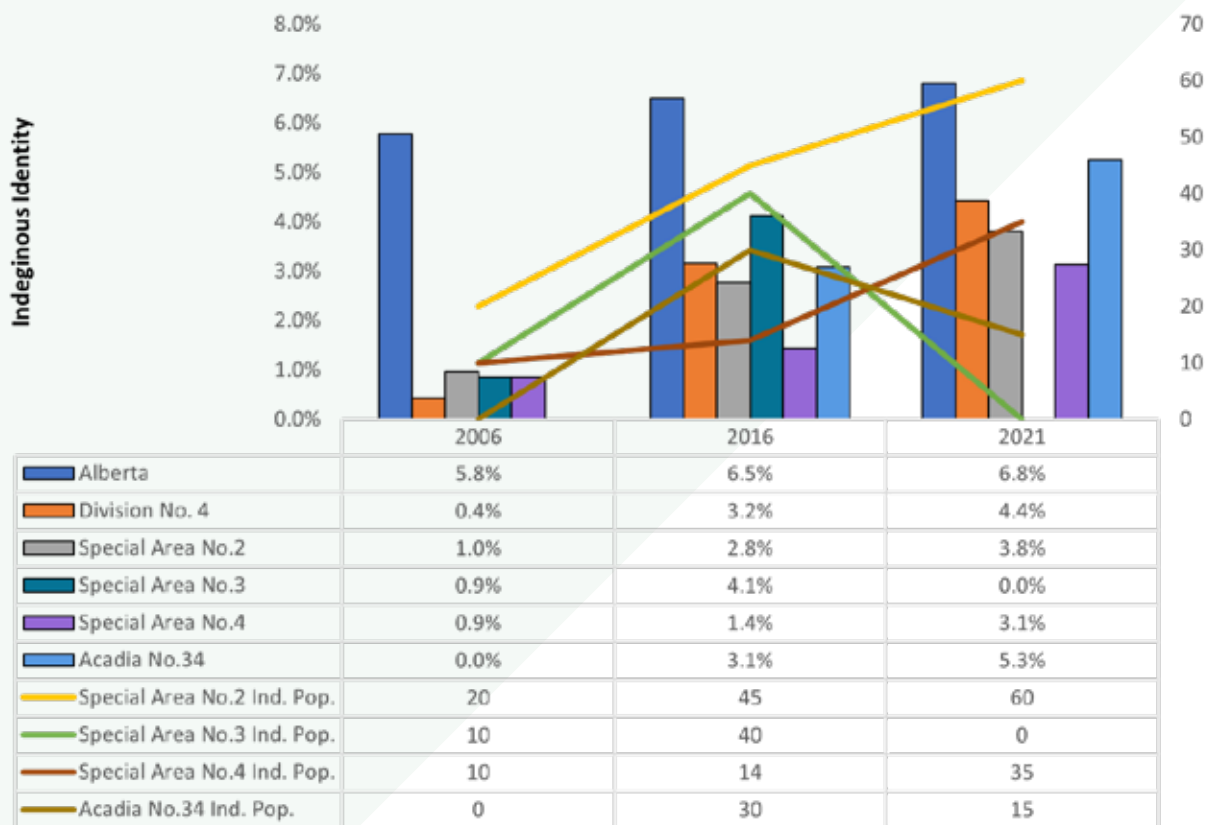


Data source: Alberta Regional Dashboard

## Indigenous Population Profile

**Figures 3.2.1 and 3.2.2** compare the share of Indigenous representation across the Study Area and provides the tallied Indigenous population each Census year. The 2011 Indigenous population census data is unavailable for the Special Areas and Acadia No.34. Possible reasons for this according to Statistics Canada are that the area does not meet the threshold for 250 or more Indigenous identity population; the area has been suppressed for data quality or confidentiality reasons; or the area is comprised of or contains incompletely enumerated Indigenous reserves or Indigenous settlements.

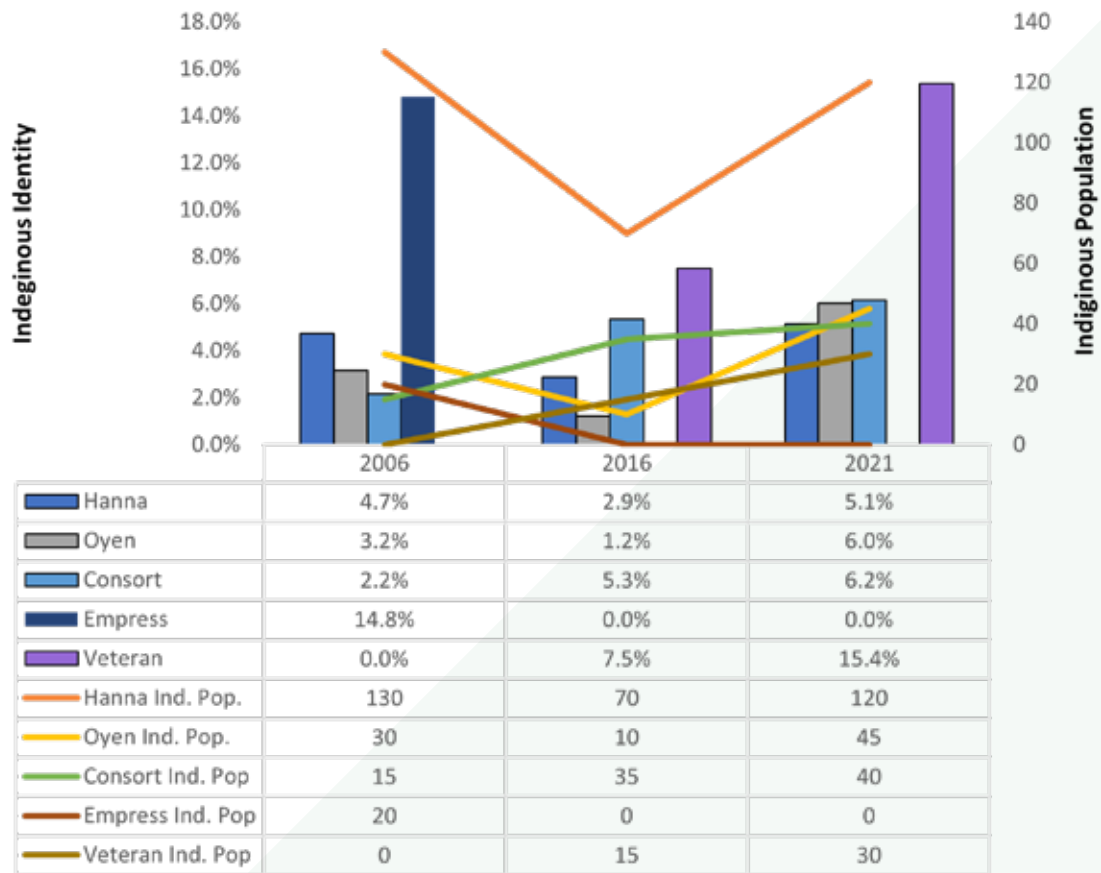
Figure 3.2.1: Indigenous profile, Study Area, 2006-2021



Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

There has been an increase in Indigenous representation in Special Area No.2 and Special Area No.4. The Indigenous population in Special Area No.2 increased from 1.0% in 2006 to 3.8% in 2021, going from 20 residents to 60. The Indigenous population in Special Area No.3 saw a drastic decrease from 4.1% in 2016 to 0.0% in 2021, going from 40 residents to 0. The Indigenous population in Special Area No.4 increased from 0.9% in 2006 to 3.1% in 2021, going from 10 residents to 35.

Figure 3.2.2: Indigenous profile, Study Area, 2006-2021



Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

There has been an increase in Indigenous representation in Hanna, Oyen, Consort, and Veteran. The Indigenous population in Hanna increased from 2.9% in 2016 to 5.1% in 2021, going from 70 residents to 120. The Indigenous population in Empress saw a drastic decrease from 14.8% in 2006 to 0.0% in 2021, going from 20 residents to 0. The Indigenous population in Oyen increased from 3.2% in 2006 to 6.0% in 2021, going from 30 residents to 45. Veteran saw an increase from 0.0% to 15.4% in 2021, going from 0 residents to 30 residents. Overall, the Indigenous population remains relatively small.

## Mobility

Mobility data characterizes how many new residents have moved into the community. Statistics Canada breaks down mobility into two categories: 1-year movers and 5-year movers and uses a respondent's place of residence to determine whether they moved into the community within the last year, or within the last five years. **Tables 3.1** and **3.2** display 1-year and 5-year mover data for the Special Areas and Acadia No.34. The 2011 Mobility data is unavailable due to data for this area having been suppressed for data quality or confidentiality reasons by Statistics Canada.

Table 3.1 1-year mobility, 2006-2021						
Special Area No.2						
	2006	Share	2016	Share	2021	Share
Population	2,045		1,605		1,560	
Intraprovincial migrants	65	3.2%	25	1.6%	60	3.8%
Interprovincial migrants	30	1.5%	0	0.0%	0	0.0%
External migrants	25	1.2%	0	0.0%	0	0.0%
Total	120	5.9%	25	1.6%	60	3.8%
Special Area No.3						
	2006	Share	2016	Share	2021	Share
	1,145		955		1,040	
Intraprovincial migrants	30	2.6%	65	6.8%	35	3.4%
Interprovincial migrants	0	0.0%	0	0.0%	15	1.4%
External migrants	0	0.0%	0	0.0%	0	0.0%
Total	30	2.6%	65	6.8%	50	4.8%
Special Area No.4						
	2006	Share	2016	Share	2021	Share
Population	1,365		1,125		1,105	
Intraprovincial migrants	90	6.6%	40	3.6%	25	2.3%
Interprovincial migrants	15	1.1%	0	0.0%	0	0.0%
External migrants	0	0.0%	10	0.9%	0	0.0%
Total	105	7.7%	50	4.4%	25	2.3%
Acadia No.34						
	2006	Share	2016	Share	2021	Share
Population	540		420		285	
Intraprovincial migrants	10	1.9%	0	0.0%	20	7.0%
Interprovincial migrants	0	0.0%	0	0.0%	0	0.0%
External migrants	0	0.0%	10	2.4%	0	0.0%
Total	10	1.9%	10	2.4%	20	7.0%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Hanna						
	2006	Share	2016	Share	2021	Share
Population	2,710		2,420		2,315	
Intraprovincial migrants	75	2.8%	115	4.8%	55	2.4%
Interprovincial migrants	45	1.7%	10	0.4%	25	1.1%
External migrants	0	0.0%	15	0.6%	0	0.0%
Total	120	4.5%	140	5.8%	80	3.5%
Oyen						
	2006	Share	2016	Share	2021	Share
Population	945		820		730	
Intraprovincial migrants	30	3.2%	10	1.2%	20	2.7%
Interprovincial migrants	0	0.0%	0	0.0%	0	0.0%
External migrants	0	0.0%	0	0.0%	0	0.0%
Total	30	3.2%	10	1.2%	20	2.7%
Consort						
	2006	Share	2016	Share	2021	Share
Population	685		650		635	
Intraprovincial migrants	0	0.0%	60	9.2%	40	6.3%
Interprovincial migrants	25	3.6%	0	0.0%	0	0.0%
External migrants	0	0.0%	0	0.0%	0	0.0%
Total	25	3.6%	60	9.2%	40	6.3%
Empress						
	2006	Share	2016	Share	2021	Share
Population	130		170		200	
Intraprovincial migrants	0	0.0%	30	17.6%	40	20.0%
Interprovincial migrants	0	0.0%	0	0.0%	0	0.0%
External migrants	0	0.0%	0	0.0%	0	0.0%
Total	0	0.0%	30	17.6%	40	20.0%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Table 3.2 5-year mobility, 2006-2021

Special Area No.2						
Year	2006	Share	2016	Share	2021	Share
Population	1,955		1,510		1,445	
Intraprovincial migrants	135	6.9%	105	7.0%	215	14.9%
Interprovincial migrants	45	2.3%	10	0.7%	45	3.1%
External migrants	25	1.3%	0	0.0%	0	0.0%
Total	205	10.5%	120	7.9%	260	18.0%
Special Area No.3						
Year	2006	Share	2016	Share	2021	Share
Population	1,095		880		995	
Intraprovincial migrants	40	3.7%	80	9.1%	170	17.1%
Interprovincial migrants	10	0.9%	10	1.1%	40	4.0%
External migrants	0	0.0%	10	1.1%	0	0.0%
Total	50	4.6%	100	11.4%	210	21.1%
Special Area No.4						
Year	2006	Share	2016	Share	2021	Share
Population	1,275		1,050		1,040	
Intraprovincial migrants	95	7.5%	120	11.4%	105	10.1%
Interprovincial migrants	25	2.0%	20	1.9%	0	0.0%
External migrants	10	0.8%	15	1.4%	0	0.0%
Total	130	10.2%	155	14.8%	105	10.1%
Acadia No.34						
Year	2006	Share	2016	Share	2021	Share
Population	520		395		285	
Intraprovincial migrants	10	1.9%	35	8.9%	55	19.3%
Interprovincial migrants	15	2.9%	10	2.5%	0	0.0%
External migrants	0	0.0%	25	6.3%	10	3.5%
Total	25	4.8%	70	17.7%	65	22.8%
Hanna						
Year	2006	Share	2016	Share	2021	Share
Population	2,550		2,305		2,220	
Intraprovincial migrants	440	17.3%	335	14.5%	400	18.0%
Interprovincial migrants	210	8.2%	70	3.0%	130	5.9%
External migrants	10	0.4%	85	3.7%	65	2.9%
Total	660	25.9%	490	21.3%	595	26.8%

Oyen						
Year	2006	Share	2016	Share	2021	Share
Population	925		800		690	
Intraprovincial migrants	150	16.2%	30	3.8%	100	14.5%
Interprovincial migrants	30	3.2%	30	3.8%	60	8.7%
External migrants	0	0.0%	0	0.0%	0	0.0%
Total	180	19.5%	60	7.5%	160	23.2%
Consort						
Year	2006	Share	2016	Share	2021	Share
Population	620		600		590	
Intraprovincial migrants	50	8.1%	105	17.5%	125	21.2%
Interprovincial migrants	100	16.1%	15	2.5%	40	6.8%
External migrants	10	1.6%	20	3.3%	0	0.0%
Total	160	25.8%	140	23.3%	165	28.0%
Empress						
Year	2006	Share	2016	Share	2021	Share
Population	130		165		195	
Intraprovincial migrants	0	0.0%	40	24.2%	55	28.2%
Interprovincial migrants	25	19.2%	15	9.1%	0	0.0%
External migrants	0	0.0%	0	0.0%	0	0.0%
Total	25	19.2%	55	33.3%	55	28.2%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Between 2016 and 2021, 1-year migrants increased from 1.6% to 3.8% in Special Area No.2. In Special Area No. 3, 1-year migrants decreased from 6.8% in 2016 to 4.8% in 2021. In Special Area No.4, 1-year migrants decreased from 4.4% in 2016 to 2.3% in 2021.

1-Year migrants decreased from 5.8% in 2016 to 3.5% in 2021 in the Town of Hanna. The Town of Oyen saw an increase in 1-year migrants from 1.2% in 2016 to 2.7% in 2021. Like the Town of Hanna, the Village of Consort saw a decrease in 1-year migrants from 9.2% in 2016 to 6.3% in 2021. The Village of Empress saw an increase in 1-year migrants from 17.6% in 2016 to 20.0% in 2021.

This in turn means there are fewer people moving into Special Area No.3, Special Area No.4, Hanna, and the Village of Consort within a year of the study period. In the case of Special Area No.2, the Town of Oyen, and the Village of Empress there is an increasing number of people moving into the Town within a year of the study period, with the change primarily stemming from intraprovincial (within-province) migrants.

Similarly, the 5-year migrants have increased from 7.9% in 2016 to 18.0% in 2021 for Special Area No.2. Special Area No.3 increased from 11.4% in 2016 to 21.1% in 2021 and Special Area No.4 decreased from 14.8% to 10.1%. The increase in migrants for Special Area No.2 and Special Area No.3 is being seen in intraprovincial and interprovincial migrants. In comparison, Acadia No.34 is also seeing an increase in migrants in both the 1-year and 5-year span.

The Town of Hanna saw 5-year migrants increase from 21.3% in 2016 to 26.8% in 2021. The Town of Oyen saw 5-year migrants increase from 7.5% in 2016 to 23.2% in 2021. Additionally, the Village of Consort saw an increase in 5-year migrants while the Village of Empress saw a decrease.

With regards to Division No. 4 and Alberta, the 1-year migrant representation decreased as a proportion of the population, while the 5-year migrant numbers fell for Alberta but increased for Division No.4, as shown below in **Table 3.3**.

Table 3.3 Mobility comparison, Alberta, and Div. No. 4, 2006-2021						
Alberta	2006		2016		2021	
1 Yr. Migrant	248,550	7.7%	212,860	5.4%	181,210	4.4%
5 Yr. Migrant	665,840	21.8%	762,890	20.5%	760,990	19.4%
Division No. 4	2006		2016		2021	
1 Yr. Migrant	470	4.6%	435	5.1%	345	4.2%
5 Yr. Migrant	1,500	15.5%	1,240	15.3%	1,785	22.8%

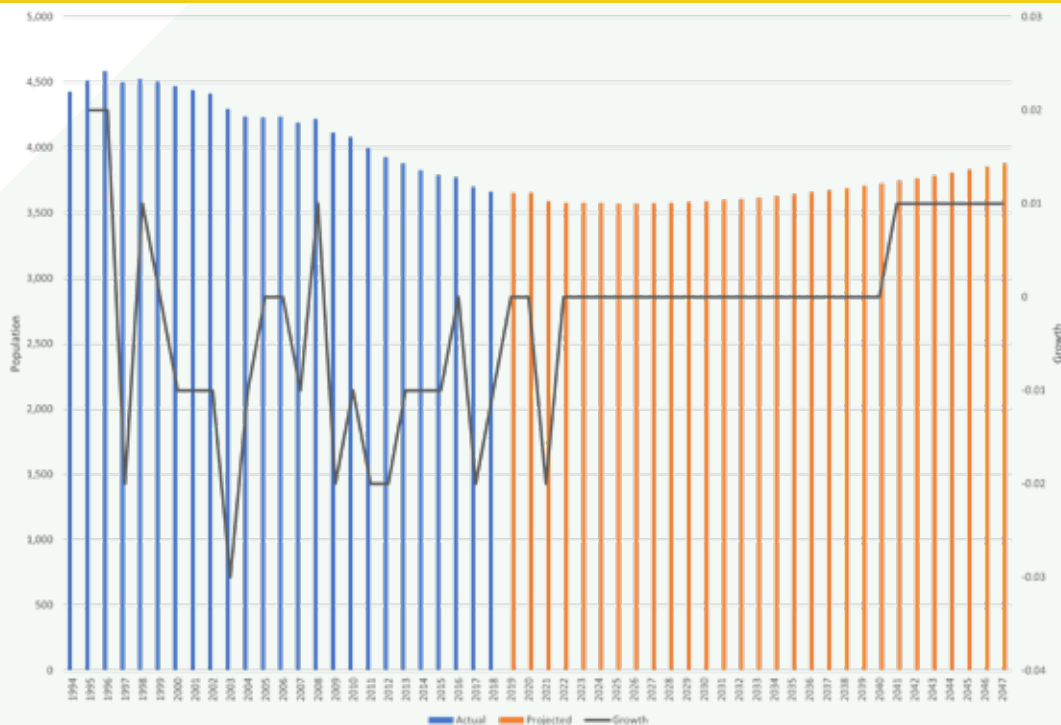
Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

## Population Projections

Alberta Health created revised population projects in 2016 for various local health zones and regions in Alberta. The Special Areas are in three different Alberta Health Zones; Z3.3.A.04 – Planning & Special Area 2, Z1.3.B.02 – Oyen, and Z3.3.B.05 – Castor & Coronation & Consort. These Health Zones include areas outside of the Special Areas. As a result, the dashboard counts within the AHS health regions are higher than the census and regional dashboard population counts. However, the projection trends and estimates still capture important shifts in the populations of the communities.

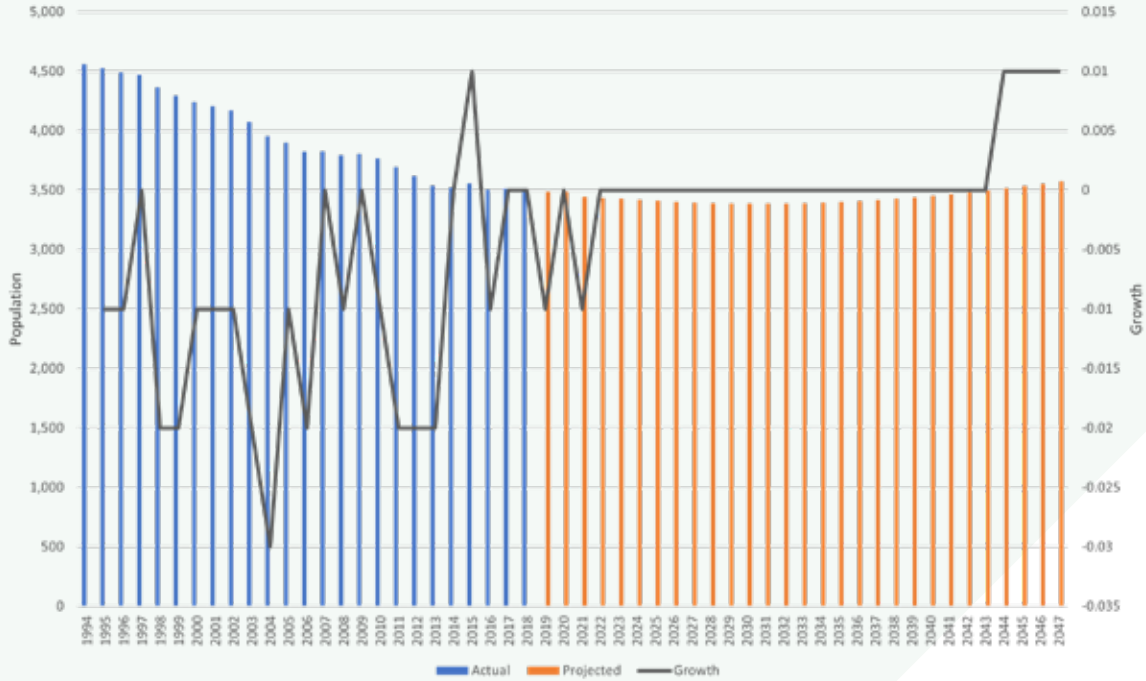
Given the current trends in population growth in all three AHS health zones, Alberta Health projected the populations growth to plateau until around 2041, at which there will be an on average growth of 1.0% per year. By 2047, Alberta Health projects the population in Planning & Special Area 2 will reach 3,879 residents, Oyen will reach 3,576 residents, and Castor & Coronation & Consort will reach 6,481. By comparison, in 1994 the Planning & Special Area 2 area recorded an estimated population of 4,427, the Oyen area recorded an estimated population of 4,560, and the Castor & Coronation & Consort area recorded an estimated population of 7,449. However, as the year of projection increases, the accuracy of the estimates decreases. Numerous factors can change growth in the communities such as changes in the job market, housing market, or unforeseen global events. Figures 3.3.1-3 shows the actual and projected populations counts between 1994 and 2047.

Figure 3.3.1 Population Growth Projections, Planning & Special Area 2, 1994-2046



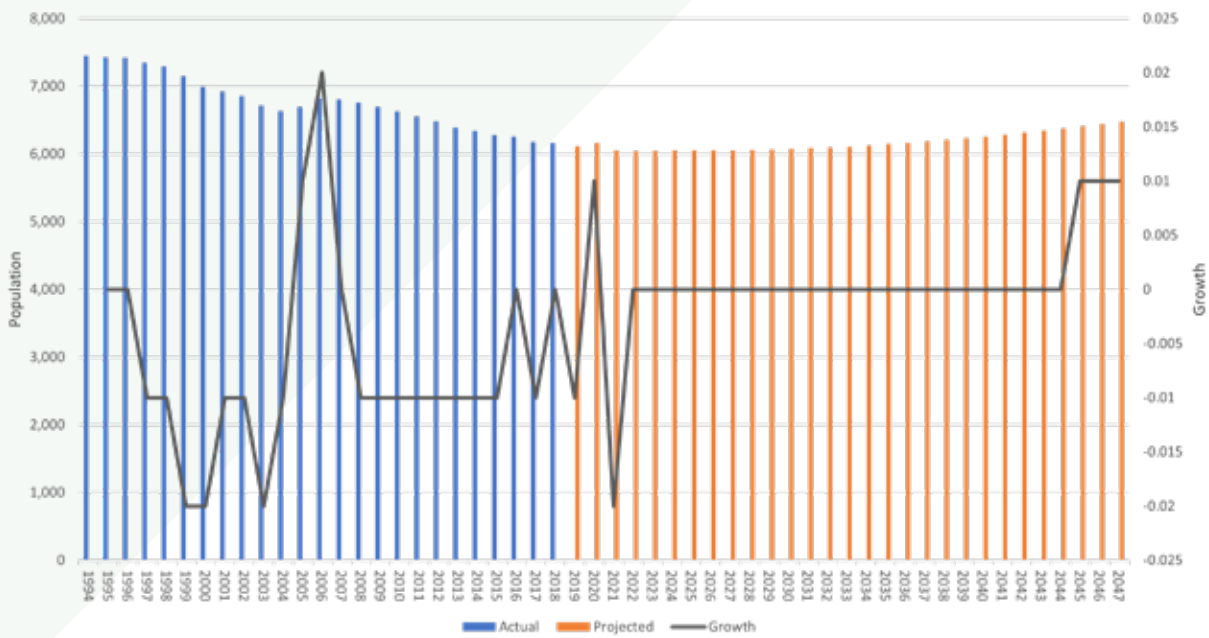
Data source: Alberta Health

Figure 3.3.2 Population Growth Projections Z1.3.B.02 – Oyen, 1994-2046



Data source: Alberta Health

Figure 3.3.3 Population Growth Projections, Z3.3.B.05 – Castor & Coronation & Consort, 1994-2046



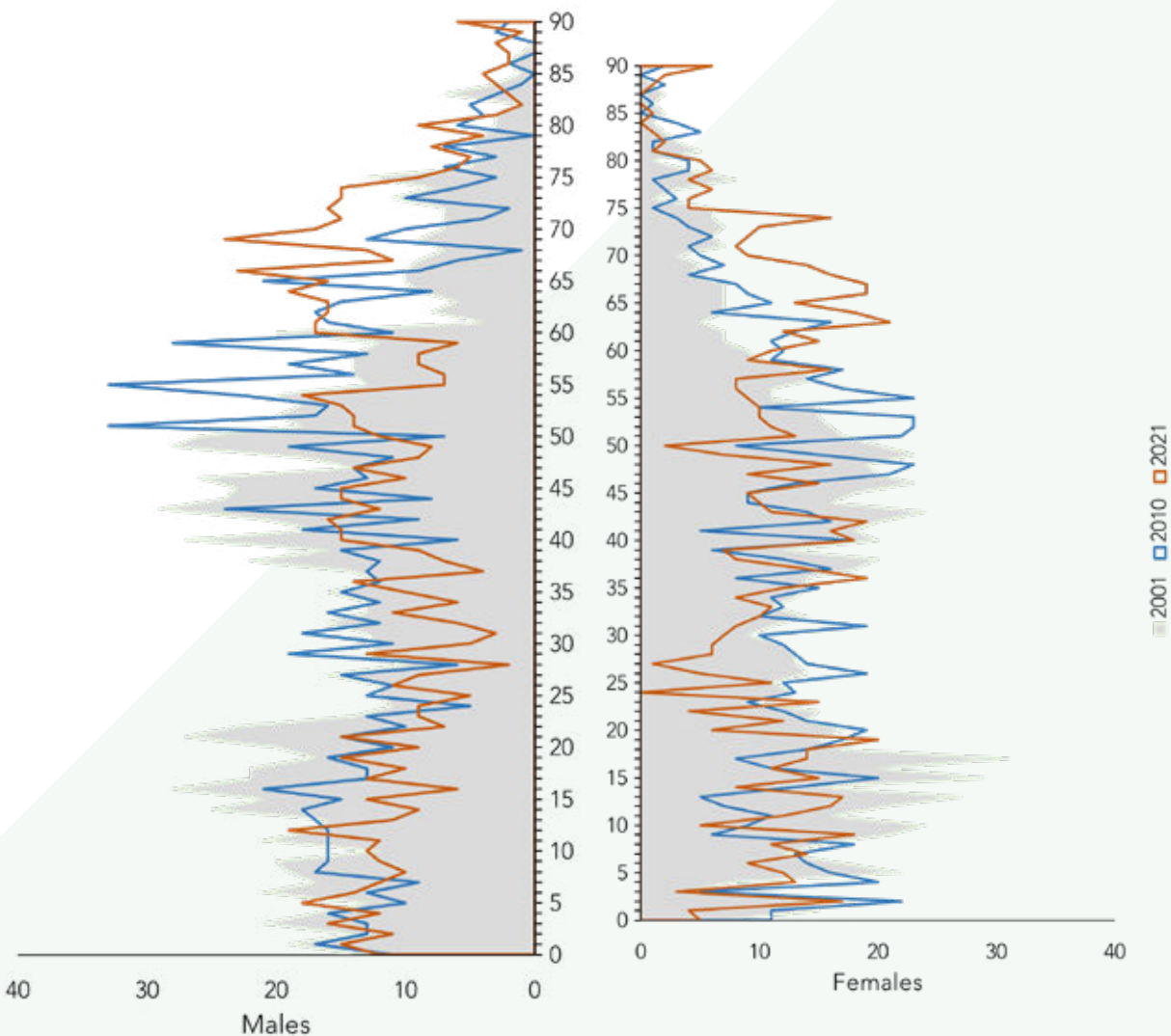
Data source: Alberta Health

## Age and Gender Distributions

As per Statistics Canada, the proportion of seniors in Canada has grown over time. Between 1970 and 2010, the proportion of seniors in the federal population grew from 8.0% to 14.0% and Statistics Canada expects this trend to continue.

**Figures 3.4.1-8** show the growth in the age groups by gender for the Special Areas, showing that the proportion of seniors has steadily increased between 2001 and 2020 in the region.

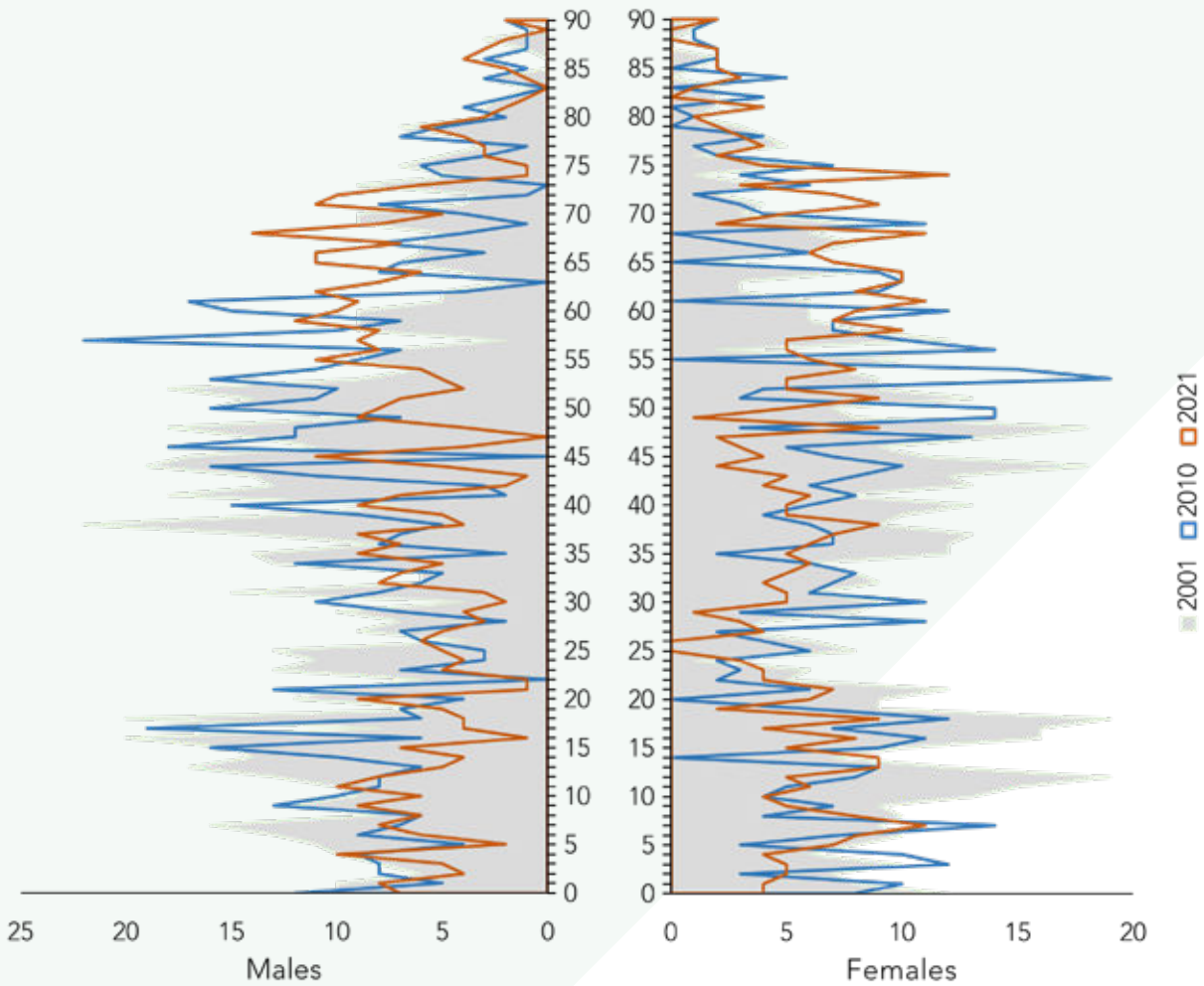
Figure 3.4.1 Age Distributions, Special Area No.2, 2001-2021



Data source: Alberta Health

On average, the population of Special Area No.2 area has grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 10.0% (238 residents) to 22.0% (409 residents) and seniors over the age of 90 increasing from 0.08% (2 residents) to 0.6% (12 residents).

