



Town of Edson

Housing Strategy



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Executive Summary



Introduction

Edson's Housing Strategy provides direction on how the Town of Edson and community partners can collaborate to address housing needs of people of all ages, abilities, and income levels. It builds on findings from the **Housing Needs Assessment** (provided in **Appendix B**), which provides a detailed overview of the key community housing needs, barriers, gaps, and opportunities related to housing in Edson, and details anticipated housing demand. Together, this information played an important role in the development of the Housing Strategy. The Housing Needs Assessment is intended to be updated as new data becomes available, which may prompt updates to the goals, objectives, and actions within the Housing Strategy to effectively address changing community needs and emerging trends. Additionally, implementation progress of the Housing Strategy should be reported on regularly, which may also prompt updates to track progress towards actions as they are initiated and completed.

Key findings from the Housing Needs Assessment that influenced development of the Housing Strategy included:

- Approximately **78%** of dwelling units in Edson were built before 2001.
- Edson's **population** is expected to **grow by approximately 255 people** by 2029.
- Between **63 and 130 additional homes are anticipated to be needed by 2029**, and a possible **additional 360 homes by 2044** to meet housing demand in Edson.

Housing Strategy Framework

Five goals, 12 objectives, and 41 actions comprise the Housing Strategy to successfully address housing needs in Edson over the next 10 years.

Goals, Objectives, and Actions

The following goals, objectives, and actions were developed in response to the emerging housing needs identified through completion of the HNA. They were designed to function as a system where multiple approaches work together to collectively address gaps and needs.

Goals		Broad, long-term aims that define what you want to achieve. They are intended to be big-picture and future-oriented
Objectives		Specific, measurable steps that will help achieve overarching goals. They break the goal down into smaller, manageable pieces and explain how goals will be achieved
Actions		Detailed tasks and activities performed to help accomplish objectives. They direct actionable steps to accomplish objectives and achieve goals

GOAL 1: FACILITATE DIVERSE HOUSING OPTIONS

Objectives	Actions
Update Town policies, bylaws, and plans to support affordable and diverse housing	Update the Municipal Development Plan to incorporate policies that support affordable and diverse housing, including emergency, short-term, transitional, and supportive housing, and senior-friendly housing forms and concepts like shared housing and age-friendly design
	Amend the Land Use Bylaw to allow adaptive reuse of existing residential and commercial buildings for multi-unit accommodations
Encourage unit types and sizes suitable for seniors and smaller households	Promote and encourage development of secondary suites
	Develop pre-approved building plans for smaller homes and secondary suites
	Explore an Infill Intensification Program that includes incentives for secondary suites and repurposing vacant lots and buildings for affordable housing
	Encourage developers to consider age-friendly design features (e.g., no-step entries, barrier-free designs, single-floor layouts) in new developments
	Develop a housing catalogue to showcase innovative and unique residential site plans/layouts
Remove barriers to housing development	Conduct a Town-wide servicing capacity assessment to identify areas that can accommodate additional density
	Develop a Town-wide Infrastructure Master Plan and Asset Management Strategy to understand the lifespan of existing infrastructure and the estimated timing for required upgrades and replacements
	Explore targeted servicing upgrades to increase capacity in support of higher density developments
	Explore financial incentives to reduce servicing costs for affordable housing projects
	Develop criteria to defer servicing costs and development charges to reduce upfront development costs

GOAL 2: INCREASE THE SUPPLY OF RENTAL HOUSING, WHILE MAINTAINING THE QUALITY OF EXISTING RENTAL UNITS

Objectives	Actions
Increase access to existing rental housing for low-income households	Advocate to higher levels of government and local housing partners for increased rent subsidies
	Work with community partners and organizations to establish and maintain a platform to advertise available rental units
Increase housing stability and prevent displacement	Encourage landlord-tenant education programs to promote sustainable tenancies
	Encourage local agencies to provide mediation and tenant support services
	Develop a template tenant agreement for individuals who want to become landlords
	Research best practices for policies, strategies, and actions that support housing and short-term rentals for workers

GOAL 2: INCREASE THE SUPPLY OF RENTAL HOUSING, WHILE MAINTAINING THE QUALITY OF EXISTING RENTAL UNITS

Objectives	Actions
Develop partnerships with non-profit organizations and private industry to support affordable housing development	Facilitate partnerships with non-profit organizations and private developers to identify and pursue funding, and create non-market affordable rental housing
	Identify opportunities to use Town-owned land for affordable housing
	Work with Indigenous organizations to develop culturally appropriate housing to meet local Indigenous housing needs
	Establish a Business Welcome Program to create relationships with new and prospective business owners
	Conduct targeted outreach to builders, developers, and other stakeholders in the land development industry to advertise opportunities for residential development
	Host an annual networking event to connect community partners and advertise development opportunities

GOAL 3: MAINTAIN AND ADAPT THE EXISTING HOUSING STOCK

Objectives	Actions
Increase awareness of regular maintenance and upkeep tasks, and opportunities for improvements	Develop a homeowner information guide to showcase household maintenance and improvement tips
	Develop a home assessment program to identify recommended improvements
Advocate for financial support for maintenance, upkeep, accessibility improvements, and flood-resistant retrofits	Identify and promote existing funding opportunities for renovations and repairs to existing units (e.g., green retrofits, accessibility improvements)
	Develop an incentive program to support renovations and repairs to existing dwelling units
	Develop a list of registered contractors to complete maintenance, repairs, and accessibility modifications
	Advocate to higher levels of government for financial support for upkeep, maintenance, flood-resistant retrofits, and accessibility modifications for rental and ownership housing
	Develop a Flood Mitigation Plan to identify and plan for necessary infrastructure upgrades to address flooding concerns
	Apply for federal and provincial infrastructure grants and funding programs (e.g., disaster mitigation, adaptation)

GOAL 4: INCREASE AVAILABILITY OF SHORT-TERM AND SUPPORTIVE HOUSING AND RELATED SUPPORT SERVICES

Objectives	Actions
Establish short-term and supportive housing options within Edson	Collaborate with community partners to identify locations for and support the planning of emergency, short-term, or transitional housing and spaces for related support services
	Facilitate partnerships with non-profit organizations to pursue funding to create supportive housing for seniors and people with disabilities
	Advocate for additional provincial and federal funding to support the creation of supportive housing
	Identify opportunities to use Town-owned land for supportive housing
Collaborate with housing partners to expand support services	Engage with housing partners to establish prevention and diversion services

GOAL 5: ADAPT HOUSING PRIORITIES TO EVOLVING COMMUNITY NEEDS

Objectives	Actions
Monitor local housing needs	Regularly update the Housing Needs Assessment and Strategy when current data becomes available
	Regularly engage with the community to monitor housing needs and understand current lived experiences
Build community knowledge and understanding	Develop a community education program to increase awareness of different housing types and ownership styles
	Develop communication materials that explain municipal costs and their impact on cost of living

Housing Strategy Implementation

A 10-year Implementation Plan is outlined in **Section 4.1** of this report, beginning on page 27. It is structured by action, indicating implementation leads and partners and key measures of success for completion over the short (1-3 years), medium (4-7 years), or long-term (8-10 years). Some actions span multiple time periods, indicating that they are expected to be implemented on an ongoing basis. It is important to note that implementation of the Housing Strategy is not the sole responsibility of the Town; successful implementation involves participation from all community partners including private developers, landlords and property managers, community services and organizations, and housing providers, as they all play different roles within the housing system. Additionally, prioritization and completion of actions is dependent on funding, capacity, and extent of impact, and is expected to shift as new opportunities and synergies arise.

1.0 Introduction



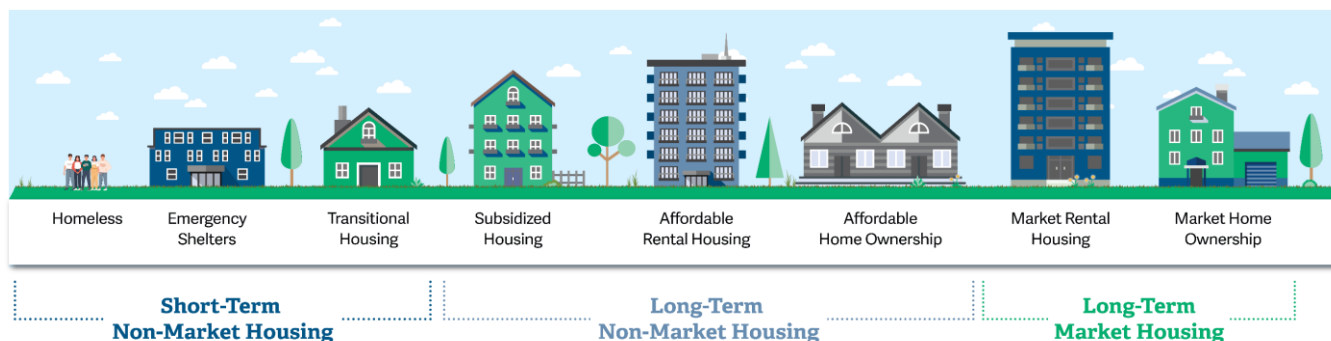
1.1 What is a Housing Strategy?

A Housing Strategy is a guiding document that describes a community's approach to meet its housing needs through implementing actions that achieve overarching policies and objectives. The purpose of Edson's Housing Strategy is to guide and inform future decisions and priorities related to land use, growth, and development in the town of Edson to meet the housing needs of people of all ages, abilities, and income levels. A Glossary of Terms is provided in [Appendix A](#) to define common terms used in housing projects.

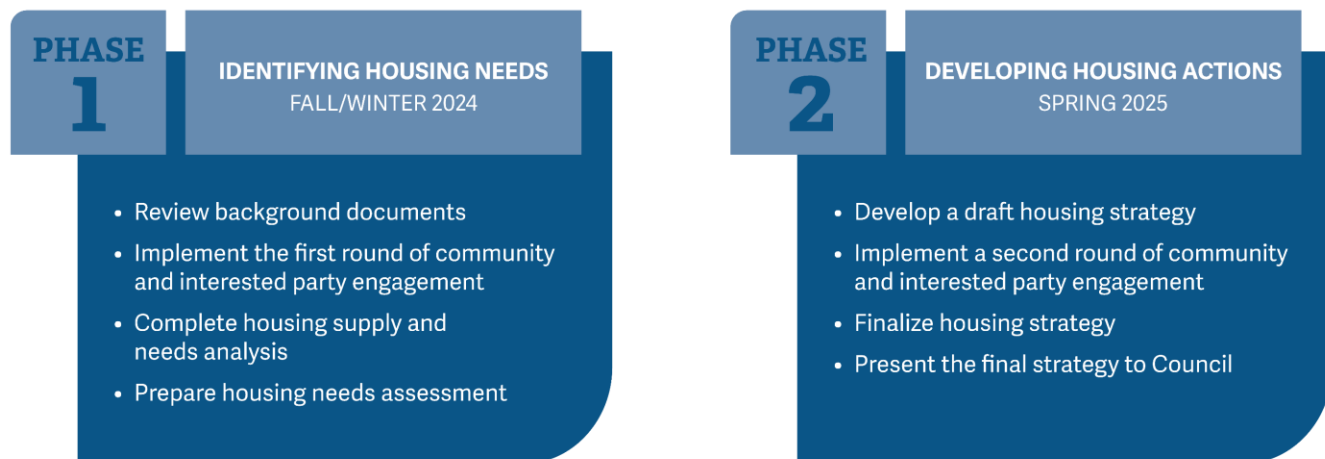
1.2 Project Overview

1.2.1 Housing Continuum

The housing continuum is a model that describes a range of housing types that would ideally be available to meet the varying needs of residents within a community. While developing the Housing Strategy, housing, services, and programming needs for current and future residents were explored across the full housing continuum, including both market and non-market housing options. While the housing continuum is depicted in a linear fashion, it is important to acknowledge that the end goal for households differs; market home ownership is not necessarily the end goal for everyone. Rather, personal circumstances such as aging, having young children or being empty nesters, experiencing changes in incomes and abilities, or sudden need for health or personal care support, can result in varying housing needs over time.



1.3 Process



1.4 Roles and Responsibilities in the Housing System

Successful implementation of the Housing Strategy involves a multi-faceted approach with support and funding from all levels of government. The Town of Edson, along with community members and partners, each bring their own unique expertise to the table and therefore have varying roles and responsibilities related to progressing housing actions.

1.4.1 Federal Government

The Government of Canada implements a variety of programs that provide capital and operational funding for non-market housing. The Canada Mortgage and Housing Corporation (CMHC) is Canada's National Housing Provider that provides mortgage insurance and sets the rules and requirements for government-backed mortgage insurance, collects data, completes research on the housing industry across Canada, and is responsible for providing funding to support the provision of affordable and supportive housing across Canada. The National Housing Strategy, Reaching Home: Canada's Homelessness Strategy, and the Rapid Housing Initiative are examples of the key initiatives the Federal Government has implemented related to housing and homelessness.

1.4.2 Provincial Government

The Government of Alberta plays a major role in the provision of non-market housing in the province. The Alberta Housing Act defines the Province's role in housing and describes its powers in providing financial and advisory support, as well as supporting the development of non-market housing. The purpose of the Act is to "enable the efficient provision of a basic level of housing accommodation for persons who because of financial, social, or other circumstances require assistance to obtain or maintain housing accommodation". The Province also provides subsidies and rent supplement programs through partnerships with the Federal Government.

1.4.3 Town of Edson

Local governments have several roles when it comes to the creation and provision of appropriate and adequate housing within municipalities, from shaping and guiding how the community changes through municipal policy to being a leader in the community and advocating to other levels of government.

The most common roles local governments have related to implementing the Housing Strategy can generally be described by the following:

- **Educator:** sharing and distributing information about housing types, tenures, and needs, and affordable housing to the community.
- **Facilitator:** facilitating development and protecting the current needed housing supply and services through policy development, bylaws, and regulation, as well as considering long-term infrastructure planning requirements and needs
- **Collaborator:** forming and maintaining partnerships to move forward on needed housing and services.
- **Advocator:** advocating to senior levels of government and sharing information about housing needs and available services to the community and key organizations.
- **Investor:** incentivizing and investing in housing and services, including investments in infrastructure and programs.

At a finer level of detail, members of Administration and Council also have the following specific but separate responsibilities:

ADMINISTRATION

- **Information provider:** providing information to decision makers to support and inform decisions.
- **Advisor:** providing recommendations to decision makers related to land use planning and development matters.

COUNCIL

- **Decision maker:** reviewing information, weighing opportunities, and making decisions that are suitable for the community and address identified needs.

1.4.4 Non-Profit Sector

The non-profit sector plays a vital role in ensuring non-market housing is built and appropriate support services are provided. They support implementation of the Province's housing mandate. They manage and operate affordable and supportive housing units and provide additional supports and wraparound services, such as culturally appropriate supports, mental health supports, education, and jobs and life skills training. These organizations often seek funding from different levels of government and entities, such as those provided by the National Housing Strategy Initiative. The non-profit sector also builds and maintains partnerships and collaborates with community organizations, the private sector, and all levels of government.

1.4.5 Private Sector

The private sector includes landlords, developers, builders, property managers, and real estate agents. This sector develops, constructs, and manages a variety of housing forms, including both ownership and rental housing units. The private sector is primarily responsible for providing market housing; however, the sector can also play a key role in developing affordable housing with the support of all levels of government and in partnership with community organizations and the non-profit sector.

1.4.6 Residents and Visitors

Residents and visitors include all individuals who permanently or temporarily reside within Edson. They typically include property owners, renters, landlords, or a combination thereof. As the end users within the housing system, they are most directly impacted by housing challenges, legislation, and policy.

1.5 Influencing Factors

There are numerous factors that influence the provision of housing and its supply and demand in Edson.

 Access to services	 Access to financing and funding
 Community perception	 Construction costs
 Current policies and regulations	 Demographics
 Economic activity	 Environmental factors
 Existing funding programs	 Income and employment trends
 Land availability	 Market trends and existing supply

1.6 Relationship to Other Plans and Policies

ALBERTA'S PROVINCIAL AFFORDABLE HOUSING STRATEGY

A new provincial affordable housing strategy, Stronger Foundations: Alberta's 10-year strategy to improve and expand affordable housing, was developed in late 2021 following recommendations from the Province's Affordable Housing Review Panel. Its purpose is to support Albertans in having access to safe and affordable housing that meets their needs, facilitate innovative and sustainable solutions that are provided in partnership with other governments and organizations, and ensure housing systems meet both current and future needs.