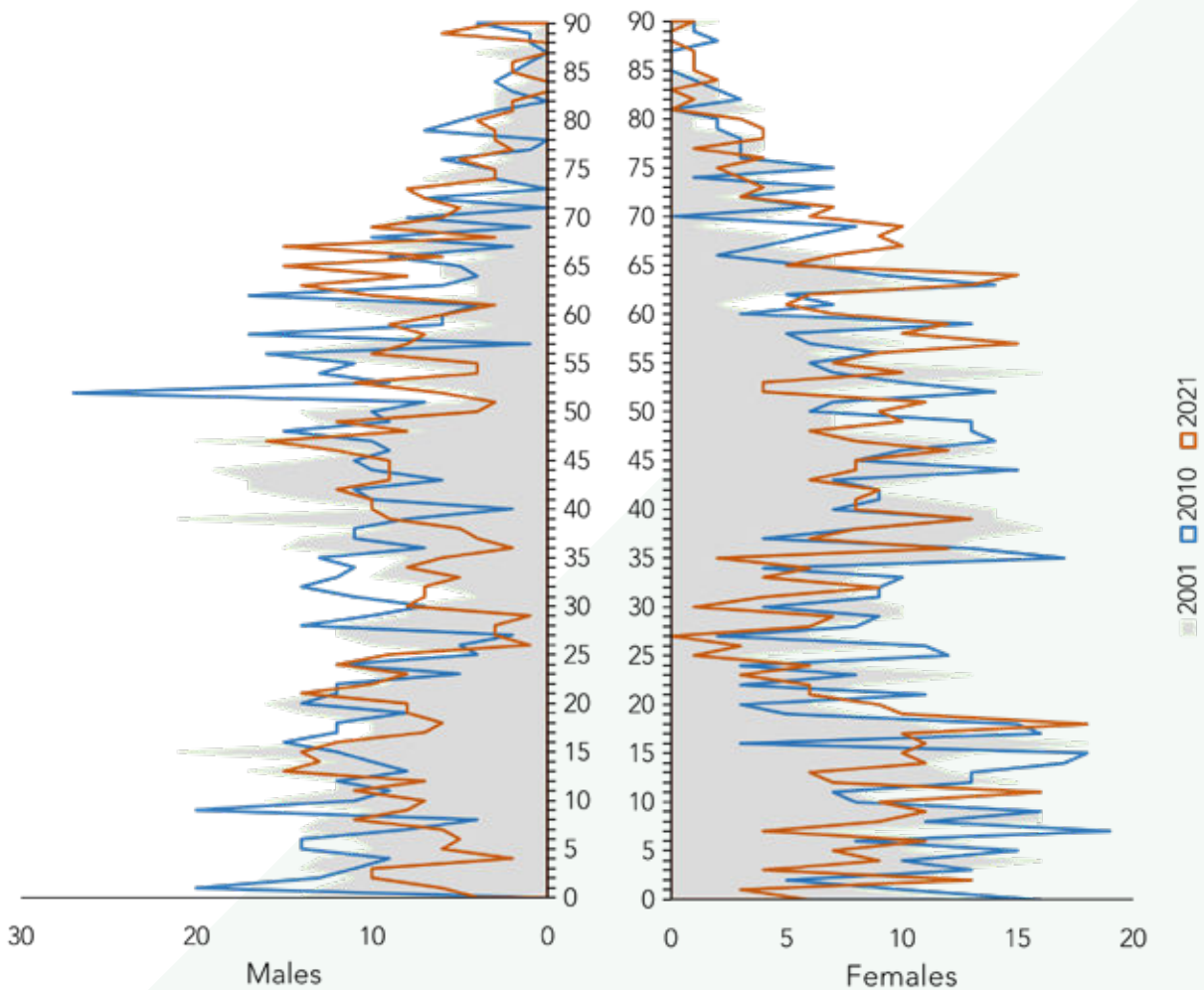
Figure 3.4.2 Age Distributions, Special Area No.3, 2001-2021



Data source: Alberta Health

On average, the population of Special Area No.3 area has grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 11.8% (178 residents) to 22.6% (202 residents) and seniors over the age of 90 increasing from 0% (0 residents) to 0.4% (4 residents).

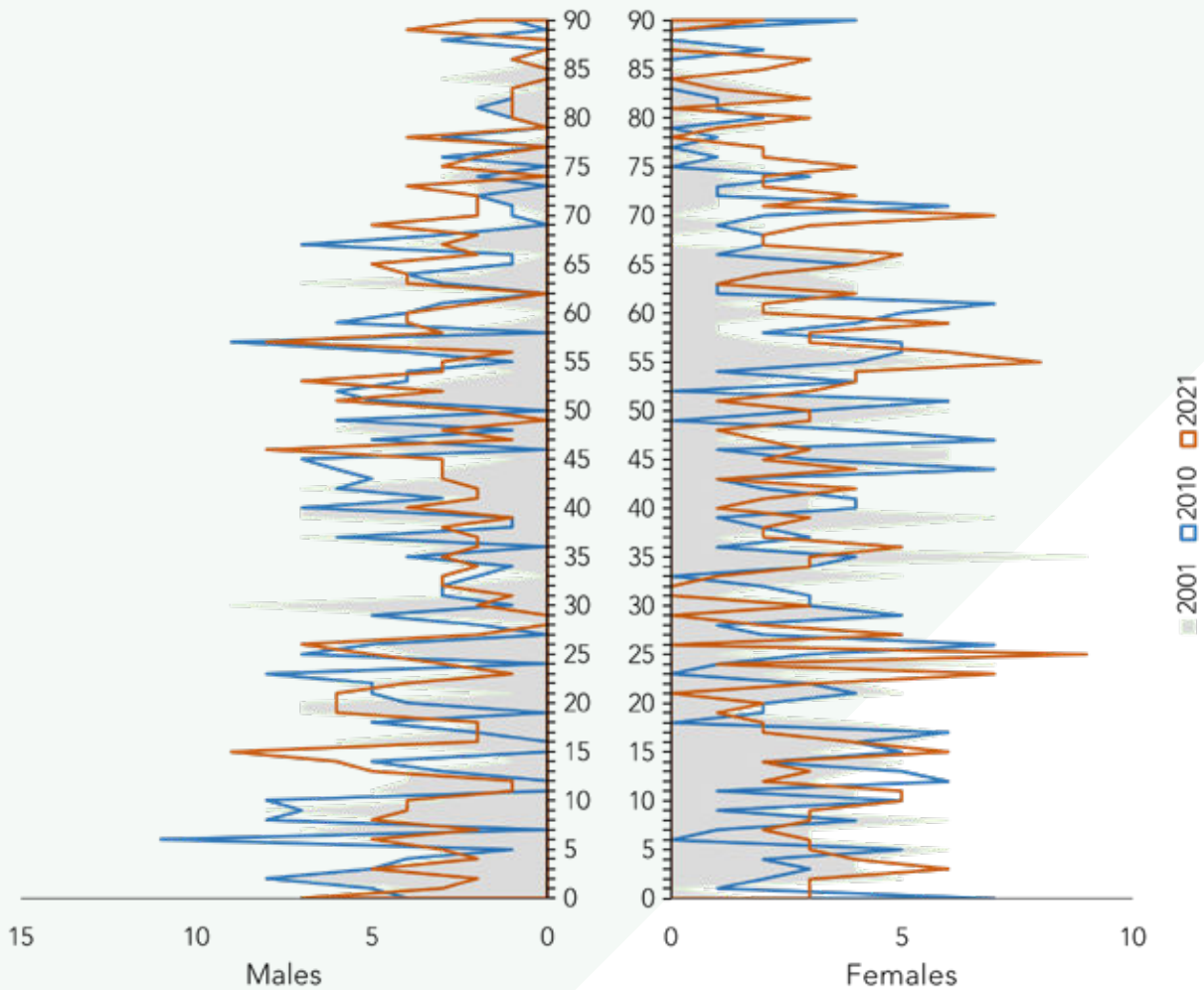
Figure 3.4.3 Age Distributions, Special Area No.4, 2001-2021



Data source: Alberta Health

On average, the population of Special Area No.4 area has grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 11.0% (170 residents) to 16.5% (204 residents) and seniors over the age of 90 increasing from 0.1% (2 residents) to 0.3% (4 residents).

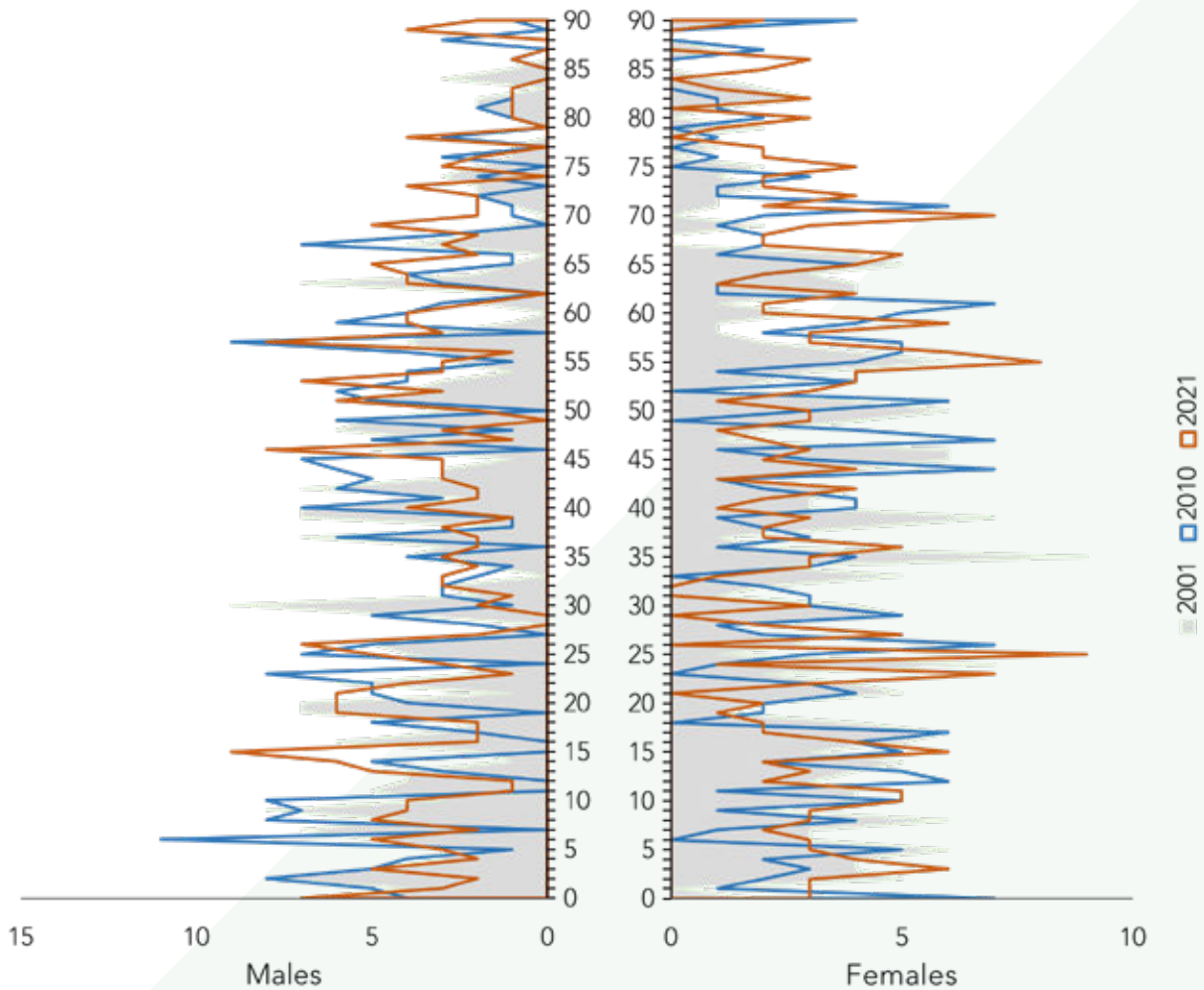
Figure 3.4.4 Age Distributions, Acadia No.34, 2001-2021



Data source: Alberta Health

In comparison, the population of Acadia No.34 area has also grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 11.3% (60 residents) to 20.2% (103 residents) and seniors over the age of 90 increasing from 0.4% (2 residents) to 0.8% (4 residents).

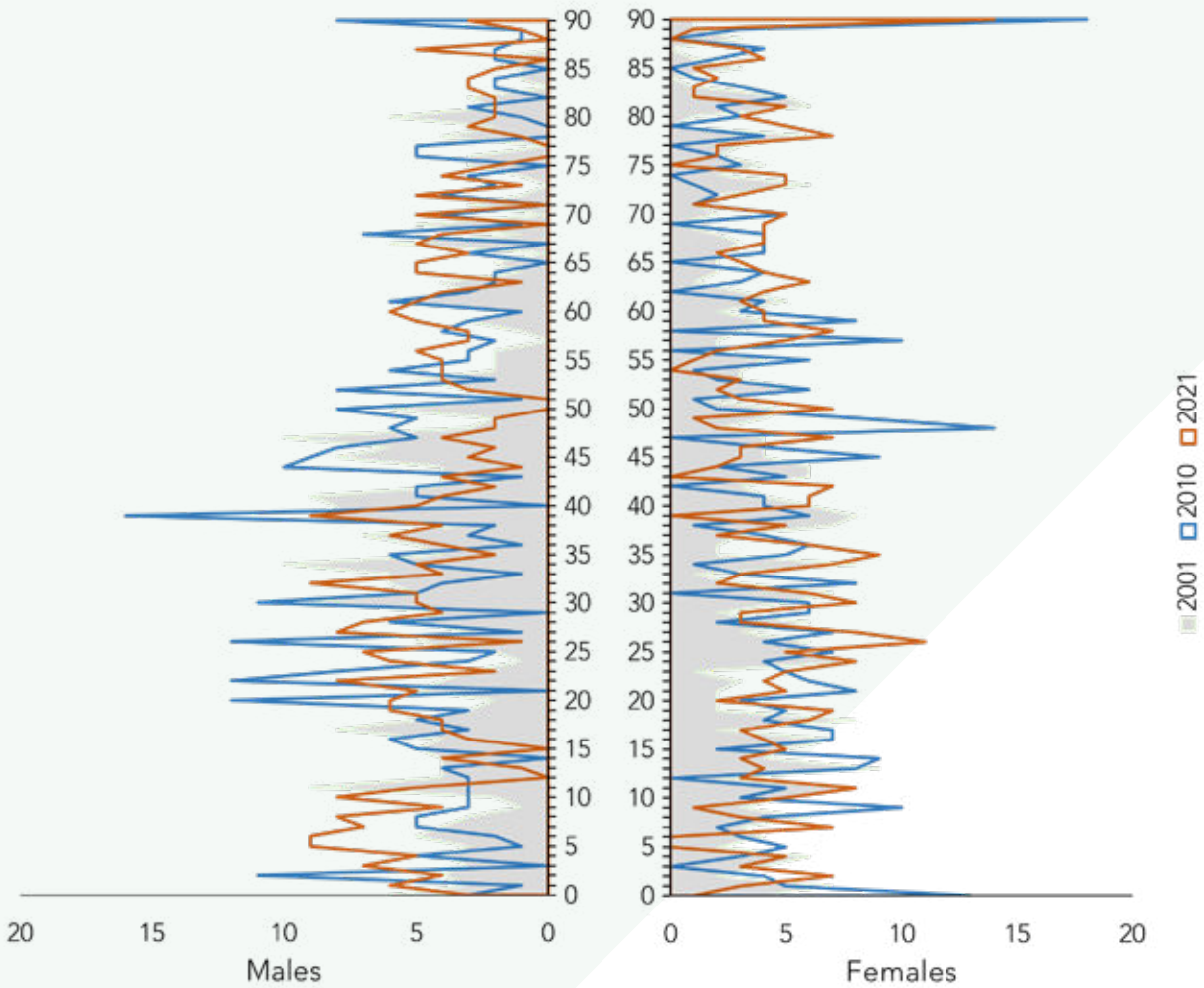
Figure 3.4.5 Age Distributions, Hanna, 2001-2021



Data source: Alberta Health

On average, the population of Hanna has grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 19.0% (583 residents) to 23.0% (593 residents) and seniors over the age of 90 increasing from 0.8% (24 residents) to 1.1% (29 residents).

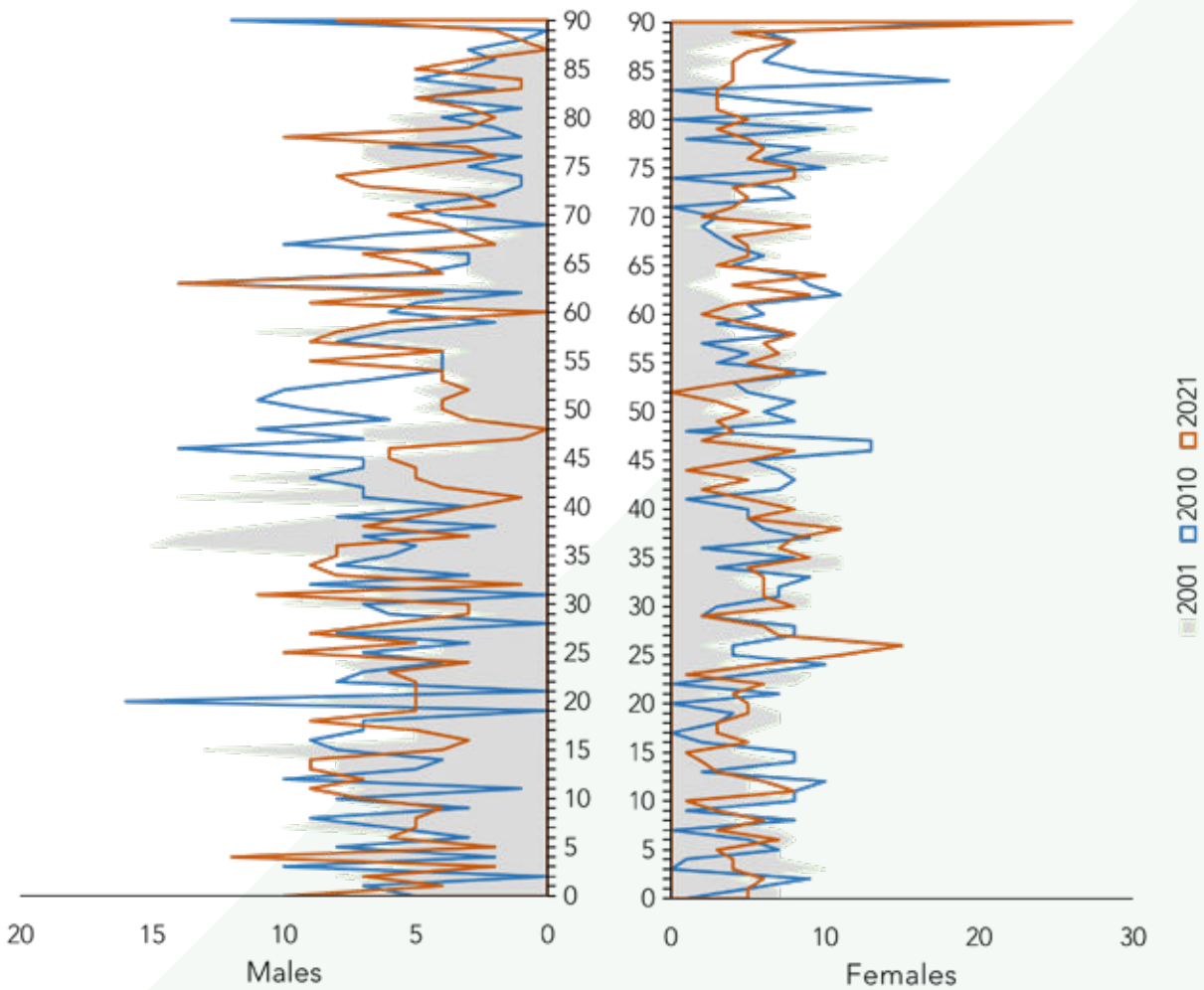
Figure 3.4.6 Age Distributions, Consort, 2001-2021



Data source: Alberta Health

On average, the population of Consort has grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 16.1% (105 residents) to 21% (148 residents) and seniors over the age of 90 increasing from 0.2% (1 residents) to 2.4% (17 residents).

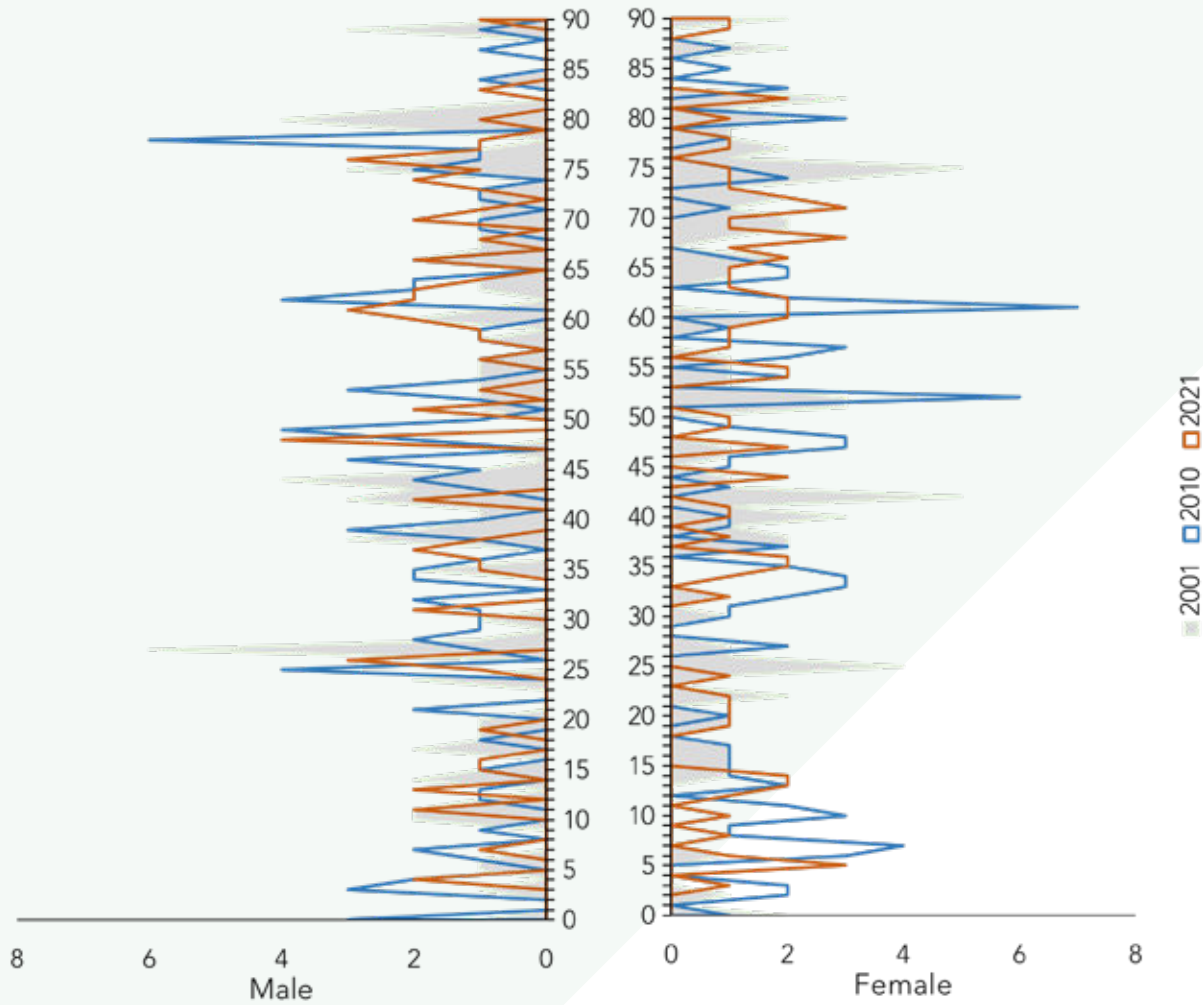
Figure 3.4.7 Age Distributions, Oyen , 2001-2021



Data source: Alberta Health

On average, the population of Oyen has grown older between 2001 and 2021, with the percentage of residents 65+ increasing from 22.4% (233 residents) to 25.9% (246 residents) and seniors over the age of 90 increasing from 0.4% (4 residents) to 3.6% (34 residents).

Figure 3.4.8 Age Distributions, Empress , 2001-2021



Data source: Alberta Health

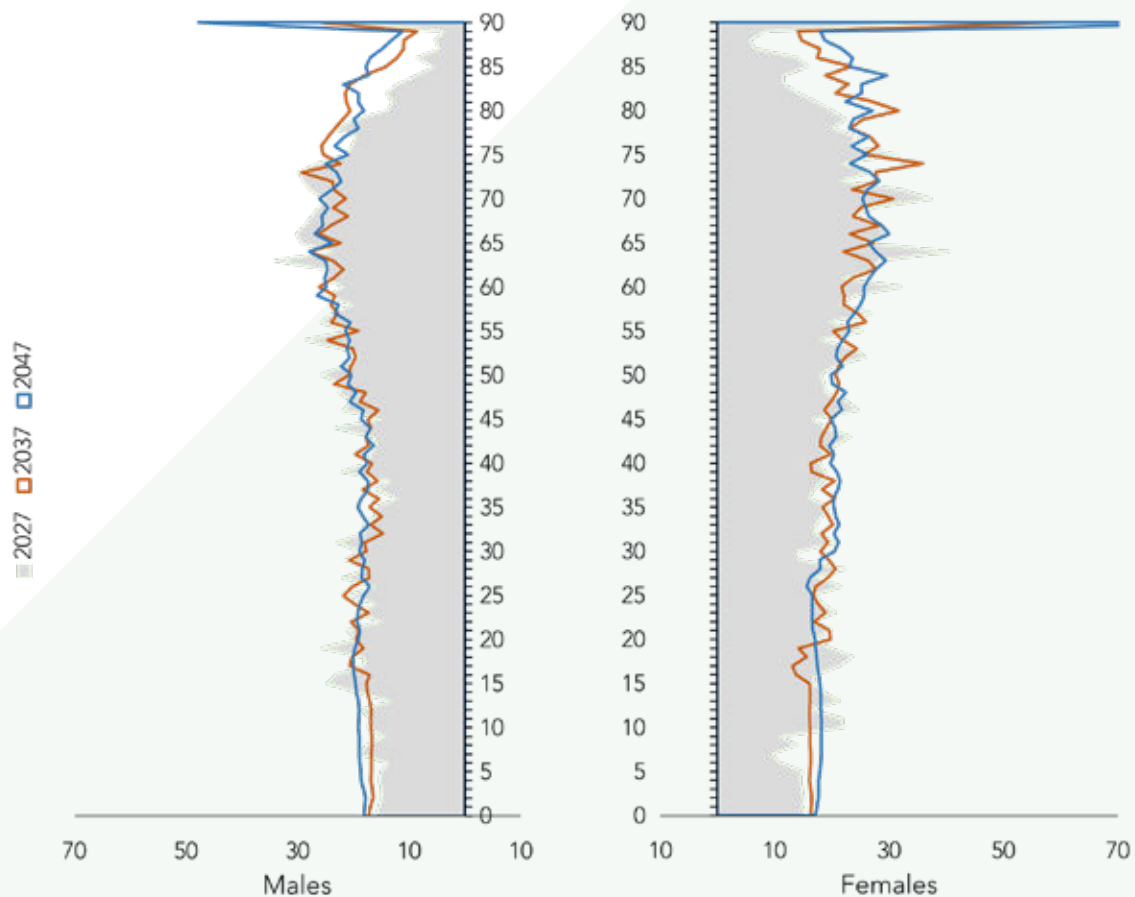
On average, the population of Empress has grown younger between 2001 and 2021, with the percentage of residents under 65 increasing from 64.4% (112 residents) to 68.2% (90 residents). Residents over the age of 65 have decreased from 35.5% (62 residents) to 31.8% (42 residents).

In conclusion the Special Areas and Acadia No.34 are following the trend of an aging population that Statistics Canada expects to continue to see across Canada, but the Village of Empress is seeing an increase in younger residents.

## Projected Age and Gender Distributions

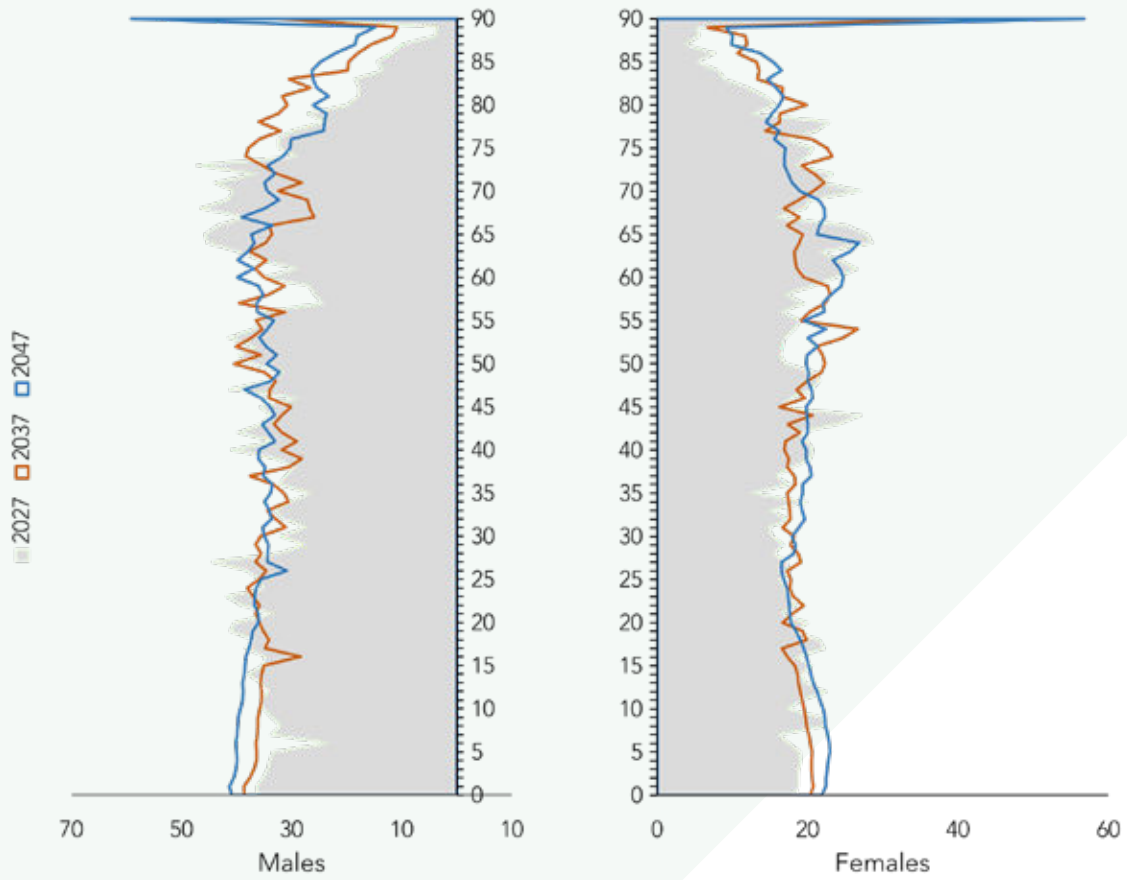
The Alberta Health population projections can be broken down further by age and gender. **Figures 3.5.1-3** show changes in age and gender demographics between 2017 and 2047, as estimated by Alberta Health. As shown in **Figures 3.6.1 to 3.7.3** the 65+ and 90+ populations will continue to increase in real numbers, and as percentage of the populations. By 2047, it is projected that 1,297 (33.4%) of the residents in the Special Area No.2 area will be over the age of 65 and 151 (3.9%) residents will be over the age of 90. The Special Area No.3 area is projected to have 881 (24.6%) residents over the age of 65 by 2047, and 85 (3.3%) residents over the age of 90. It is also projected that the Special Area No.4 area will have 1,695 (26.5%) residents over the age of 65 and 186 (2.8%) over the age of 90.