To achieve a target of assisting up to 25,000 additional households over the next 10 years, the Strategy focuses on the following five Key Action areas:

1. Support Albertans most in need – continue to protect the most vulnerable and ensure housing eligibility is fair, clear, and equitable.
2. Improve access – make it simpler for Albertans to access affordable housing supports, and easier for housing providers to deliver those supports.
3. Increase capacity, planning, and governance – enable more collaboration and local decision-making and provide more flexibility and capacity to meet local housing needs.
4. Enhance sustainability and efficiency – make the affordable housing system more sustainable by enabling innovative operating models.
5. Enable growth and investment – use innovative approaches for partnerships with the private and non-profit sectors to grow the support of affordable housing.

MUNICIPAL DEVELOPMENT PLAN

Edson's Municipal Development Plan (MDP) establishes guiding principles and policies to direct future growth and development of the town. It is used to inform decision-making by Council, administration, and staff related to development, infrastructure, and servicing. One of the guiding principles within Edson's MDP is to "*Encourage the development of a variety of housing styles and innovation that more closely meets the needs of Edson's permanent and non-permanent ("shadow") population*", which directly relates to development of this Housing Strategy. The MDP also includes specific policies that direct and provide support for this work including but not limited to:

- 6.3.h) *The Town should consider undertaking a Housing Needs Assessment Study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.*
- 11.3.b) *The Town will continue to work with advocacy interest groups to increase the stock of affordable housing.*

Future updates to the MDP should consider and integrate the findings of the HNA and Housing Strategy to accurately reflect housing needs and emphasize the importance of housing affordability, accessibility, and attainability.

LAND USE BYLAW

Edson's Land Use Bylaw (LUB) regulates the use and development of land and buildings within town boundaries and plays a key role in implementing the policies of the MDP. It assigns land use districts (i.e., zones) to each parcel of land that describes the uses that are allowed to occur on that property (e.g., residential, commercial, industrial), and sets regulations related to setbacks from property lines, building heights, number of dwellings, parking requirements, and landscaping, among other things. The Town's current LUB provides flexibility to encourage the development of a variety of housing forms across multiple land use districts and conducts regular reviews and updates to make sure the bylaw is reflective and responsive to community needs and industry best practices, where applicable.

Future updates to the LUB should consider the findings of the HNA and Housing Strategy to help address identified housing needs.

2.0 Community Profile



2.1 Community and Housing Highlights

The following section provides a high-level overview of the key findings of the Housing Needs Assessment (HNA). The purpose of the HNA is to identify current and future housing gaps and needs in the community. The demographic and economic profile of a community shapes its housing needs. Population growth, age, stages of life, household size and type, income, and employment all play a role in informing the type of housing units, sizes, tenures, level of affordability, and support services required. The full HNA report is available in [Appendix B](#).

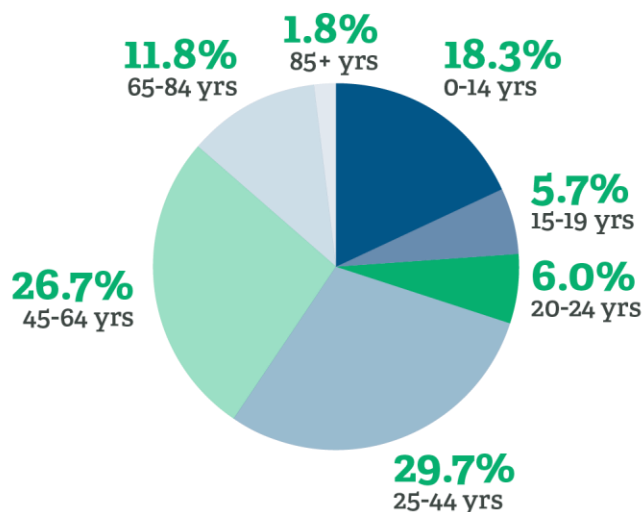
POPULATION



8,374
(2021)

8,560
(Projected 2025)

AGE BREAKDOWN



HOUSEHOLDS

SIZE



2.4
Average
household size



29.8%
1-person



33.7%
2-person



31
renter households
in subsidized housing

TENURE



69.4%
own



30.7%
rent

3,385 Households

INCOME



\$99,000

Median household
income (2021)
Surpassing inflation

over

1 in 4

households do
not have
acceptable
housing

CORE HOUSING NEED

1 in 6

households
experience
affordability
challenges

7.9%

households
in core
housing need

HOUSING



60.6%

Single
detached



17.6%

Apartment in
building with
<5 storeys



13.3%

Movable
dwelling



5.0%

Row house



2.1%

Semi-detached



1.2%

Apartment or
flat in a
duplex



0.3%

Other
single-attached
house



0.3%

Other single
attached

70%

of homes have 3 or
more bedrooms

30

Short-Term Rental
Units Listed
(as of October 2024)

78%

of homes built
before 2001

MEDIAN SALES PRICE

(as of December 2024)

\$345,000

Single detached

\$495,000

Semi-detached

\$70,000

Apartment

AVERAGE RENTAL

RATES (as of 2023)

\$850-\$1,500

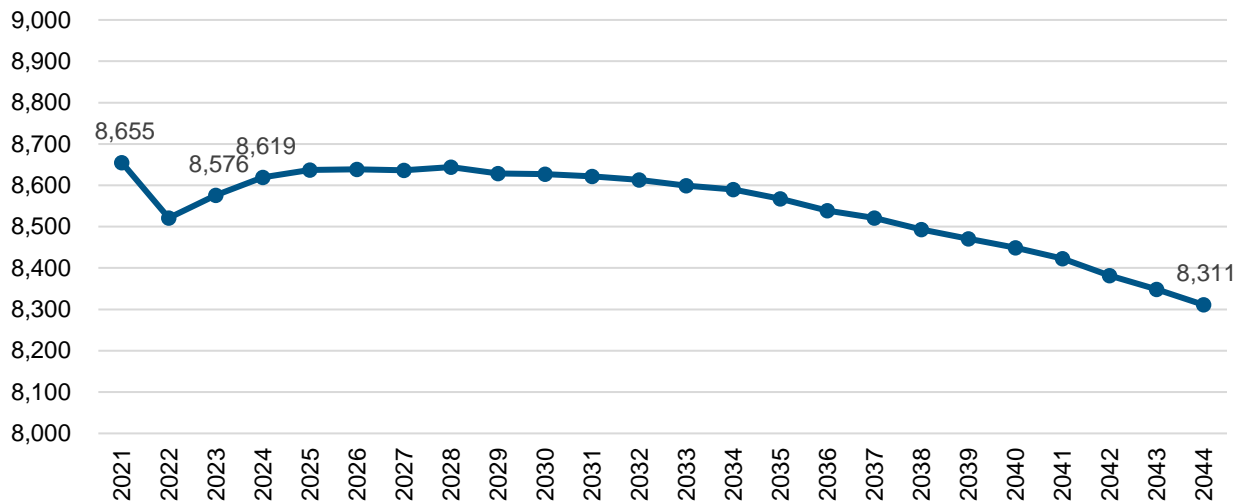
1-3-bedroom units

2.4 Population Projections¹ to 2044

Based on Government of Alberta projections, Edson's population is expected to increase gradually up to 8,629 by 2029, followed by a slight decline to approximately 8,311 people in 2044.

¹ Population projections are scenarios based on several assumptions related to the components of population growth. They are not intended to function as predictions. As such, population projections are subject to uncertainty and change and should be referenced with caution.

Figure 1: Estimated (2021-2023) and Projected Population (2024-2044)



Source: Consultant estimates based on population projections prepared by Government of Alberta's Treasury Board and Finance Department

2.5 Anticipated Housing Needs by 2044

Current housing choice preferences, along with population projections, are used to predict future housing needs. However, it is important to acknowledge that local conditions, such as decisions on growth and density, direction from Town policies and bylaws, including the Municipal Development Plan and Land Use Bylaw, and market conditions can impact the direction of growth in a community. Additionally, community aspirations and how the Town approaches future growth and development, including addressing housing needs, could result in outcomes that differ from historical trends.

The total demand for housing in Edson is anticipated to change by between -24 to 490 homes in the 20-year period between 2024-2044; this anticipates a need of 63-130 homes by 2029, and a possible additional 360 homes by 2044.

Table 1 presents a high-level summary of anticipated future housing demand based on the current housing choices and preferences of renters and owners in 2024. As house prices/rents increase, households tend to shift their demands towards smaller units, if available. For example, as single detached units become more limited and prices increase, demand will shift towards semi-detached, townhouse, and apartment units. So, the Town may see higher demand for row houses and apartment units than noted in **Table 1**.

Additionally, the summary of approximate housing units provided in **Table 1** are not mutually exclusive. For example, one housing unit can address the need for several of the categories. It is also important to recognize that some of the housing units needed could also be addressed through existing housing supply, including through inherent affordability as units age or the provision of housing subsidies, or due to renovations or retrofitting.

Table 1: Projected Housing Demand by Size, Tenure, and Affordability (%)

	2024-2029	2024-2044
Size	Based on Required Number of Bedrooms for Household Size & Composition (not preferences): 90% 1-bedroom, 2% 2-bedroom, 8% 3-bedroom Based on Choices for Households by Projected Age & Tenure: 21% 1-bedroom, 43% 2-bedroom, 25% 3-bedroom, 11% 4+ bedroom	N/A ²
Tenure	Based on Historical Trends: 74% ownership, 26% rental Based on Choices for Households by Projected Age & Tenure & Income Category: 93% ownership, 7% rental	Based on Historical Trends: 70% ownership, 30% rental Based on Choices for Households By Projected Age & Tenure & Income Category: 76% ownership, 24% rental
Affordability	Based on Historical Trends: 2% for very-low-income ³ , 20% low, 17% moderate, 22% median, 39% high Based on Projected Age & Tenure: -16.5% very-low income, 39% low, 27.2% moderate, -17.9% median, 68.1% high	Based on Historical Trends: 2% very-low- income, 20% low, 17% moderate, 22% median, 39% high Based on Projected Age & Tenure: -6.6% very-low-income, 32.7% low, 28.9% moderate, -12.2% median, 57.2% high

Table 2 presents a high-level summary of current and anticipated future housing needs for population groups with specific needs.

Table 2: Housing Needs for Population Groups with Specific Needs

Area of Need	Current Needs	Change in Need 2024-2029	Change in Need 2024-2044
Seniors		177 homes for senior-led households	272 homes for senior-led households
Families with Children		18 fewer family homes needed	193 fewer family homes needed
Indigenous		~ 62 homes needed for Indigenous households	~ 186 homes needed for Indigenous households
Supportive	447 adults would benefit from accessible housing	9 accessible units needed	14 accessible units needed
	Between 29 and 72 units are needed for individuals struggling with mental health or addiction	1-2 additional spaces anticipated if previous needs are met	
	Between 21 and 26 units are needed for individuals with intellectual disabilities	1-2 additional spaces anticipated if previous needs are met	

² Data on housing demand by size for 2024–2044 is not provided due to the significant divergence between projection scenarios. These variations result in vastly different percentages, with some scenarios indicating decreases in demand in all categories. Presenting these figures could lead to misinterpretation or confusion, as the results are highly dependent on the underlying assumptions of each scenario.

³ 2020 Income Categories: Very Low (up to 20% below Area Median Household Income (AMHI)): <\$19,600, Low (21%-50% AMHI): \$19,601-\$49,000, Moderate (51%-80% AMHI): \$49,001-\$78,400, Median (81%-120% AMHI): \$78,401-\$117,600, High (>120% AMHI): >\$117,601

Area of Need	Current Needs	Change in Need 2024-2029	Change in Need 2024-2044
Residents Experiencing Homelessness	Current need for housing with supports for 45 households	2-6 additional spaces needed if the population continues to grow	

2.6 Perceived Barriers and Opportunities

By reviewing existing data and background information, and receiving feedback from members of the community, the following barriers and opportunities were perceived related to housing in Edson:

Barriers	Emerging Opportunities
Limited rental housing, high rental rates, and fluctuating rental vacancy: There are limited rental housing options that meet the needs of families and people with disabilities who require accessible housing. Rental rates are high in Edson, ranging from \$850-\$1,500, and rental vacancy rates are significantly impacted by economic conditions. These factors can make it difficult for residents to secure housing that meets their needs.	Increase rental supply: Constructing new rental units, or converting existing homes to rental units, could help increase rental vacancy.
	Diversify housing types: Introducing a wider variety of housing types and sizes could contribute to lower-cost rental units (e.g., semi-detached, row housing, secondary suites, multi-unit apartments, etc.).
	Financial assistance: Advocating to higher levels of government and housing providers for increased subsidies and financial support programs.
	Provide rental protection: Introducing protection for renters to prevent evictions under specific circumstances (e.g., freeing up a rental unit for short-term visitors who can afford to pay higher rent than existing residents).
Limited housing support services: There are limited housing support services currently present in Edson.	Expand existing services: Partnering with organizations and agencies to expand existing support services to or within Edson.
	Establish new services: Establishing new support services, especially to help prevent people from becoming homeless.
Lack of emergency, short-term, transitional, and supportive housing: There are limited options for residents in immediate need who are facing homelessness or those who require housing with specific supports. Many residents end up leaving the community for assistance.	Establish new spaces and repurpose existing spaces for emergency, short-term, or transitional housing: Developing new facilities and repurposing existing spaces or properties to create availability within Edson.
	Create supportive housing: Exploring partnerships and pursuing funding opportunities to create supportive housing.
Large supply of homes/properties on the market: As of December 2024, there were over 100 homes/properties for sale in Edson, indicating that properties are remaining on the market for a significant period, or that there are a large number of properties being listed at any given time.	Marketing and advertising: Advertising Edson as a community with an abundance of residential housing types and large lots that support a variety of redevelopment opportunities.
	Greenfield development: New greenfield development ⁴ opportunities could help encourage movement within the market (e.g., providing new homes for existing residents to move to, freeing up existing housing stock for new residents or redevelopment opportunities).

⁴ Greenfield development refers to previously undeveloped land that is being considered for development.

Barriers	Emerging Opportunities
Lack of affordable housing options: While there is a large supply of homes on the market, the price and required maintenance of older homes may not be affordable for buyers and renters.	Financial incentives: Exploring financial incentives and programs to encourage infill and reduce upfront capital costs for affordable housing.
Infrastructure capacity: Flooding in Edson was identified as a challenge that is impacting the quality of the housing stock, as well as prospective buyers' level of comfort with purchasing homes in certain parts of the community.	Servicing analyses: Completing analyses to evaluate the capacity and condition of existing underground infrastructure and its ability to support existing and planned development.
	Servicing upgrades: Upgrading or upsizing infrastructure in strategic locations to support existing and planned development.
Age, quality, and price of the existing housing stock: Over 77% of Edson's housing stock was built before 2001. While sales prices are perceived to be comparable to other communities, residents may not be interested or be able to afford the required repairs, maintenance, and upkeep required for older homes.	Redevelopment and infill: Older homes on large lots could be suitable for redevelopment of higher density housing types, further diversifying the housing stock and catering to a wider range of demographic groups.
	Financial incentives for maintenance or infill: Exploring financial incentives to encourage and support improvements to the existing housing stock or infill.
Shortage of skilled trades for construction and renovations: There is limited availability of skilled labourers in Edson, which can increase construction costs and delay construction timelines, making housing projects less feasible.	Contractor coordination: Coordinating a group of contractors (e.g., builders, developers, etc.) to complete multiple repairs or construct multiple homes at once to help reduce the costs associated with coming to Edson for a single project.
Limited greenfield residential development: Although there have been several new homes constructed/reconstructed on previously developed lots, there was little to no greenfield development in Edson between 2020-2024. This means that there is a lack of newly constructed homes for current or prospective residents, further exacerbating the challenges related to the age, quality, and price of the existing housing stock.	Use of Town-owned land for residential uses: Exploring incentives or partnership opportunities to expedite development of existing Town land holdings for residential uses.
Land development process and application requirements: Slow processing times and expensive development charges were identified as challenges to developing in Edson.	Financial incentives for development charges: Exploring financial incentives to reduce or defer development charges in certain areas of the community.

3.0 Key Pathways and Actions



The perceived barriers, opportunities, and gaps that emerged through the development of the HNA have directly informed the key pathways and goals, objectives, and actions of the Housing Strategy.