Figure 3.5.1 Projected Age and Gender Distributions, Planning & Special Area 2, 2016-2046



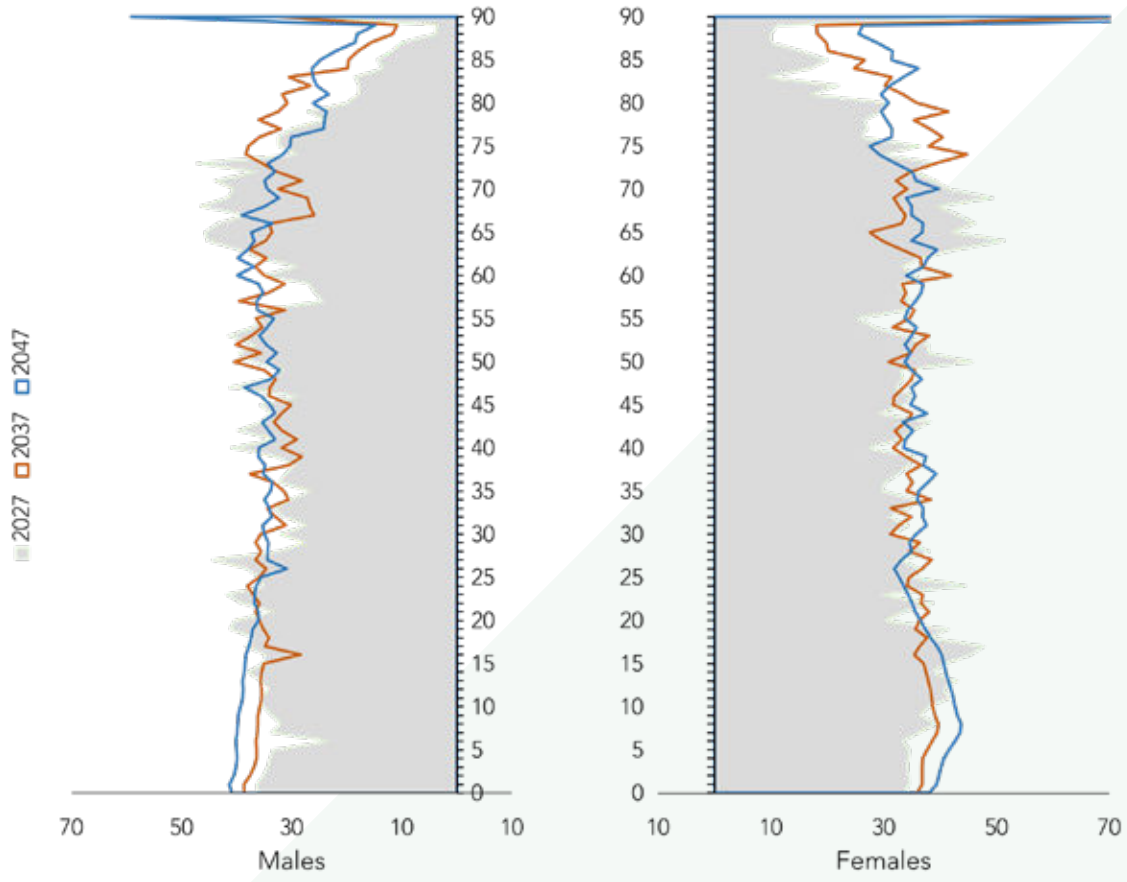
Data source: Alberta Health

Figure 3.5.2 Projected Age and Gender Distributions, Z1.3.B.02 – Oyen, 2016-2046



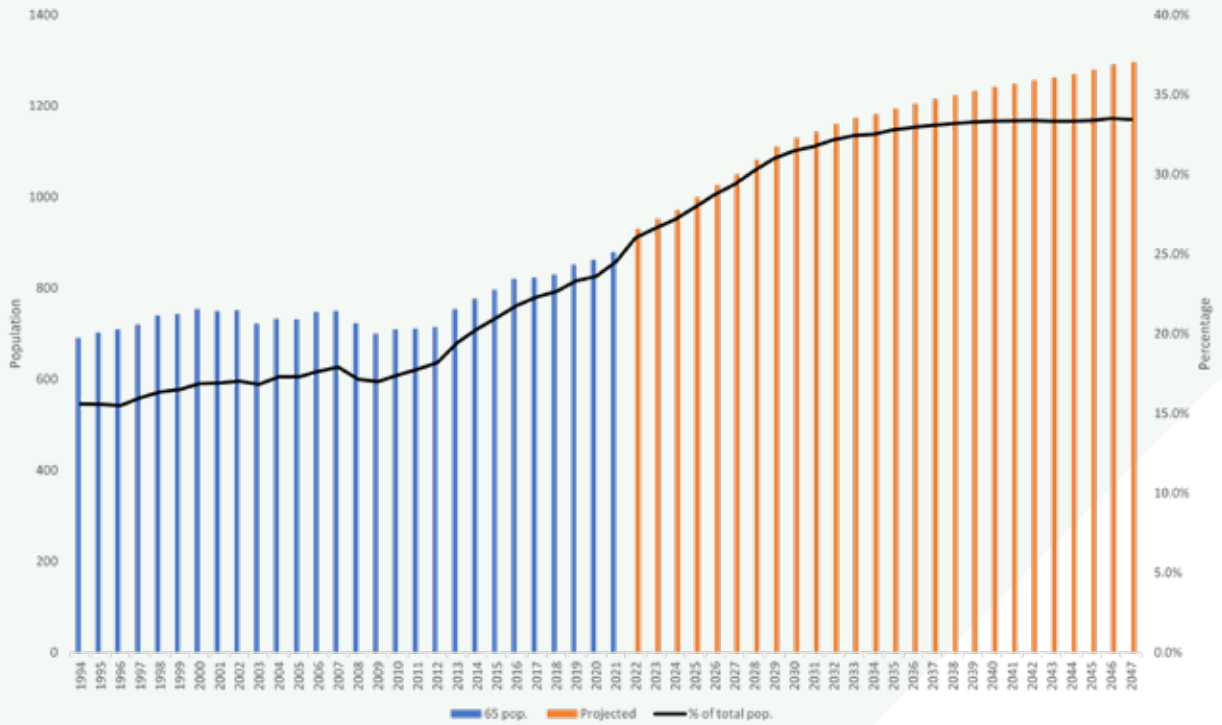
Data source: Alberta Health

Figure 3.5.3 Projected Age and Gender Distributions, Z3.3.B.05 – Castor & Coronation & Consort, 2016-2046



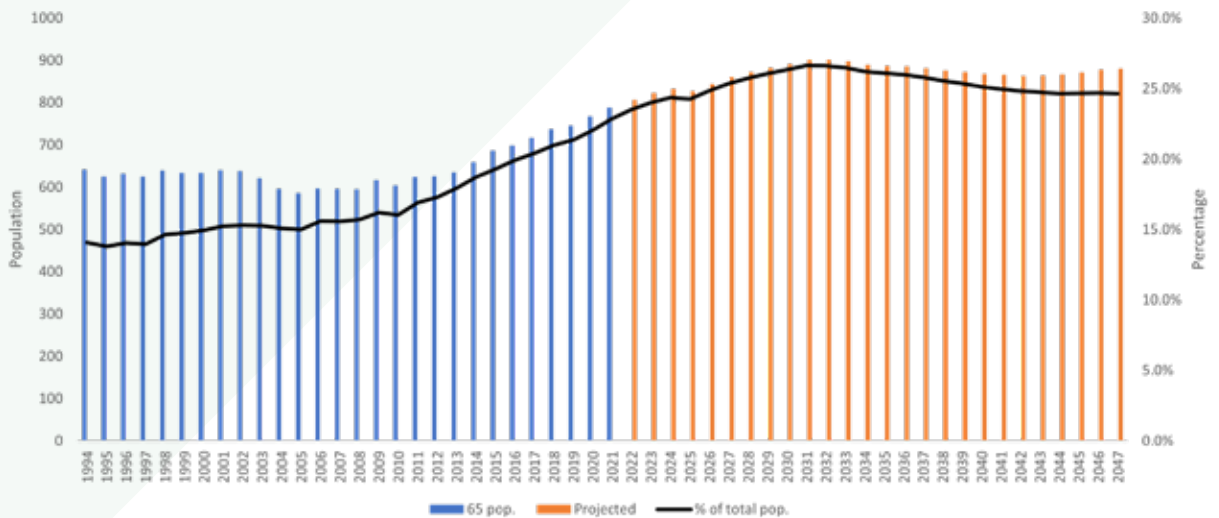
Data source: Alberta Health

Figure 3.6.1 Senior (65+) share of population, Planning & Special Area 2, 1994-2046



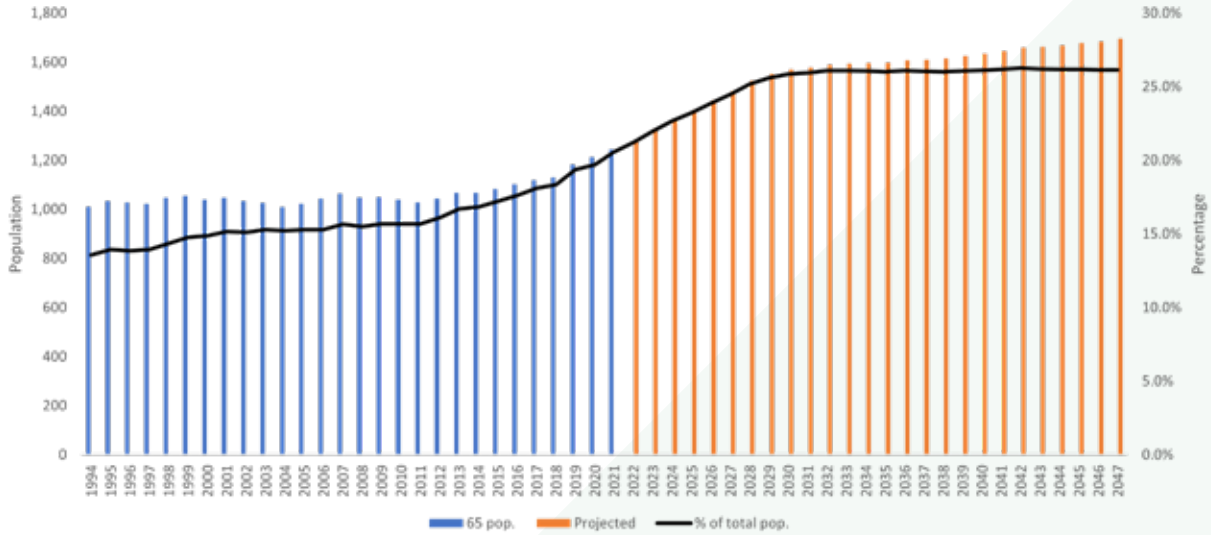
Data source: Alberta Health

Figure 3.6.2 Senior (65+) share of population, Z1.3.B.02 – Oyen, 1994-2046



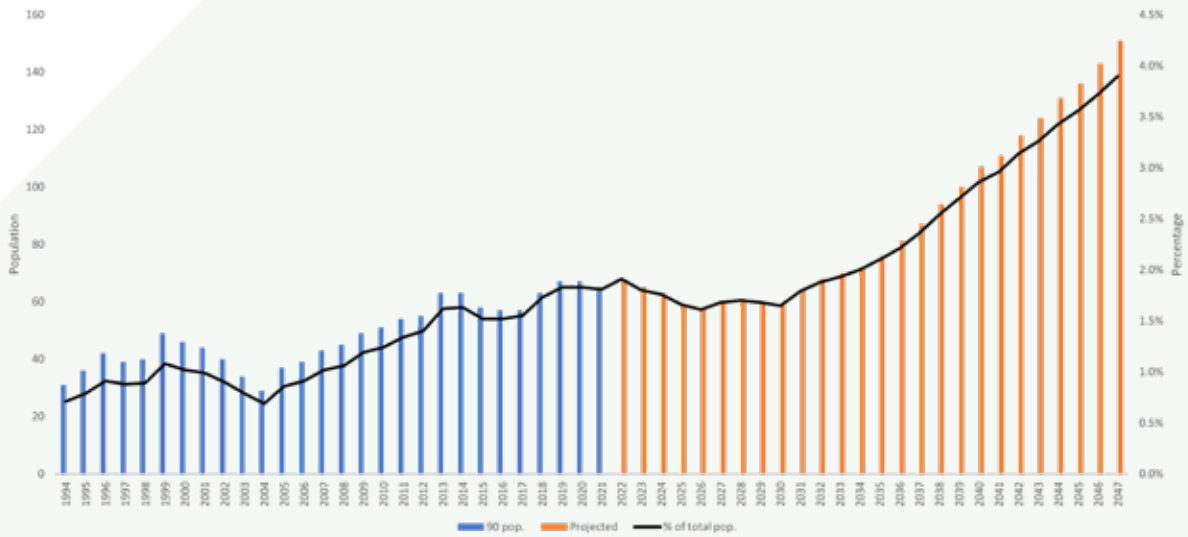
Data source: Alberta Health

Figure 3.6.3 Senior (65+) share of population, Z3.3.B.05 – Castor & Coronation & Consort, 1994-2046



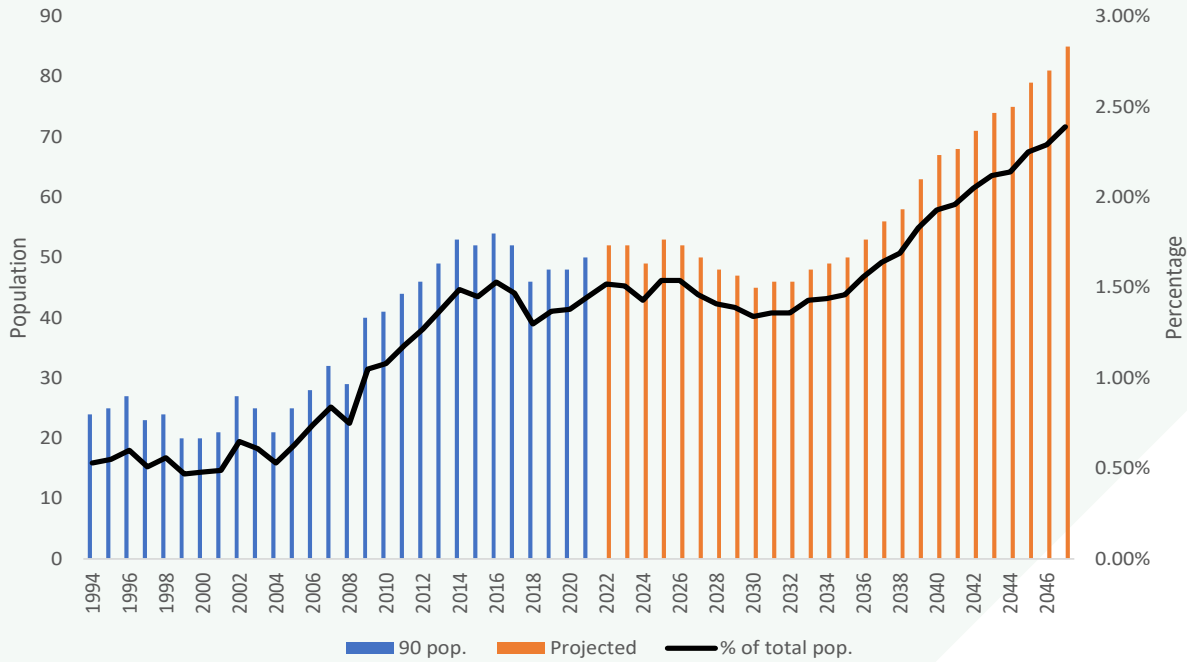
Data source: Alberta Health

Figure 3.7.1 Senior (90+) share of population, Planning & Special Area 2, 1994-2046



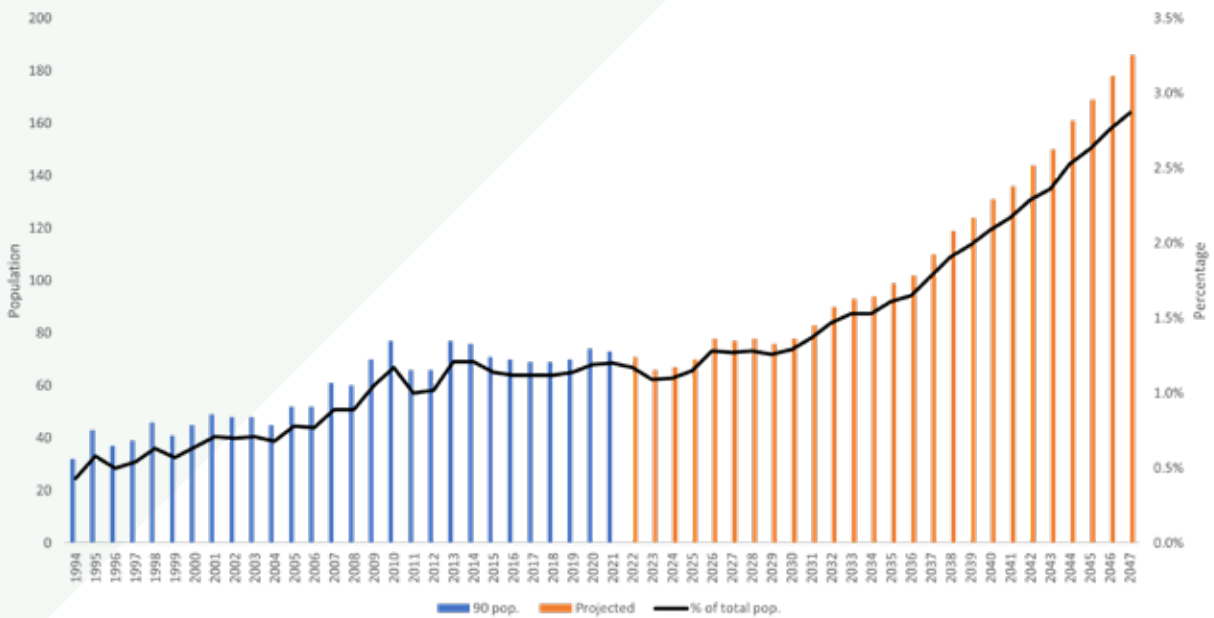
Data source: Alberta Health

Figure 3.7.2 Senior (90+) share of population, Z1.3.B.02 – Oyen, 1994-2046



Data source: Alberta Health

Figure 3.7.3 Senior (90+) share of population, Z3.3.B.05 – Castor & Coronation & Consort, 1994-2046



Data source: Alberta Health

## Family and Household Types

**Tables 3.4.1-2** detail the makeup of couples with children, couples without children, and lone-parent families in all three Special Areas and Acadia No.34.

Table 3.4.1 Changes in families, Study Area, 2006-2021						
<b>Couples With children at home</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	423,280	1,265	260	165	195	55
2011	457,355	1,110	230	125	175	50
2016	509,655	1,015	210	125	150	40
2021	525,680	930	200	115	160	35
Change	24.2%	-26.5%	-23.1%	-30.3%	-17.9%	-36.3%
<b>Couples Without children at home</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	351,295	1,315	280	155	150	65
2011	397,660	1,370	285	175	155	55
2016	443,665	1,365	275	150	175	55
2021	461,780	1,300	250	180	155	60
Change	31.5%	-1.1%	-10.7%	16.1%	3.3%	-7.7%
<b>Lone parent</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	130,265	280	20	10	25	10
2011	144,510	230	25	20	20	15
2016	161,260	220	30	20	20	10
2021	177,190	235	35	25	20	10
Change	36.0%	-16.1%	75.0%	150.0%	-20.0%	N/A

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Table 3.4.2 Changes in families, Study Area, 2006-2021				
<b>Couples With children at home</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	350	90	80	20
2011	270	105	90	15
2016	250	90	85	15
2021	215	80	65	10
Change	-38.6%	-11.1%	-18.8%	-50.0%
<b>Couples Without children at home</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	345	100	75	10
2011	375	130	90	30
2016	380	140	95	20
2021	360	130	85	20
Change	4.3%	30.0%	13.3%	100.0%
<b>Lone parent</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	120	40	15	-
2011	90	25	10	5
2016	80	25	20	-
2021	85	25	25	5
Change	-29.2%	-37.5%	66.7%	N/A

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

The tables shows differences in how family types have grown within the Study Area. In Alberta, the increase in family types has been similar across couples with children, couples without children, and lone-parent families. The trend across all three Special Areas is a decrease in couples with children; Special Area No.2 has seen a 23.1% decrease, Special Area No.3 has seen a 30.3% decrease, and Special Area No.4 has seen a 17.9% decrease.

Similar, there has been a decrease in couples with children in Hanna, Oyen, Consort, and Empress. The Town of Hanna has seen a 38.6% decrease, the Town of Oyen has seen a 11.1% decrease, the Village of Consort has seen a 18.8% decrease, and the Village of Empress has seen a 50.0% decrease.

The decrease in couples with children can also be seen in Division No.4 (26.5%) and Acadia No.34 (36.3%). In the Study Area, between 2006 to 2021, there has been between a 19.2% to 36.3% decrease in couples with children.

Special Area No.2 saw a decrease (10.7%) in couples without children between 2006 and 2021. Special Area No.3 and Special Area No.4 saw an increase of couples without children. Special Area No.3 increased by 16.1% and Special Area No.4 increased by 3.3%. Similarly Special Area No.2, Division No.4 and Acadia No.34 all saw a decrease in couples without children between 1.1% to 14.3%. Couples without children have seen an increase in Hanna, Oyen, Consort, and Empress.

There is a massive difference between the rates of lone-parent families between the Special Areas and the surrounding area. Lone-parent families increased by between 75.0% to 150.0% for Special Area No.2 and Special Area No.3. Special Area No.4 saw a decrease of 20.0%. Division No.4 and Acadia No.34 both saw decreases in lone parents. The Towns of Hanna and Oyen have seen a decrease in lone parents and the Villages of Consort has seen a 66.7% increase, while the Village of Empress has seen no change since 2011.

**Tables 3.5.1-2** shows that the changes in household types are like the changes in family types. Alberta shows increases in 1-4+ member household types ranging from 24.3-37.2%. In comparison, Division No.4 has seen a decrease in 1-4+ household types ranging from 4.2-23.8%. Special Area No.2 saw an increase in 1-person households at 3.4% and a decrease in 2-4+ households ranging from 3.5-28.6%. Special Area No.3 saw an increase in 1-2 person households ranging from 11.1-15.8% and a decrease in 3-4+ households ranging from 16.7-45.5%. Special Area No.4 saw a decrease in 1-4+ member households ranging from 3.0-16.7%. Acadia No.34 saw an increase in 1-2 household ranging from 16.7-22.2%, 3-person households saw no change and 4+ households decreased by 25.0%.

Table 3.5.1 Changes in household types, Study Area, 2006-2021						
<b>1-person</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	309,005	1,125	145	95	100	45
2011	342,730	1,105	140	85	100	40
2016	366,080	1,060	125	85	75	50
2021	424,055	1,075	150	110	85	55
Change	37.2%	-4.4%	3.5%	15.8%	-15.0%	22.2%
<b>2-person</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	428,620	1,540	290	180	165	60
2011	477,095	1,550	310	195	160	50
2016	524,415	1,525	300	165	185	60
2021	551,420	1,475	280	200	160	70
Change	28.7%	-4.2%	-3.5%	11.1%	-3.0%	16.7%
<b>3-person</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	200,485	475	105	55	60	15
2011	224,925	425	85	30	65	20
2016	245,075	425	80	40	40	25
2021	249,135	380	75	30	50	15
Change	24.3%	-20.0%	-28.6%	-45.5%	-16.7%	0.0%
<b>4+</b>	<b>Alberta</b>	<b>Division No. 4</b>	<b>Special Area No.2</b>	<b>Special Area No.3</b>	<b>Special Area No.4</b>	<b>Acadia No.34</b>
2006	318,080	905	175	120	140	40
2011	345,525	815	160	105	120	35
2016	392,105	720	150	90	120	30
2021	408,615	690	145	100	120	30
Change	28.5%	-23.8%	-17.1%	-16.7%	-14.3%	-25.0%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Table 3.5.2 Changes in Household Types, Study Area, 2006-2021				
<b>1-person</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	415	120	75	30
2011	430	125	80	15
2016	410	140	75	20
2021	395	115	75	25
Change	-4.8%	-4.2%	0.0%	-16.7%
<b>2-person</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	460	140	105	25
2011	465	140	95	30
2016	445	150	105	30
2021	425	140	105	25
Change	-7.6%	0.0%	0.0%	0.0%
<b>3-person</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	140	30	35	5
2011	120	40	40	5
2016	120	50	45	5
2021	115	35	35	5
Change	-17.9%	16.7%	0.0%	0.0%
<b>4+</b>	<b>Hanna</b>	<b>Oyen</b>	<b>Consort</b>	<b>Empress</b>
2006	225	90	70	5
2011	190	80	50	20
2016	170	65	55	10
2021	165	60	50	10
Change	-26.7%	-33.3%	-28.6%	100.0%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

## Family Projections

The RDN uses the combined growth rates of family types and population within the community to create multiple scenarios for family type growth up until the next Census Period of 2026.

- The average or expected growth (designated Avg.);
- The low range of growth (designated L); and
- The high range of growth (designated H).

The results of the family type projections are in **Table 3.6** and **Figures 3.8.1-2**, below.

Table 3.6 Family Type Projections, 2026			
Special Area No.2			
Year	Couples with children	Couples without children	Lone parent
2006	260	280	20
2011	230	285	25
2016	210	275	30
2021	200	250	35
2026 Avg.	191	244	38
2026 H	219	263	46
2026 L	164	226	31
Special Area No.3			
Year	Couples with children	Couples without children	Lone parent
2006	165	155	10
2011	125	175	20
2016	125	150	20
2021	115	180	25
2026 Avg.	108	184	30
2026 H	130	199	37
2026 L	85	168	23
Special Area No.4			
Year	Couples with children	Couples without children	Lone parent
2006	195	150	25
2011	175	155	20
2016	150	175	20
2021	160	155	20
2026 Avg.	154	155	19
2026 H	173	165	22
2026 L	136	146	17

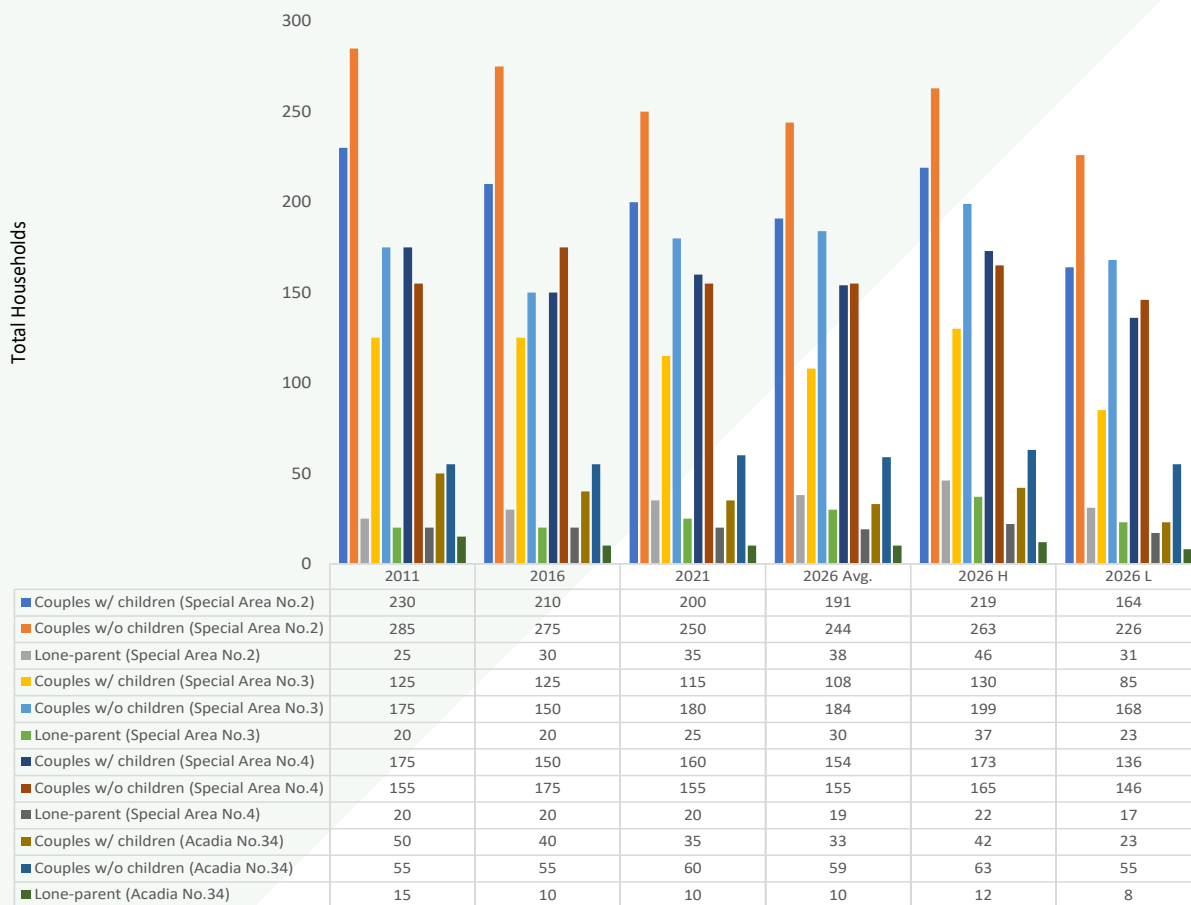
Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Acadia No.34			
Year	Couples with children	Couples without children	Lone parent
2006	55	65	10
2011	50	55	15
2016	40	55	10
2021	35	60	10
2026 Avg.	33	59	10
2026 H	42	63	12
2026 L	23	55	8
Hanna			
Year	Couples with children	Couples without children	Lone parent
2006	350	345	120
2011	270	375	90
2016	250	380	80
2021	215	360	85
2026 Avg.	198	361	80
2026 H	258	375	97
2026 L	139	348	64
Oyen			
Year	Couples with children	Couples without children	Lone parent
2006	90	100	40
2011	105	130	25
2016	90	140	25
2021	80	130	25
2026 Avg.	79	136	23
2026 H	89	152	30
2026 L	68	120	16
Consort			
Year	Couples with children	Couples without children	Lone parent
2006	80	75	15
2011	90	90	10
2016	85	95	20
2021	65	85	25
2026 Avg.	63	87	29
2026 H	75	95	36
2026 L	51	80	21

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

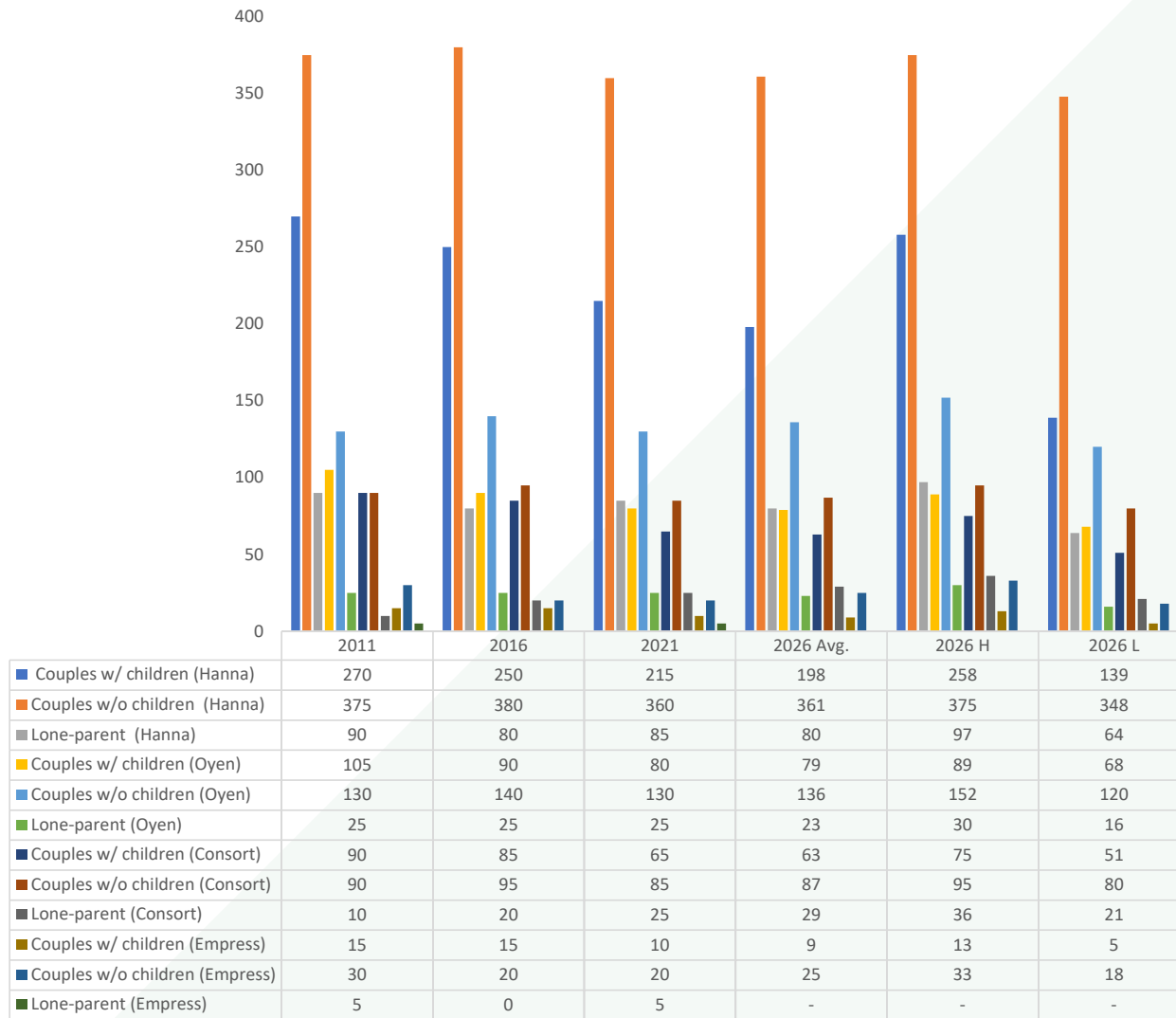
Empress			
Year	Couples with children	Couples without children	Lone parent
2006	20	10	0
2011	15	30	5
2016	15	20	0
2021	10	20	5
2026 Avg.	9	25	N/A
2026 H	13	33	N/A
2026 L	5	18	N/A

Figure 3.8.1 Family projections, Special Areas & Acadia No.34, 2011-2026



Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Figure 3.8.2 Family projections, Special Areas & Acadia No.34, 2011-2026

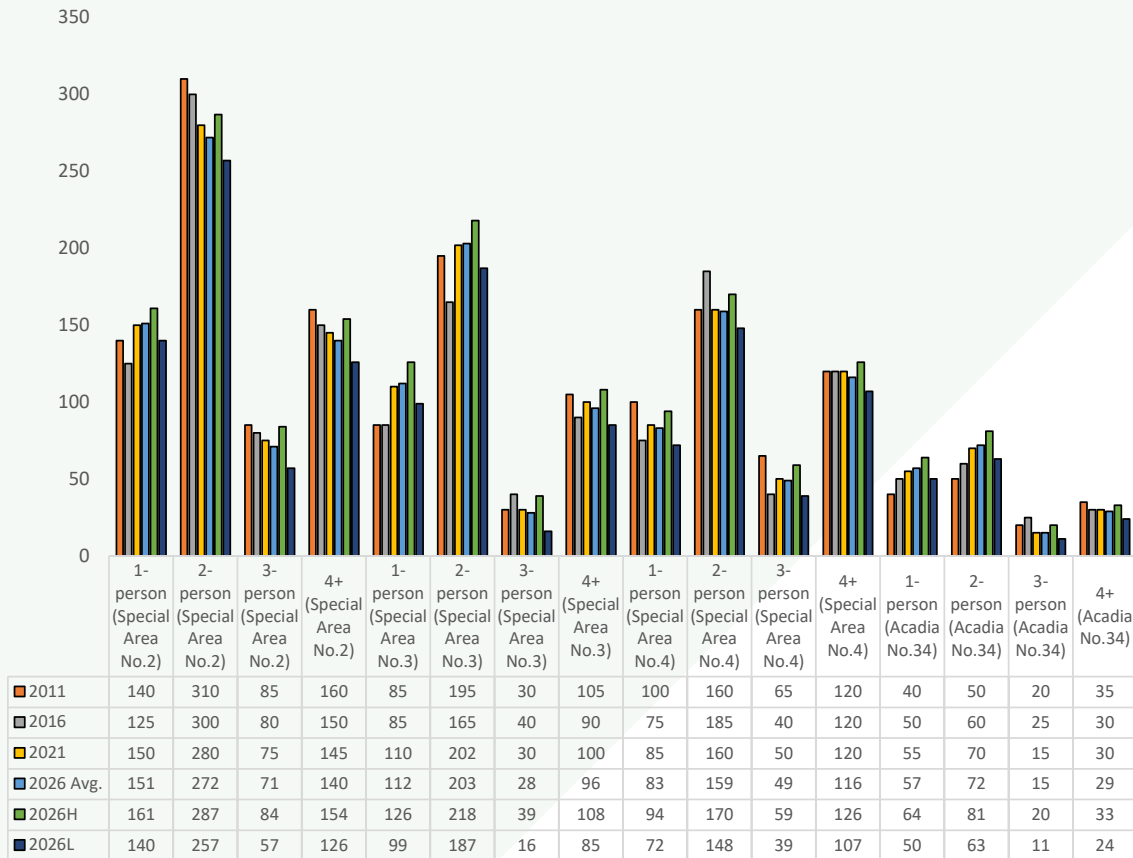


Assuming trends continue, there should be a decrease in the number of couples with children in Special Area No.2, Special Area No.4, Hanna, Oyen, Consort, and Empress. The trends predict a slight increase in couples with children in Special Area No.3 and Acadia No.34. There will also be a slight decrease in lone parents for Special Area No.3, Special Area No.4, Hanna, and Oyen and a slight increase in Special Area No.2 and Consort. Couples without children sees a decrease in the Special Areas except for Special Area No.4 where it is projected that couples without children will increase. There is also an increase projected in Hanna, Oyen and Consort.

## Household Projections

The same method produces household projections to the next Census period, 2026. The results are in **Table 3.7** and **Figures 3.9.1-2**.

Figure 3.9.1 Household Projections, Special Areas, 2006-2026



Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Figure 3.9.2 Household Projections, Special Areas, 2006-2026

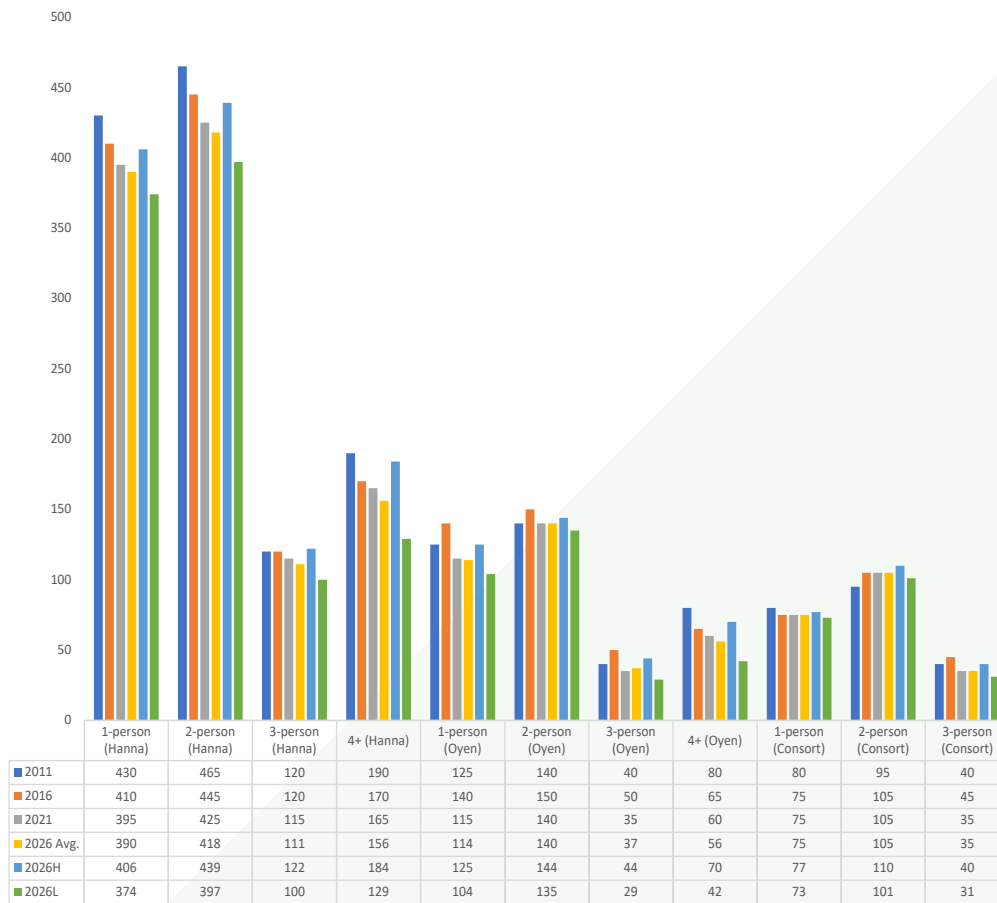


Table 3.7 Household type projections, 2026

Special Area No.2				
Year	1-person	2-person	3-person	4+
2006	145	290	105	175
2011	140	310	85	160
2016	125	300	80	150
2021	150	280	75	145
2026 Avg.	151	272	71	140
2026H	161	287	84	154
2026L	140	257	57	126

Special Area No.3				
Year	1-person	2-person	3-person	4+
2006	95	180	55	120
2011	85	195	30	105
2016	85	165	40	90
2021	110	202	30	100
2026 Avg.	112	203	28	96
2026H	126	218	39	108
2026L	99	187	16	85
Special Area No.4				
Year	1-person	2-person	3-person	4+
2006	100	165	60	140
2011	100	160	65	120
2016	75	185	40	120
2021	85	160	50	120
2026 Avg.	83	159	49	116
2026H	94	170	59	126
2026L	72	148	39	107
Acadia No.34				
Year	1-person	2-person	3-person	4+
2006	45	60	15	40
2011	40	50	20	35
2016	50	60	25	30
2021	55	70	15	30
2026 Avg.	57	72	15	29
2026H	64	81	20	33
2026L	50	63	11	24
Hanna				
Year	1-person	2-person	3-person	4+
2006	415	460	140	225
2011	430	465	120	190
2016	410	445	120	170
2021	395	425	115	165
2026 Avg.	390	418	111	156
2026H	406	439	122	184
2026L	374	397	100	129

Oyen				
Year	1-person	2-person	3-person	4+
2006	120	140	30	90
2011	125	140	40	80
2016	140	150	50	65
2021	115	140	35	60
2026 Avg.	114	140	37	56
2026H	125	144	44	70
2026L	104	135	29	42
Consort				
Year	1-person	2-person	3-person	4+
2006	75	105	35	70
2011	80	95	40	50
2016	75	105	45	55
2021	75	105	35	50
2026 Avg.	75	105	35	48
2026H	77	110	40	57
2026L	73	101	31	39
Empress				
Year	1-person	2-person	3-person	4+
2006	30	25	5	5
2011	15	30	5	20
2016	20	30	5	10
2021	25	25	5	10
2026 Avg.	25	25	5	14
2026H	31	28	5	20
2026L	19	22	5	9

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Based on previous trends, there will likely be changes in household numbers for all three Special Areas and Acadia No.34. The projections show a range of changes in all household types.

The Town of Hanna is projected to see a decrease in all household types. While the Town of Oyen is projected to see a decrease in single and 4+ person households, an increase in three-person households and for two-person households to stay the same. The Village of Consort is expected to see a decrease in four-person households and the Village of Empress is projected to increase in four-person households.

## Household and Family Income

**Table 3.8** compares the Special Areas median after-tax earnings for households between 2006 and 2021. The earnings are inflation adjusted (indexed to 2021), so wages from 2006 and 2021 can be compared side-by-side. Note: the 2011 data for the Special Areas and Acadia No.34 are suppressed by Statistics Canada.

Table 3.8 Household median after-tax Income, Study Area, 2006-2021				
Year	Alberta	Inf. Adj. 2021	Division No. 4	Inf. Adj. 2021
2006	\$55,199.00	\$71,686.94	\$46,831.00	\$60,819.42
2011	\$68,086.00	\$80,709.14	\$58,630.00	\$69,500.00
2016	\$80,300.00	\$88,972.40	\$67,738.00	\$75,053.70
2021	\$83,000.00	\$83,000.00	\$69,000.00	\$69,000.00
Change	50%	16%	47%	13%
Year	Special Area No.2	Inf. Adj. 2021	Special Area No.3	Inf. Adj. 2021
2006	\$53,968.00	\$70,088.24	\$38,981.00	\$50,624.62
2011	\$ -	\$ -	\$ -	\$ -
2016	\$75,861.00	\$84,053.99	\$71,424.00	\$79,137.79
2021	\$73,000.00	\$73,000.00	\$67,000.00	\$67,000.00
Change	35%	4%	72%	32%
Year	Special Area No.4	Inf. Adj. 2021	Acadia No.34	Inf. Adj. 2021
2006	\$61,860.00	\$80,337.58	\$38,965.00	\$50,603.85
2011	\$ -	\$ -	\$ -	\$ -
2016	\$77,227.00	\$85,567.52	\$59,093.00	\$65,475.04
2021	\$80,000.00	\$80,000.00	\$69,500.00	\$69,500.00
Change	29%	0%	78%	37%
Year	Hanna	Inf. Adj. 2021	Oyen	Inf. Adj. 2021
2006	39,332.00	51,080.47	43,945.00	57,071.37
2011	\$ -	\$ -	\$ -	\$ -
2016	61,605.00	68,258.34	60,352.00	66,870.02
2021	65,500.00	65,500.00	71,500.00	71,500.00
Change	67%	28%	63%	25%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Adjusted for inflation, earnings increased between 2006 and 2021 for households in the Special Areas while Acadia No.34 remains below the provincial average. All three Special Areas saw a decrease in household income when comparing 2016 to 2021. Acadia No.34 saw an increase in household income between 2016 and 2021.

The median after-tax income for the Special Areas is slightly higher than Division No.4 but Special Area No.3 is below Division No.4.

Between 2016 and 2021, household earnings for Special Area No.2 decreased from \$84,053.99 to \$73,000.00 (in 2021 dollars), a decrease of 16.0%. The household earnings for Special Area No.3 decreased from \$79,137.79 to \$67,000.00 (in 2021 dollars), a decrease of 24.0% while Special Area No.4 saw a decrease of \$ 85,567.52 to \$80,000.00 (in 2021 dollars), a 7.0% decrease.

Acadia No.34 saw household earnings increase from \$65,475.04 to \$69,500.00 (in 2021 dollars), an increase of 8.0% between 2016 and 2021.

From 2006 to 2021, the Town of Hanna saw an increase of 28%, with household earnings increasing from \$51,080.47 to \$65,500.00 (in 2021 dollars). In the same time period, the Town of Oyen saw a 63% increase, with household earnings increasing from \$57,071.37 to \$71,500.00 (in 2021 dollars).

Individual after-tax income, shown in **Table 3.9**, sees a similar trend, with a decline in earnings between recent census periods for all areas except Acadia No.34 which saw an increase. Like median after-tax household income, the Study Area remains below the provincial average and above Division No.4. Special Area No.2 saw a decrease from \$41,109.02 to \$38,400.00 (in 2021 dollars) between 2016 and 2021, a decrease of 9.0% while Special Area No.3 saw a decrease of \$39,001.60 to \$37,600.00, a decrease of 5.0%. Similarly, Special Area No.4 saw a decrease from \$41,802.62 to \$37,600.00, a decrease of 11.0%. Acadia No.34 had an increase of \$35,408.36 to \$36,000.00 between 2016 and 2021, an increase of 3.0%.

It is important to note that the Special Areas have a smaller portion of residents in the work force and an aging population along with Statistics Canada suppressing the 2011 data, so these numbers may be heavily influenced by retirees, other non-workers with smaller or fixed incomes and a lack of data.

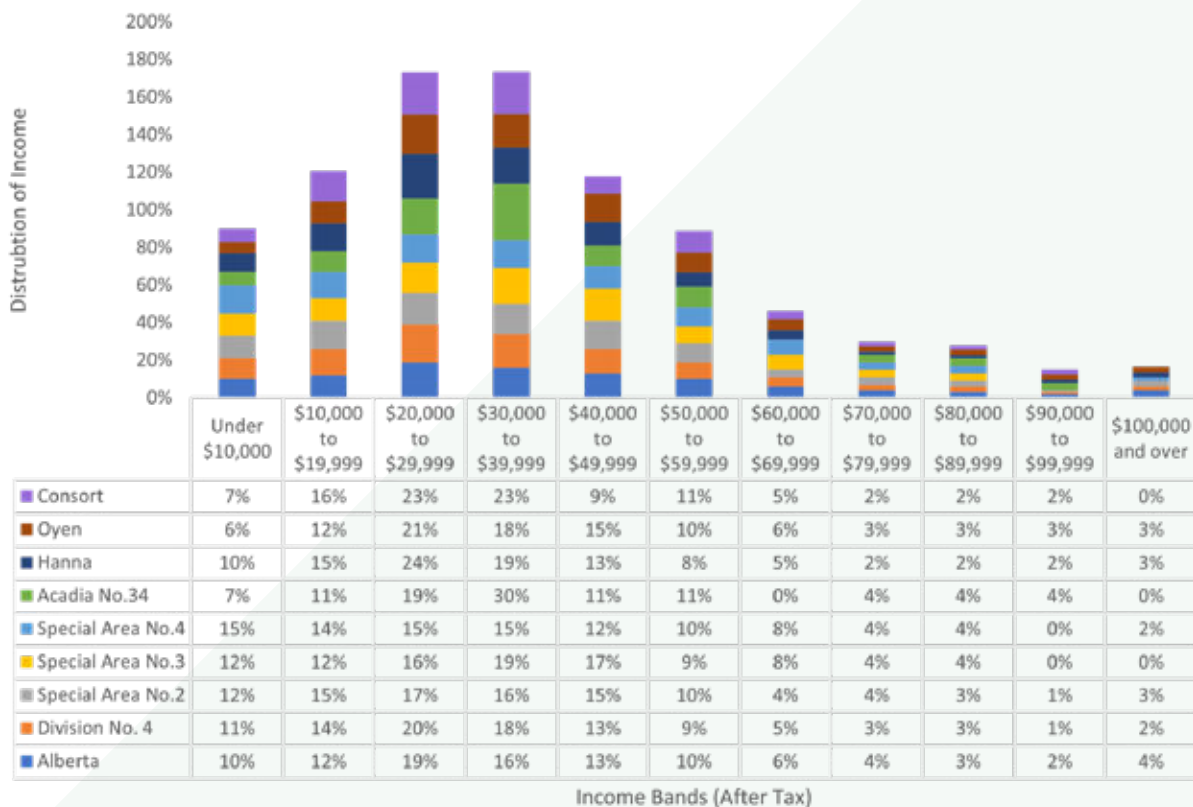
Table 3.9 Individual median after-tax Income, Study Area, 2006-2021				
Year	Alberta	Inf. Adj. 2021	Division No. 4	Inf. Adj. 2021
2006	\$26,010.00	\$33,779.19	\$23,255.00	\$30,201.27
2011	\$32,847.00	\$38,936.83	\$28,771.00	\$34,105.14
2016	\$38,067.00	\$42,178.24	\$35,222.00	\$39,025.98
2021	\$40,400.00	\$40,400.00	\$37,600.00	\$37,600.00
Change	55.0%	20.0%	62.0%	24.0%
Year	Special Area No.2	Inf. Adj. 2021	Special Area No.3	Inf. Adj. 2021
2006	\$22,859.00	\$29,686.98	\$22,191.00	\$28,819.45
2011	\$ -	\$ -	\$ -	\$ -
2016	\$37,102.00	\$41,109.02	\$35,200.00	\$39,001.60
2021	\$38,400.00	\$38,400.00	\$37,600.00	\$37,600.00
Change	68.0%	29.0%	69.0%	30.0%
Year	Special Area No.4	Inf. Adj. 2021	Acadia No.34	Inf. Adj. 2021
2006	\$29,063.00	\$37,744.12	\$18,101.00	\$23,507.77
2011	\$ -	\$ -	\$ -	\$ -
2016	\$37,728.00	\$41,802.62	\$31,957.00	\$35,408.36
2021	\$37,600.00	\$37,600.00	\$36,000.00	\$36,000.00
Change	29.0%	0.0%	99.0%	53.0%
Year	Hanna	Inf. Adj. 2021	Oyen	Inf. Adj. 2021
2006	22,184.00	28,810.36	21,947.00	28,502.57
2011	\$ -	\$ -	\$ -	\$ -
2016	34,481.00	38,204.95	35,157.00	38,953.96
2021	36,800.00	36,000.00	38,800.00	38,800.00
Change	66%	28%	77%	36%

Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

## Income Distribution by Gender

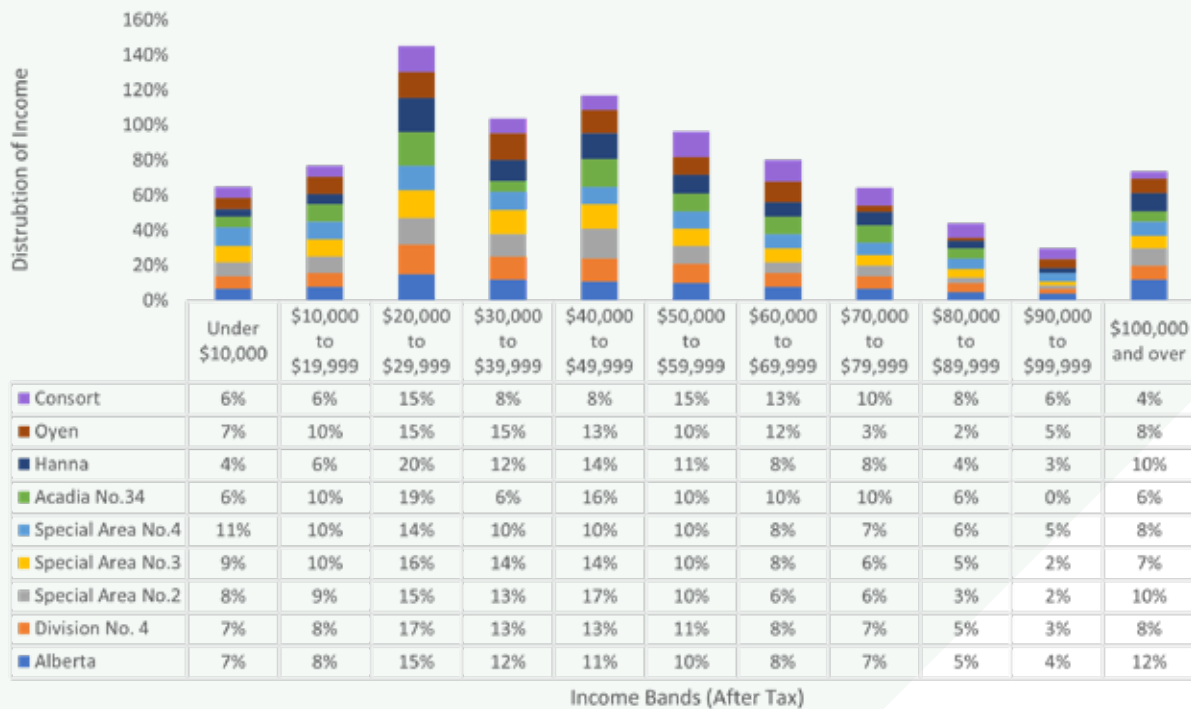
**Figures 3.10** and **3.11** compare female and male income distributions across the Study Area. As both figures show, the differences in income distribution within the Study Area are minimal, although it is noteworthy that most of the largest differences can be found on the extremely high and low ends of the income spectrum.

Figure 3.10 Female Individual Income Distribution, Study Area, 2021



Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Figure 3.11 Male Individual Income Distribution, Study Area, 2021

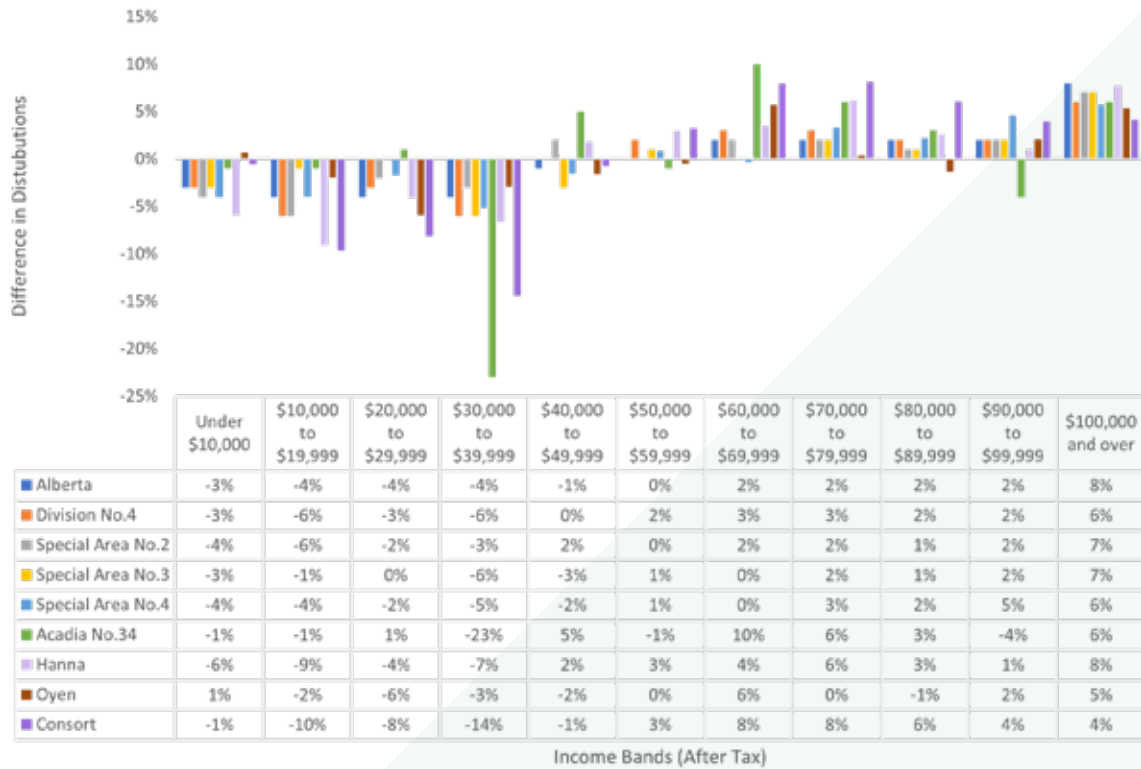


Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

Comparing female and male earnings for 2021 show that a greater proportion of males are high-income earners than females. Some larger income gaps (in favor of males) include the \$100,000 and over income groups, and for Special Area No.4 the under \$10,000 income group (in favor of females).

The Village of Consort has the largest income gap at \$30,000 to \$39,999 at 14% (in favor of females). The Town of Oyen has the largest income gap at \$20,000 to \$29,999 at 6% (in favor of females). The Town of Hanna sees the largest income gap at \$30,000 to \$39,999 at 7% (in favor of females). In comparison the largest income gap for Acadia No.34 is visible in the \$30,000 to \$39,999 income group at 23.0% (in favor of females), as shown in **Figure 3.12**.

Figure 3.12 Percentage Difference (male - female) in Income, Study Area, 2021



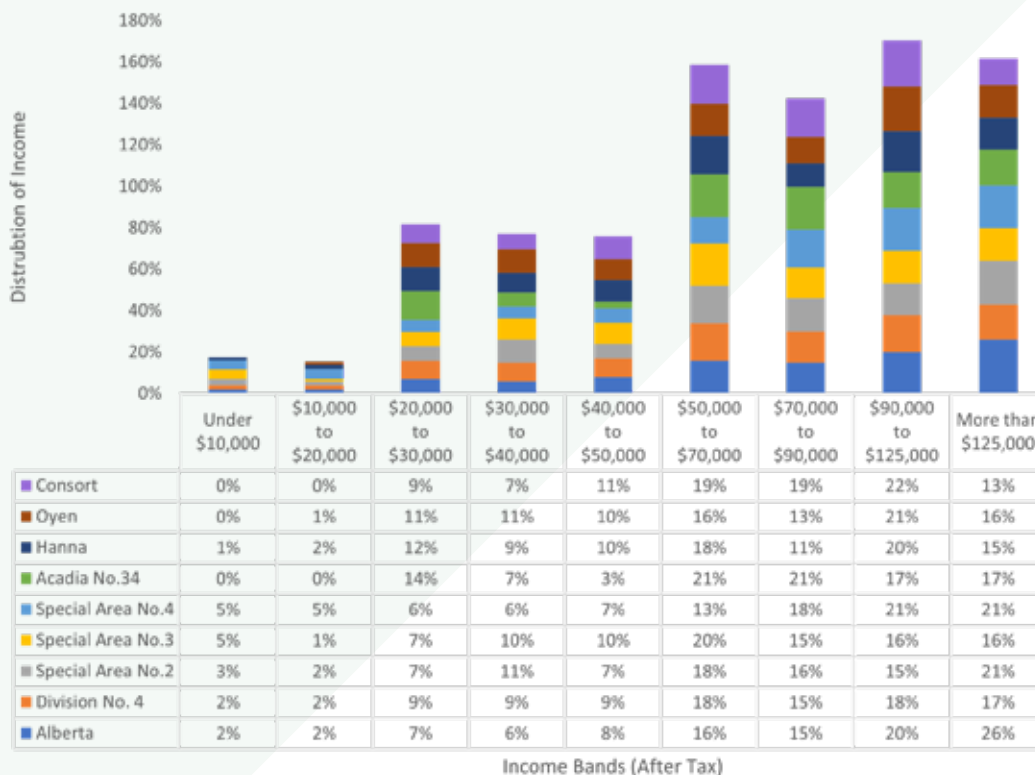
Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

## Household Income Distributions

**Figure 3.13** compares the after-tax income distributions across the Study Area. As reflected in the individual earning distributions, the differences between the Special Areas and Division No.4 are minimal. The largest gap between Special Area No.2 and Division No.4 is a 4.0% difference at the more than \$125,000 mark. The largest gap for Special Area No.3 is 5% difference at the \$90,000 to \$125,000 mark. Special Area No.4's largest gap is a 6.0% difference at the \$40,000 to \$50,000 mark.

However, the province of Alberta begins to far surpass all areas at the \$125,000 and above mark, with 26.0% of households at that level compared to the 7.0%-21.0%.

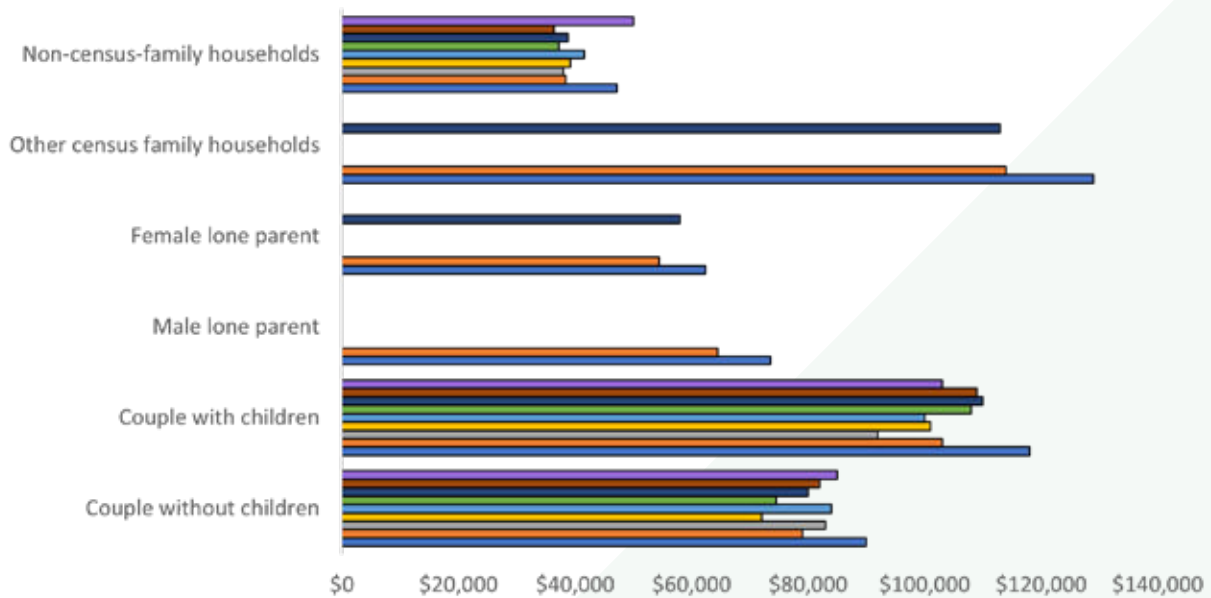
Figure 3.13 Household Income Distribution, Study Area, 2021



Data source: Statistics Canada Census Profile 2006, 2011, 2016, 2021

**Figure 3.14** compares after-tax median incomes of family types across the Study Area in 2016 and 2021. Some of the 2021 data has been suppressed due to confidentiality or lack of data. Overall, the Special Areas tend to have lower incomes than the province. However, the Special Areas performed slightly better than Division No.4 for non-census family households and couples without children. As of 2021 census, there were either no male or female lone-parent households or other census family households recorded in the region, or the numbers were so low that they were suppressed due to privacy concerns.

Figure 3.14 Family Income, Study Area, 2021



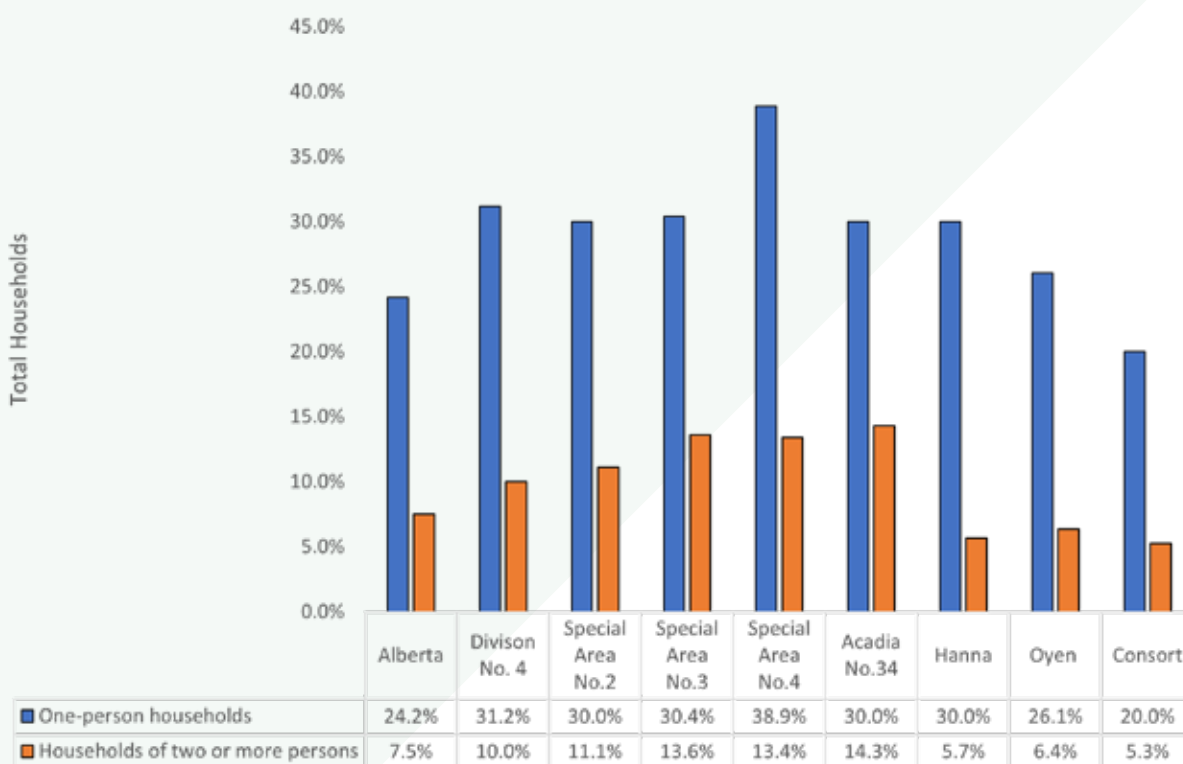
	Couple without children	Couple with children	Male lone parent	Female lone parent	Other census family households	Non-census-family households
Consort	\$85,000	\$103,000				\$50,000
Oyen	\$82,000	\$109,000				\$36,400
Hanna	\$80,000	\$110,000		\$58,000	\$113,000	\$38,800
Acadia No.34	\$74,500	\$108,000				\$37,200
Special Area No.4	\$84,000	\$100,000				\$41,600
Special Area No.3	\$72,000	\$101,000				\$39,200
Special Area No.2	\$83,000	\$92,000				\$38,000
Division No. 4	\$79,000	\$103,000	\$64,500	\$54,400	\$114,000	\$38,400
Alberta	\$90,000	\$118,000	\$73,500	\$62,400	\$129,000	\$47,200

Data source: Statistics Canada Census Profile 2021

## Low-income Measures – Families and Households

The Low-Income Measure (LIM) is an internationally recognized method commonly used to calculate the number of persons or households in low income, which takes the size of the households into account. Because LIM requires the number of people in a household, only individual and household type LIM tables are available. **Figure 3.15** is the LIM (after-tax) of one and two-person households in the Study Area. Both household types in Special Area No.2, Special Area No.3, Special Area No.4 and Acadia No.34 face higher incidence of low income based on LIM than Alberta.