3.1 Key Pathways

The following three key pathways have been identified to help secure housing in Edson:

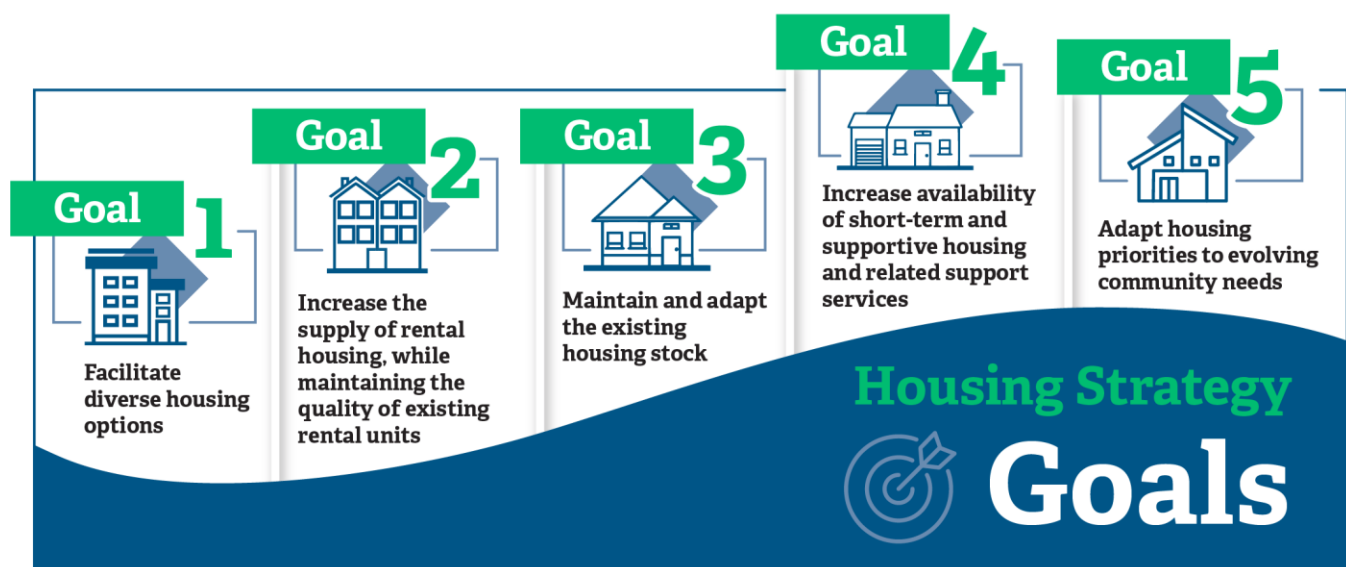
Pathway 1: Build Relationships and Pursue Partnerships – Building relationships and fostering open communication between different levels of government, housing providers, service providers, non-profit organizations, and other interested and affected parties will help promote discussion, generate innovative ideas, and find creative solutions to housing problems.

Pathway 2: Explore Financial Incentives and Funding – Investments in the housing system, through either financial incentives or funding programs, can remove barriers to housing development caused by high costs (i.e., land prices, property taxes, pre-development studies, permit fees, servicing, development charges, labour, materials, etc.). Removing these types of barriers can attract and encourage investment, incentivize certain types of development, support and encourage resource-sharing between partners, and ultimately expand housing availability and affordability.

Pathway 3: Leverage the Existing Housing Stock – Creating and leveraging opportunities with the existing housing stock through repurposing underutilized or vacant properties and developments, investing in retrofits and upgrades, considering land use conversions, and encouraging a wider mix of uses in existing neighbourhoods can help address identified housing needs.

3.2 Goals, Objectives, and Actions

To successfully respond to Edson's identified housing needs, the Strategy introduces five overarching goals, each with underlying objectives and actions that direct housing partners to progress different aspects of housing over the next 10 years.





Objective 1:

Update Town policies, bylaws, and plans to support affordable and diverse housing

Town policies, bylaws, and plans work together to guide future growth and development within Edson. Ensuring that these documents include a housing lens, where appropriate, provide targeted direction and support, and that key documents align with each other can lead to more effective implementation, while creating opportunities to establish synergies with initiatives being led by other Town departments.

FACILITATE DIVERSE HOUSING OPTIONS

Having a range of diverse housing options within a community is key to providing suitable and accessible housing options for variety of demographic groups. This can contribute to attracting residents in different life stages such as young professionals, young families, and empty nesters, while better responding to the needs of different cultures, income levels, and aging populations.

- ✓ **Action 1: Update the Municipal Development Plan to incorporate policies that support affordable and diverse housing, including emergency, short-term, transitional, and supportive housing, and senior-friendly housing forms and concepts like shared housing and age-friendly design**
The Town's Municipal Development Plan provides a long-term vision and framework that guides how the community will grow in the future, therefore, it plays a key role in enabling the development of affordable and supportive housing. Updating the MDP to expand the housing component and provide direct support for certain housing forms and supports, including prefabricated, and manufactured housing, will establish the high-level policy required to better inform land development decisions. Additional housing forms like self-contained studio units or flex housing could also be considered.
- ✓ **Action 2: Amend the Land Use Bylaw to allow adaptive reuse of existing residential and commercial buildings for multi-unit accommodations**
The concept of adaptive reuse is becoming more prominent within the land development industry. Rethinking how existing buildings are being used can allow for housing innovation, while reaping the benefits of repurposing rather than demolishing, where feasible, and supporting neighbourhood revitalization.

Objective 2:

Encourage unit types and sizes suitable for seniors and smaller households

With trends towards smaller household sizes and demand for more housing for seniors, it is important to encourage opportunities for a variety of housing/unit types and sizes. In 2021, 63.5% of all households in Edson were 1 or 2 person households, which is a trend that has been increasing since 2006. Smaller housing/unit types and sizes could include secondary suites within existing dwellings or as a separate dwelling on an existing property, or providing a higher proportion of smaller unit types within multi-unit buildings.

- ✓ **Action 1: Promote and encourage development of secondary suites**
Secondary suites, also referred to as “basement suites”, “accessory suites”, “granny suites”, and “garden suites”, amongst other terms, is one approach to promote development of smaller housing units and more rental housing, while increasing residential density in a gentle way. Due to Edson having relatively large lot sizes and an abundance of residential supply, the Town can take an active role to educate, promote, and encourage secondary suites to help residents think about existing properties in a different way. The Town should consider providing policy support for secondary suites within the MDP, developing related information on the Town website, promoting opportunities to the community, and having discussions with housing partners who are involved with the land development and building approvals processes.
- ✓ **Action 2: Develop pre-approved building plans for smaller homes and secondary suites**
Processing timelines and pre-development requirements were identified as barriers to housing development in Edson. As another way to encourage and incentivize development of smaller units, the Town could work with a consultant to prepare pre-approved building plans, including architectural drawings and key components of development permit applications to help reduce barriers associated with development timelines and costs.
- ✓ **Action 3: Explore an Infill Intensification Program that includes incentives for secondary suites and repurposing vacant lots and buildings for affordable housing**
Infill in a land development context refers to construction of buildings or other facilities on previously unused or underutilized land located in urban areas. The Town should consider developing a program that incentivizes infill development redevelopment of vacant or underutilized lots through a series of financial and non-financial incentives. These could include development permit fee rebates, consideration for adjusted parking requirements, opportunity for variances to setback requirements, or other items the Town deems suitable.
- ✓ **Action 4: Encourage developers to consider age-friendly design features (e.g., no-step entries, barrier-free designs, single-floor layouts) in new developments**
More housing for seniors was identified as a need in Edson. By encouraging developers to consider age-friendly design features in new developments, the number of units that are suitable for an aging population will increase without needing to develop specific units that are catered to or restricted for seniors (i.e., seniors assisted living or seniors-only housing).
- ✓ **Action 5: Develop a housing catalogue to showcase innovative and unique residential site plans/layouts**
Residential properties in Edson vary in terms of age, condition, and configuration, which present unique challenges and opportunities when thinking about addressing housing needs. The Town of Edson should consider developing a housing catalogue that would showcase examples of different possibilities for residential conversions or additions to several existing properties. This, combined with financial incentives and process improvements, could generate more variety within existing communities.



Facilitate diverse housing options.

Objective 3: Remove barriers to housing development

Addressing both real and perceived barriers can help generate and expedite development within a community. In Edson, infrastructure servicing and development costs repeatedly came up as some of the biggest barriers that are currently preventing residential development. The Town's commitment to better understanding these barriers can take this responsibility off respective landowners and developers, in turn reducing potential costs and delays related to pre-development studies and requirements.

- ✓ **Action 1: Conduct a Town-wide servicing capacity assessment to identify areas that can accommodate additional density**
The Town should consider working with a consultant to complete a Town-wide servicing capacity assessment to confirm existing servicing capacity of underground infrastructure (i.e., water, sanitary, and stormwater) and identify areas that can accommodate additional residential density. Areas that are identified as having additional capacity should be targeted for additional development/redevelopment, and areas that are at capacity should be explored for potential servicing upgrades to accommodate more density in the future.
- ✓ **Action 2: Develop a Town-wide Infrastructure Master Plan and Asset Management Strategy to understand the lifespan of existing infrastructure and the estimated timing for required upgrades and replacements**
The Town should consider working with a consultant to complete a Town-wide Infrastructure Master Plan and Asset Management Strategy. This would provide critical information to understand the lifespan of existing infrastructure and the estimated timing for required upgrades and replacements, which will become increasingly more important with encouragement for more development and redevelopment.
- ✓ **Action 3: Explore targeted servicing upgrades to increase capacity in support of higher density developments**
Once the Town understands existing servicing capacities and infrastructure lifespan, they should complete targeted servicing upgrades, funded through grants or other sources, to remove another identified barrier to housing development: servicing costs. By taking responsibility and covering the costs of required servicing improvements, the Town can prepare shovel-ready properties for residential development.
- ✓ **Action 4: Explore financial incentives to reduce servicing costs for affordable housing projects**
Upfront and capital costs are often a barrier to developing affordable housing projects. The Town should explore federal and provincial grants and funding programs that could contribute upfront costs for affordable housing development, such as servicing costs. The Town should also consider waiving application fees and development charges for affordable housing projects.
- ✓ **Action 5: Develop criteria to defer servicing costs and development charges to reduce upfront development costs**
Upfront servicing costs and development charges present a significant barrier to residential development, especially with the current cost of taxes, labour, and supplies. The Town should develop criteria for scenarios when they may consider deferring upfront servicing costs and development charges to advance and expedite residential development opportunities.



Facilitate diverse
housing options.



INCREASE THE SUPPLY OF RENTAL HOUSING, WHILE MAINTAINING THE QUALITY OF EXISTING RENTAL UNITS

Rental housing provides opportunities for residents who may not want or be able to afford to own a home. Recent trends indicate that the growth of rental households is outpacing owner households. Approximately 31% of Edson households are renter households; however, only 27% of rental homes are purpose-built rentals. Despite the rental vacancy sitting at 12.9% in 2024, historical trends show that rental vacancy in Edson fluctuates significantly depending on economic activity in and around the town. Therefore, protecting and increasing the rental supply in Edson is important so that there are suitable, adequate, and affordable options for both existing residents and shorter-term renters.

Objective 1: Increase access to existing rental housing for low-income households

Despite there being units available for rent in Edson (2024), that does not mean they are affordable or accessible to lower-income households. The Town can advocate for increased rent subsidies so that more residents can afford to rent within the community.

- ✓ **Action 1: Advocate to higher levels of government and local housing partners for increased rent subsidies**
In Alberta, existing rent subsidies are most commonly provided by the provincial government. The Town should continue collaborating with housing partners to communicate housing opportunities and advocating to higher levels of government for increased rent subsidies to meet identified housing needs.
- ✓ **Action 2: Work with community partners and organizations to establish and maintain a platform to advertise available rental units**
Advertising available rental units can help provide support to existing landlords who are struggling to find tenants to fill vacant units. Maintaining up to date information in a single place can help track how long units remain vacant and where additional resources may be able to increase affordability and accessibility. Unit types and sizes that are difficult to occupy can inform development of new rental units in attempt to reduce competition with existing unit types and sizes that remain vacant for extended periods of time.

Objective 2: Increase housing stability and prevent displacement

Rental markets can be considered a more volatile part of the housing system due to how quickly living conditions can change. Whether that be the affordability or suitability of existing rental units, changes in the tenant's household makeup or financial situation, or changes in the landlord's financial situation or property ownership/management, many factors can contribute to housing stability and resident displacement. The Town can promote information sharing to help increase housing stability.



Goal 2
Increase the supply of rental housing, while maintaining the quality of existing rental units.

✓ Action 1: Encourage landlord-tenant education programs to promote sustainable tenancies

Actions by landlords and tenants can cause strain on landlord-tenant relationships and ultimately impact the availability and suitability of housing in a community. The Town should consider leading or partnering with other organizations to host an educational program to increase awareness of residential tenancy legislation and financial empowerment to make sure residents know their rights and are better equipped to maintain safe and secure housing.

✓ Action 2: Encourage local agencies to provide mediation and tenant support services

Currently, there are limited housing support services available in Edson, especially related to mediation and tenant support. The Town should consider encouraging and collaborating with local agencies to provide mediation and tenant support services to assist with stabilizing housing and navigating disputes.

✓ Action 3: Develop a template tenant agreement for individuals who want to become landlords

Along with providing support for maintaining existing rental units and encouraging more, in addition to encouraging smaller households and unit types, comes a responsibility to develop a framework that can make it easier for residents to fulfill the role of landlord or tenant. The Town should consider working with a legal counsel to develop a template tenant agreement that will effectively protect and support both landlords and tenants in alignment with existing provincial legislation (e.g., Residential Tenancies Act). This could help remove fears around becoming a landlord and the associated legal responsibilities and obligations, as well as enhancing protection for renters.

✓ Action 4: Research best practices for policies, strategies, and actions that support housing and short-term rentals for workers

Edson is known to have a fluctuating rental vacancy that is impacted by economic activity that causes an influx of workers. Although rental vacancy was not a concern in 2024 due to the town having a rental vacancy of 12.9% at the time, it would be prudent for the Town to explore and consider potential options for addressing this challenge if it becomes a more prominent and long-term issue in the future. The Town should research best practices for policies, strategies, and actions that support housing and short-term rentals specifically for workers that could be integrated into the Town's municipal policy framework in the future, if deemed necessary. This could include consideration for modular housing and short-term rental regulations, amongst others.

Objective 3:

Develop partnerships with non-profit organizations and private industry to support affordable housing development

Developing affordable housing often requires collaboration between multiple partners including government, non-profit organizations, and private industry. The Town can help identify and facilitate these partnerships to make sure all roles and responsibilities within the housing system are addressed and achieved.

Goal 2



Increase the supply of rental housing, while maintaining the quality of existing rental units.

✓ **Action 1: Facilitate partnerships with non-profit organizations and private developers to identify and pursue funding, and create non-market affordable rental housing**

The Town should develop and maintain a list of non-profit organizations and private developers who have worked in the town in the past or are interested in working in Edson in the future. As opportunities arise, the Town should connect partners who share common goals to explore potential partnership opportunities.

✓ **Action 2: Identify opportunities to use Town-owned land for affordable housing**

The Town of Edson has existing land holdings that could be used for affordable housing. When evaluating the potential for the type and composition of housing units that will be developed on these lands, the Town should consider mandating a certain percentage of units to be offered at below market rate for a specified period of time.

✓ **Action 3: Work with Indigenous organizations to develop culturally appropriate housing to meet local Indigenous housing needs**

Over 10% of Edson's population identified as Indigenous in 2021. The Town should initiate regular communication with Indigenous organizations to better understand Indigenous housing needs and explore opportunities to develop culturally appropriate housing and related support services to serve existing residents and surrounding areas.

✓ **Action 4: Establish a Business Welcome Program to create relationships with new and prospective business owners**

In the past, it has been perceived that the Town has had strained relationships with certain business sectors. Establishing a Business Welcome Program that provides services to assist with transitioning to a new community and advertising can increase business attraction and help the Town prioritize relationships with prospective business that will provide services that are highly sought after within the community.

✓ **Action 5: Conduct targeted outreach to builders, developers, and other stakeholders in the land development industry to advertise opportunities for residential development**

In the past, the Town has experienced challenges with securing partners to capitalize on existing residential opportunities. The Town should complete targeted outreach to builders, developers, and other industry stakeholders to advertise residential development opportunities and potential partnership ideas. This could be in the form of direct communication with known companies or organizations, a general newsletter or page on the Town website. The Town could also consider releasing requests for proposals for designs for specific kinds of housing developments, including identification of the partners required to design and construct the proposed development.