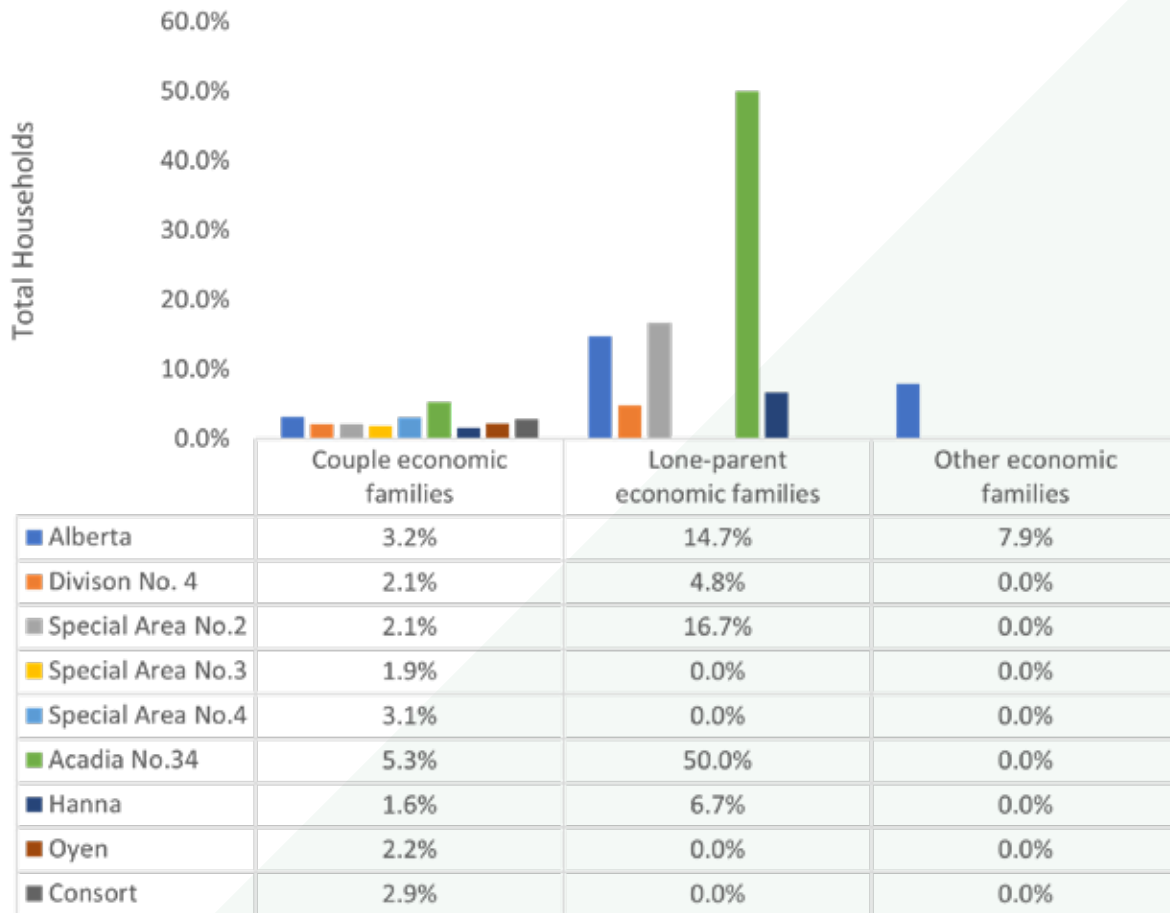
Figure 3.15 Low Income Measure (after-tax), Study Area, 2021



Data source: Statistics Canada Census Profile 2021

Low Income Cut-offs (LICO) are measures that look at thresholds calculated by Statistics Canada which determine the point at which a family or person devote a larger than average amount of their income to necessities. **Figure 3.16** is the LICO (after-tax) comparison of the Study Area, which shows that Special Area No.2 and Acadia No.34 lone-parent families have a higher likelihood of being in low income than Alberta and Divison No.4. Other economic families had no one in low income. As of Winter 2022, 2021 data has not been released and may be updated in the future.

Figure 3.16 Low Income Cut-offs (after-tax), Study Area, 2016



Data source: Statistics Canada Census Profile 2016

## Low-Income Measures – Individuals

**Tables 3.10** and **3.11** summarize the individual low-income data for the Study Area using the LIM and LICO measures (after-tax). The tables show that, generally, low-LIM is more prevalent in Division No.4, the Special Areas, and Acadia No.34 than the province overall. This is particularly true for individuals in Special Area No.2 and Special Area No.3 for residents between the ages 0 to 17. The presence of low-LIM is most prevalent in the age group of 25 to 54 and residents 65 years and older in Special Area No.4. Acadia No.34 sees the prevalence of low-LIM in the age groups of 55 to 64 and 65 years and over. The Town of Hanna see the prevalence of low-LIM in the age groups 55 to 64 and 65 years and over. The Town of Oyen sees the prevalence of low-LIM in the age groups 6 to 17 and 18 to 24 years old. The Village of Consort sees the prevalence of low-LIM in the age group of 65 year and over.

However, when using LICO measures, the Special Areas (using the data available) generally perform better than the other study regions. When looking at LIM and LICO measures together, this strongly implies that some categories of the Special Areas residents are more likely to be affected by low income, but it's at a less severe level than other residents of Alberta.

Table 3.10 Low Income Measure (LIM) after-tax, Study Area, 2021						
	Alberta		Division No. 4		Special Area No.2	
Age	In low income	%	In low income	%	In low income	%
0 to 5 years	36,250	12.0%	70	12.8	15	13.6%
6 to 17 years	70,880	10.9%	155	12.5%	30	12.0%
18 to 24 years	32,065	9.4%	55	9.6%	10	10.0%
25 to 54 years	129,190	7.3%	310	10.8%	65	11.7%
55 to 64 years	52,540	9.9%	205	14.4%	35	14.6%
65 years and over	61,890	10.6%	250	14.6%	45	13.8%
	Special Area No.3		Special Area No.4		Acadia No.34	
Age	In low income	%	In low income	%	In low income	%
0 to 5 years	25	31.3%	10	11.8%	0	0.0%
6 to 17 years	25	15.0%	35	16.3%	0	0.0%
18 to 24 years	5	9.1%	5	6.3%	0	0.0%
25 to 54 years	50	15.2%	65	16.5%	15	12.5%
55 to 64 years	35	15.9%	25	14.7%	10	15.4%
65 years and over	25	11.0%	30	17.1%	15	20.0%

	Hanna		Oyen		Consort	
Age	In low income	(%)	In low income	(%)	In low income	(%)
0 to 5 years	-	0%	60	0.0%	0	0.0%
6 to 17 years	20	6.50%	90	14.3%	5	5.9%
18 to 24 years	20	11.4%	35	12.5%	0	0.0%
25 to 54 years	60	7.5%	250	7.3%	15	6.7%
55 to 64 years	50	12.3%	115	7.7%	5	5.9%
65 years and over	75	13.9%	155	11.1%	10	10.5%

Data source: Statistics Canada Census Profile 2021

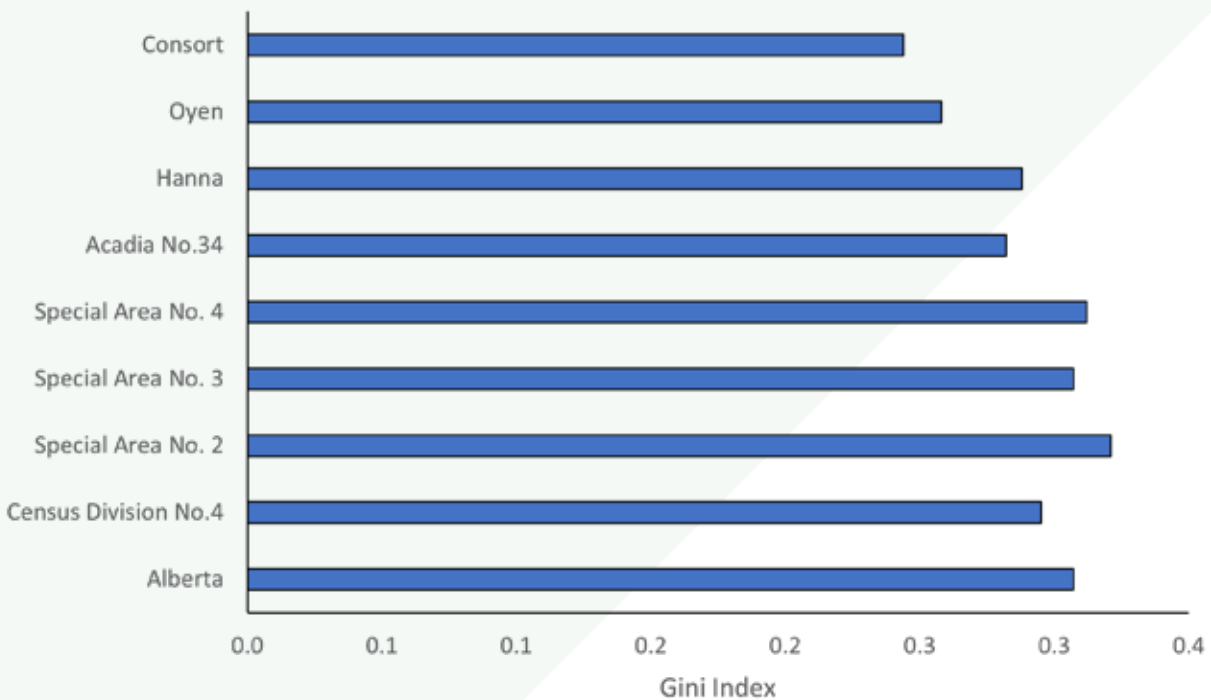
Table 3.11 Low Income Cut-offs after-tax, Study Area, 2021						
	Alberta		Division No. 4		Special Area No.2	
Age	In low income	%	In low income	%	In low income	%
0 to 5 years	13,945	4.7%	10	1.6%	-	-%
18 to 64 years	130,620	5.0%	195	4.0%	35	4.4%
65 years and over	14,155	2.4%	45	2.6%	10	3.2%
	Special Area No.3		Special Area No.4		Acadia No.34	
Age	In low income	%	In low income	%	In low income	%
0 to 5 years	0	-%	-	-%		-%
18 to 64 years	30	4.8%	-	-%		-%
65 years and over	10	4.0%	-	-%		-%
	Hanna		Oyen		Consort	
Age	In low income	(%)	In low income	(%)	In low income	(%)
0 to 5 years	-		0		0	
18 to 64 years	40	3.0%	10	2.8%	5	2.0%
65 years and over	15	2.4%	0		0	

Data source: Statistics Canada Census Profile 2021

## Gini Index

The 2021 Census added the Gini Index to the low income and income inequality section. The Gini Index measures income distribution and is used to assess the extent to which income is distributed equally among the population. On the Gini Index 0 represents perfect equality while an index of 1 implies perfect inequality. **Figure 3.17** shows the Gini Index on adjusted households' after-tax income.

Figure 3.17 Gini index on adjusted household after-tax income, 2021



Data source: Statistics Canada Census Profile 2021

The Special Areas and Acadia No. 34 is between 0.28 and 0.32, this corresponds with a relatively reasonable income gap also called relative equality. The Towns of Hanna, Oyen and the Village of Consort have a Gini rating of between 0.244 and 0.288. The Special Areas all have a higher Gini Index than the Province and Census Division.

## Demand Tables – Families

Combining data on the number of families with certain children of different age groups and the national occupancy standards creates a table of bedroom demand. **Table 3.12** and **Table 3.13** shows the minimum and maximum number of bedrooms required to satisfy the family demand, based on the family size and age of the children. **Table 3.12** is specific to couple’s census families with children, whereas **Table 3.13** is for lone-parent Families. The 2021 data is shown as a projection due to the data currently not being available. The projections are based on a ratio of the 2016 and 2021 family type total.

Table 3.12: Couple census family bedroom demand, 2021 Projection				
Special Area No.2				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	137	117	49
Min	0	68	63	5
Special Area No.3				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	69	74	37
Min	0	32	51	9
Special Area No.4				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	101	112	48
Min	0	43	64	0
Acadia No.34				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	16	8	0
Min	0	8	8	0
Hanna				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	146	112	43
Min	0	77	69	4
Oyen				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	53	40	17
Min	0	29	17	0
Consort				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	72	48	16
Min	0	41	20	0

Data source: Statistics Canada Census Profile 2016

Table 3.13 Lone-parent family bedroom demand, 2021 Projection				
Special Area No.2				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	25	10	0
Min	0	15	5	0
Special Area No.3				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	33	8	0
Min	0	25	0	0
Special Area No.4				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	13	7	7
Min	0	13	7	0
Acadia No.34				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	5	0	0
Min	0	5	0	0
Hanna				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	53	16	0
Min	0	37	5	0
Oyen				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	30	15	0
Min	0	15	5	0
Consort				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	25	13	0
Min	0	13	6	0

Data source: Statistics Canada Census Profile 2016

Since a lone-parent family or census family with child would either have a minimum of one child and one or two parents, by occupancy standards, a one bedroom is not sufficient for either type of family. Bedroom requirements for census-couples without children would classify as a two-person household and are included in the bedroom demand for Households.

## Demand Tables – Households

The demand tables by household size provide a more general estimate of the bedroom demand, and help to fill in family type gaps, such as one-person households (who by Statistics Canada definition, are not a family). **Table 3.14** outlines the bedroom demand for the Special Areas and Acadia No.34 by household type. The 2021 data is shown a projection due to the data currently not being available. The projections are based on a ratio of the 2016 and 2021 family type total.

Table 3.14 Household size bedroom demand, 2021				
Special Area No.2				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	430	440	220	145
Min	150	-	-	-
Special Area No.3				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	310	275	130	100
Min	110	-	-	-
Special Area No.3				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	245	270	170	120
Min	85	-	-	-
Acadia No.34				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	125	105	45	30
Min	55	-	-	-
Hanna				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	820	650	280	165
Min	395	0	0	0
Oyen				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	820	650	280	165
Min	395	0	0	0
Consort				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max	70	55	30	15
Min	35	0	0	0

Data source: Statistics Canada Census Profile 2016

Without knowing how many children are in these households, the minimum on each could tangibly be zero (as shown above). For instance, a family of one adult and two children both over the age of 16 and different genders would require at least a 3-bedroom unit. However, if those children are both under 5, then the parent only needs a 2-bedroom unit. For this reason, the minimum demands are kept at 0 for all unit sizes greater than one bedroom.

## Conclusions to the Demand Section

The data covered in the Housing Demand Section made several key insights into the demand profile for the Special Areas. Planners and interested development partners should take note of the following trends in demographics at the onset of any building programming or consultation.

- The trends show that household composition has seen a decrease in three to four+ person households, and an increase in one-to-two-person households.
- The trends in family composition show across all three Special Areas that there is a decrease in couples with children and an increase in lone-parent families.
- The senior segment shows that all three Special Areas will continue to see a growth in the senior population, and the areas will have to ensure there is an adequate number of supporting living and independent living units to retain this segment of the population.
- The income data shows that local households tend to earn less than the provincial median, an important consideration when determining the type of housing to build in the community.
- One-person households are more likely to be living in low-income for all three Special Areas and two or more person households are more likely to be living in low-income in Special Area No.3.
- Based on the household and family composition of the Special Areas, there is likely to be a demand for one- and two-bedroom type units. The types and tenancy preferences are further discussed in Section 5.

## 4 Housing Supply

### Housing Supply Summary

The Housing Supply profiles the current housing inventory of the Special Areas. Development of this section helps to characterize the types of gaps which may exist in the community when compared to the Housing Demand. The Housing Supply data allows for analysis to see if the Housing Supply matches the Housing Demand and will help identify any gaps within the current Housing Supply. The section looks at the owner/renter universe, number of dwelling types, age of dwellings, value of dwellings, and vacancy rates.

### Housing Universe

The housing universe in the Special Areas is predominantly low-density builds such as single-detached homes. 100.0% of owners and 100.0% of renters are living in single-detached dwellings in Special Area No.2, 88.2% of owners and 100.0% of renters in Special Area No.3, and 95.8% of owners and 100.0% of renters in Special Area No.4. Moveable dwellings are the second most common owned housing. **Tables 4.1** and **Tables 4.2** summarize the ownership and rental dwelling types from 2021.

Table 4.1 Owner Housing Universe, Study Area, 2021						
	Alberta	Share	Division No. 4	Share	Special Area No.2	Share
Single-detached house	873,285	75.4%	2,700	92.5%	530	100.0%
Apartment that has five or more storeys	18,460	1.6%	0	0.0%	0	0.0%
Semi-detached house	71,270	6.2%	15	0.5%	0	0.0%
Row house	69,590	6.0%	15	0.5%	0	0.0%
Apartment or flat in a duplex	17,900	1.5%	0	0.0%	0	0.0%
Apartment fewer than five storeys	69,965	6.0%	0	0.0%	0	0.0%
Other single-attached house	555	0.0%	0	0.0%	0	0.0%
Movable dwelling	36,475	3.2%	190	6.5%	0	0.0%
	Special Area No.3	Share	Special Area No.4	Share	Acadia No.34	Share
Single-detached house	335	88.2%	345	95.8%	110	78.6%
Apartment that has five or more storeys	0	0.0%	0	0.0%	0	0.0%
Semi-detached house	0	0.0%	0	0.0%	0	0.0%
Row house	0	0.0%	0	0.0%	0	0.0%
Apartment or flat in a duplex	0	0.0%	0	0.0%	0	0.0%
Apartment fewer than five storeys	0	0.0%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	0	0.0%	0	0.0%
Movable dwelling	45	11.8%	15	4.2%	30	21.4%
	Hanna	Share	Oyen	Share	Consort	Share
Single-detached house	790	97.5%	255	96.2%	110	78.6%
Apartment that has five or more storeys	0	0.0%	0	0.0%	0	0.0%
Semi-detached house	10	1.2%	10	3.8%	0	0.0%
Row house	10	1.2%	0	0.0%	0	0.0%
Apartment or flat in a duplex	0	0.0%	0	0.0%	0	0.0%
Apartment fewer than five storeys	0	0.0%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	0	0.0%	0	0.0%
Movable dwelling	0	0.0%	0	0.0%	30	21.4%

Data source: Statistics Canada Census Profile 2021

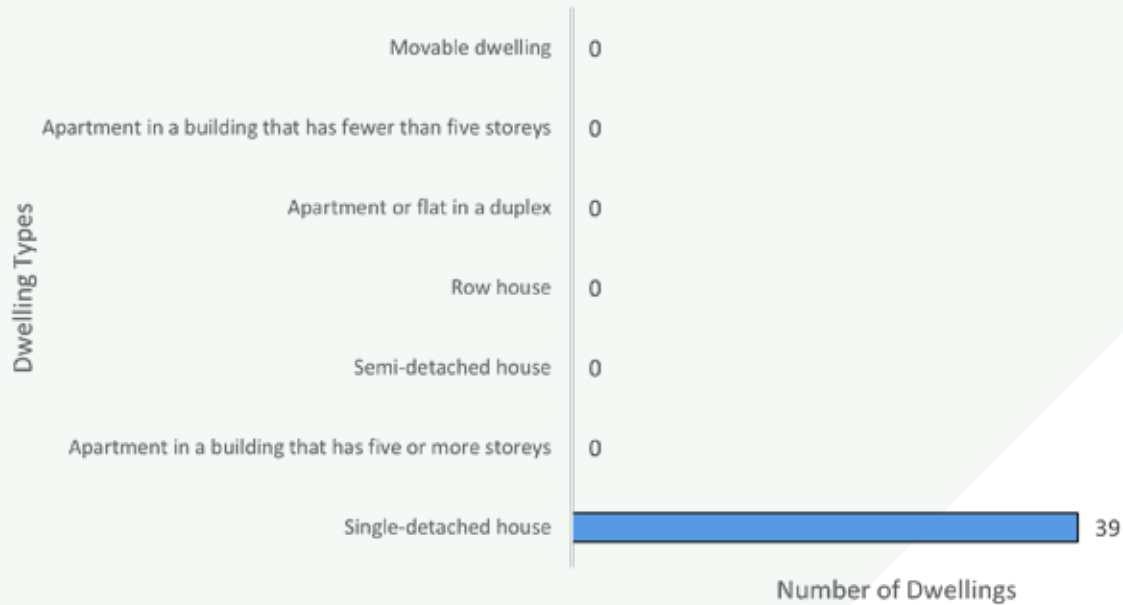
**Table 4.2 Renter Housing Universe, Study Area, 2021**

	Alberta	Share	Division No. 4	Share	Special Area No.2	Share
Single-detached house	112,360	24.2%	530	76.8%	110	100.0%
Apartment that has five or more storeys	56,365	12.1%	0	0.0%	0	0.0%
Semi-detached house	28,980	6.2%	45	6.5%	0	0.0%
Row house	57,245	12.3%	65	9.4%	0	0.0%
Apartment or flat in a duplex	24,550	5.3%	0	0.0%	0	0.0%
Apartment fewer than five storeys	177,020	38.1%	25	3.6%	0	0.0%
Other single-attached house	536	0.1%	0	0.0%	0	0.0%
Movable dwelling	8,165	1.8%	25	3.6%	0	0.0%
	Special Area No.3	Share	Special Area No.4	Share	Acadia No.34	Share
Single-detached house	45	100.0%	55	100.0%	15	100.0%
Apartment that has five or more storeys	0	0.0%	0	0.0%	0	0.0%
Semi-detached house	0	0.0%	0	0.0%	0	0.0%
Row house	0	0.0%	0	0.0%	0	0.0%
Apartment or flat in a duplex	0	0.0%	0	0.0%	0	0.0%
Apartment fewer than five storeys	0	0.0%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	0	0.0%	0	0.0%
Movable dwelling	0	0.0%	0	0.0%	0	0.0%
	Hanna	Share	Oyen	Share	Consort	Share
Single-detached house	175	63.6%	20	100.0%	35	70.0%
Apartment that has five or more storeys	0	0.0%	0	0.0%	0	0.0%
Semi-detached house	35	12.7%	0	0.0%	0	0.0%
Row house	40	14.5%	0	0.0%	0	0.0%
Apartment or flat in a duplex	0	0.0%	0	0.0%	0	0.0%
Apartment fewer than five storeys	25	9.1%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	0	0.0%	0	0.0%
Movable dwelling	0	0.0%	0	0.0%	15	30.0%

Data source: Statistics Canada Census Profile 2021

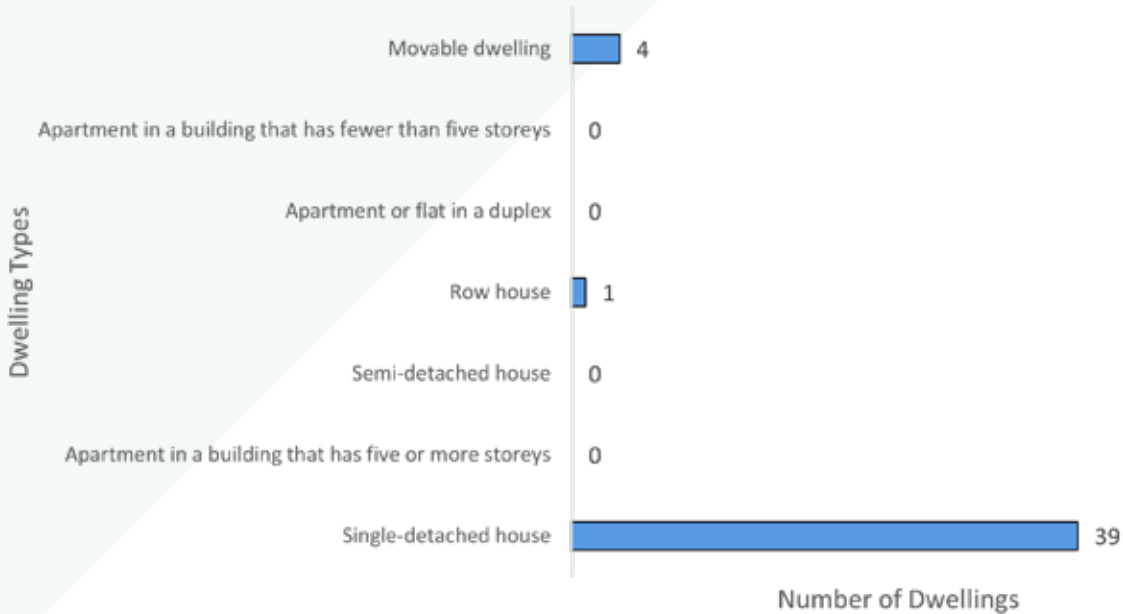
Combining both renters and owners, **Figures 4.1.1-7** shows the number of each type of dwelling relative to the population of the Special Areas, aggregated by all unit-types and then differentiated by bedrooms.

Figure 4.1.1 Dwelling Types, Special Area No.2, 2021



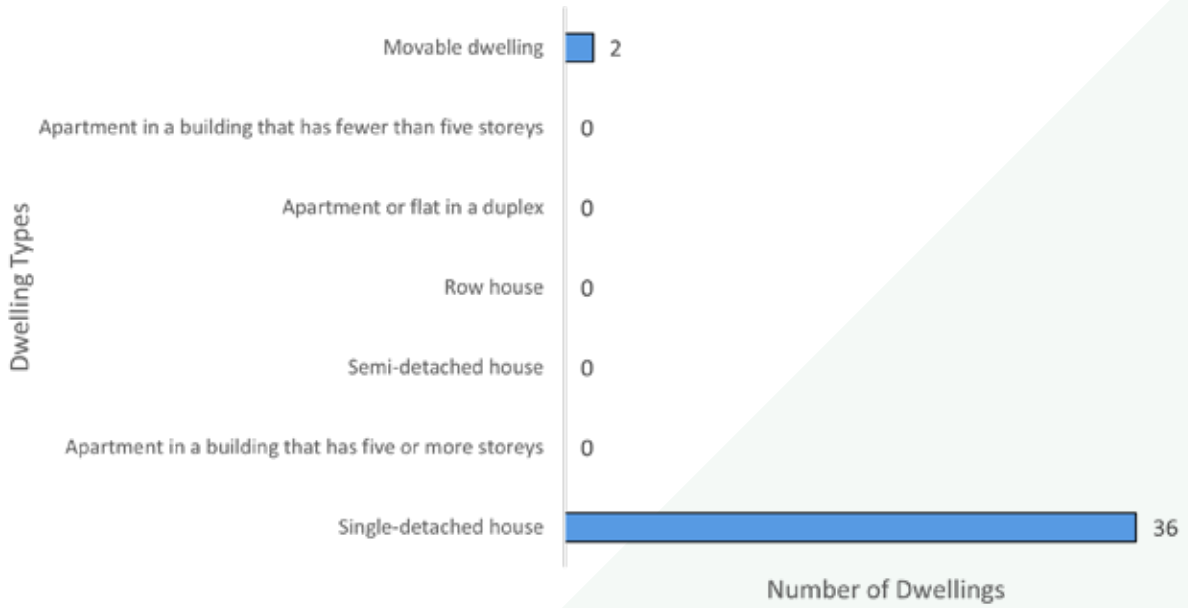
Data source: Statistics Canada Census Profile 2021

Figure 4.1.2 Dwelling Types, Special Area No.3, 2021



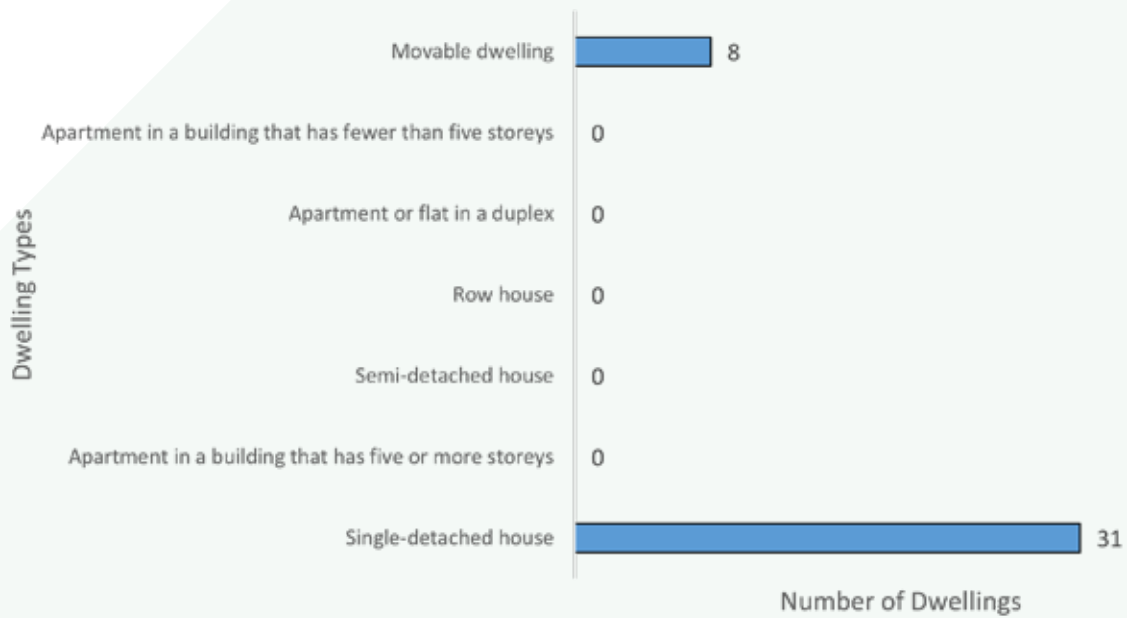
Data source: Statistics Canada Census Profile 2021

Figure 4.1.3 Dwelling Types, Special Area No.4, 2021



Data source: Statistics Canada Census Profile 2021

Figure 4.1.4 Dwelling Types, Acadia No.34, 2021



Data source: Statistics Canada Census Profile 2021

Figure 4.1.5 Dwelling Types, Hanna, 2021

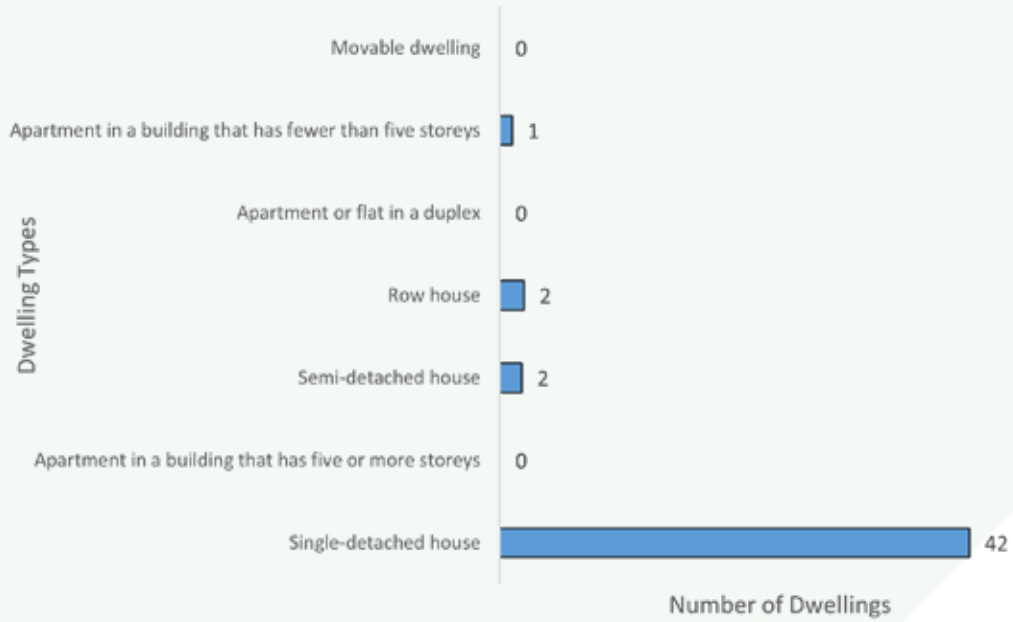


Figure 4.1.6 Dwelling Types, Consort, 2021

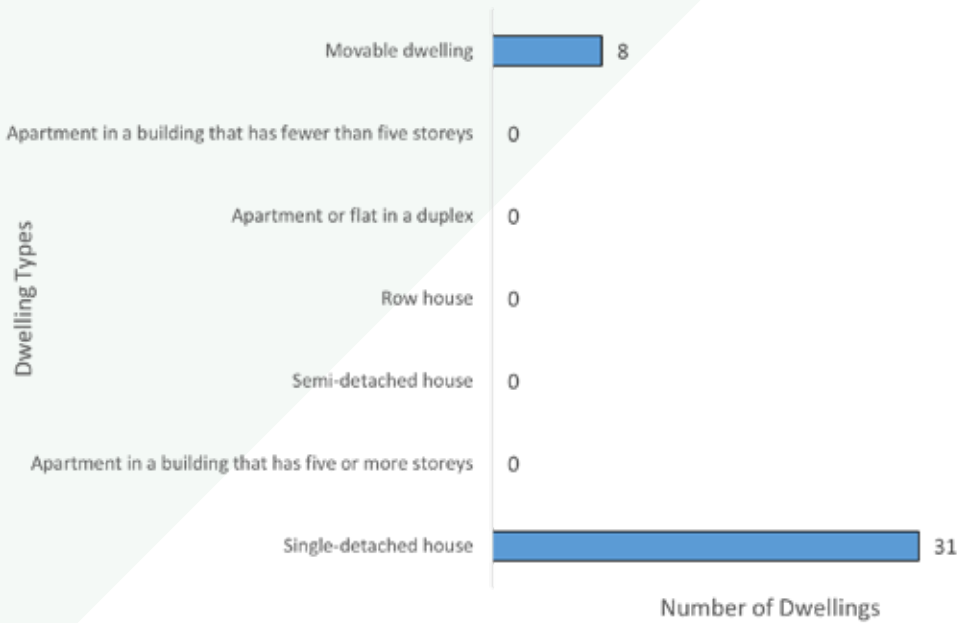
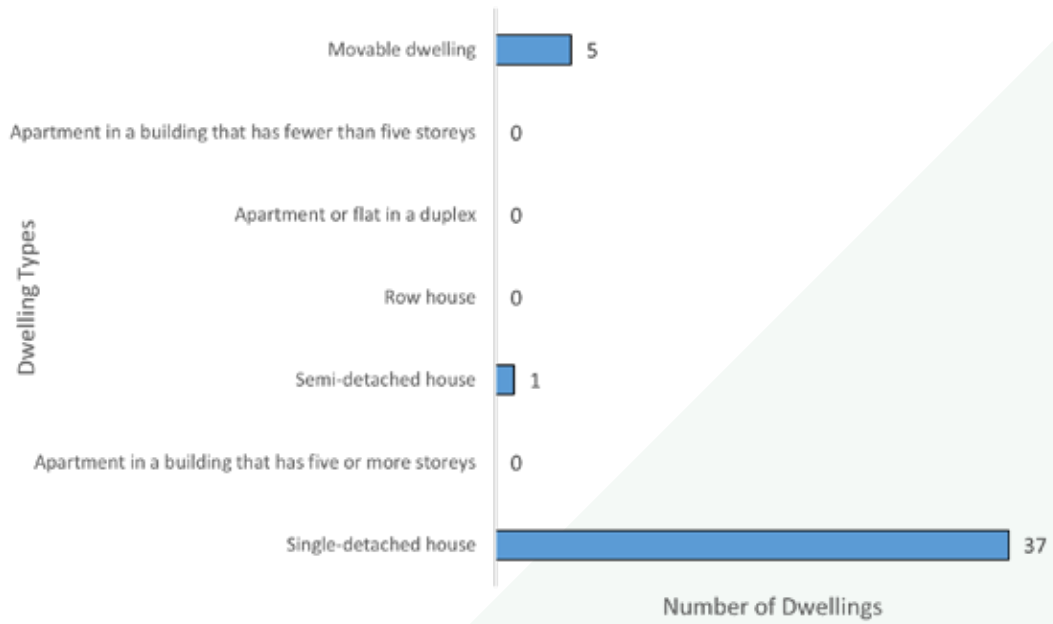
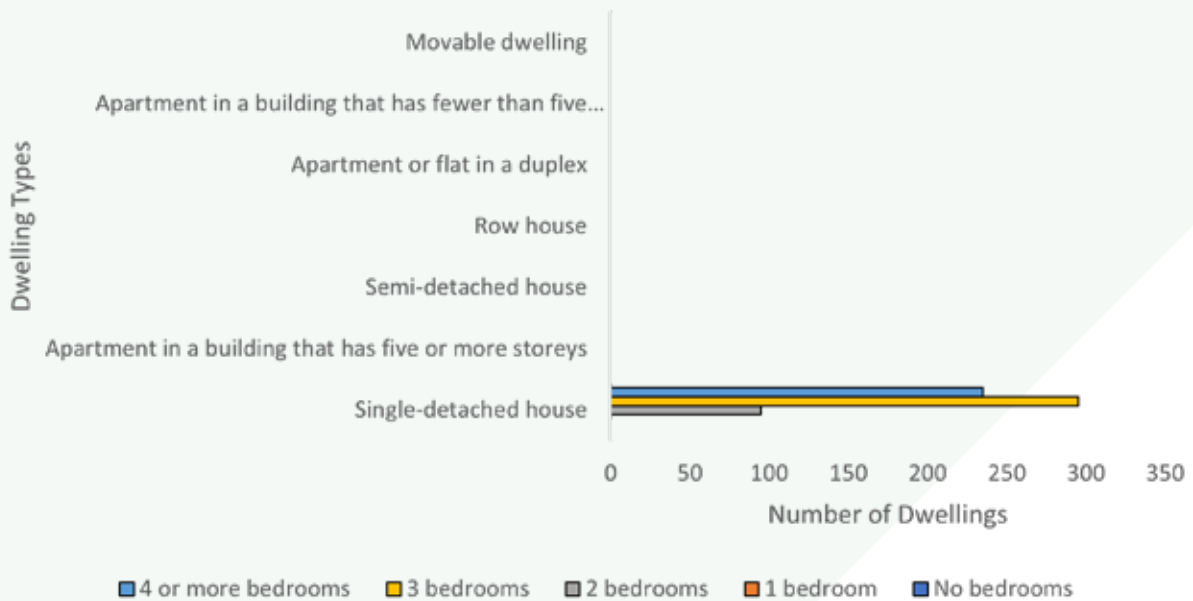


Figure 4.1.7 Dwelling Types, Oyen, 2021



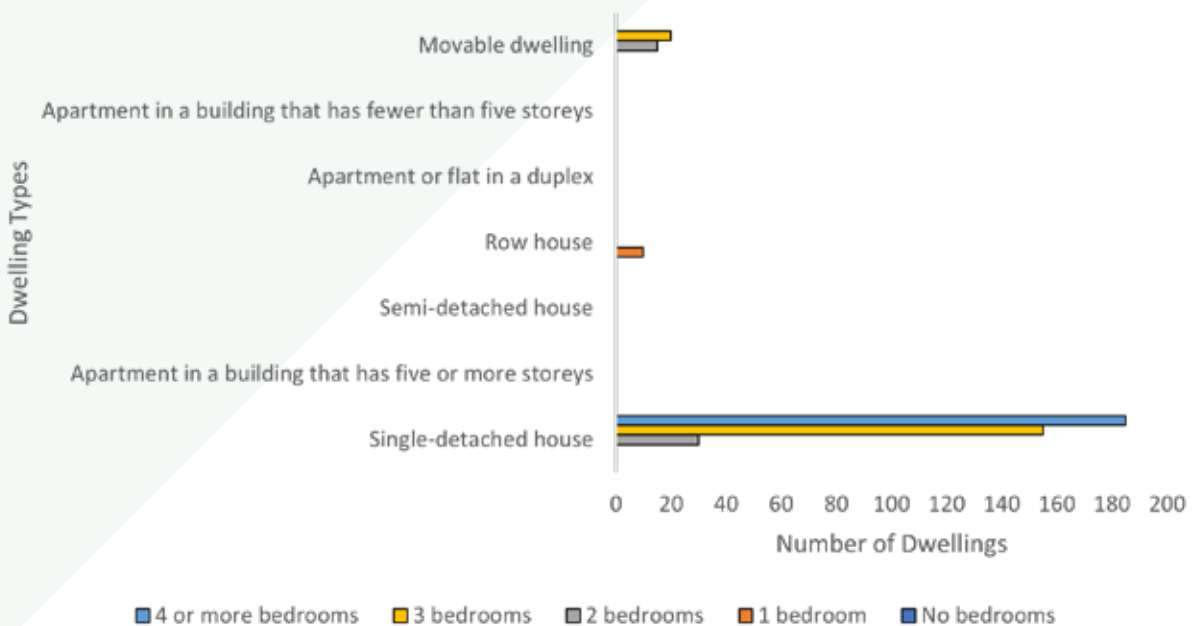
**Figures 4.2.1-7** further shows that there is a diverse selection of bedroom options for residents in the Special Areas, depending on their needs. Overall, 3-to-4+ bedroom houses are most common dwelling types for all areas.

Figure 4.2.1 Number of Bedrooms by Dwelling Type, Special Area No.2, 2021



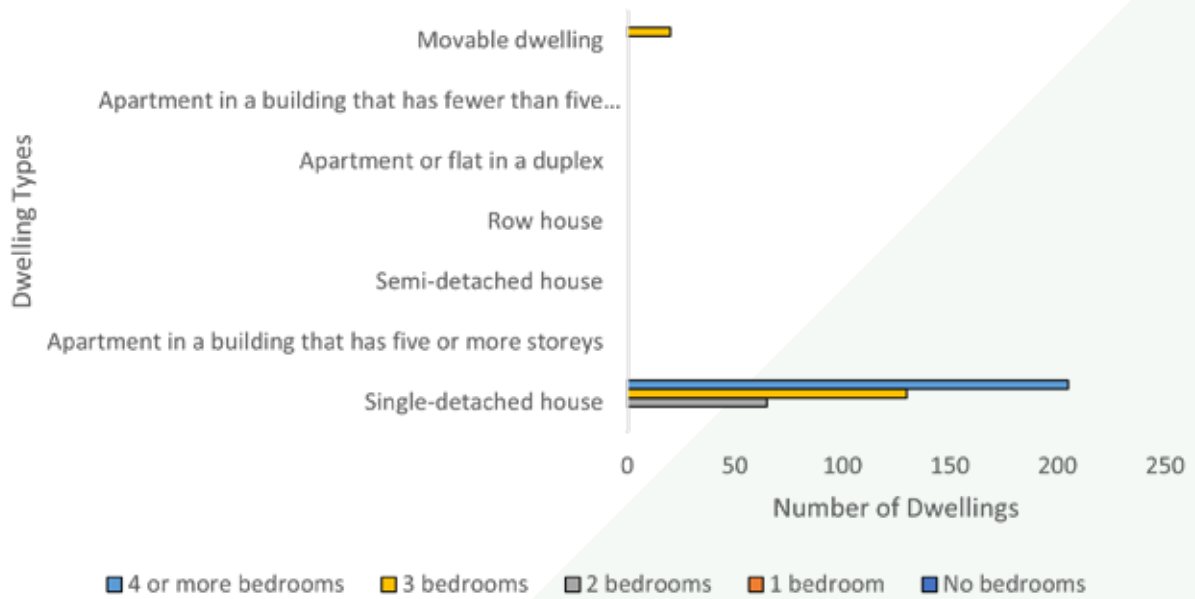
Data source: Statistics Canada Census Profile 2021

Figure 4.2.2 Number of Bedrooms by Dwelling Type, Special Area No.3, 2021



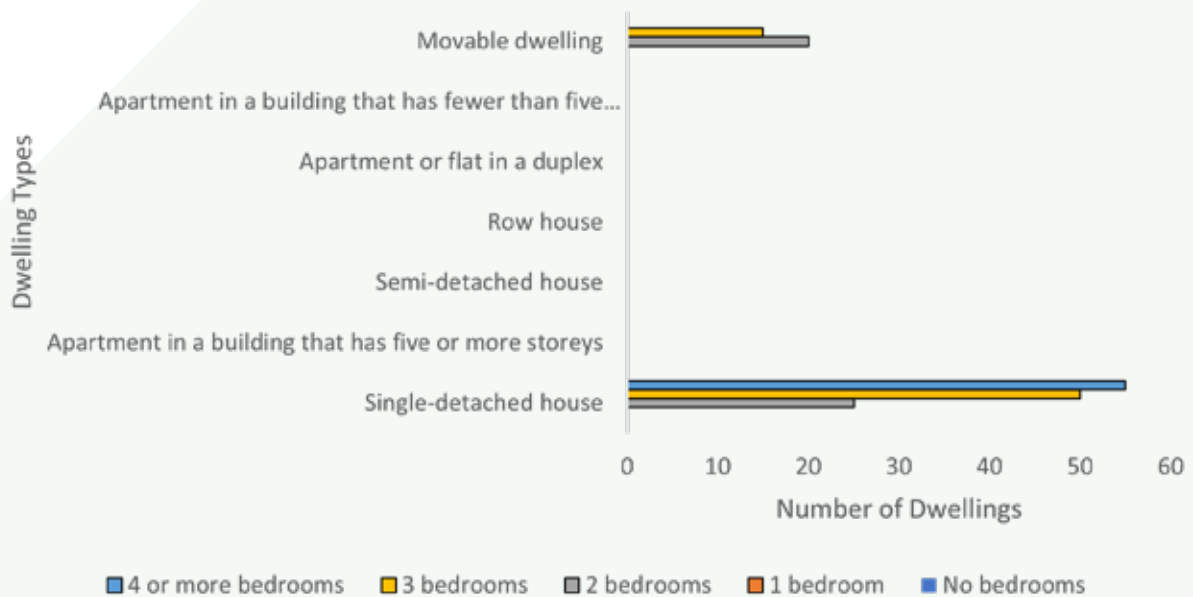
Data source: Statistics Canada Census Profile 2021

Figure 4.2.3 Number of Bedrooms by Dwelling Type, Special Area No.4, 2021



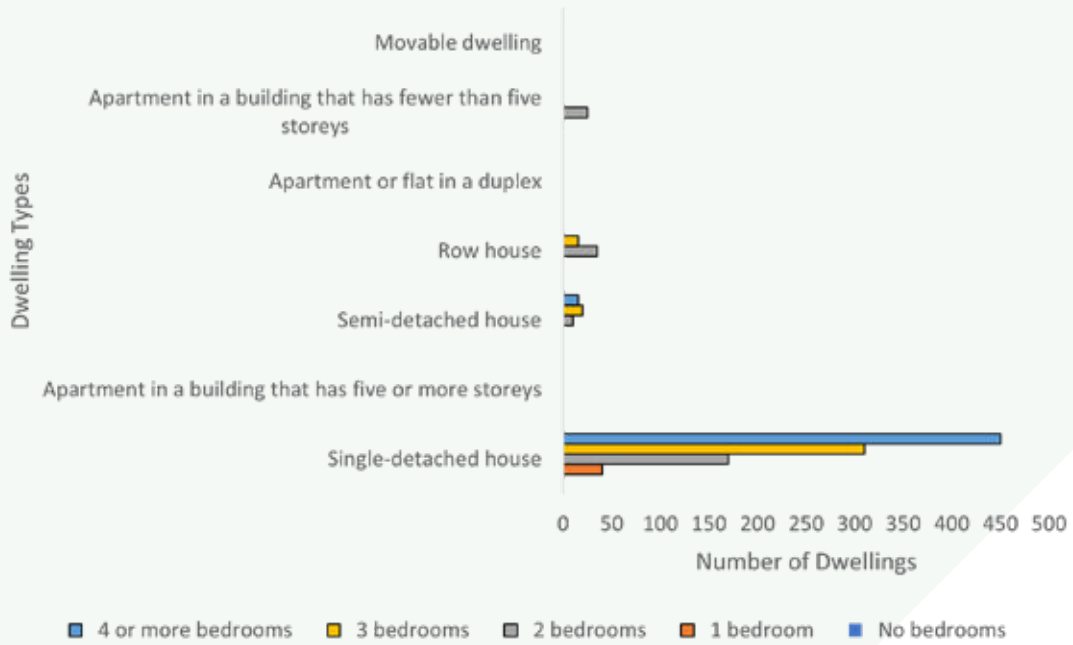
Data source: Statistics Canada Census Profile 2021

Figure 4.2.4 Number of Bedrooms by Dwelling Type, Acadia No.34, 2021



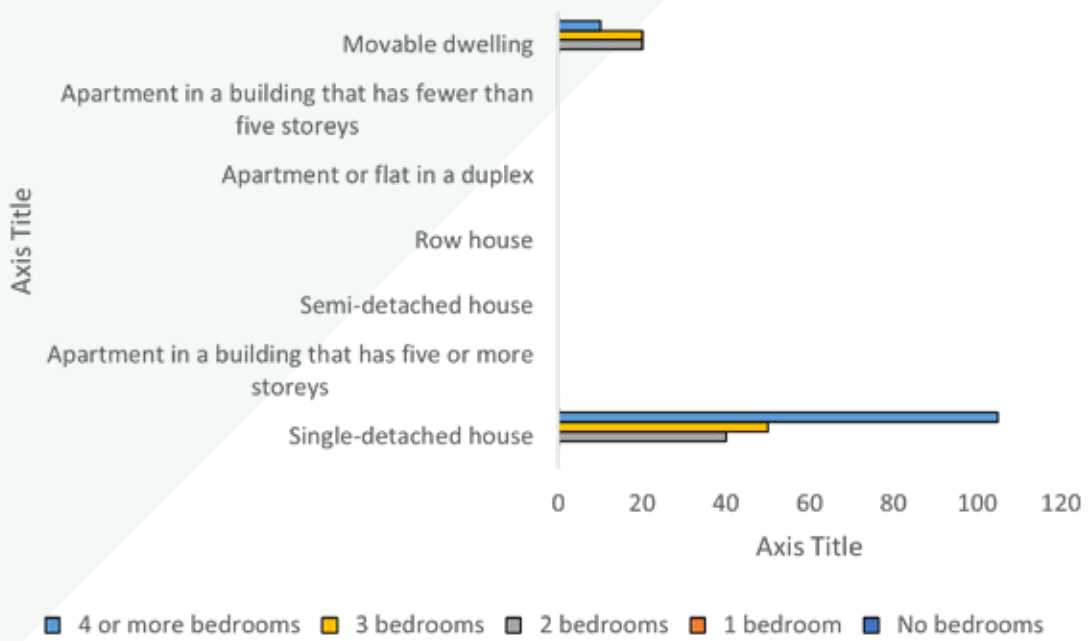
Data source: Statistics Canada Census Profile 2021

Figure 4.2.5 Number of Bedrooms by Dwelling Type, Hanna, 2021



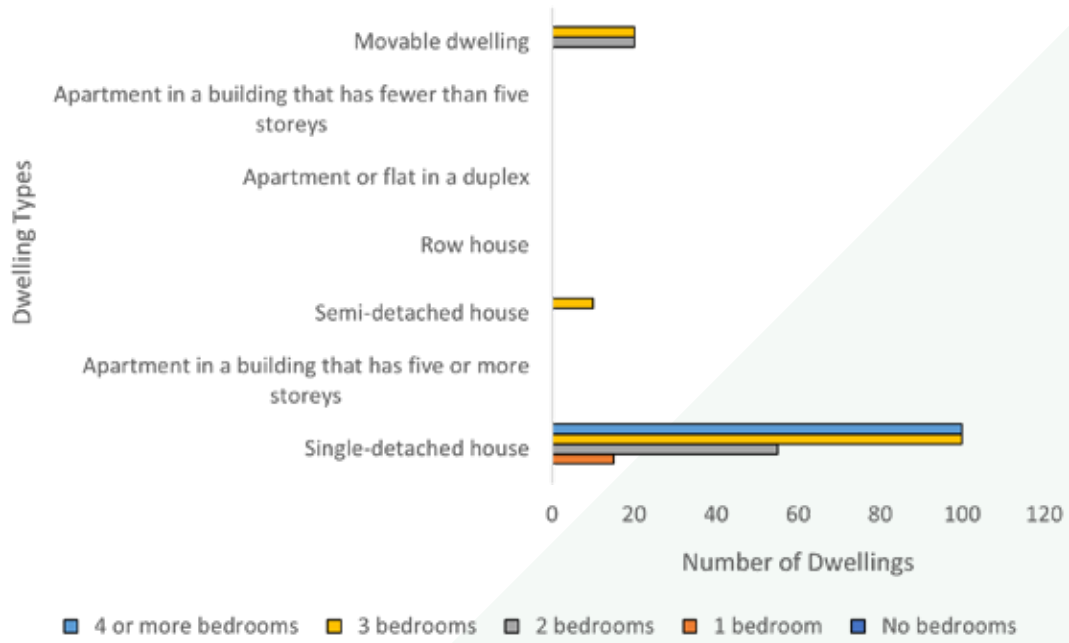
Data source: Statistics Canada Census Profile 2021

Figure 4.2.6 Number of Bedrooms by Dwelling Type, Consort, 2021



Data source: Statistics Canada Census Profile 2021

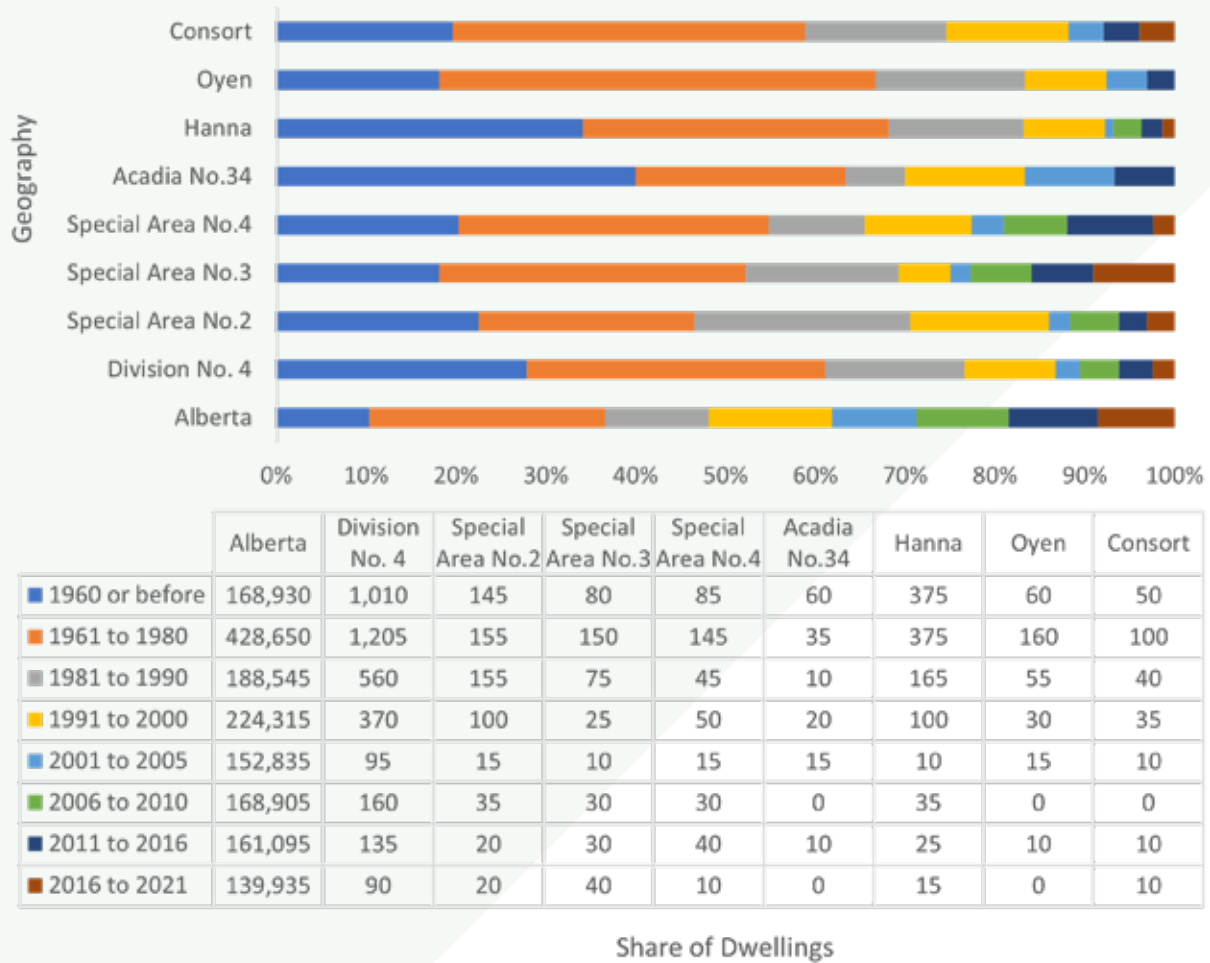
Figure 4.2.7 Number of Bedrooms by Dwelling Type, Oyen, 2021



Data source: Statistics Canada Census Profile 2021

Relative to Alberta, more homes in the Special Areas were built before the 1980's and there has been consistent growth for each area. The housing stock remains older across the Study Area as shown in **Figure 4.3**.

Figure 4.3 Age of Dwellings, Study Area, 2021



Data source: Statistics Canada Census Profile 2021

## Ownership Dwelling Values

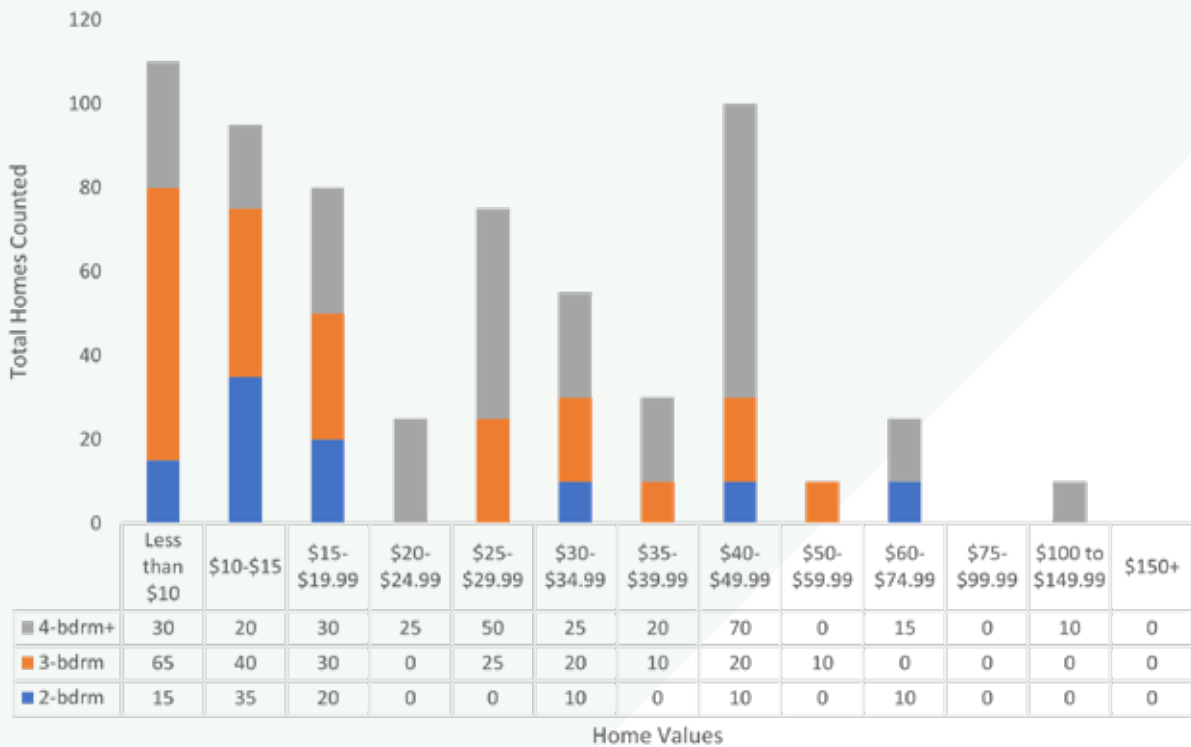
The median value of dwellings in the Special Areas tend to be lower than that of the province and division, as shown in **Table 4.3**. Due to a lack of owner-occupied dwellings that are zero, one bedroom or two bedrooms, these show up as \$0. As of winter 2022, the 2021 breakdown of ownership values have not been released and may be subject to updates.

Table 4.3 Median Value, Study Area, 2016						
	Alberta	Division No. 4	Special Area No.2	Special Area No.3	Special Area No.4	Acadia No.34
No bedrooms	\$250,739	\$0	\$0	\$0	\$0	\$0
1 bedroom	\$240,197	\$0	\$0	\$0	\$0	\$0
2 bedrooms	\$300,054	\$85,194	\$0	\$0	\$0	\$0
3 bedrooms	\$399,580	\$135,048	\$210,281	\$0	\$60,066	\$249,931
4+ bedrooms	\$449,734	\$226,800	\$375,376	\$299,925	\$250,824	\$200,486
	Hanna	Oyen	Consort			
No bedrooms	\$0.00	\$0.00	\$0.00			
1 bedroom	\$0.00	\$0.00	\$0.00			
2 bedrooms	\$70,854	\$0.00	\$0.00			
3 bedrooms	\$155,294	\$160,351	\$119,889			
4+ bedrooms	\$200,679	\$250,099	\$240,084			

Data source: Statistics Canada Census Profile 2016

**Figure 4.4** breaks down the distribution of owned dwellings by value and number of bedrooms. On average, most of the dwellings are found in the \$400,000 to \$499,999 range. As expected, the number of larger units (three or four-or-more) increase proportionately with the median value. As of winter 2022, the 2021 breakdown of ownership values have not been released and may be subject to updates.

Figure 4.4 Distribution of homeowner values by number of bedrooms, Special Areas, 2016



Data source: Statistics Canada Census Profile 2016

## Housing Assessments

The communities within the Alberta Special Areas provided RDN with housing assessment data. This data shows the average assessment value for residential homes and residential land.

### Town of Hanna

- The 2021 housing assessment data shows the average house price is \$140,434.65.

### Village of Veteran

- Average house assessment value for residential land was \$3,474.50 in 2020.
- Average assessment value for residential vacant land was \$2,809.55 in 2020.

### Town of Consort

- The average housing value for R1 (Low Density Residential) is \$120,789.10 and R1 housing values range from a low of \$1,200 to a high of \$388,900.
- Zone 2 (Residential District) has an average housing value of \$69,641.53, with values ranging from \$600 to \$456,870.

### Town of Oyen

- Average residential value of \$155,278.00, with values ranging from \$6,320.00 to \$543,490.00.

### Village of Youngstown

- The average land assessment value between 2012 to 2022 is \$308,629 and the total growth in value between 2012 to 2022 is 6.2%.
- The average building assessment total between 2012 to 2022 is \$7,302,325.00 and the growth rate between the years is 25.3%.

### Acadia No.34 - Hamlet

- Average housing price of \$131,591, and housing values ranged between \$4,920 and \$3,007,730.

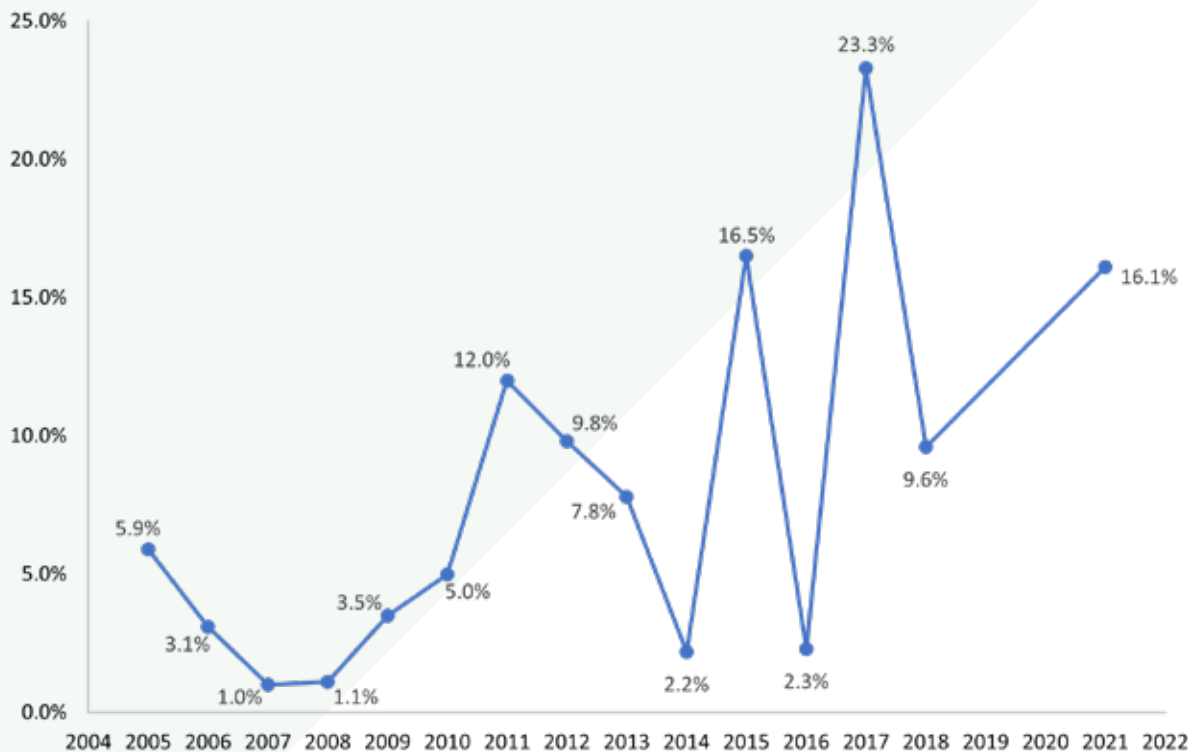
### Special Areas Board

The average sales price in 2021 for all the Special Areas was \$231,789.48, and the prices ranged from \$15,00 to \$508,000.

## Rental Supply

The source of this data comes via the Alberta Regional Dashboard using information from the annual Alberta Vacancy Rental Survey. It looks at residential vacancy rates for units in non-subsidized rental buildings containing three or more rental units. It does not consider secondary rentals such as single-family homes or basement suites. Due to the size of the Special Areas, there is no rental vacancy data provided for the Special Areas but there is rental data for the Town of Hanna which can be used to see a small picture of the rental market in the area. **Figure 4.5** compares the rental vacancy rates as reported by the Vacancy Rental Survey count for Hanna. The report shows that rental vacancies can swing between 1.0% and 23.0%. Due to the size of Hanna and lower rental rates, these swings can be caused by a small number of vacancies. Presumably due to the Covid-19 Pandemic, there is no available data for 2019 and 2020.

Figure 4.5 Vacancy, Hanna, 2004-2021



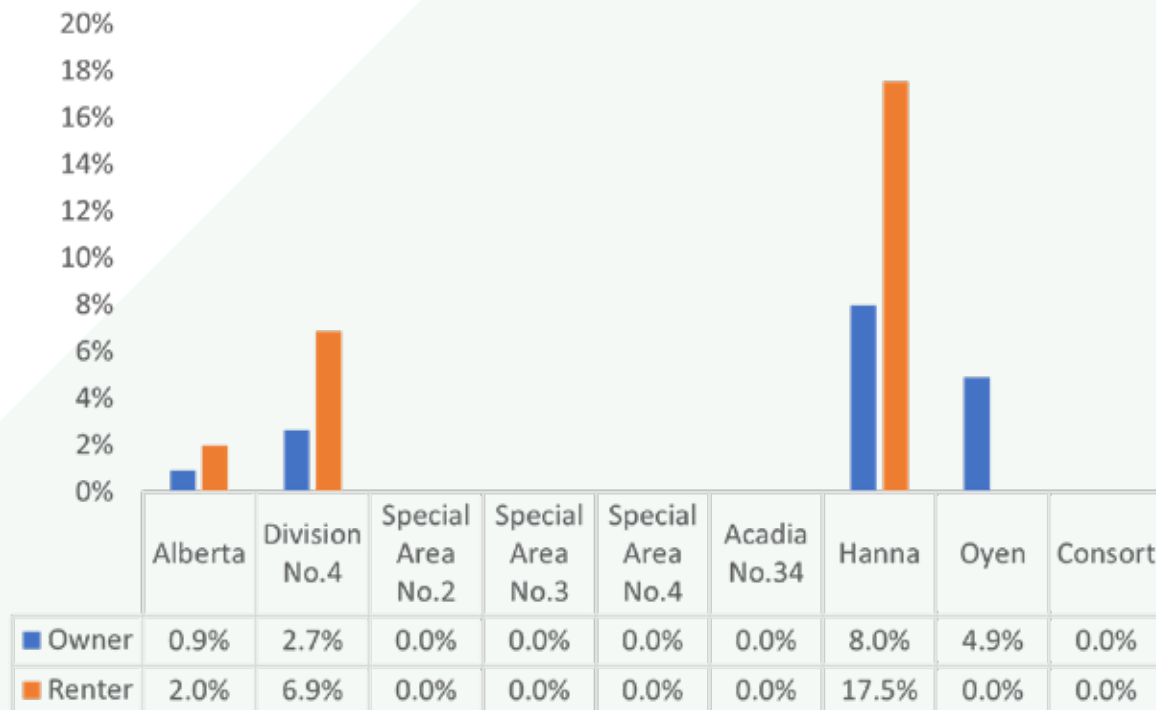
Data source: Alberta Regional Dashboard

## Condition, Suitability, and Affordability of Housing

The condition of a dwelling refers to maintenance – if the home requires major maintenance (defective plumbing, electrical rewiring, etc.) it is non-adequate. Suitability refers to the minimum number of bedrooms required based on the age and make-up of residents in a particular household. The National Occupancy Classification (NOC) defines the minimum number of bedrooms. If there are fewer bedrooms than required by the NOC, then the home is not suitable. Unaffordability, in this case, means that a household spends over 30.0% of their gross income on shelter costs (rent or mortgage/maintenance/taxes). **Figure 4.6 to 4.8** compare rates of non-adequate, non-suitable, and non-affordable housing by each Special Area and Acadia No.34 for households in Core Housing Need.