✓ **Action 6: Host an annual networking event to connect community partners and advertise development opportunities**

To support ongoing relationship building with community partners involved in the land development industry, the Town should host an annual networking event (e.g., a breakfast or lunch) where the Town can present recent land development statistics, upcoming projects, and residential development opportunities. This event would provide an opportunity for attendees to ask questions, establish new connections within the community, and identify potential future partners.



MAINTAIN AND ADAPT THE EXISTING HOUSING STOCK

Maximizing opportunities within the existing housing stock, whether that be routine maintenance or larger renovation and construction projects, can generate movement within the existing housing market to supplement new construction

Objective 1:

Increase awareness of regular maintenance and upkeep tasks, and opportunities for improvements

One responsibility of being a homeowner is completing regular maintenance and upkeep of the physical structure and internal systems. The Town can encourage these activities to keep existing homes in habitable condition and help reduce significant replacement costs in the long-term.

✓ Action 1: Develop a homeowner information guide to showcase household maintenance and improvement tips

The Town should create a homeowner information guide that includes regular household maintenance tasks and improvement tips and recommended frequency for completion.

✓ Action 2: Develop a home assessment program to identify recommended improvements

The Town should work with a consultant to develop a home assessment program that would send a registered contractor/inspector to residential properties to assess the condition of critical infrastructure and maintenance systems. The program should include a standardized checklist for items that are assessed at each property, including notes and photos of each of the assessed items. Findings of the assessment must be submitted to the Town and should be provided to the property owner and current occupant(s). The Town could subcontract this work through an existing company or establish a designated municipal position for this purpose.

Objective 2:

Advocate for financial support for maintenance, upkeep, accessibility improvements, and flood-resistant retrofits

The condition and quality of homes in Edson was identified as a concern in comparison to other similarly sized communities. The Town can advocate for financial support for maintenance, upkeep, accessibility improvements, and flood-resistant retrofits that would improve the quality of the housing stock, while reducing financial stress for homeowners.



Maintain and adapt the existing housing stock.

- ✓ **Action 1: Identify and promote existing funding opportunities for renovations and repairs to existing units (e.g., green retrofits, accessibility improvements)**
The Town should identify existing provincial and federal grants and funding programs related to renovations and repairs to existing units. The Town should advertise relevant opportunities on the Town of Edson Website and social media channels.
- ✓ **Action 2: Develop an incentive program to support renovations and repairs to existing dwelling units**
The Town should work with a consultant to develop an incentive program to support renovations and repairs to existing dwelling units, as identified through the home assessment program (i.e., Goal 3, Objective 1, Action 2). The program should identify the type of improvements eligible for funding or reimbursement, the conditions surrounding each, and eligibility requirements for applying to the program.
- ✓ **Action 3: Develop a list of registered contractors to complete maintenance, repairs, and accessibility modifications**
The Town should develop and maintain a list of registered contractors who are either local or who are willing to travel to Edson to complete maintenance, repairs, and accessibility modifications in residential buildings.
- ✓ **Action 4: Advocate to higher levels of government for financial support for upkeep, maintenance, flood-resistant retrofits, and accessibility modifications for rental and ownership housing**
The Town should advocate to higher levels of government for financial support for homeowners to complete upkeep, maintenance, flood-resistant retrofits, and accessibility modifications to residential buildings.
- ✓ **Action 5: Develop a Flood Mitigation Plan to identify and plan for necessary infrastructure upgrades to address flooding concerns**
Given recent flood activity in Edson and the community perception of flooding and its impact on the housing stock, the Town should work with a consultant to develop a Flood Mitigation Plan that identifies existing issues and opportunities, evaluates risk for residential communities, recommends targeted upgrades to mitigate flooding impacts during heavy rainfall events, and identifies higher development standards for stormwater management.
- ✓ **Action 6: Apply for federal and provincial infrastructure grants and funding programs (e.g., disaster mitigation, adaptation)**
The Town should identify and apply for federal and provincial infrastructure grants and funding programs related to disaster mitigation and adaptation to help mitigate flooding causes, address long-term infrastructure capacity, and increase community resiliency.



INCREASE AVAILABILITY OF SHORT-TERM AND SUPPORTIVE HOUSING AND RELATED SUPPORT SERVICES

Meeting the housing needs of individuals and families in Edson includes having short-term and supportive housing options in place, in addition to the related support services, to be able to effectively respond to those who are experiencing homelessness or at-risk of homelessness.

Objective 1:

Establish short-term and supportive housing options within Edson

As of 2024, the Town of Edson did not have any short-term or supportive housing options within the community. This means that residents who were seeking short-term accommodations or housing with supports had to leave the community to access these resources. By working with partners to explore opportunities to introduce these housing types in Edson, the Town can support a wider range of housing challenges, while enabling residents to remain within their own community.

- ✓ **Action 1: Collaborate with community partners to identify locations for and support the planning of emergency, short-term, or transitional housing and spaces for related support services**
In addition to providing general support for emergency, short-term, and transitional housing, the Town should collaborate with community partners to identify suitable locations for these housing types and related support services. The Town should consider developing a list of criteria for suitable sites and complete a spatial analysis to identify applicable properties.
- ✓ **Action 2: Facilitate partnerships with non-profit organizations to pursue funding to create supportive housing for seniors and people with disabilities**
The Town should facilitate partnerships with and between non-profit organizations to pursue funding opportunities to support the creation of supportive housing for seniors and people with disabilities. Discussions between non-profit organizations should identify land requirements, capital costs, and knowledge and capacity requirements to effectively build and operate a supportive housing development in Edson.
- ✓ **Action 3: Advocate for additional provincial and federal funding to support the creation of supportive housing**
The Town should advocate to higher levels of government for financial support for creating supportive housing.
- ✓ **Action 4: Identify opportunities to use Town-owned land for supportive housing**
In addition to exploring opportunities to use Town-owned land for affordable housing, the Town should also consider using it for supportive housing. When evaluating the potential for the type and composition of housing units that will be developed on these lands, the Town should consider multi-unit buildings with both ownership and rental units, in addition to mixed-use buildings that include institutional space to operate support services.

Objective 2:

Collaborate with housing partners to expand support services

There are several critical support services currently being provided in Edson, however, a need was expressed for support services to assist those who are at risk of homelessness.

- ✓ **Action 1: Engage with housing partners to establish prevention and diversion services**
The Town should engage with housing partners to understand the resources and expertise required to establish prevention and diversion services in Edson to help residents who are at risk of homelessness remain housed within the private market.

Goal 5



Objective 1: Monitor local housing needs

Understanding local housing needs is critical to inform the goals, objectives, and actions of Housing Strategy. Although Edson's HNA and Housing Strategy were developed using the most comprehensive, complete, and up-to-date data sources available at the time of writing, it is important to monitor and update the underlying data when new data becomes available.

Objective 2: Build community knowledge and understanding

There can often be stigma around certain housing types and ownership styles, which typically stem from uncertainty, lack of awareness, and confusion about what different housing terms mean and what different housing types can look like. This stigma can lead to discrimination towards housing types and the residents who live in them, causing strong opposition or outrage that can significantly impact processing, approval, and construction timelines. The Town can actively and regularly educate the community about housing topics and concepts in preparation for receiving development applications for more innovative housing types. Additionally, the Town can increase education and awareness around the components that impact cost of living.

ADAPT HOUSING PRIORITIES TO EVOLVING COMMUNITY NEEDS

Active engagement with the community combined with regular monitoring of and updates to the Housing Needs Assessment and Strategy will confirm current housing needs, while facilitating an appropriate and coordinated approach for addressing identified housing needs.

- ✓ **Action 1: Regularly update the Housing Needs Assessment and Strategy when current data becomes available**
The Town should complete regular updates to the HNA and Strategy, in alignment with the release of current data from reputable sources (e.g., Federal Census), to make sure housing priorities are reflective of community needs.
- ✓ **Action 2: Regularly engage with the community to monitor housing needs and understand current lived experiences**
In addition to the quantitative data mentioned above, it is important to collect qualitative data to confirm if what is happening in the community is being reflected in quantitative data reports. It is also important to note that update intervals of quantitative data may present a barrier as they do not reflect real-time information. As such, the Town should complete regular engagement with the community to monitor needs on an ongoing basis and understand lived experiences of current and prospective residents.
- ✓ **Action 1: Develop a community education program to increase awareness of different housing types and ownership styles**
The Town should consider establishing reference materials and opening communication channels about the housing continuum and different housing types and ownership styles. This could help explore misconceptions and better understand community concerns.
- ✓ **Action 2: Develop communication materials that explain municipal costs and their impact on cost of living**
Municipal costs, such as property taxes, impact the overall cost of living for current residents, as well as general perceptions about communities. Given that property taxes were a recurring topic throughout development of the Housing Strategy, the Town should consider developing communication materials that explain the components that comprise property assessments and taxation notices and which components are set/controlled by the Town to increase understanding across the community.

4.0 Implementation Plan



Implementation plans are a critical tool to outline how the Housing Strategy is intended to be implemented. It is important to note that implementation of the Housing Strategy is not the sole responsibility of the Town; successful implementation involves participation from all community partners including private developers, landlords and property managers, community services and organizations, and housing providers, as they all play different roles within the housing system. Additionally, prioritization and completion of actions is dependent on funding, capacity, and extent of impact, and is expected to shift as new opportunities and synergies arise.

The implementation plan is structured by goal, followed by its underlying objectives and actions. Information on expected timeline for completion, implementation leads and partners, and measures of success have been identified to help support successful completion over the next ten years. Some actions span multiple time periods and are meant to be implemented on an ongoing basis. The measures of success are provided for ease of monitoring and reporting on the progress of the Strategy.

4.1 Summary of Priorities

4.1.1 Short-Term (1-3 years)

Goal 1	Objective 1	Action 1: Update the Municipal Development Plan to incorporate policies that support affordable and diverse housing, including emergency, short-term, transitional, and supportive housing, and senior-friendly housing forms and concepts like shared housing and age-friendly design
		Action 2: Amend the Land Use Bylaw to allow adaptive reuse of existing residential and commercial buildings for multi-unit accommodations
Goal 2	Objective 2	Action 3: Explore an Infill Intensification Program that includes incentives for secondary suites and repurposing vacant lots and buildings for affordable housing
	Objective 3	Action 2: Develop a template tenant agreement for individuals who want to become landlords
Goal 3	Objective 2	Action 3: Identify opportunities to use Town-owned land for affordable housing
Goal 4	Objective 1	Action 3: Develop a list of registered contractors to complete maintenance, repairs, and accessibility modifications
	Objective 2	Action 4: Identify opportunities to use Town-owned land for supportive housing
Goal 5	Objective 2	Action 1: Engage with housing partners to establish prevention and diversion services
		Action 1: Develop a community education program to increase awareness of different housing types and ownership styles
		Action 2: Develop communication materials that explain municipal costs and their impact on cost of living

4.1.2 Medium-Term (4-7 years)

Goal 1	Objective 2	Action 2: Develop pre-approved building plans for smaller homes and secondary suites
		Action 5: Develop a housing catalogue to showcase innovative and unique residential site plans/layouts
	Objective 3	Action 1: Conduct a Town-wide servicing capacity assessment to identify areas that can accommodate additional density
		Action 2: Develop a Town-wide Infrastructure Master Plan and Asset Management Strategy to understand the lifespan of existing infrastructure and the estimated timing for required upgrades and replacements
		Action 4: Explore financial incentives to reduce servicing costs for affordable housing projects
Goal 2	Objective 3	Action 5: Develop criteria to defer servicing costs and development charges to reduce upfront development costs
		Action 4: Research best practices for policies, strategies, and actions that support housing and short-term rentals for workers
Goal 3	Objective 1	Action 4: Establish a Business Welcome Program to create relationships with new and prospective business owners
		Action 1: Develop a homeowner information guide to showcase household maintenance and improvement tips
Goal 4	Objective 1	Action 2: Develop a home assessment program to identify recommended improvements
		Action 1: Collaborate with community partners to identify locations for and support the planning of emergency, short-term, or transitional housing and spaces for related support services

4.1.3 Long-Term (8-10 years)

Goal 1	Objective 3	Action 3: Explore targeted servicing upgrades to increase capacity in support of higher density developments
Goal 2	Objective 1	Action 2: Work with community partners and organizations to establish and maintain a platform to advertise available rental units
	Objective 3	Action 1: Facilitate partnerships with non-profit organizations and private developers to identify and pursue funding, and create non-market affordable rental housing
		Action 3: Work with Indigenous organizations to develop culturally appropriate housing to meet local Indigenous housing needs
Goal 3	Objective 2	Action 2: Develop an incentive program to support renovations and repairs to existing dwelling units
		Action 5: Develop a Flood Mitigation Plan to identify and plan for necessary infrastructure upgrades to address flooding concerns
Goal 4	Objective 1	Action 2: Facilitate partnerships with non-profit organizations to pursue funding to create supportive housing for seniors and people with disabilities

4.1.4 Ongoing

Goal 1	Objective 2	Action 1: Promote and encourage development of secondary suites
		Action 4: Encourage developers to consider age-friendly design features (e.g., no-step entries, barrier-free designs, single-floor layouts) in new developments
Goal 2	Objective 1	Action 1: Advocate to higher levels of government and local housing partners for increased rent subsidies
	Objective 2	Action 1: Encourage landlord-tenant education programs to promote sustainable tenancies
		Action 2: Encourage local agencies to provide mediation and tenant support services
	Objective 3	Action 5: Conduct targeted outreach to builders, developers, and other stakeholders in the land development industry to advertise opportunities for residential development
		Action 6: Host an annual networking event to connect community partners and advertise development opportunities
Goal 3	Objective 2	Action 1: Identify and promote existing funding opportunities for renovations and repairs to existing units (e.g., green retrofits, accessibility improvements)
		Action 4: Advocate to higher levels of government for financial support for upkeep, maintenance, flood-resistant retrofits, and accessibility modifications for rental and ownership housing
		Action 6: Apply for federal and provincial infrastructure grants and funding programs (e.g., disaster mitigation, adaptation)
Goal 4	Objective 1	Action 3: Advocate for additional provincial and federal funding to support the creation of supportive housing
Goal 5	Objective 1	Action 1: Regularly update the Housing Needs Assessment and Strategy when current data becomes available
		Action 2: Regularly engage with the community to monitor housing needs and understand current lived experiences

GOAL 1: FACILITATE DIVERSE HOUSING OPTIONS									
Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
1. Update Town policies, bylaws, and plans to support affordable and diverse housing	1. Update the Municipal Development Plan to incorporate policies that support affordable and diverse housing, including emergency, short-term, transitional, and supportive housing, and senior-friendly housing forms and concepts like shared housing and age-friendly design	X				Town of Edson	N/A	Updated MDP policies that support a wider diversity of housing forms and concepts	13.3.b) The Town will regularly review and amend the MDP as necessary to ensure that it adequately meets the needs of the community. The MDP is intended to serve for a period of 25 years or more; however, periodic reviews should be conducted at 5 year intervals.
	2. Amend the Land Use Bylaw to allow adaptive reuse of existing residential and commercial buildings for multi-unit accommodations	X				Town of Edson	N/A	Increased number of development approvals for adaptive reuse	13.3.c) The Town will regularly review and amend the LUB to ensure that it performs in a manner consistent with the intent and provisions of the MDP.
2. Encourage unit types and sizes suitable for seniors and smaller households	1. Promote and encourage development of secondary suites				X	Town of Edson	Realtors, Builders	Increased number of secondary suites	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.
	2. Develop pre-approved building plans for smaller homes and secondary suites		X			Town of Edson	Builders, Developers	Increased development of smaller homes and secondary suites through the use of pre-approved building plans	
	3. Explore an Infill Intensification Program that includes incentives for secondary suites and repurposing vacant lots and buildings for affordable housing	X				Town of Edson	Builders, Developers	<ul style="list-style-type: none"> Completed Infill Intensification Program Increased number of residential units approved through the program 	6.3.g) The Town encourages subdivision and development permit applications for residential infill parcels that will be connected to municipal piped water and sewer services and where infrastructure capacities are available and the character of the community is met.
	4. Encourage developers to consider age-friendly design features (e.g., no-step entries, barrier-free designs, single-floor layouts) in new developments				X	Town of Edson	Builders, Developers	Increased number of dwelling units with age-friendly design features	7.3.i) All new subdivisions, public areas and facilities must be designed to accommodate persons with physical disabilities.
	5. Develop a housing catalogue to showcase innovative and unique residential site plans/layouts		X			Town of Edson		Completed housing catalogue	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.