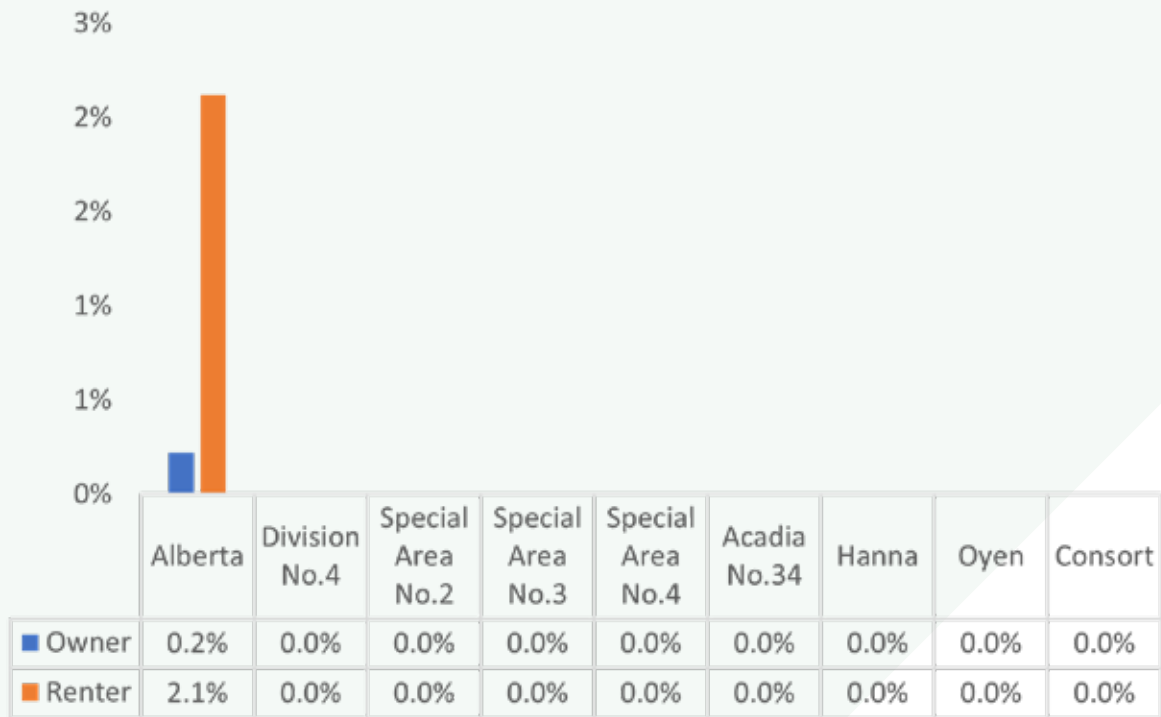
These figures show that adequacy and suitability are not currently a major issue being faced in the study area. The biggest issue in Special Area No.3 for owners seems to be affordability with 18.9% of owners paying more than 30.0% of their incomes on housing. Acadia No.34’s homeowners also suffer from unaffordability with about 25.0% of owners paying more than 30.0% of their income on housing.

Figure 4.6 Non-Adequate Rates by Tenancy, Study Area, 2021



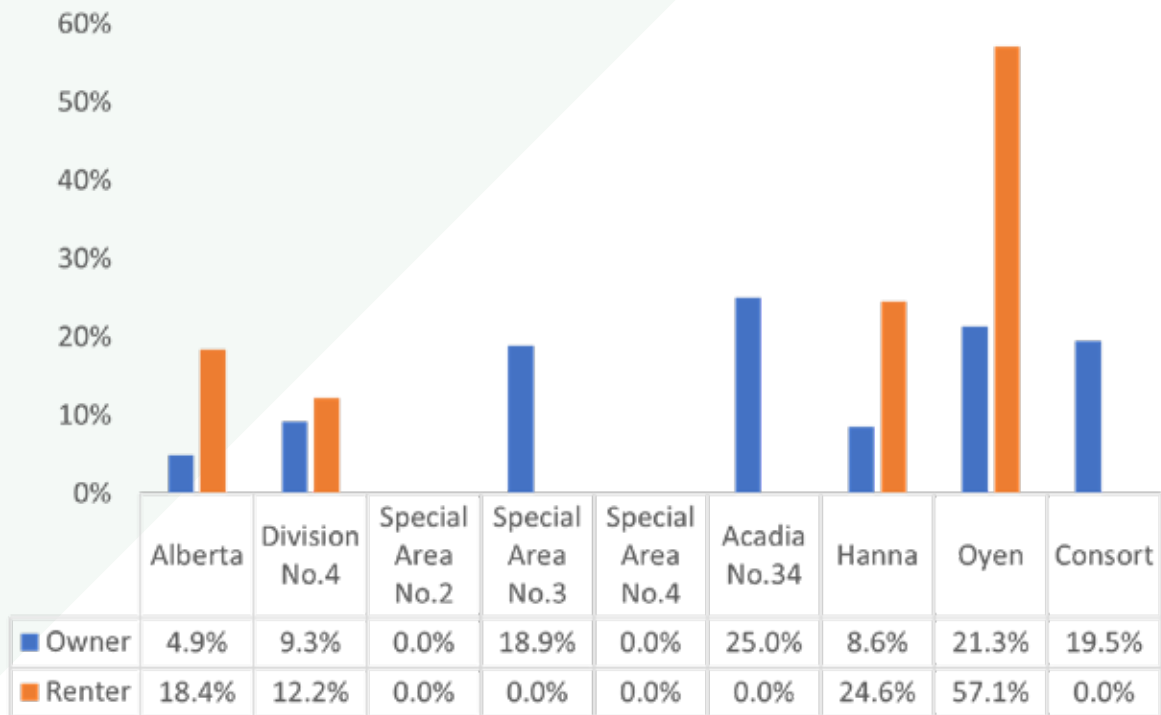
Data source: Statistics Canada Census Profile 2021

Figure 4.7 Non-Suitable Rates by Tenancy, Study Area, 2021



Data source: Statistics Canada Census Profile 2021

Figure 4.8 Non-Affordable Rates by Tenancy, Study Area, 2021



Data source: Statistics Canada Census Profile 2021

## Conclusions to the Supply Section

The Housing Supply profiles the current housing inventory of the Special Areas. Key findings of the housing universe in the Special Areas are:

- A high number of single-detached homes relative to the population, especially for homeowners. This may present an opportunity for smaller, lower cost housing alternatives.
- A high level of older housing stock, which may be needing significant repairs or be at the end of useful life.
- The median reported value of dwellings in the Special Areas is less than the province, which could be a selling feature of people wanting lower cost living.
- The largest issue for residents regarding housing are homes that are not affordable.

## 5 Gap Analysis

### Gap Analysis Summary

A Gap Analysis looks at relevant Census variables and other secondary data to help define the housing need within the community. The Gap Analysis identifies if there is a significant need for housing based on suitability, adequacy, and affordability. Through the Gap Analysis we can see which family types are most affected, the number of bedrooms needed, and overall core need.

### Dwellings per Person

As a basic measure of a sufficient supply of housing, the Special Areas should aim to have at least the same number of dwellings relative to its larger geographies.

**Table 5.1** shows that the Special Areas and Acadia No.34 have a higher average number of persons per dwelling compared to the Province and Census Division. The exception is Special Area No.3 which has a slightly lower average number of persons per dwelling compared to the province. This indicates that there could be shortages of housing for current residents in the Special Areas and Acadia No.34. The Town of Hanna, Oyen, and the Village of Consort have a lower average number of persons per dwelling compared to the Province and Census Division. This could indicate that there might be more housing available than needed by residents in those communities.

Table 5.1: People per dwelling, Study Area, 2021						
	Alberta	Division No.4	Special Area No.2	Special Area No.3	Special Area No.4	Acadia No.34
Population, 2021	4,262,635	9,220	1,860	1,142	1,236	494
Total private dwellings	1,633,220	3,620	645	440	425	160
People per dwelling	2.61	2.55	2.88	2.60	2.91	3.09
	Hanna	Oyen	Consort	Empress		
Population, 2021	2,394	917	644	148		
Total private dwellings	1,257	404	262	112		
People per dwelling	1.90	2.27	2.46	1.32		

Data source: Statistics Canada Census Profile 2021

## Households

**Table 5.2** provides an overview of Census housing indicators as of 2016. Updated values are unavailable as of winter 2021 and are subject to further updates.

Table 5.2.1 Housing indicators by tenure, Special Area No.2, 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non-suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	10	40.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	10	66.7%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	15	60.0%	10	40.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	10	25.0%	0	0.0%	0	0.0%
3 persons	10	66.7%	0	0.0%	0	0.0%	0	0.0%
4 persons	10	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	10	66.7%	0	0.0%	0	0.0%	0	0.0%

Table 5.2.2 Housing indicators by tenure, Special Area No.3, 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non-suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	10	66.7%	10	50.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	10	20.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	10	66.7%	10	66.7%	0	0.0%	0	0.0%
3 persons	10	100.0%	0	100.0%	0	0.0%	0	0.0%
4 persons	10	100.0%	0	100.0%	0	0.0%	10	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Data source: Statistics Canada Census Profile 2016

Table 5.2.3 Housing indicators by tenure, Special Area No.4, 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	10	28.6%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	10	25.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	10	28.6%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Data source: Statistics Canada Census Profile 2016

Table 5.2.4 Housing indicators by tenure, Acadia No. 34, 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non-suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	10	40.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	0	0.0%	10	25.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	0	0.0%	10	25.0%	0	0.0%	0	0.0%
2 persons	10	66.7%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Data source: Statistics Canada Census Profile 2016

Table 5.2.4 Housing indicators by tenure, Hanna , 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	10	7.7%	20	14.8%	0	0.0%	10	8.3%
2 persons	20	10.8%	10	5.0%	0	0.0%	10	20.0%
3 persons	10	16.7%	0	0.0%	0	0.0%	10	28.6%
4 persons	15	18.8%	10	40.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	50	38.5%	20	0.0%	0	0.0%	50	41.7%
2 persons	20	10.8%	10	0.0%	0	0.0%	10	20.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	10	12.5%	0	0.0%	0	0.0%	0	0.0%
5+	10	22.2%	0	0.0%	0	0.0%	0	0.0%

Data source: Statistics Canada Census Profile 2016

Table 5.2.4 Housing indicators by tenure, Oyen , 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	10	18.9%	0	0.0%	0	0.0%	0	0.0%
2 persons	10	23.1%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	26	47.2%	21	34.6%	0	0.0%	0	0.0%
2 persons	10	23.1%	0	0.0%	0	0.0%	0	0.0%
3 persons	10	34.6%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Data source: Statistics Canada Census Profile 2016

Table 5.2.4 Housing indicators by tenure, Consort , 2016								
	Owner with a mortgage		Owner without a mortgage		Subsidized tenants		Non subsidized tenants	
<b>Non suitable</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-adequate</b>								
1 person	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2 persons	10	100.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Non-affordable</b>								
1 person	25	62.7%	0	0.0%	0	0.0%	0	0.0%
2 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4 persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5+	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Data source: Statistics Canada Census Profile 2016

As the tables show, there are households in the Special Areas that are dealing with a wide variety of issues. For non-adequate housing, the groups most affected in Special Area No.2 are 1 person owners with mortgages at 40.0% as well as 3 person owners without mortgages at 66.7%. However, the actual number of households dealing with these issues is low with a total of 20 households within the area. Regarding non-affordability in Special Area No.2, the most affected groups are 1 person owners with mortgages at 60.0%, 1 person owners without mortgages at 40.0%, 2 person owners without mortgages at 25.0%, 3 person owners with mortgages at 66.7%, and 5+ person owners with mortgages at 66.7%. The total number of households dealing with issues is approximately 85 households within the area.

Non-affordability is Special Area No.3's biggest issue, the most affected groups are 2 person owners with mortgages at 66.7%, 2 person owners without mortgages at 66.7%, 3 person owners with mortgages at 100.0% and 4 person owners with mortgages at 100.0%. Special Area No.3 also faces issues of inadequacy, with 1 person owners with mortgages at 66.7%, 1 person owners without mortgages at 50.0%, and 2 person owners without mortgages at 20.0%. The actual number of households dealing with issues is approximately 70 households within the area.

Special Area No.4 is also faced with non-affordability with the most affected group being 4 person owners with mortgages at 28.6% and 2 person owners with mortgages at 25.0%. The group most affected by non-adequacy is 2 person owners without mortgages at 28.6%. The actual number of households dealing with issues is approximately 30 households within the area.

Non-affordability is the biggest issue facing the Town of Hanna, the most affected groups being 1 person owners with mortgages at 38.5% and 5+ owners with mortgages at 22.2%. 1-person non-subsidized tenants are also affected by non-affordability with 41.7% of households experiencing non-affordable housing. Non-adequacy is also an issue in Hanna with 3-person non-subsidized tenants being the most affected at 28.6%. The actual number of households dealing with issues is approximately 235 households within the area.

The Town of Oyen is also faced with non-affordability, the most affected group being 1 person owners with mortgages at 47.2%. The group most affected by non-adequacy is 2 person owners with mortgages at 23.1%. The actual number of households dealing with issues is approximately 66 households within the area.

The Village of Consort is also faced with non-affordability, the most affected group being 1 person owners with mortgages at 62.7%. The group most affected by non-adequacy is 2 person owners with mortgages at 100.0%. The actual number of households dealing with issues is approximately 35 households within the area.

## Non-Suitability

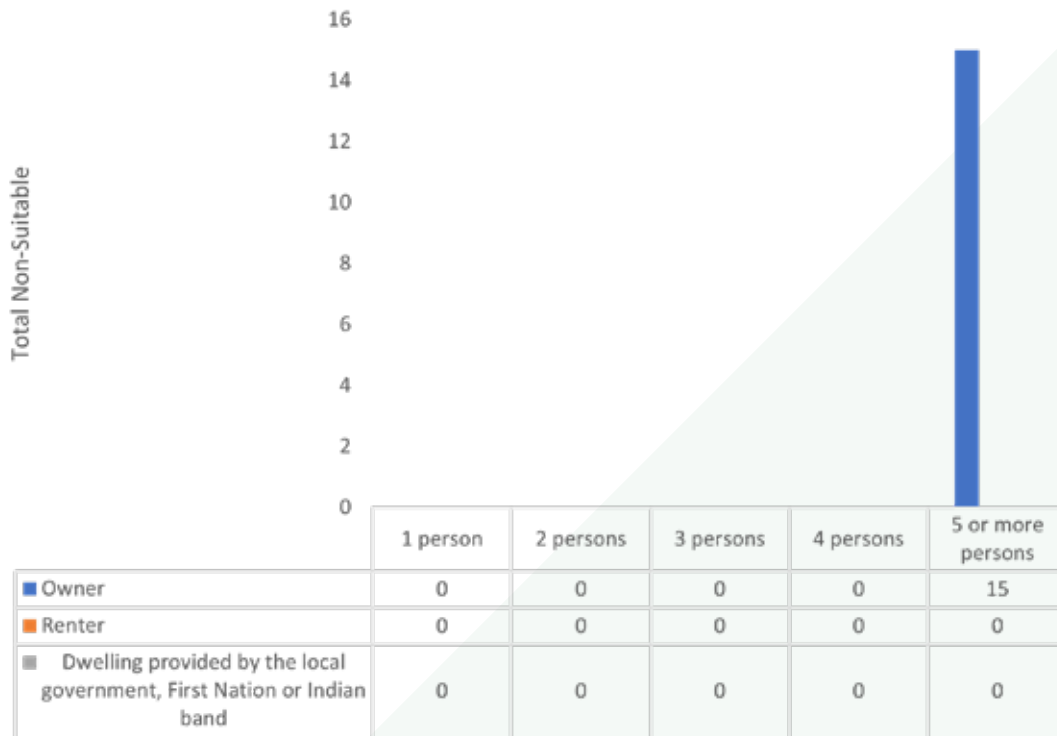
**Figures 5.1.1-7** show the average expected number of overcrowded households by 2026 assuming the rates of non-suitable housing do not change between 2016 and 2021. Based on trends in household types and population growth, the total number of overcrowded households will remain non-existent for Special Area No.2, Special Area No.4, Acadia No.34, Hanna, Oyen, and Consort. The number of residents experiencing non-suitable housing in Special Area No.3 is projected to increase to 15 for 2 person owner households.

**Table 5.3** provides the high and low estimate for non-suitable households in 2026, based on household projections from Section 3.

Figure 5.1.1 Non-Suitability by Household Type, Special Area No.2, 2021

No analysis could be produced with the available data.

Figure 5.1.2 Non-Suitability by Household Type, Special Area No.3, 2021



Data source: Statistics Canada Census Profile 2021

Figure 5.1.3 Non-Suitability by Household Type, Special Area No.4, 2021

No analysis could be produced with the available data.

Figure 5.1.4 Non-Suitability by Household Type, Acadia No.34, 2021

No analysis could be produced with the available data.

Figure 5.1.5 Non-Suitability by Household Type, Hanna , 2021

No analysis could be produced with the available data.

Figure 5.1.6 Non-Suitability by Household Type, Consort, 2021

No analysis could be produced with the available data.

Data source: Statistics Canada Census Profile 2021

Figure 5.1.7 Non-Suitability by Household Type, Oyen, 2021

No analysis could be produced with the available data.

Table 5.3: Non-Suitability Projections, 2026

Special Area No.2						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	0	0	0	0	0	0
Special Area No.3						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	13	0	0	16	0	0
Special Area No.4						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	0	0	0	0	0	0
Acadia No.34						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	0	0	0	0	0	0

Hanna						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	0	0	0	0	0	0
Oyen						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	0	0	0	0	0	0
Consort						
	Low			High		
	Owner	Renter	Other	Owner	Renter	Other
1 person	0	0	0	0	0	0
2 persons	0	0	0	0	0	0
3 persons	0	0	0	0	0	0
4 persons	0	0	0	0	0	0
5 or more persons	0	0	0	0	0	0

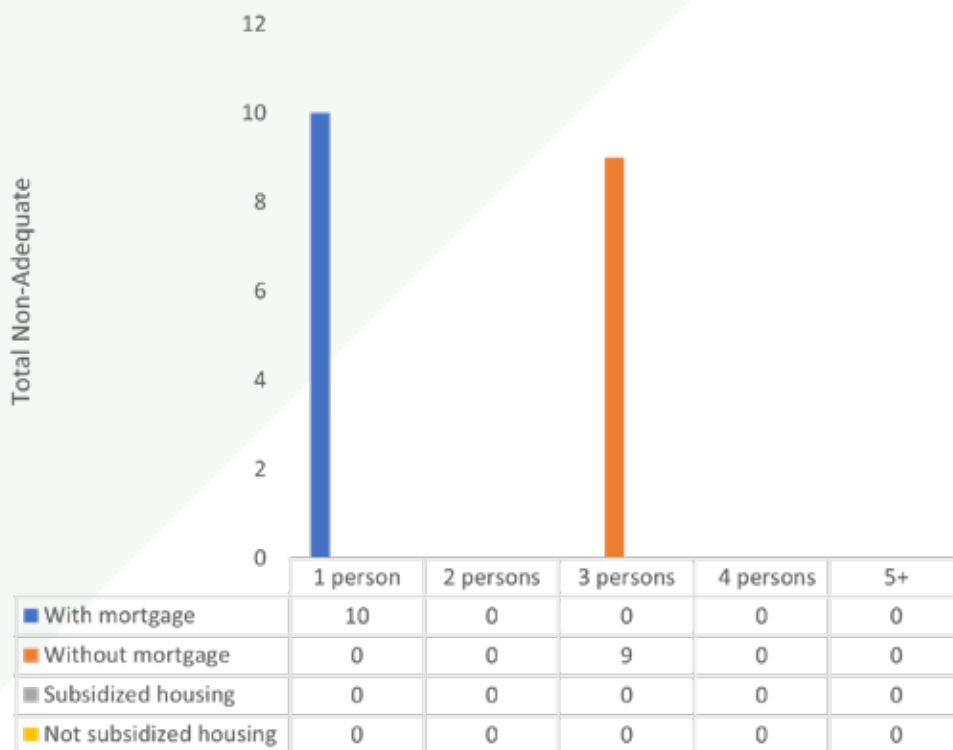
Data source: Statistics Canada Census Profile 2021

## Non-adequacy

**Figures 5.2.1-7** show the average expected number of non-adequate households by 2021, if rates of non-adequate housing do not change between 2016 and 2021. Based on trends in household types and population growth, the total number of houses needing major repairs will increase alongside the rest of the population for 1-person, 2-person and 3-person households. The number of households needing major repair is projected to increase to 10 for Special Area No.2, to 30 for Special Area No.3, to 10 for Special Area No.4 and to 10 for Acadia No.34. The Town of Hanna sees an increase in non-adequate housing across all household types except for households with 5 or more people. The Town of Oyen is projected to see an increase to 11 for 1-person and 2-person households. The Village of Consort sees an increase to 10 for 2-person households.

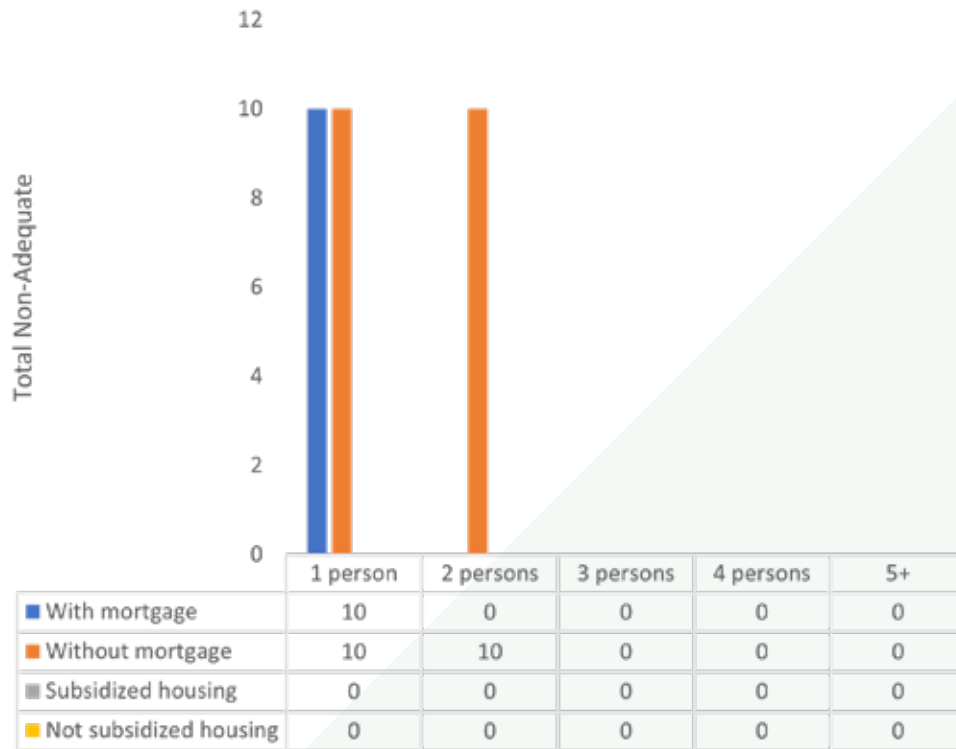
**Table 5.4** provides the high and low estimates for non-adequate households in 2021, based on household projections. The following figures provides an overview of Census housing indicators as of 2016. Updated values are unavailable as of winter 2022 and are subject to further updates.

Figure 5.2.1 Non-Adequacy by Household Type, Special Area No.2, 2016



Data source: Statistics Canada Census Profile 2016

Figure 5.2.2 Non-Adequacy by Household Type, Special Area No.3, 2016



Data source: Statistics Canada Census Profile 2016

Figure 5.2.3 Non-Adequacy by Household Type, Special Area No.4, 2016



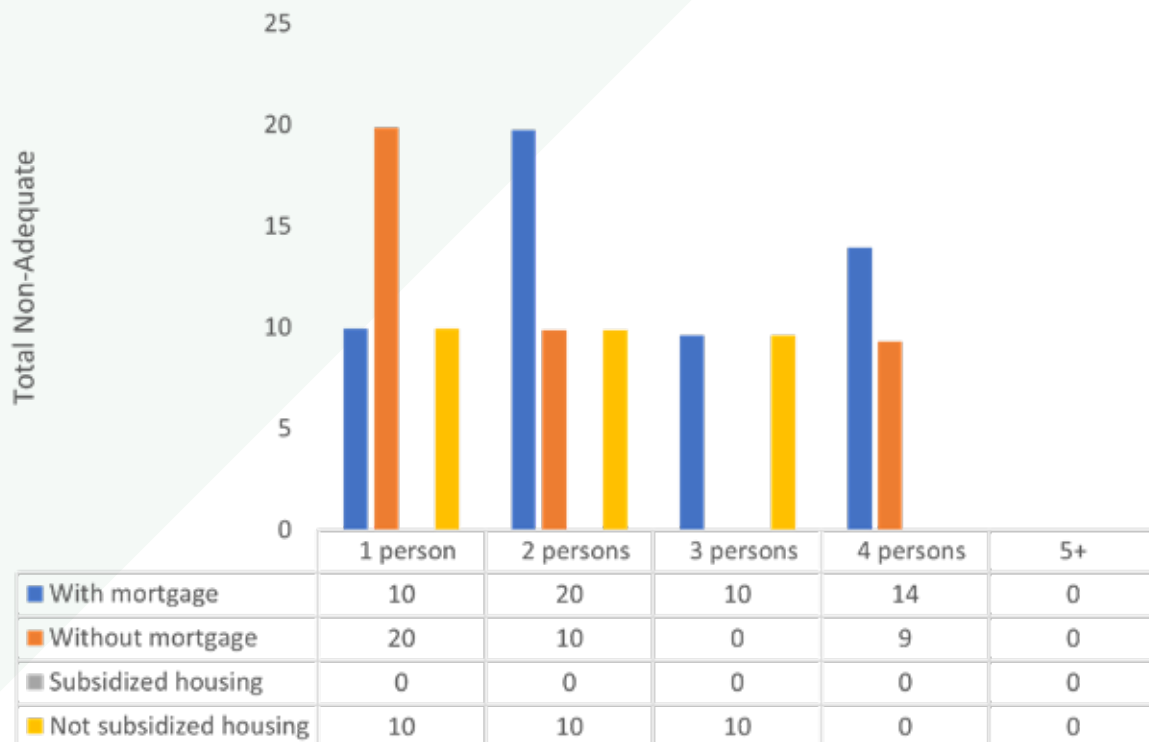
Data source: Statistics Canada Census Profile 2016

Figure 5.2.4 Non-Adequacy by Household Type, Acadia No.34, 2016



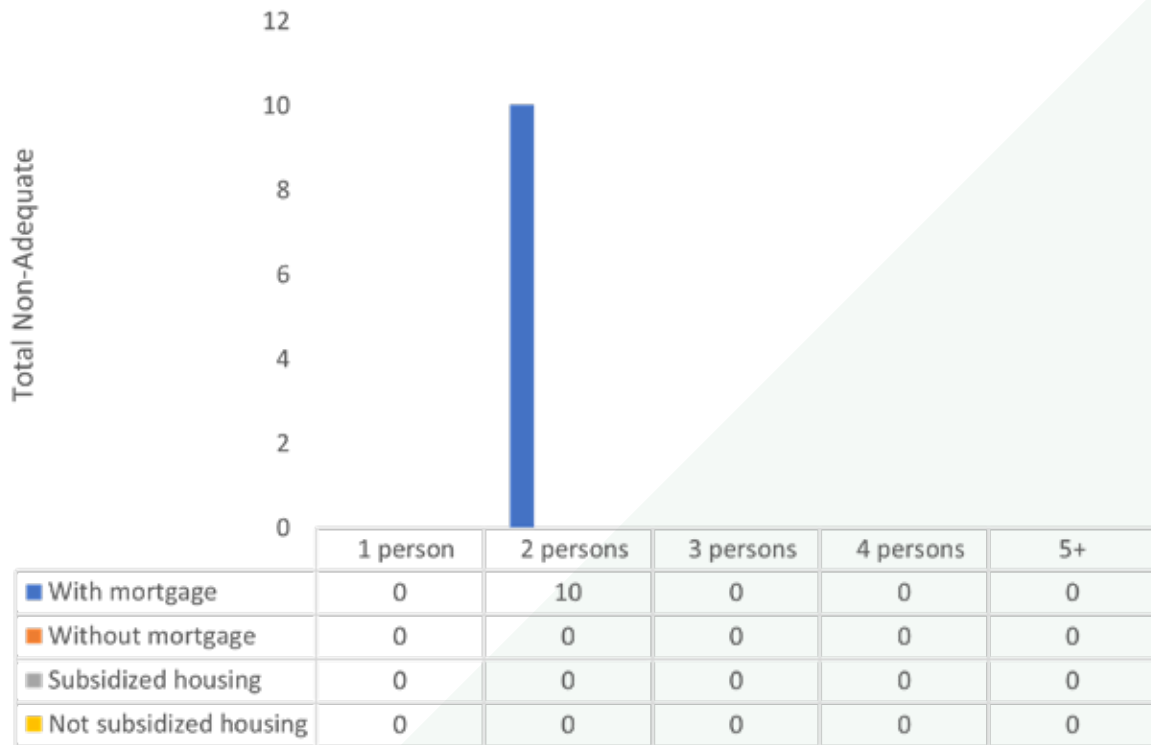
Data source: Statistics Canada Census Profile 2016

Figure 5.2.5 Non-Adequacy by Household Type, Hanna , 2016



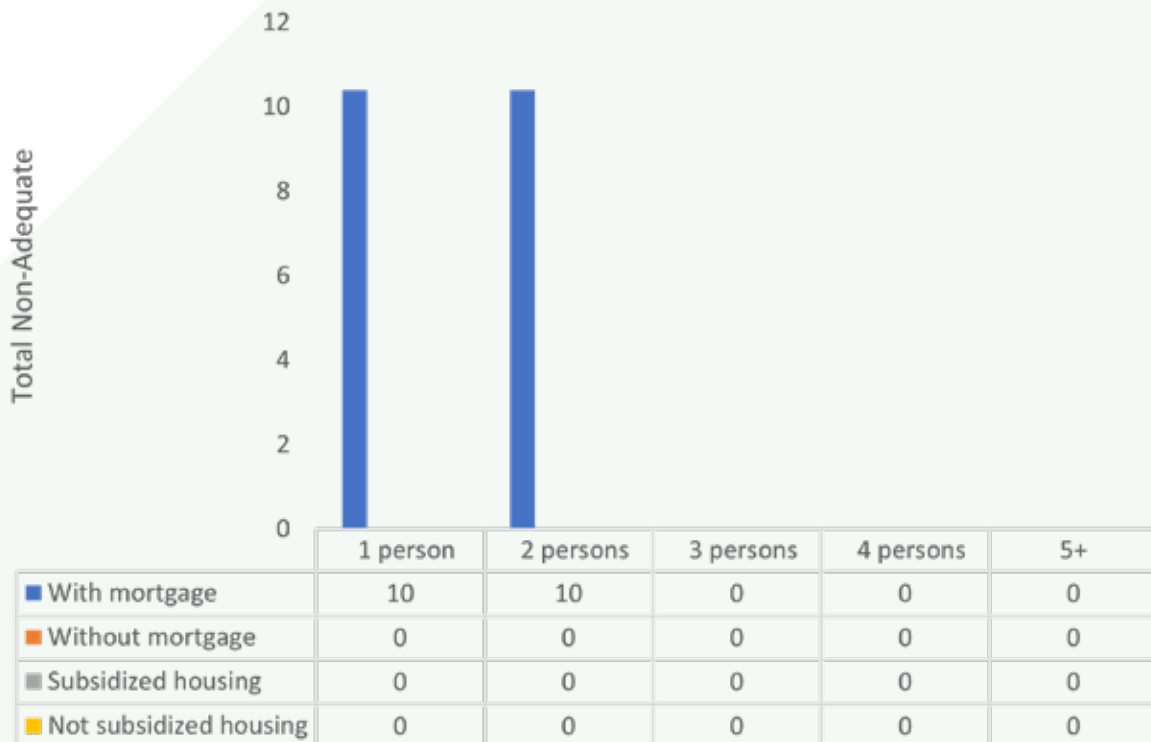
Data source: Statistics Canada Census Profile 2016

Figure 5.2.6 Non-Adequacy by Household Type, Consort , 2016



Data source: Statistics Canada Census Profile 2016

Figure 5.2.7 Non-Adequacy by Household Type, Oyen , 2016



Data source: Statistics Canada Census Profile 2016

Table 5.4: Non-adequate projections, 2021

Special Area No.2								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	9	0	0	0	11	0	0	0
2 persons	0	0	0	0	0	0	0	0
3 persons	0	8	0	0	0	11	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0
Special Area No.3								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	9	9	0	0	10	10	0	0
2 persons	0	9	0	0	0	11	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0
Special Area No.4								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	0	0	0	0	0	0	0	0
2 persons	0	9	0	0	0	11	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0
Acadia No.34								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	0	9	0	0	0	11	0	0
2 persons	0	0	0	0	0	0	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0

Hanna								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	10	19	0	10	10	20	0	10
2 persons	19	10	0	10	20	10	0	10
3 persons	9	0	0	9	11	0	0	11
4 persons	11	8	0	0	17	11	0	0
5 or more	0	0	0	0	0	0	0	0
Oyen								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	10	0	0	0	11	0	0	0
2 persons	10	0	0	0	11	0	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0
Consort								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	0	0	0	0	0	0	0	0
2 persons	10	0	0	0	11	0	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0

Data source: Statistics Canada Census Profile 2016

## Non-Affordability

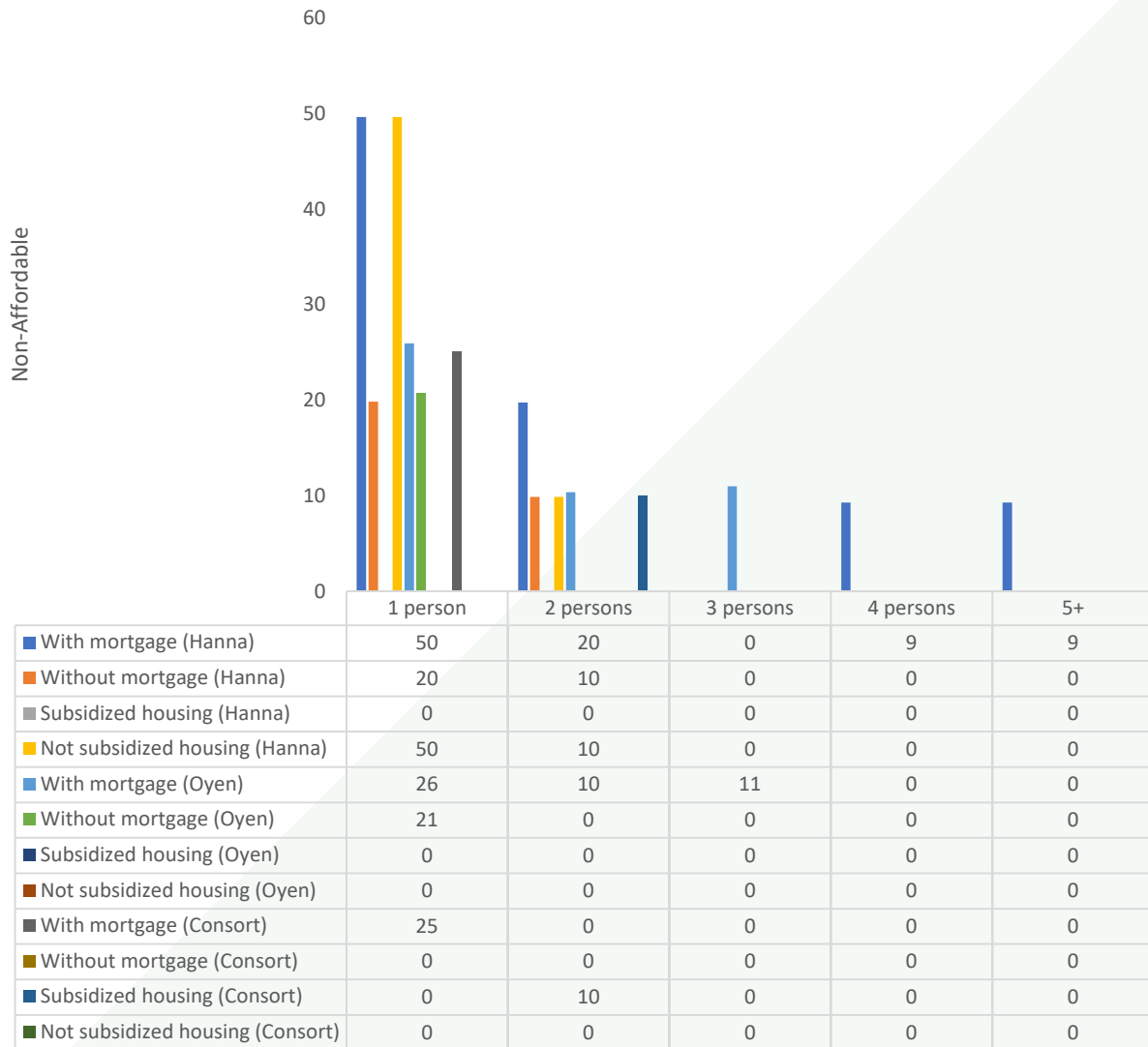
**Figures 5.3.1-2** show the expected number of households paying more than 30.0% of their income on housing by 2021, if rates of unaffordability do not change between 2016 and 2021. Based on trends in household types and population growth, the total number of households overpaying for shelter will increase alongside the rest of the population, with the number increasing to 63 for Special Area No.2, 49 for Special Area No.3, 20 households for Special Area No.4, and 20 households for Acadia No.34. **Table 5.5** provides the high and low estimates for non-affordable housing rates in 2021, based on household projections. Updated values are unavailable as of winter 2022 and are subject to further updates.