GOAL 1: FACILITATE DIVERSE HOUSING OPTIONS									
Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
3. Remove barriers to housing development	1. Conduct a Town-wide servicing capacity assessment to identify areas that can accommodate additional density		X			Town of Edson	N/A	<ul style="list-style-type: none"> Completed servicing capacity assessment Identified geographic areas that can accommodate additional density and the extent of acceptable increase per area 	12.3.b) The Town shall continue to implement upgrades and expansion of municipal infrastructure in accordance with existing Town engineering reports and policies as amended from time to time.
	2. Develop a Town-wide Infrastructure Master Plan and Asset Management Strategy to understand the lifespan of existing infrastructure and the estimated timing for required upgrades and replacements		X			Town of Edson	N/A	<ul style="list-style-type: none"> Completed Infrastructure Master Plan Increased awareness of the lifespan of existing infrastructure and timing for upgrades and replacements 	12.3.a) The Town shall ensure that, as its primary municipal service, the Town provides its residents with an adequate supply of safe drinking water, effective wastewater and stormwater management, and an efficient road network.
	3. Explore targeted servicing upgrades to increase capacity in support of higher density developments			X		Town of Edson	N/A	Completed servicing upgrades leading to increased residential density	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.
	4. Explore financial incentives to reduce servicing costs for affordable housing projects		X			Town of Edson	Builders, Developers	Increased number of completed affordable housing projects	11.3.b) The Town will continue to work with advocacy interests groups to increase the stock of affordable housing.
	5. Develop criteria to defer servicing costs and development charges to reduce upfront development costs		X			Town of Edson	Developers	<ul style="list-style-type: none"> Completed criteria Increased number of approved development permits 	N/A

GOAL 2: INCREASE THE SUPPLY OF RENTAL HOUSING, WHILE MAINTAINING THE QUALITY OF EXISTING RENTAL UNITS									
Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
1. Increase access to existing rental housing for low-income households	1. Advocate to higher levels of government and local housing partners for increased rent subsidies				X	Town of Edson	Developers, Non-Profit Organizations	Increased rent subsidies offered at the provincial and federal levels	11.3.b) The Town will continue to work with advocacy interests groups to increase the stock of affordable housing.
	2. Work with community partners and organizations to establish and maintain a platform to advertise available rental units			X		Town of Edson	Realtors, Developers, Landlords	Completed rental unit platform	N/A
2. Increase housing stability and prevent displacement	1. Encourage landlord-tenant education programs to promote sustainable tenancies				X	Town of Edson	Landlords, Developers	Improved landlord-tenant relationships and tenancies	N/A
	2. Encourage local agencies to provide mediation and tenant support services				X	Town of Edson	Non-Profit Organizations	Increased mediation and tenant support services	11.3.d) The Town will continue to support multi-partner programs and systems to address community safety issues with the RCMP and other relevant agencies.
	3. Develop a template tenant agreement for individuals who want to become landlords	X				Town of Edson	Legal Counsel	Completed template tenant agreement	N/A
	4. Research best practices for policies, strategies, and actions that support housing and short-term rentals for workers		X			Town of Edson	N/A	Identified options for short-term rental housing for workers	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.
3. Develop partnerships with non-profit organizations and private industry to support affordable housing development	1. Facilitate partnerships with non-profit organizations and private developers to identify and pursue funding, and create non-market affordable rental housing			X		Town of Edson	Developers, Non-Profit Organizations	<ul style="list-style-type: none"> Increased cross-industry partnerships Increased funding Increased number of non-market affordable rental units 	11.3.b) The Town will continue to work with advocacy interests groups to increase the stock of affordable housing.
	2. Identify opportunities to use Town-owned land for affordable housing	X				Town of Edson	Developers, Realtors	Increased number of affordable housing units	
	3. Work with Indigenous organizations to develop culturally appropriate housing to meet local Indigenous housing needs			X		Town of Edson	Non-Profit Organizations, Developers	Increased number of culturally appropriate housing units	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific

GOAL 2: INCREASE THE SUPPLY OF RENTAL HOUSING, WHILE MAINTAINING THE QUALITY OF EXISTING RENTAL UNITS

Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
									<i>Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.</i>
	4. Establish a Business Welcome Program to create relationships with new and prospective business owners		X			Town of Edson	N/A	<ul style="list-style-type: none"> Increased number of relationships with the business industry Increased attraction of new businesses 	N/A
	5. Conduct targeted outreach to builders, developers, and other stakeholders in the land development industry to advertise opportunities for residential development				X	Town of Edson	Realtors, Developers, Builders	<ul style="list-style-type: none"> Increased education and awareness of residential opportunities Increased number of new residential units 	N/A
	6. Host an annual networking event to connect community partners and advertise development opportunities				X	Town of Edson	Realtors, Developers, Builders, Non-Profit Organizations	<ul style="list-style-type: none"> Increased number of relationships with community partners Increased awareness of development opportunities 	N/A

GOAL 3: MAINTAIN AND ADAPT THE EXISTING HOUSING STOCK									
Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
1. Increase awareness of regular maintenance and upkeep tasks, and opportunities for improvements	1. Develop a homeowner information guide to showcase household maintenance and improvement tips		X			Town of Edson	Realtor, Home Inspector	Completed homeowner information guide	N/A
	2. Develop a home assessment program to identify recommended improvements		X			Town of Edson	Home Inspector	<ul style="list-style-type: none"> Launch of home assessment program Uptake/use of the program throughout the community 	N/A
2. Advocate for financial support for maintenance, upkeep, accessibility improvements, and flood-resistant retrofits	1. Identify and promote existing funding opportunities for renovations and repairs to existing units (e.g., green retrofits, accessibility improvements)				X	Town of Edson	Realtors	Increased number of home improvements funded through grants	N/A
	2. Develop an incentive program to support renovations and repairs to existing dwelling units			X		Town of Edson	N/A	<ul style="list-style-type: none"> Launch of incentive program Increased number of home improvements funded through the program 	N/A
	3. Develop a list of registered contractors to complete maintenance, repairs, and accessibility modifications	X				Town of Edson	N/A	Completed and maintained list of registered contractors	N/A
	4. Advocate to higher levels of government for financial support for upkeep, maintenance, flood-resistant retrofits, and accessibility modifications for rental and ownership housing				X	Town of Edson	Developers, Non-Profit Organizations	Increased financial support offered at the provincial and federal levels	N/A
	5. Develop a Flood Mitigation Plan to identify and plan for necessary infrastructure upgrades to address flooding concerns			X		Town of Edson	N/A	Completed Flood Mitigation Plan	12.3.a) The Town shall ensure that, as its primary municipal service, the Town provides its residents with an adequate supply of safe drinking water, effective wastewater and stormwater management, and an efficient road network.
	6. Apply for federal and provincial infrastructure grants and funding programs (e.g., disaster mitigation, adaptation)				X	Town of Edson	N/A	Increased grant funding received	N/A

GOAL 4: INCREASE AVAILABILITY OF SHORT-TERM AND SUPPORTIVE HOUSING AND RELATED SUPPORT SERVICES									
Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
1. Establish short-term and supportive housing options within Edson	1. Collaborate with community partners to identify locations for and support the planning of emergency, short-term, or transitional housing and spaces for related support services		X			Town of Edson	Non-Profit Organizations, Realtors	Identified locations for emergency, short-term, or transitional housing and support services	11.3.d) The Town will continue to support multi-partner programs and systems to address community safety issues with the RCMP and other relevant agencies.
	2. Facilitate partnerships with non-profit organizations to pursue funding to create supportive housing for seniors and people with disabilities			X		Town of Edson	Non-Profit Organizations, Developers	Increased number of supportive housing units	N/A
	3. Advocate for additional provincial and federal funding to support the creation of supportive housing				X	Town of Edson	Developers, Non-Profit Organizations	Increased number of supportive housing units funded through provincial and federal programs	11.3.d) The Town will continue to support multi-partner programs and systems to address community safety issues with the RCMP and other relevant agencies.
	4. Identify opportunities to use Town-owned land for supportive housing	X				Town of Edson	Developers, Realtors	Increased number of supportive housing units	N/A
2. Collaborate with housing partners to expand support services	1. Engage with housing partners to establish prevention and diversion services	X				Town of Edson	Non-Profit Organizations	Established prevention and diversion services	11.3.d) The Town will continue to support multi-partner programs and systems to address community safety issues with the RCMP and other relevant agencies.

GOAL 5: ADAPT HOUSING PRIORITIES TO EVOLVING COMMUNITY NEEDS									
Objectives	Actions	Timeframe				Implementation		Measures of Success	Connection to MDP
		Short	Medium	Long	Ongoing	Lead	Partner(s)		
1. Monitor local housing needs	1. Regularly update the Housing Needs Assessment and Strategy when current data becomes available				X	Town of Edson	N/A	<ul style="list-style-type: none"> Completed updates Regular reporting on status and progress 	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.
	2. Regularly engage with the community to monitor housing needs and understand current lived experiences				X	Town of Edson	Non-Profit Organizations, Realtors, Developers, Builders	Regular engagement opportunities	
2. Build community knowledge and understanding	1. Develop a community education program to increase awareness of different housing types and ownership styles	X				Town of Edson	N/A	Completed community education program	6.3.h) The Town should consider undertaking a Housing Needs Assessment study to establish the type and number of units required for the various demand categories identified in this MDP. Part of the study should include identification of specific Edson neighborhoods most suitable for targeted rehabilitation of older housing stock.
	2. Develop communication materials that explain municipal costs and their impact on cost of living	X				Town of Edson	Tax Assessor, Realtors	Completed communication materials	N/A

4.2 Monitoring and Reporting

The Strategy should be monitored on an ongoing basis and implementation progress should be reported annually. The HNA and Housing Strategy should be updated approximately every five years once the most updated Federal Census data becomes available.



Appendix A

Glossary of Terms

The following is a list of commonly used housing terms:

Accessible: In reference to a type of housing unit, accessible refers to units that are designed to promote accessibility for individuals with disabilities. This sometimes includes physical elements such as low height cupboards or light switches, wide doorways, and adapted bathrooms.

Adequate Housing: Dwellings that do not require any major repairs, as reported by residents (Canada Mortgage and Housing Corporation (CMHC)).

Affordable Housing: Housing that costs less than 30% of a household's before-tax income (CMHC). Despite this definition, many communities set their own definition of affordable housing to best reflect the local context.

Assisted Living: A type of housing for seniors and people with disabilities that includes on-site hospitality and personal care support services (BC Housing).

At Risk of Homelessness: Refers to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards (Canadian Observatory on Homelessness).

Core Housing Need: A household is in core housing need if its housing does not meet one or more of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its before-tax income to access local housing that meets all three standards.

- Adequate housing is reported by residents as not requiring any major repairs.
- Affordable dwellings costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

(CMHC)

Emergency Housing: Immediate, short-stay housing for people who are homeless or at risk of becoming homeless.

Homelessness: Describes the situation of an individual, family or community without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it (Canadian Observatory on Homelessness).

LGBTQ2S+: Lesbian, gay, bisexual, transgender, queer, two-spirited, and additional identities.

Market Housing: Market housing is housing which the private industry provides without requiring any subsidies or incentives.

Non-Market Housing: Non-market housing is housing that typically requires additional subsidies or supports from other organizations and government bodies.

On-Site Supports: Services offered to households to maintain their optimal level of health and well-being. These services may take a variety of forms and may vary in intensity based on people's needs. A few examples of eligible support services could include case management, counselling, supervision/monitoring, assistance with medication, psychosocial rehabilitation, childcare, meal services, personal care, housekeeping, and other forms of support that help people to live independently and remain stably housed (National Housing Strategy).

Prefabricated Homes: Factory built homes that are assembled on site.

Primary Rental Housing Units: Rental housing units that were built for the primary purpose of being rented.

Rent-Geared-to-Income: A type of subsidized housing where the housing provider matches your rent to how much you earn (BC Housing).

Secondary Rental Housing Units: Housing units that were not purposely built for the rental market but have been added to the rental market by the owner, such as rental condominiums.

Social Housing: Social housing is subsidized housing that generally was developed under federal and provincial programs during the 1950s – 1990s, where ongoing subsidies enable rents to be paid by residents on a 'rent-geared-to-income' (RGI) basis (i.e., 30% of gross household income). Social housing is also called subsidized, RGI, community, or public housing.

Subsidized housing: A type of housing which government provides financial support or rent assistance.

Suitable Housing: Housing with enough bedrooms for the size and make-up of residential households (CMHC).

Supportive Housing: A type of housing that provides on-site supports and services to residents who cannot live independently (e.g., mental health supports, life skills training) (BC Housing).

Tenure: Refers to whether a household owns or rents their home.

Tiny Homes: Self-contained units that are often less than 400 sq ft and can be built on a foundation.

Transitional Housing: Housing that is intended to offer a supportive living environment for its residents, including offering them experience, tools, knowledge, and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years (National Housing Strategy).



Appendix B

Housing Needs Assessment Report



Town of Edson

Housing Needs Assessment

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Appendix A – Glossary of Terms

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Executive Summary

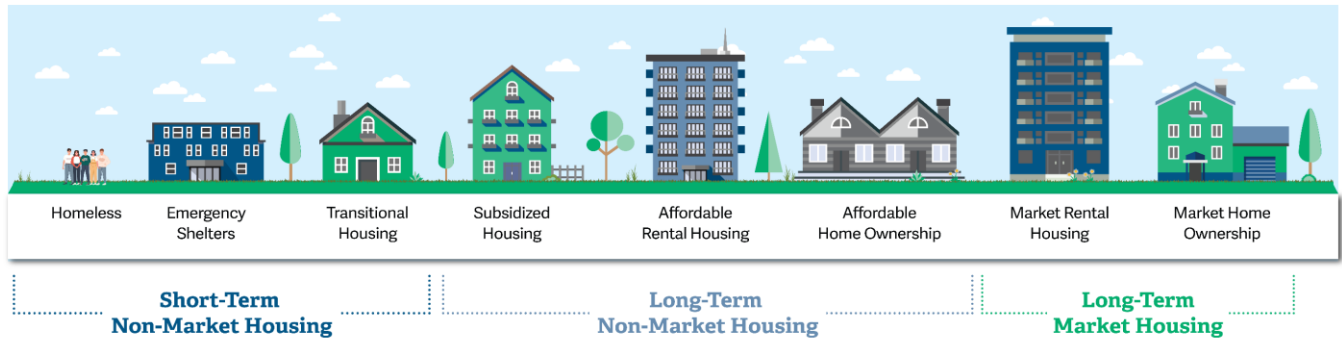


Introduction

A diverse range of housing options, including affordable and rental housing, is important to support inclusive, healthy, and sustainable communities. The Town of Edson is preparing a Housing Strategy to identify actions and priorities that will create and maintain affordable, safe, and suitable housing options.

To support the development of a Housing Strategy, the Town prepared this Housing Needs Assessment to identify current and future housing needs across the housing continuum, as shown below. The housing continuum identifies various housing types that can be available in a community to meet the varying needs of its residents. It ranges from persons experiencing homelessness and emergency accommodations to supportive housing, market rental, and homeownership housing.

Figure 1: Traditional Housing Continuum



Source: Adapted from CMHC's housing continuum

Community Engagement

Feedback from residents and community members was critical to inform development of the Housing Needs Assessment. Hearing firsthand experiences and community perspectives on the existing housing supply, challenges, and potential opportunities provided necessary context to supplement data and statistics that tells a story about housing in Edson.

Communications

The Town used multiple communication channels to advertise the project and associated engagement opportunities.



Dedicated Project Website



Social Media Posts



Town News Post



Direct Emails

Engagement

The Town provided in-person and online engagement opportunities for the Housing Needs Assessment. Key opportunities included:



Council Workshop



**External Focus Groups
(6 organizations participated)**



**Community Drop-In Session
(25 participants)**



**Key Informant Interviews
(6)**



**Community Survey
(74 responses)**

Community and Housing Highlights

The demographic and economic profile of a community shapes its housing needs. Population growth, age, stages of life, household size and type, income, and employment all influence the type of housing units, sizes, tenures, levels of affordability, and support services required to effectively meet the needs of the population now and into the future. The following section highlights key population and housing statistics in Edson, with additional details provided within the main body of this report.

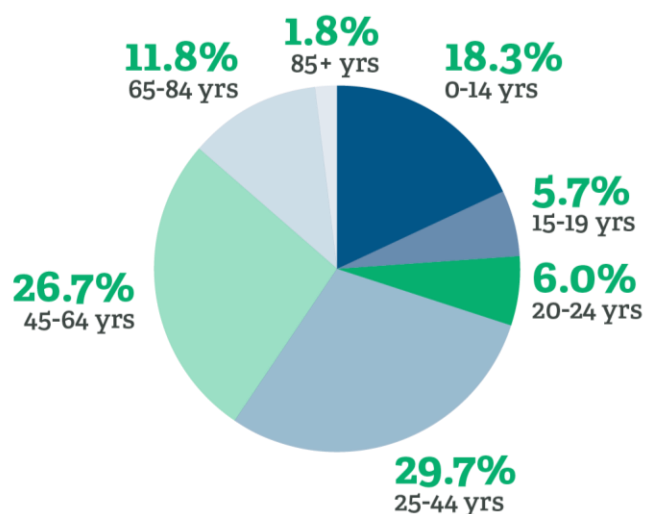
POPULATION



8,374
(2021)

8,560
(Projected 2025)

AGE BREAKDOWN



HOUSEHOLDS

SIZE



2.4
Average
household size



29.8%
1-person



33.7%
2-person



31
renter households
in subsidized housing



69.4%
own



TENURE
30.7%
rent

3,385 Households

INCOME



\$99,000
Median household
income (2021)
Surpassing inflation

over

1 in 4

households do
not have
acceptable
housing

CORE HOUSING NEED

1 in 6

households
experience
affordability
challenges

7.9%

households
in core
housing need

HOUSING



60.6%
Single
detached



17.6%
Apartment in
building with
<5 storeys



13.3%
Movable
dwelling



5.0%
Row house



2.1%
Semi-detached



1.2%
Apartment or
flat in a
duplex



0.3%
Other
single-attached
house



0.3%
Other single
attached

70%

of homes have 3 or
more bedrooms

30

Short-Term Rental
Units Listed
(as of October 2024)

78%

of homes built
before 2001

MEDIAN SALES PRICE (as of December 2024)

\$345,000 Single detached **\$495,000** Semi-detached **\$70,000** Apartment

AVERAGE RENTAL RATES (as of 2023)

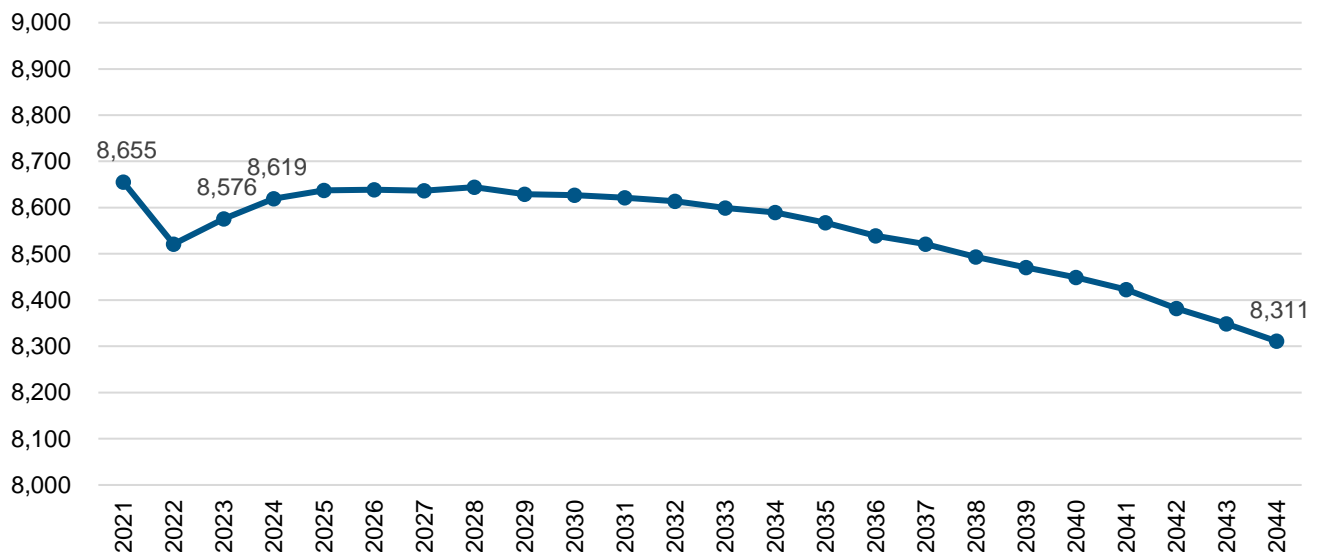
\$850-\$1,500
1-3-bedroom units

Future Housing Needs

Anticipated Population and Households

Population projections for the Edson Local Geographic Area, prepared by the Government of Alberta's (GOA) Treasury Board and Finance Department, have been used in this report. Following an initial drop between 2021 and 2022, the population projections show a gradual recovery and stabilization around 8,600 residents through the mid-2020s. A slight increase is observed up to 2029, peaking during this period at 8,629. However, from 2030 onward, the population is projected to begin a steady decline, with the trend becoming more pronounced in the latter years of the projection. By 2044, the population is projected to decrease to nearly 8,300, reflecting an overall loss of approximately 308 residents compared to 2024.

Figure 2: Estimated (2021-2023) and Projected Population (2024-2044)

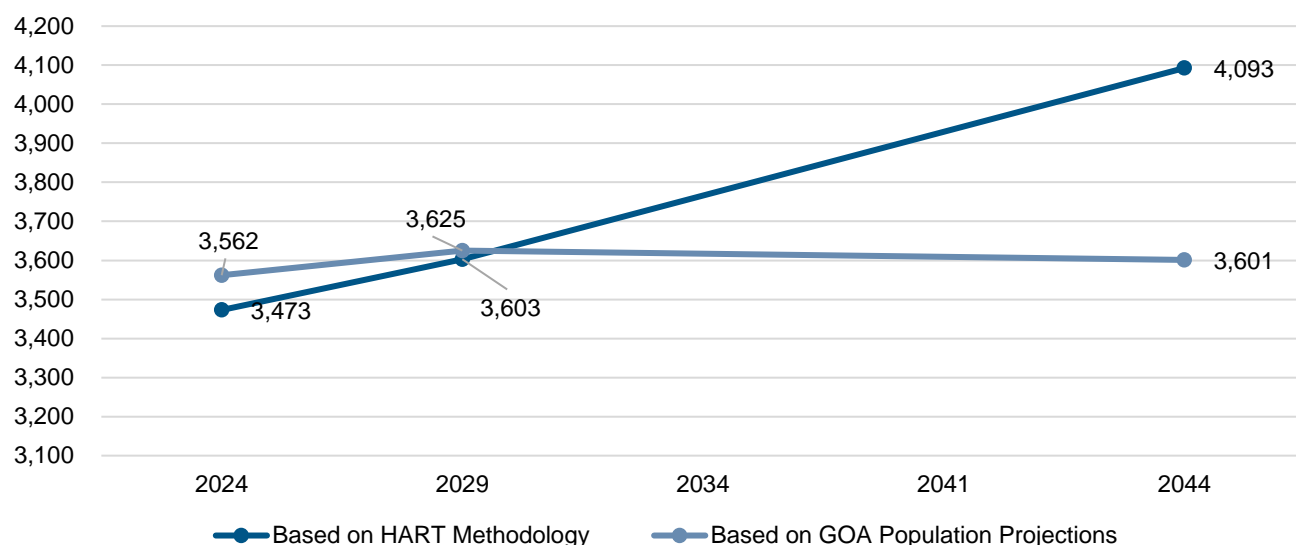


Source: Consultant estimates based on population projections prepared by Government of Alberta's Treasury Board and Finance Department

Two household growth projection scenarios were used to project anticipated households in Edson: the first set of projections was developed using the Housing Assessment Resource Tools (HART), and the second was developed based on GOA's population projections. The HART scenario projects a steady and significant increase in households, reaching 4,093 by 2044. In contrast, the GOA scenario projects relatively stable household numbers, increasing slightly to 3,625 by 2029 before stabilizing at 3,601 by 2044. The divergence between these two projections highlights the impact of different assumptions and methodologies, with the HART scenario emphasizing continued growth and the GOA scenario reflecting a more cautious outlook influenced by demographic shifts. The GOA scenario highlights that despite a projected population decline, the number of households will remain relatively stable due to changes in the age structure and corresponding living arrangements. As the population ages, the proportion of seniors—who typically live in smaller households—

increases, while the proportion of younger, family-forming age groups decreases. This demographic shift results in a decline in average household size, effectively stabilizing or modestly increasing the total number of households, even as the population declines.

Figure 3: Projected Households (2024-2044)



Source: Consultant estimates based on Statistics Canada 2026, 2016 and 2021 Census data for HART methodology and population projections prepared by Government of Alberta's Treasury Board and Finance Department

Anticipated Housing Needs by 2044

Current housing choice preferences, along with population projections, are used to predict future housing needs. However, it is important to acknowledge that local conditions, such as decisions on growth and density, direction from Town policies and bylaws, including the Municipal Development Plan and Land Use Bylaw, and market conditions can impact the direction of growth in a community. Additionally, community aspirations and how the Town approaches future growth and development, including addressing housing needs, could result in outcomes that differ from historical trends.

The total demand for housing in Edson is anticipated to change by between -24 to 490 homes in the 20-year period between 2024-2044; this anticipates a need of 63-130 homes by 2029, and a possible additional 360 homes by 2044.

Table 1 presents a high-level summary of anticipated future housing demand based on the current housing choices and preferences of renters and owners in 2024. As house prices/rents increase, households tend to shift their demands towards smaller units, if available. For example, as single detached units become more limited and prices increase, demand will shift towards semi-detached, townhouse, and apartment units. So, the Town may see higher demand for row houses and apartment units than noted in **Table 1**.

Additionally, the summary of approximate housing units provided in **Table 1** are not mutually exclusive. For example, one housing unit can address the need for several of the categories. It is also important to recognize that some of the housing units needed could also be addressed through existing housing supply, including through inherent affordability as units age or the provision of housing subsidies, or due to renovations or retrofitting.

Table 1: Projected Housing Demand by Size, Tenure, and Affordability (%)

	2024-2029	2024-2044
Size	Based on Required Number of Bedrooms for Household Size & Composition (not preferences): 90% 1-bedroom, 2% 2-bedroom, 8% 3-bedroom Based on Choices for Households by Projected Age & Tenure: 21% 1-bedroom, 43% 2-bedroom, 25% 3-bedroom, 11% 4+ bedroom	N/A ¹
Tenure	Historical Trends: 74% ownership, 26% rental Based on Choices for Households by Projected Age & Tenure & Income Category: 93% ownership, 7% rental	Historical Trends: 70% ownership, 30% rental By Age & Tenure: 76% ownership, 24%
Affordability	Historical Trends: 2% for very-low-income ² , 20% low, 17% moderate, 22% median, 39% high Based on Projected Age & Tenure: -16.5% very-low income, 39% low, 27.2% moderate, -17.9% median, 68.1% high	Historical Trends: 2% very-low- income, 20% low, 17% moderate, 22% median, 39% high Based on Projected Age & Tenure: -6.6% very-low-income, 32.7% low, 28.9% moderate, -12.2% median, 57.2% high

Table 2 presents a high-level summary of current and anticipated future housing needs for population groups with specific needs.

Table 2: Housing Needs for Population Groups with Specific Needs

Area of Need	Current Needs	Change in Need 2024-2029	Change in Need 2024-2044
Seniors		177 homes for senior-led households	272 homes for senior-led households
Families with Children		18 fewer family homes needed	193 fewer family homes needed
Indigenous		~ 62 homes needed for Indigenous households	~ 186 homes needed for Indigenous households
Supportive	447 adults would benefit from accessible housing	9 accessible units needed	14 accessible units needed
	Between 29 and 72 units are needed for individuals struggling with mental health or addiction	1-2 additional spaces anticipated if previous needs are met	
	Between 21 and 26 units are needed for individuals with intellectual disabilities	1-2 additional spaces anticipated if previous needs are met	

¹ Data on housing demand by size for 2024–2044 is not provided due to the significant divergence between projection scenarios. These variations result in vastly different percentages, with some scenarios indicating decreases in demand in all categories. Presenting these figures could lead to misinterpretation or confusion, as the results are highly dependent on the underlying assumptions of each scenario.

² 2020 Income Categories: Very Low (up to 20% below Area Median Household Income [AMHI]): <\$19,600, Low (21%-50% AMHI): \$19,601-\$49,000, Moderate (51%-80% AMHI): \$49,001-\$78,400, Median (81%-120% AMHI): \$78,401-\$117,600, High (>120% AMHI): >\$117,601

Residents Experiencing Homelessness	Current need for housing with supports for 45 households	2-6 additional spaces needed if the population continues to grow
-------------------------------------	--	--

1.1 Barriers and Opportunities

By reviewing existing data and background information, and receiving feedback from members of the community, the following barriers and opportunities were identified related to housing in Edson:

Barriers	Emerging Opportunities
Limited rental housing, high rental rates, and fluctuating rental vacancy: There are limited rental housing options that meet the needs of families and people with disabilities who require accessible housing. Rental rates are high in Edson, ranging from \$850-\$1,500, and rental vacancy rates are significantly impacted by economic conditions. These factors can make it difficult for residents to secure housing that meets their needs.	Increase rental supply: Constructing new rental units, or converting existing homes to rental units, could help increase rental vacancy.
	Diversify housing types: Introducing a wider variety of housing types and sizes could contribute to lower-cost rental units (e.g., semi-detached, row housing, secondary suites, multi-unit apartments, etc.).
	Financial assistance: Advocating to higher levels of government and housing providers for increased subsidies and financial support programs.
	Provide rental protection: Introducing protection for renters to prevent evictions under specific circumstances (e.g., freeing up a rental unit for short-term visitors who can afford to pay higher rent than existing residents).
Limited housing support services: There are limited housing support services currently present in Edson.	Expand existing services: Partnering with organizations and agencies to expand existing support services to or within Edson.
	Establish new services: Establishing new support services, especially to help prevent people from becoming homeless.
Lack of emergency, short-term, transitional, and supportive housing: There are limited options for residents in immediate need who are facing homelessness or those who require housing with specific supports. Many residents end up leaving the community for assistance.	Establish new spaces and repurpose existing spaces for emergency, short-term, or transitional housing: Developing new facilities and repurposing existing spaces or properties to create availability within Edson.
	Create supportive housing: Exploring partnerships and pursuing funding opportunities to create supportive housing.
Large supply of homes/properties on the market: As of December 2024, there were over 100 homes/properties for sale in Edson, indicating that properties are remaining on the market for a significant period, or that there are a large number of properties being listed at any given time.	Marketing and advertising: Advertising Edson as a community with an abundance of residential housing types and large lots that support a variety of redevelopment opportunities.
	Greenfield development: New greenfield development ³ opportunities could help encourage movement within the market (e.g., providing new homes for existing residents to move to, freeing up

³ Greenfield development refers to previously undeveloped land that is being considered for development.

Barriers	Emerging Opportunities
	existing housing stock for new residents or redevelopment opportunities).
Lack of affordable housing options: While there is a large supply of homes on the market, the price and required maintenance of older homes may not be affordable for buyers and renters.	Financial incentives: Exploring financial incentives and programs to encourage infill and reduce upfront capital costs for affordable housing.
Infrastructure capacity: Flooding in Edson was identified as a challenge that is impacting the quality of the housing stock, as well as prospective buyers' level of comfort with purchasing homes in certain parts of the community.	Servicing analyses: Completing analyses to evaluate the capacity and condition of existing underground infrastructure and its ability to support existing and planned development.
	Servicing upgrades: Upgrading or upsizing infrastructure in strategic locations to support existing and planned development.
Age, quality, and price of the existing housing stock: Over 77% of Edson's housing stock was built before 2001. While sales prices are perceived to be comparable to other communities, residents may not be interested or be able to afford the required repairs, maintenance, and upkeep required for older homes.	Redevelopment and infill: Older homes on large lots could be suitable for redevelopment of higher density housing types, further diversifying the housing stock and catering to a wider range of demographic groups.
	Financial incentives for maintenance or infill: Exploring financial incentives to encourage and support improvements to the existing housing stock or infill.
Shortage of skilled trades for construction and renovations: There is limited availability of skilled labourers in Edson, which can increase construction costs and delay construction timelines, making housing projects less feasible.	Contractor coordination: Coordinating a group of contractors (e.g., builders, developers, etc.) to complete multiple repairs or construct multiple homes at once to help reduce the costs associated with coming to Edson for a single project.
Limited greenfield residential development: Although there have been several new homes constructed/reconstructed on previously developed lots, there was little to no greenfield development in Edson between 2020-2024. This means that there is a lack of newly constructed homes for current or prospective residents, further exacerbating the challenges related to the age, quality, and price of the existing housing stock.	Use of Town-owned land for residential uses: Exploring incentives or partnership opportunities to expedite development of existing Town land holdings for residential uses.
Land development process and application requirements: Slow processing times and expensive development charges were identified as challenges to developing in Edson.	Financial incentives for development charges: Exploring financial incentives to reduce or defer development charges in certain areas of the community.