Figure 5.3.1 Non-Affordability by Household Type, Study Area, 2016



Data source: Statistics Canada Census Profile 2016

Figure 5.3.2 Non-Affordability by Household Type, Study Area, 2016



Data source: Statistics Canada Census Profile 2016

Table 5.5: Non-affordable projections, Study Area, 2021

Special Area No.2								
	Low				High			
	Owner w/ mortgage	Owner w/o mortgage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	13	9	0	0	16	11	0	0
2 persons	0	10	0	0	0	10	0	0
3 persons	8	0	0	0	11	0	0	0
4 persons	9	0	0	0	10	0	0	0
5 or more	9	0	0	0	10	0	0	0
Special Area No.3								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	0	0	0	0	0	0	0	0
2 persons	9	9	0	0	11	11	0	0
3 persons	7	0	0	0	12	0	0	0
4 persons	7	0	0	7	11	0	0	11
5 or more	0	0	0	0	0	0	0	0
Special Area No.4								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	0	0	0	0	0	0	0	0
2 persons	10	0	0	0	11	0	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	9	0	0	0	10	0	0	0
5 or more	0	0	0	0	0	0	0	0
Acadia No.34								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	0	9	0	0	0	11	0	0
2 persons	9	0	0	0	11	0	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0

Hanna								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	48	19	0	48	51	20	0	51
2 persons	19	10	0	10	20	10	0	10
3 persons	0	0	0	0	0	0	0	0
4 persons	8	0	0	0	11	0	0	0
5 or more	8	0	0	0	11	0	0	0
Oyen								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	24	19	0	0	28	22	0	0
2 persons	10	0	0	0	11	0	0	0
3 persons	9	0	0	0	14	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0
Consort								
	Low				High			
	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants	Owner w/ mortgage	Owner w/o mort- gage	Sub'd tenants	Non sub'd tenants
1 person	24	0	0	0	26	0	0	0
2 persons	0	0	10	0	0	0	11	0
3 persons	0	0	0	0	0	0	0	0
4 persons	0	0	0	0	0	0	0	0
5 or more	0	0	0	0	0	0	0	0

Data source: Statistics Canada Census Profile 2016

## Housing Indicators by Family Types

The following section captures housing indicators by census-family types:

- Lone parent families;
- Couples without children; and
- Couples with children.

**Tables 5.6.1-7** capture the rates of various housing indicators for these family types in the Special Areas and Acadia No.34. Updated values are unavailable as of winter 2021 and are subject to further updates.

Table 5.6.1 Family Indicators, Special Area No.2, 2016			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.00%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	100.0%	0.0%	0.0%
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	100.0%
Couple w/ child	0.0%	0.0%	100.0%
Owners' without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%

Data source: Statistics Canada Census Profile 2016

Table 5.6.2 Family Indicators, Special Area No.3, 2016			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	100.0%
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	100.0%
Owners' without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	100.0%
Couple w/ child	0.0%	0.0%	0.0%

Table 5.6.3 Family Indicators, Special Area No.4, 2016			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non Subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	100.0%
Couple w/ child	0.0%	0.0%	100.0%
Owner's without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%

Table 5.6.4 Family Indicators, 2016 Acadia No.34			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non Subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	100.0%
Couple w/ child	-	-	-
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	100.0%
Couple w/ child	-	-	-
Owner's without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%

Table 5.6.5 Family Indicators, Hanna, 2016			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non Subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	60.0%	0.0%	40.0%
Couple w/ child	0.0%	0.0%	100.0%
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	100.0%	0.0%	0.0%
Couple w/o Child	33.3%	0.0%	66.7%
Couple w/ child	100.0%	0.0%	0.0%
Owner's without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	50.0%	0.0%	50.0%
Couple w/ child	100.0%	0.0%	0.0%

Table 5.6.6 Family Indicators, Oyen , 2016			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	33.3%	33.3%	33.3%
Couple w/o Child	100.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	100.0%
Owners' without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	50.0%
Couple w/ child	0.0%	0.0%	0.0%

Table 5.6.7 Family Indicators, Consort , 2016			
Subsidized tenants			
	Non-adequate	Non-suitable	Non-Affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Non subsidized tenants			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Owner's with a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	100.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%
Owners' without a mortgage			
	Non-adequate	Non-suitable	Non-affordable
Lone parent	0.0%	0.0%	0.0%
Couple w/o Child	0.0%	0.0%	0.0%
Couple w/ child	0.0%	0.0%	0.0%

Data source: Statistics Canada Census Profile 2016  
Special Areas | Need and Demand Analysis

**Tables 5.7.1-7** show the number of tenant, owner with mortgage, and owner without mortgage families in non-adequate, non-affordable, and non-suitable conditions in 2016 as well as the projected number of families in each housing situation in 2021.

The 2021 H/L refers to the High and Low estimate (respectively). Overall, unaffordability is the largest issue for families in all three Special Areas and Acadia No.34. Updated values are unavailable as of winter 2022 and are subject to further updates.

**Table 5.7.1 Special Area No. 2 Projected Family Indicators**

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	10	0	0	0
2021 Avg.	0	0	10	0	0	0
2021 H	0	0	10	0	0	0
2021 L	0	0	10	0	0	0
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	10	0	0
2021 Avg.	0	0	0	9	0	0
2021 H	0	0	0	11	0	0
2021 L	0	0	0	8	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	10	0	0	0
2021 Avg.	0	0	9	0	0	0
2021 H	0	0	11	0	0	0
2021 L	0	0	8	0	0	0

**Table 5.7.2 Special Area No. 3 Projected Family Indicators**

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	10
2021 Avg.	0	0	0	0	0	10
2021 H	0	0	0	0	0	11
2021 L	0	0	0	0	0	9
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	10	0	0	0
2021 Avg.	0	0	9	0	0	0
2021 H	0	0	11	0	0	0
2021 L	0	0	8	0	0	0

**Table 5.7.3 Special Area No. 4 Projected Family Indicators**

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	15	0	0	0
2021 Avg.	0	0	16	0	0	0
2021 H	0	0	17	0	0	0
2021 L	0	0	14	0	0	0
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	10	0	0	0
2021 Avg.	0	0	9	0	0	0
2021 H	0	0	11	0	0	0
2021 L	0	0	8	0	0	0

Table 5.7.4 Acadia No.34 Projected Family Indicators

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	10	0	0	0
2021 Avg.	0	0	10	0	0	0
2021 H	0	0	11	0	0	0
2021 L	0	0	9	0	0	0
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	10
2021 Avg.	0	0	0	0	0	10
2021 H	0	0	0	0	0	11
2021 L	0	0	0	0	0	9
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0

Table 5.7.5, Hanna, Projected Family Indicators

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	10	0	0	0	0	0
2021 Avg.	9	0	0	0	0	0
2021 H	12	0	0	0	0	0
2021 L	6	0	0	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	15	0	10
2021 Avg.	0	0	0	15	0	10
2021 H	0	0	0	16	0	11
2021 L	0	0	0	15	0	10
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	10	0	20	10	0	10
2021 Avg.	10	0	20	10	0	10
2021 H	11	0	21	11	0	11
2021 L	10	0	19	10	0	10
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	10
2021 Avg.	0	0	0	0	0	9
2021 H	0	0	0	0	0	11
2021 L	0	0	0	0	0	7
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	10	0	0	10	0	0
2021 Avg.	9	0	0	9	0	0
2021 H	11	0	0	11	0	0
2021 L	7	0	0	7	0	0

Table 5.7.6, Oyen , Projected Family Indicators

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	10	10	10	0	0	0
2021 Avg.	9	9	9	0	0	0
2021 H	12	12	12	0	0	0
2021 L	6	6	6	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	10	0	0	0	0	0
2021 Avg.	11	0	0	0	0	0
2021 H	13	0	0	0	0	0
2021 L	9	0	0	0	0	0
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	10	0	0	0
2021 Avg.	0	0	10	0	0	0
2021 H	0	0	11	0	0	0
2021 L	0	0	9	0	0	0

Table 5.7.7, Consort , Projected Family Indicators

Lone Parent						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	10	0
2021 Avg.	0	0	0	0	12	0
2021 H	0	0	0	0	15	0
2021 L	0	0	0	0	9	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
Couples Without Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	10	0	0	10	0	10
2021 Avg.	11	0	0	11	0	11
2021 H	12	0	0	12	0	12
2021 L	9	0	0	9	0	9
Couples With Children						
	Subsidized tenant			Non subsidized tenant		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	0	0	0
2021 Avg.	0	0	0	0	0	0
2021 H	0	0	0	0	0	0
2021 L	0	0	0	0	0	0
	Owners with a mortgage			Owners without a mortgage		
	Non-adaquate	Non-suitable	Non-affordable	Non-adaquate	Non-suitable	Non-affordable
2016	0	0	0	10	0	0
2021 Avg.	0	0	0	10	0	0
2021 H	0	0	0	11	0	0
2021 L	0	0	0	10	0	0

### *Subsidized Tenant Families*

As shown in the tables, subsidized tenant families in the Special Areas and Acadia No.34 do not have any numbers available. This is due to the fact there are either no families that fit the criteria or that the data is suppressed.

### *Non-Subsidized Tenant Families*

As the tables show, couples with children are generally the most susceptible to non-adequate housing and/or unaffordable housing. By 2021, estimates show an average of 9 couples with children to struggle with inadequacy in Special Area No.2 and an average of 10 couples to suffer from unaffordability in Acadia No.34.

### *Owners with Mortgages*

Within the homeowner with a mortgage group, couples with children are projected to have an average of 9 families in non-affordable housing in Special Area No.2, No.3, and No.4. Couples without children average 10 families in non-affordable housing in Special Area No.2 and Acadia No.34. Special Area No.4 has an average of 16 couples without children in non-affordable housing.

### *Owners without Mortgages*

Owners without mortgages are the most well-off group. As a household that owns their home entirely and does not pay recurring monthly rent to financing, they are typically less financially burdened and able to maintain the home. However, there are still expected to be 10 couples without children that are expected to struggle with costs in Special Area No.3.

## Demand of Bedrooms Versus Supply

Section 3 detailed the demand for types of bedrooms based on family and household types. To assess whether the composition of bedrooms in the Special Areas meet the family and household composition demand, the minimum bedroom demands are compared with the number of dwellings with the corresponding number of bedrooms. The results are in **Table 5.8**, below. The 2021 data is shown a projection due to the data currently not being available. The projections are based on a ratio of the 2016 and 2021 family type total.

Table 5.8 Bedroom Demand by Family Type, 2021

Special Area No.2				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	68	63	5
Lone-parent families	0	15	5	0
Special Area No.2	0	95	295	235
<b>Difference</b>	<b>0</b>	<b>12</b>	<b>227</b>	<b>230</b>
Special Area No.3				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	32	51	9
Lone-parent families	0	25	0	0
Special Area No.3	0	45	175	185
<b>Difference</b>	<b>0</b>	<b>-12</b>	<b>124</b>	<b>176</b>
Special Area No.4				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	43	64	0
Lone-parent families	0	13	7	0
Special Area No.4	0	65	150	205
<b>Difference</b>	<b>0</b>	<b>9</b>	<b>79</b>	<b>205</b>
Acadia No.34				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	8	8	0
Lone-parent families	0	5	0	0
Acadia No.34	0	45	65	55
<b>Difference</b>	<b>0</b>	<b>32</b>	<b>57</b>	<b>55</b>

Hanna				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	77	69	4
Lone-parent families	0	37	5	0
Hanna	40	240	345	465
<b>Difference</b>	<b>40</b>	<b>125</b>	<b>271</b>	<b>461</b>
Consort				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	41	20	0
Lone-parent families	0	13	6	0
Consort	0	60	70	115
<b>Difference</b>	<b>0</b>	<b>7</b>	<b>43</b>	<b>115</b>
Oyen				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	29	17	0
Lone-parent families	0	15	5	0
Oyen	15	75	130	100
<b>Difference</b>	<b>15</b>	<b>31</b>	<b>108</b>	<b>100</b>

Data source: Statistics Canada Census Profile 2016

The table suggests that relative to the family composition of the Special Areas, there is not necessarily an insufficient number of unit types for families. There is a lack of 2-bedroom housing in comparison to family types in Special Area No.3.

It should be noted that this does not consider housing costs or repairs. **Table 5.9** is similar to **Table 5.8** but compares household types to the supply of bedroom types. The 2021 data is shown as a projection due to the data currently not being available. The projections are based on a ratio of the 2016 and 2021 family type total.

Table 5.9 Bedroom demand from households, 2021

Special Area No.2				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	150	440	220	145
Special Area No.2	0	95	295	235
<b>Difference</b>	<b>-150</b>	<b>-345</b>	<b>75</b>	<b>90</b>
Special Area No.3				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	110	275	130	100
Special Area No.3	0	45	175	185
<b>Difference</b>	<b>-110</b>	<b>-230</b>	<b>45</b>	<b>85</b>
Special Area No.4				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	85	270	170	120
Special Area No.4	0	65	150	205
<b>Difference</b>	<b>-85</b>	<b>-205</b>	<b>-20</b>	<b>85</b>
Acadia No.34				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	55	105	45	30
Acadia No.34	0	45	65	55
<b>Difference</b>	<b>-55</b>	<b>-60</b>	<b>20</b>	<b>25</b>
Hanna				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	395	650	280	165
Hanna	40	240	345	465
<b>Difference</b>	<b>-355</b>	<b>-410</b>	<b>65</b>	<b>300</b>
Consort				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	35	55	30	15
Consort	0	60	70	115
<b>Difference</b>	<b>-35</b>	<b>5</b>	<b>40</b>	<b>100</b>
Oyen				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	395	650	280	165
Oyen	15	75	130	100
<b>Difference</b>	<b>-380</b>	<b>-575</b>	<b>-150</b>	<b>-65</b>

Data source: Statistics Canada Census Profile 2016

**Table 5.9** captures a more general bedroom demand since it includes every household in the Special Areas and Acadia No.34, versus only counting census families as done in **Table 5.8**. The overall household bedroom demand shows that the community may be better served by shifting the distribution of unit types more to 1 bedroom and 2 bedroom units, as well as some 3 bedroom units, as there appears to be an over-supply of four-bedroom dwelling homes in all three Special Areas and Acadia No.34.

## Core Need Income Thresholds

The Government of Alberta publishes yearly Core Need Income Thresholds (CNITs) for many communities in Alberta. These thresholds determine the maximum income for a household while retaining rent subsidy eligibility. **Table 5.10** compares CNITs against reported rents retrieved by the RDN. As of winter 2022, Statistics Canada has not released 2021 data and is subject to updates.

Table 5.10: CNITs Comparison, 2016					
<b>Special Area No.2</b>					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
CNIT	\$ 28,500.00	\$ 33,500.00	\$ 38,000.00	\$ 44,500.00	\$ 58,000.00
Rent	\$ 712.50	\$ 837.50	\$ 950.00	\$ 1,112.50	\$ 1,450.00
Rents Under CNIT (2016)	0	0	0	45	35
Tenants	0	0	10	55	35
Above CNITs	0	0	10	10	0
<b>Special Area No.3</b>					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
CNIT	\$ 28,500.00	\$ 33,500.00	\$ 38,000.00	\$ 44,500.00	\$ 58,000.00
Rent	\$ 712.50	\$ 837.50	\$ 950.00	\$ 1,112.50	\$ 1,450.00
Rents Under CNIT (2016)	0	0	10	0	10
Tenants	0	0	10	0	10
Above CNITs	0	0	0	0	0
<b>Special Area No.4</b>					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
CNIT	\$ 28,500.00	\$ 33,500.00	\$ 38,000.00	\$ 44,500.00	\$ 58,000.00
Rent	\$ 712.50	\$ 837.50	\$ 950.00	\$ 1,112.50	\$ 1,450.00
Rents Under CNIT (2016)	0	10	10	20	0
Tenants	0	0	0	20	15
Above CNITs	0	10	10	0	15
<b>Acadia No.34</b>					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
CNIT	\$ 28,500.00	\$ 33,500.00	\$ 38,000.00	\$ 44,500.00	\$ 58,000.00
Rent	\$ 712.50	\$ 837.50	\$ 950.00	\$ 1,112.50	\$ 1,450.00
Rents Under CNIT (2016)	0	0	20	0	20
Tenants	0	0	0	0	35
Above CNITs	0	0	20	0	15

Data source: Statistics Canada Census Profile 2016

As **table 5.10** shows, based on data from 2016, the majority of rents in the Special Areas are below the maximum income for rental subsidies as defined by CNITs. However, there appears to be no bachelor or 1 bedroom tenants in the Study Area. The number of 2, 3, and 4 bedroom tenants that are rent subsidy eligible were on par with the number of available units under CNIT.

## Core Housing Need

Statistics Canada in collaboration with the Canadian Housing and Mortgage Corporation produces a measure of housing need in Canadian municipalities called Core Housing Need. A household is in Core Housing Need if the following apply:

- Unaffordable: The households shelter cost exceeds 30% of their income;
- Unsuitable: The home is overcrowded.
- Inadequate: The home itself requires major repairs.

If one or more of the above applies, and the household has no alternative housing options based on their income profile and housing availability in the area, then the household is in core housing need. **Table 5.11** summarizes core housing needs in Special Area No.2, Special Area No.3, Special Area No.4, and Acadia No.34.

Table 5.11 Core Need						
Special Area No.2						
	Core Need	Unaffordable	Unsuitable	Inadequate	Two or More	Total
Total	0	0	0	0	0	345
Rate	0.0%	0.0%	0.0%	0.0%	0.0%	--
One Person	0	0	0	0	0	0
Lone-Parent	0	0	0	0	0	0
Couple w/ Child	0	0	0	0	0	0
Couple w/o Child	0	0	0	0	0	0
Special Area No.3						
	Core Need	Unaffordable	Unsuitable	Inadequate	Two or More	Total
Total	60	40	0	20	0	225
Rate	26.6%	17.8%	0.0%	8.9%	0.0%	--
One Person	2	1	0	1	0	7
Lone-Parent	1	0	0	0	0	2
Couple w/ Child	3	2	0	1	0	12
Couple w/o Child	3	2	0	1	0	10

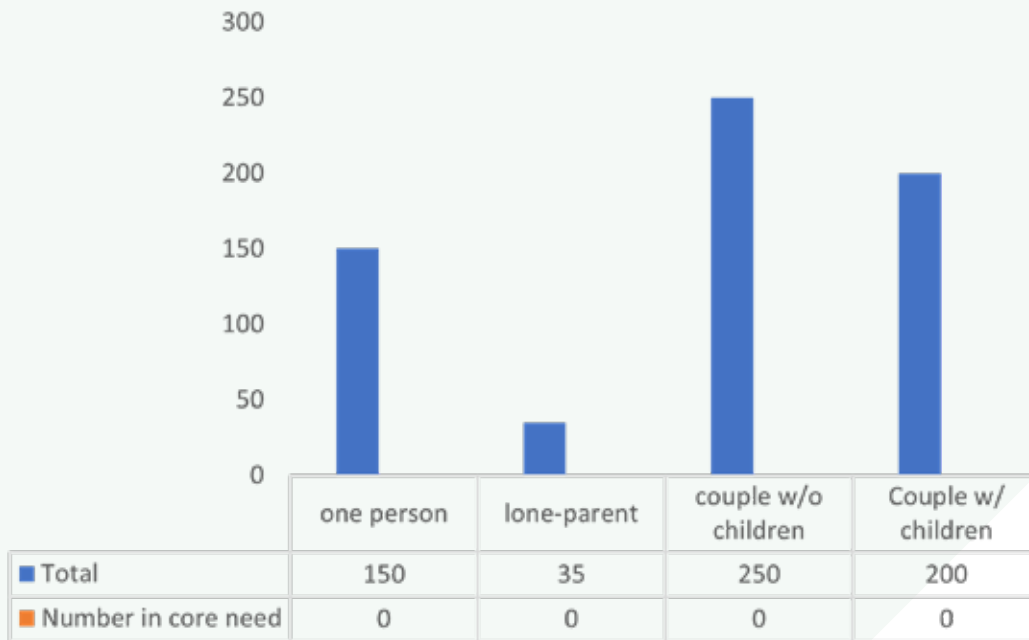
Special Area No.4						
	Core Need	Unaffordable	Unsuitable	Inadequate	Two or More	Total
Total	35	25	0	0	0	240
Rate	14.6%	10.4%	0.0%	0.0%	0.0%	--
One Person	2	1	0	0	0	12
Lone-Parent	0	0	0	0	0	3
Couple w/ Child	3	2	0	0	0	23
Couple w/o Child	3	2	0	0	0	23
Acadia No.34						
	Core Need	Unaffordable	Unsuitable	Inadequate	Two or More	Total
Total	30	0	0	0	0	125
Rate	24.0%	0.0%	0.0%	0.0%	0.0%	--
One Person	3	0	0	0	0	13
Lone-Parent	0	0	0	0	0	2
Couple w/ Child	3	0	0	0	0	14
Couple w/o Child	2	0	0	0	0	8

Data source: Statistics Canada Census Profile 2021

As the table shows, three out of the four communities in the Study Area are facing one or more core housing needs. The main need for Special Area No.3 and Special Area No.4 is housing affordability.

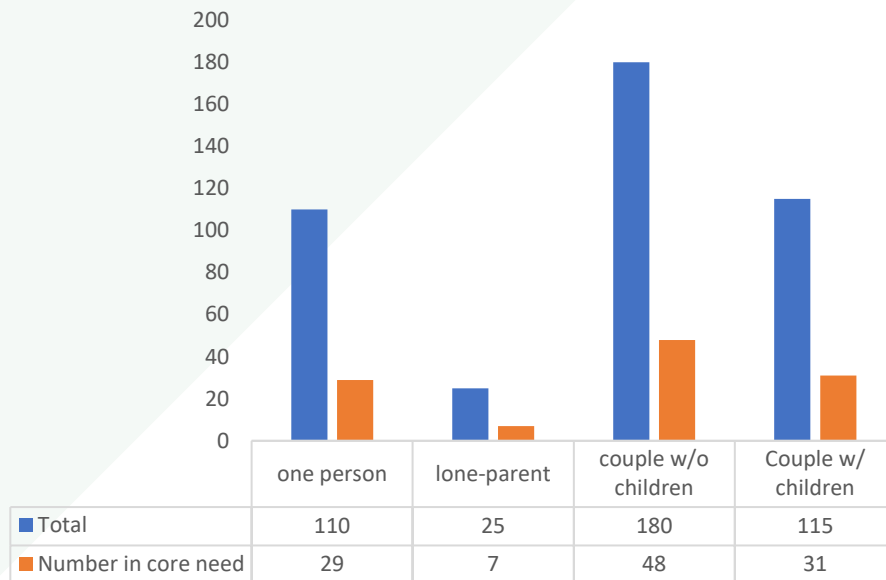
The estimates in the table above assumes that core need affects all family types and households in the same way. Multiplying the core need rate by the number of total households gives the value for each row. However, this method also ignores that some family types are in greater need than others. **Figures 5.4.1-4** shows the total of one person, lone-parent, couple without children, and couples with children compared to the number in core need for the study area.

Figure 5.4.1 Core Need, Special Area No.2, 2021



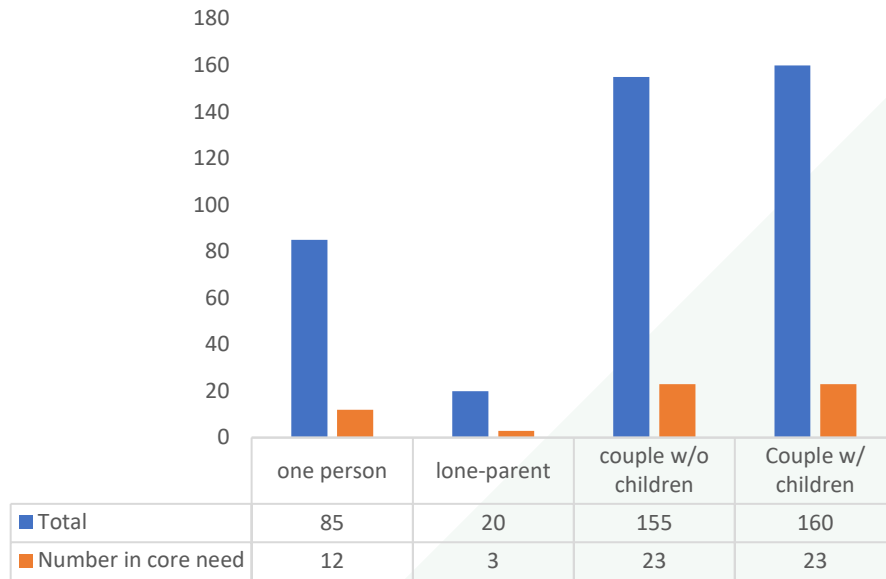
Data source: Statistics Canada Census Profile 2021

Figure 5.4.2 Core Need, Special Area No.3, 2021



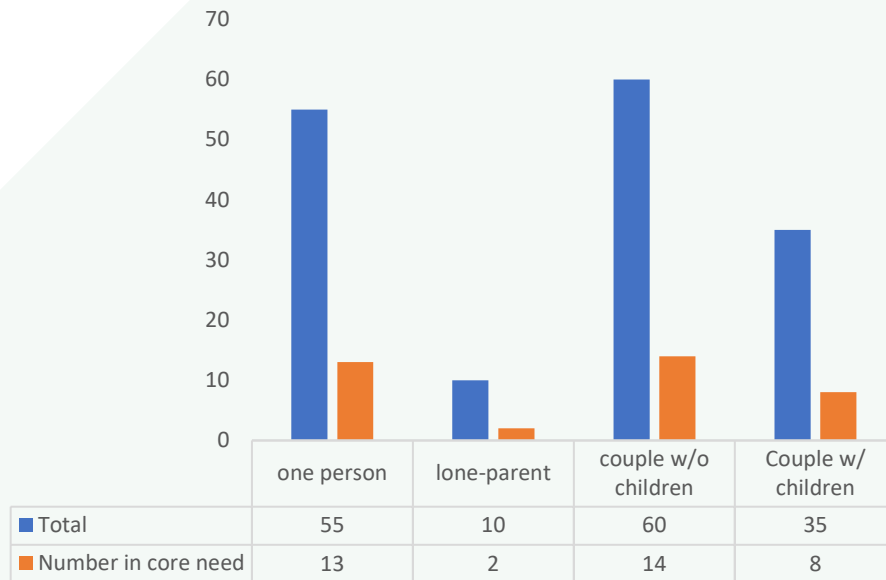
Data source: Statistics Canada Census Profile 2021

Figure 5.4.3 Core Need, Special Area No.4, 2021



Data source: Statistics Canada Census Profile 2021

Figure 5.4.4 Core Need, Acadia No.34, 2021



Data source: Statistics Canada Census Profile 2021

## Conclusion to the Gap Analysis

A Gap Analysis looks at defining the housing need within the Study Area.

Key Findings of the Gap Analysis in the Special Areas Study Area are:

- The area is showing a slightly higher average number of persons per dwelling, compared to Alberta and Division No.4. This indicates that there could be a shortage of housing for current residents.
- Unaffordability is the main issue facing owners and renters in the Special Areas.
- Homeowners in Special Area No.3 that live in 5+ people households are projected to be more likely to live in non-suitable housing.
- Based on 2016 indicators couples with and without children are most likely to be living in non-affordable housing.
- Special Area No.3, Special Area No.4, and Acadia No.34 see several households experiencing Core Housing Need.
- Special Area No.3, Special Area No.4, and Acadia No.34 see couples with children having the highest number of people in core need, followed by couples without children.

## 6 Conclusions

- Males and females in the Special Areas have a lower unemployment rate than the rest of the province.
- The population of the Study Area is projected to steadily increase yearly by 1.0% after 2041.
- The Indigenous population in Special Area No.3 saw a drastic decrease from 40 residents to 0. The rest of the Study Area generally continues to see an increase in their Indigenous population.
- The Study Area is seeing a decrease in couples with children at home.
- Special Area No.2 and Acadia No.34 saw a decrease in couples without children at home, but Special Area No.3 and Special Area No.4 saw an increase.
- Special Area No.2 and Special Area No.3 saw an increase in lone-parent households while Special Area No.4, and Acadia No.34 saw a decrease.
- Overall, the Study Area saw a decrease in individual and household after-tax income (adjusted for inflation).
- Based on 2016 household and family composition, there is likely to be a increased demand for 1 and 2 bedroom units.
- Most homeowners and renters live in single detached homes.
- 4 and 3 bedroom homes are the most common dwelling type in the Study Area.
- Hanna has a 2021 vacancy rate of 16.1%.
- The Special Areas and Acadia No.34 has a slightly higher average number of persons per dwelling compared to Alberta and Division No.4.
- Unaffordability is the main issue for owners and renters in the Study Area.
- Special Area No.3, Special Area No.4, and Acadia No.34 are experiencing Core Housing Need for one-person households, lone-parent households, couples without children and couples with children.

## 7 Appendix

**Census family:** Defined as a married couple and the children, if any, of either and/ or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex. Children may be children by birth, marriage, common-law union or adoption regardless of their age or marital status as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family.

**Economic Family:** 'Economic family' refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family. Examples of the broader concept of economic family include the following: two co-resident census families who are related to one another are considered one economic family; co-resident siblings who are not members of a census family are considered as one economic family; and, nieces or nephews living with aunts or uncles are considered one economic family.

**Employment rate:** Refers to the number of persons employed in the week of Sunday, May 1 to Saturday, May 7, 2021, expressed as a percentage of the total population aged 15 years and over.

**Household:** Refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone. Household members who are temporarily absent on reference day are considered part of their usual household.

**Household maintainer:** Refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. If no person in the household is identified as making such payments, the reference person is identified by default.

**Housing suitability:** 'Housing suitability' refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms, as calculated using the NOS.

**Labour force:** Refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2021, were either employed or unemployed.

**Participation rate:** Refers to the labour force in the week of Sunday, May 1 to Saturday, May 7, 2021, expressed as a percentage of the population aged 15 years and over.

### **Structure Types:**

**Single-detached house:** A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

**Semi-detached house:** One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

**Row house:** One of three or more dwellings joined side by side (or occasionally side to back), such as a Townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as rowhouses.

**Apartment or flat in a duplex:** One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

**Apartment in a building that has five or more storeys:** A dwelling unit in a high-rise apartment building which has five or more storeys.

**Apartment in a building that has fewer than five storeys:** A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

**Other single-attached house:** A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

**Mobile home:** A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.

**Other movable dwelling:** A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat or floating home.

**Unemployment rate:** Refers to the unemployed expressed as a percentage of the population

## 8 References

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II.Alberta Health Projections (retrieved via the Alberta Health IHDA)

III.Statistics Canada Community Wellbeing Index (#1557324628212)

IV.2006 Statistics Canada Census Profile (Special Area No.2; Special Area No.3; Special Area No.4; Division No.4; Alberta)

V.2011 Statistics Canada Census Profile (Special Area No.2; Special Area No.3; Special Area No.4; Division No.4; Alberta)

VI.2011 Statistics Canada National Housing Survey (NHS) Profile (Special Area No.2; Special Area No.3; Special Area No.4; Division No.4; Alberta)

VII.2016 Statistics Canada Census Profile (Special Area No.2; Special Area No.3; Special Area No.4; Division No.4; Alberta)

VIII.The following catalogued Statistics Canada datasets, 94-581-XCB2006001

IX.The following catalogued Statistics Canada datasets, 99-014-X2011;016,018

X.The following catalogued Statistics Canada datasets, 98-400-X2016; 004,015,017, 025,029,033,041,099,119,120,127,133,136,139,156,220,222,224,227,229, 231,233,008,015

XI.2021 Statistics Canada Census Profile (Special Area No.2; Special Area No.3; Special Area No.4; Division No.4; Alberta)

XII.The following catalogued Statistics Canada datasets, 98-10-0255-01, 98-10-0255-01, 98-10-0255-01, 98-10-0240-01, 98-10-0233-01, 98-10-0255-01, 98-10-0057-01, 98-10-0106-0, 98-10-0103-01, 98-10-0240-01, 98-10-0237-01, 98-10-0247-01



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