1.0 Introduction

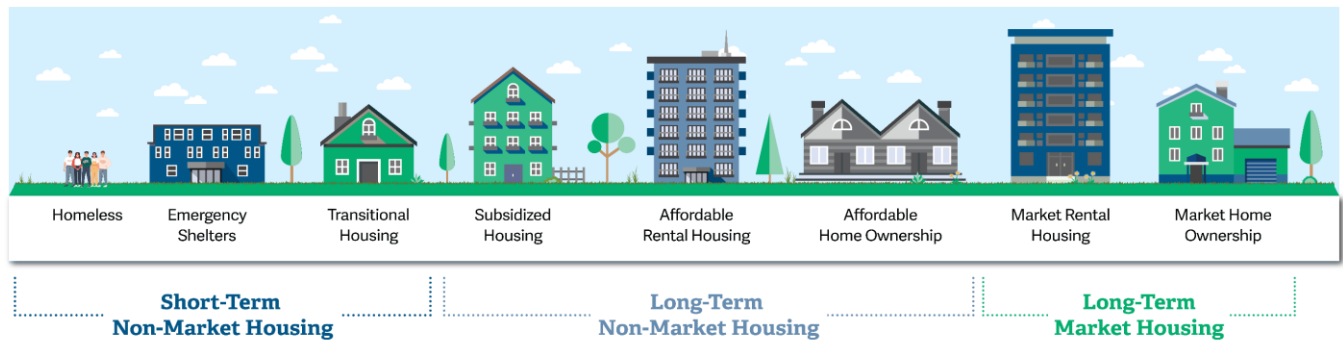


1.1 Project Overview

A diverse range of housing options, including affordable and rental housing, is important to support inclusive, healthy, and sustainable communities. The Town of Edson is preparing a Housing Strategy to identify actions and priorities that will create and maintain affordable, safe, and suitable housing options.

To support the development of a Housing Strategy, the Town prepared this Housing Needs Assessment to identify current and future housing needs across the housing continuum, as shown below. The housing continuum identifies various housing types that can be available in a community to meet the varying needs of its residents. It ranges from persons experiencing homelessness and emergency accommodations to supportive housing, market rental, and homeownership housing.

Figure 1.1: Traditional Housing Continuum



Source: Adapted from CMHC's housing continuum

This Housing Needs Assessment will:

- Provide an overview of the current state of housing in Edson
- Identify factors that influence housing supply, demand, and provision of housing
- Quantify the amount of housing units needed to satisfy deficits and address specific housing challenges

The Housing Strategy will:

- Recommend actions that respond to the housing need identified through the assessment
- Establish clear and appropriate housing goals, objectives, actions, and priorities
- Identify available resources, tools, and partnerships
- Explain the roles and responsibilities of partners, community groups, and agencies

Together, these documents provide the required understanding of the current state of housing in the community and identify a road map that provides guidance on actions to be implemented to meet the needs of the community today and into the future.

1.2 Benefits of Municipal Housing Action

There are several advantages of municipalities understanding local housing needs:

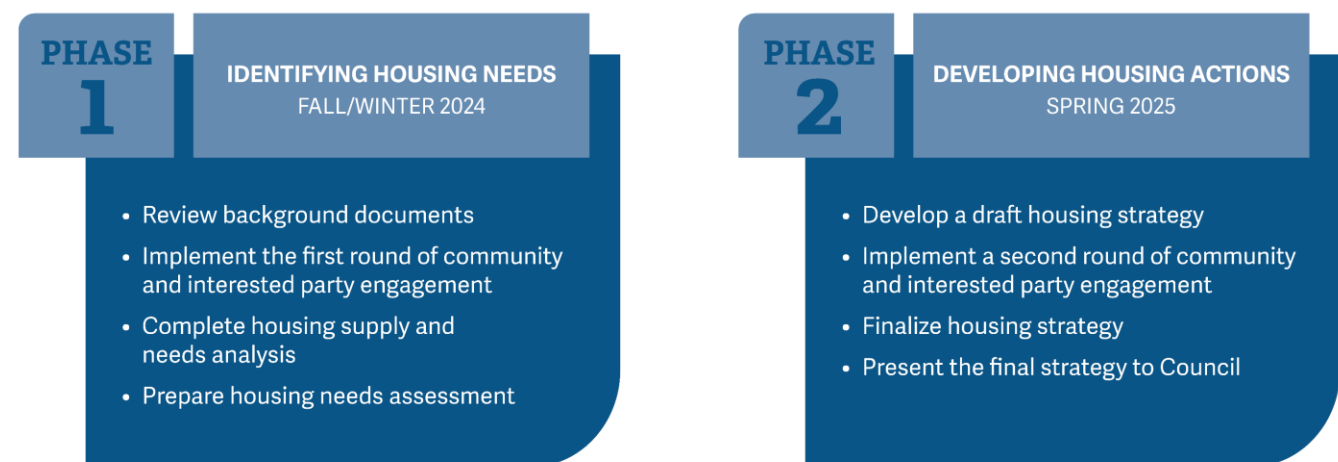
- Increased awareness of challenges and gaps that are impacting the community.
- Increased understanding of resources, tools, and partnerships that are available to support growth and development.
- Ability to inform targeted housing policy, investments, and planning practices that are responsive to local challenges and needs.
- Increased opportunities to apply for grants and funding programs.
- More informed decision-making related to addressing housing needs in the community.

1.3 Process

Developing the Housing Needs Assessment involved a background review of existing Town policies and strategies, collection and review of data from Statistics Canada, real estate associations, and local Town data, supplemented by direct input gathered from Town Council, residents, community members, and local interested parties including non-profit housing providers, housing and homelessness service providers, local developers, and real estate agents. Together, the data and community input were analyzed to create a demographic profile of Edson that provides an in-depth understanding of current housing gaps, barriers, and needs. Then, population and housing projections were prepared to understand anticipated housing needs over the next 10 years.

This report is the outcome of Phase 1 of the housing strategy project, as shown in the figure below. With the necessary background information in place, Phase 2 of this work will involve developing a housing strategy with specific and targeted actions to help the Town and community partners address housing challenges and meet the housing needs of the community.

Figure 1.2: Project Process



1.4 Community Engagement

1.4.1 Phase 1 Engagement Overview

As part of the first round of engagement with the community, multiple opportunities were provided to gather feedback on key housing issues, opportunities, and ideas to address future housing needs in Edson. A workshop was held with Town Council, two virtual external focus groups were held with community organizations and key partners, a community drop-in session and online survey were available for residents to provide their experiences and ideas, and key informant interviews were facilitated with community agencies to learn more about services and needs in the community.

- **Community Survey** (October 29 to November 22): A survey was hosted on the Town's website to provide an opportunity to gather feedback from residents. **74** submissions were received.
- **Council Workshop** (November 12): A discussion was facilitated with Council members to learn what they are hearing from residents, gaps they see, and key housing priorities.
- **External Focus Groups** (November 13): Two virtual focus groups were facilitated with housing and support service providers (such as community agencies and representatives of at-risk groups), non-profit housing providers, managers, and local builders and developers. **Six** distinct organizations and groups were represented at these focus groups.
- **Community Session** (November 13): An in-person drop-in community session was held to learn about resident experiences with housing in Edson, including any specific challenges they have faced, and ideas they have to address housing needs. Approximately **25** people participated in the session by chatting with the project team and/or providing input.
- **Key Informant Interviews** (December-January): **Six** telephone (or virtual) interviews were facilitated with key housing and service providers, and people who have experienced challenges accessing and securing housing.

1.4.2 Overall Key Themes

The table below details a high-level summary of key themes that emerged from feedback provided through the external focus groups, key informant interviews, the community session, and online engagement.

Table 1.1: Phase 1 Engagement Themes

Key Themes	Description
Affordability	<ul style="list-style-type: none"> • More affordable housing options are needed for young adults, single parents, low-income families and individuals, people experiencing homelessness, people with pets, people experiencing mental and physical disabilities, and seniors • Housing-related costs, such as utilities and taxes, are said to be too high and impacting affordability
Rental Affordability and Condition	<ul style="list-style-type: none"> • More affordable rentals are needed, along with increased accountability for landlords to provide ongoing maintenance and repairs
Housing Diversity	<ul style="list-style-type: none"> • There is a need for different types of housing options, such as single detached homes, apartments, duplexes/semi-detached, manufactured homes/mobile homes, tiny homes, and transitional housing.
Supports and Resources	<ul style="list-style-type: none"> • More services, such as mental health supports, emergency accommodations, assisted living, etc. are needed to support more vulnerable populations like youths, seniors, and residents experiencing homelessness

Key Themes	Description
Government Support	<ul style="list-style-type: none"> More government support is needed to support people in becoming homeowners (e.g., tax rebates for renovations, loans for housing, removing barriers to building different housing types, etc.)
Seniors	<ul style="list-style-type: none"> More affordable housing for seniors that supports different levels of independence and care for seniors is needed
Increased Development and Housing Supply/Availability	<ul style="list-style-type: none"> Increased development is needed due to a shortage of more diverse and affordable housing options, such as secondary suites, garden suites, manufactured homes, mobile homes, co-op housing, and repurposing underutilized commercial buildings into residential Regulatory barriers to developing more diverse and affordable housing, such as zoning bylaws (i.e., restrictive regulations) and permitting processes and requirements (i.e., supporting studies, assessments, and development charges) were identified as challenges
Community Partnerships	<ul style="list-style-type: none"> There is a desire for collaboration and partnerships between developers, support services, and the Town of Edson to facilitate affordable, high-density, and diverse housing solutions
Flooding	<ul style="list-style-type: none"> Concerns for flooding in the community which then can impact the overall cost of housing Cost concerns include flooding impacting property values and the increase in costs for repairs and maintenance after a flood event

1.5 Methodology

1.5.1 Projections

Two methodologies were used to examine anticipated household growth to better understand future housing demand. The first alternative method is based on the Housing Assessment Resource Tools (HART) which provides a business-as-usual scenario using historical trends, and the second, is based on Government of Alberta projections which use 2023 population estimates as its base and considers changing trends from births, deaths, migration, and future changes.

Approach 1

A Housing Research Collaborative led by researchers from UBC has developed a methodology for projecting future housing needs based on historical trends (known as the HART methodology). The household growth projections calculated through the HART methodology are based on trends that existed between 2006 and 2021 and reflects the context at that time. Additionally, the HART projections do not consider cohort adjustments which impacts assumptions around birth and mortality rates or economic development impacts, or effects of regional spillovers into the more urban centres. As there have been significant demographic and economic shifts since 2006-2021, these projections do not account for these changes; however, they provide a standardized baseline, demonstrating a “business-as-usual” trend and can be used as a comparison tool.

Approach 2

The Government of Alberta population projections build on the baseline model by considering Statistics Canada Census undercounts and population estimates for 2022-2023 and applies a component/cohort-survival method which grows the population from the latest base year estimate by forecasting births, deaths, and migration by age.

They are modelled based on part historical trends, but also to account for future changes, providing a second alternative to understanding future growth needs.

1.5.2 Data Interpretation

Several data limitations and assumptions must be considered when interpreting the findings of this report.

- Much of the data used to prepare this Report was based on historical data or a point in time from Statistics Canada Censuses (2011, 2016, 2021), Alberta Rental Vacancy Survey, Town data, provincial surveys, and local real estate information. Where possible, namely market rental and sales data from the most current point in time is included for reference.
- The data used in this report, especially the 2021 Statistics Canada Census data, reflects the effects of the COVID-19 pandemic which created significant impacts to the economy and housing. The long-term impacts of the pandemic are not yet known and future analysis should consider potential impacts
- Due to the smaller sample size, some data is not available or restricted because of privacy or data reliability concerns.
- The data included in this report comes from a variety of sources and therefore, similar data from different sources may not be identical or directly comparable.
- Some percentage distributions may not equal 100% due to rounding and some number categories may not calculate to the total amount due to rounding from the original data source.
- Historical trends and assumptions are used to inform anticipated housing needs. While housing trends are shifting, they may not necessarily be reflected yet in the anticipated needs.
- Population and housing needs projections are by no means a target or an absolute prediction but are an estimation of future growth based on historical growth and previous housing choices.
- Local conditions, such as decisions on growth and density, direction from Town policies and bylaws, and market forces can impact the direction of growth in a community. Additionally, community aspirations and how the Town approaches future growth and development, including addressing housing needs, could result in outcomes that differ from historical trends.

2.0 Community Profile

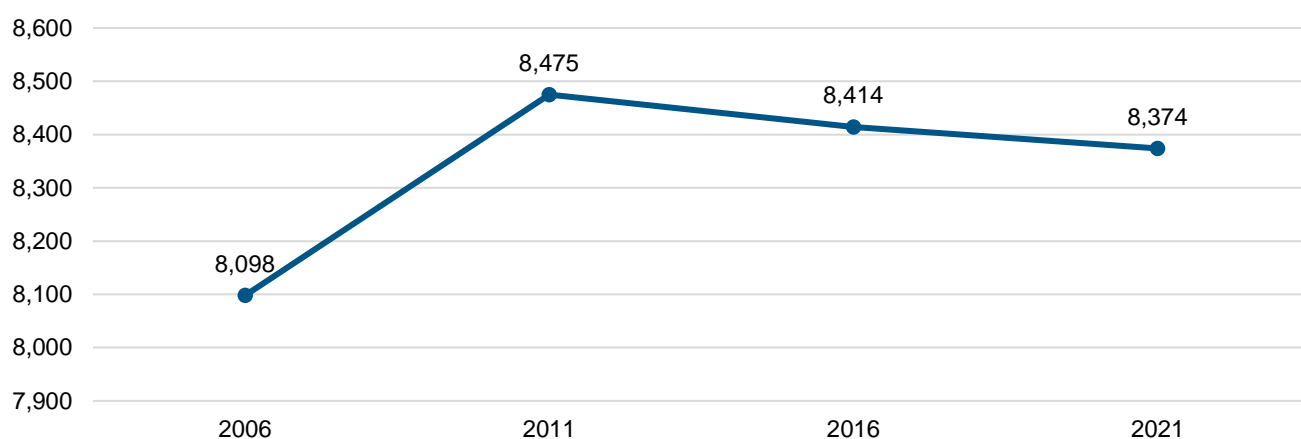


2.1 Demographic Trends

2.1.1 Population

Since 2006, Edson's population has grown slightly from 8,098 residents to 8,374 residents in 2021, an average annual growth rate of 0.22%. It saw the largest increase between 2006 and 2011 (377 residents, or 4.7%), but has been on a slight downward trend since 2011 and 2021 (101 residents, or -1.2%).

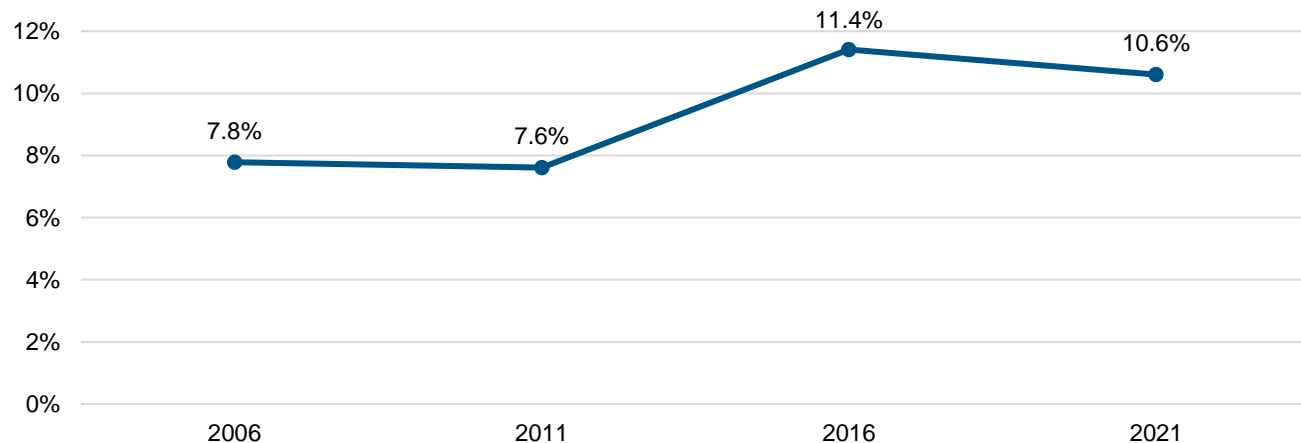
Figure 2.1: Historical Population Growth (2006-2021)



Source: Statistics Canada Census

The proportion of Edson residents identifying as Indigenous has represented between 7-11% of the town's population over the last 15 years. The provision and availability of Indigenous housing and culturally appropriate community services and organizations will be important to best meet the needs of residents identifying as Indigenous.

Figure 2.2: Percentage of Population Identifying as Indigenous (2006-2021)

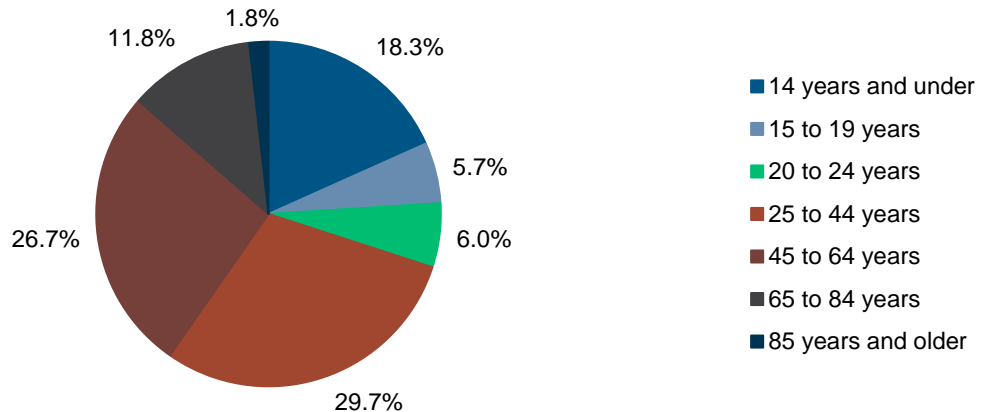


Source: Statistics Canada Census

2.1.2 Age and Gender

In 2021, the median age of Edson residents was 38.4, which was the same as the Provincial median. Between 2016 and 2021, the percentage of residents 65 years of age and older increased from 11.2% to 13.6%, indicating a slight trend towards an aging population. The two largest age cohorts in 2021 were 25-44 and 45-64, as shown below in Figure 2.3.

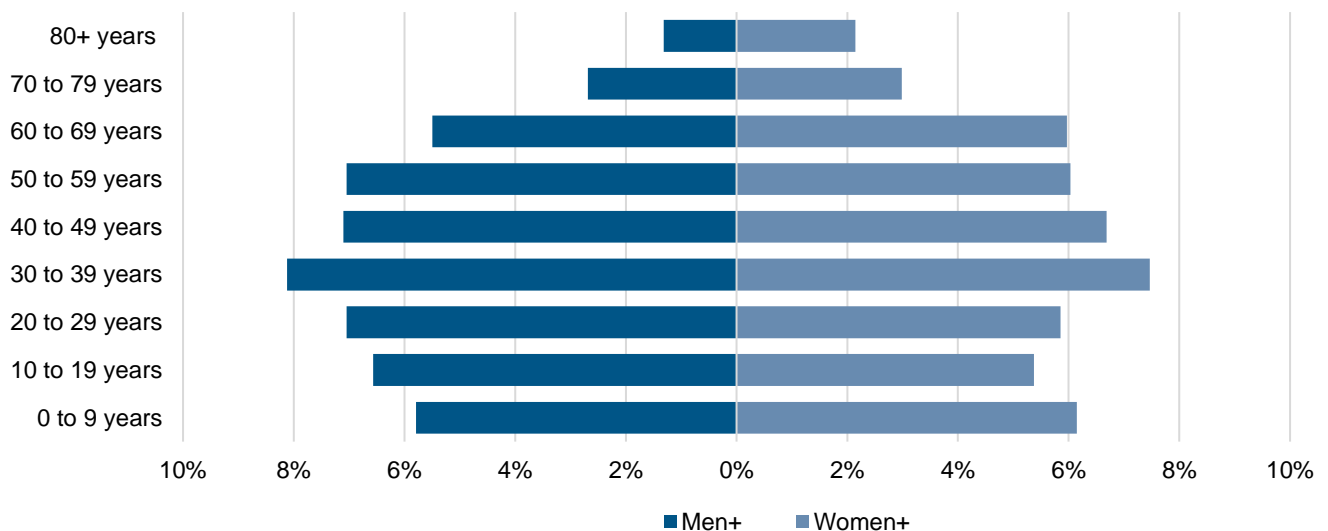
Figure 2.3: Age Cohort Distribution (2021)



Source: Statistics Canada Census

In 2021, there were slightly more residents identifying as men (51.3% or 4,285) than women (48.7% or 4,075). Additionally, it is important to note that because the non-binary population is small, the data has been aggregated into a two-category gender variable to protect the confidentiality of responses provided. Those who identified as non-binary are distributed into two categories and are denoted by the “+” symbol.

Figure 2.4: Age Cohort by Gender (2021)

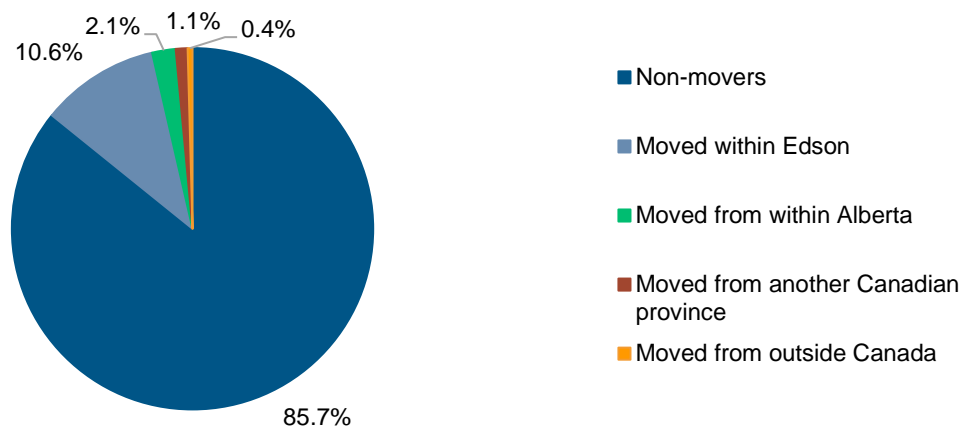


Source: Statistics Canada Census

2.1.3 Mobility Status⁴ (Place of Residence)

In 2021, 6,920 (85.7%) Edson residents had not moved within the year prior. Of the 1,145 residents who did move, 855 (10.6%) moved addresses within the town of Edson, while 120 (2.1%) moved from other communities in Alberta, and 85 (1.1%) moved from elsewhere in Canada. 35 (0.4%) residents moved to Edson from outside Canada. The percentage rate of residents who did not move was slightly higher in the 2021 census as compared to the 2016 census, at 85.7% vs 80.4% respectively. The COVID-19 pandemic may have had an impact on whether residents moved within or to/from the town in 2020.

Figure 2.5: Mobility Status within Previous Year (2021)



Source: Statistics Canada Census

2.1.4 Households⁵

NUMBER OF HOUSEHOLDS

In 2021, there were 3,385 total households in Edson, which was an increase of 25 households from 2016.

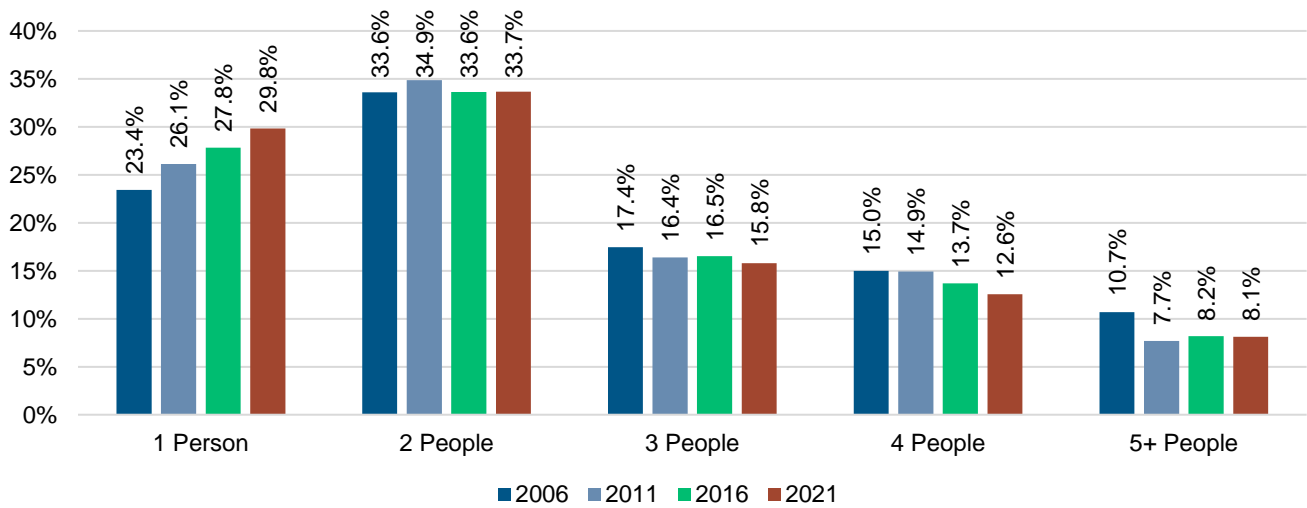
HOUSEHOLD SIZE

The average household size in Edson decreased slightly from 2.5 in 2016 to 2.4 in 2021. As shown in Figure 2.6, between 2006 and 2021, the number of 1-person households increased, while the number of 2-person households generally remained the same, and 3-person, 4-person, and 5+ person households have all been slightly decreasing over time. A majority (63.5% or 2,150) of households in 2021 were 1 or 2-person households. In Canada, household sizes have been steadily declining, while the total number of households continues to grow, driving an increased demand for housing units and a potential shift toward smaller housing types. This trend is mirrored in Edson, where decreasing household sizes further emphasize the need for diverse and adaptable housing options to accommodate changing demographics and future growth.

⁴ Mobility status refers to where the person responding to the Census was residing one year prior. For the 2021 Census data, this means where residents were living in 2020. Non-movers are those who lived in the same residence (same address).

⁵ Statistics Canada defines a household as 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.

Figure 2.6: Breakdown of Private Households by Size (2006-2021)



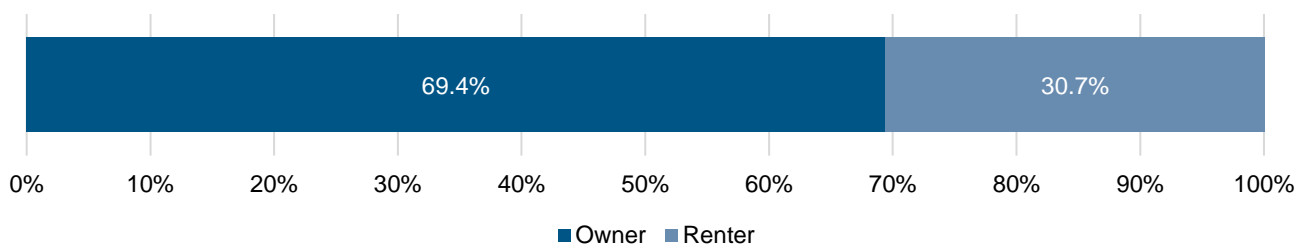
Source: Statistics Canada Census

In 2021, a majority (63.5%) of households in Edson were 1 or 2 person households.

TENURE

In 2021, 69.4% (2,350) of households in Edson were made up of owner households and 30.7% (1,040) were renter households. This is comparable to the provincial rate of 70.9% owner households and 28.5% renter households.

Figure 2.7: Breakdown of Households by Tenure (2021)



Source: Statistics Canada Census

RENTER HOUSEHOLDS IN SUBSIDIZED HOUSING

Based on self-reported data from the 2021 Census, 31 households in Edson were living in subsidized housing, representing 1.25% of all renter households living in private dwellings. This does not include households on social assistance who are not receiving subsidized rents or residents living in collective dwellings, such as seniors' lodges.

2.1.5 Core Housing Need

Core housing need is a method to identify households which are not able to find and maintain housing that meets their needs. It is an indicator that was developed by the Canada Mortgage and Housing Corporation (CMHC) and used nationally to collect information on housing needs as part of the Statistics Canada Census.

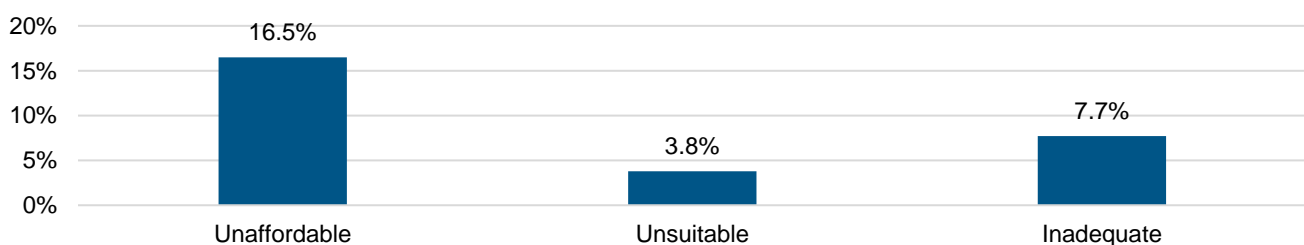
CMHC defines a household as **being in core housing need if its housing falls below at least one of the affordability suitability, or adequacy standards**, and the household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing option that is acceptable (meets all three housing standards):

- **Affordable** dwellings cost less than 30% of total before-tax household income.
- **Suitable** housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- **Adequate** housing is reported by their residents as not requiring any major repairs.
- A household is **not in core housing need if its housing meets all the adequacy, suitability, and affordability standards**; or if a household's housing does not meet one or more of these standards, but it has sufficient income to obtain alternative local housing that is acceptable (meets all three standards).

HOUSING INDICATORS

In 2021, over 1 in 4 households (28.0%) in Edson did not have acceptable housing. When comparing the three housing indicators of affordability, stability, and adequacy, the biggest challenge impacting households in Edson was affordability with 16.5% (560) of total households spending 30% or more of their income on housing. It will be important to monitor these indicators to determine if they were underrepresented in 2021 due to the temporary financial benefits provided during the COVID-19 pandemic.

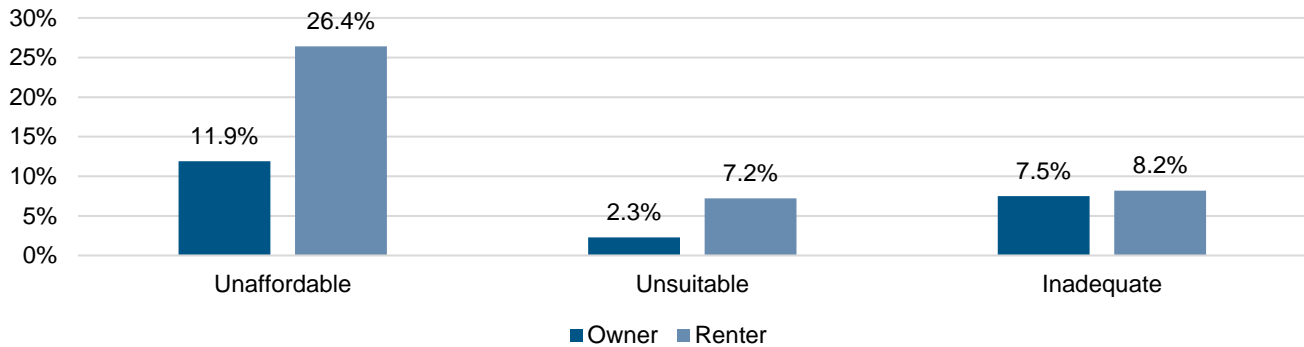
Figure 2.8: Percentage of Total Households in Unacceptable Housing by Housing Indicator (2021)



Source: Statistics Canada Census

There are important differences when breaking out the housing indicators by tenure. Significantly more renter households experienced affordability and suitability challenges compared to owner households. The percentage of owner and renter households who experienced adequacy challenges was more comparable, as depicted on the figure below. Again, while analyses of income data nationally showed that while lower-income populations experienced larger employment income losses during the COVID-19 pandemic, these were offset by COVID-19 economic and recovery benefits and EI, potentially temporarily influencing the affordability indicators.

Figure 2.9: Housing Indicators by Tenure (2021)



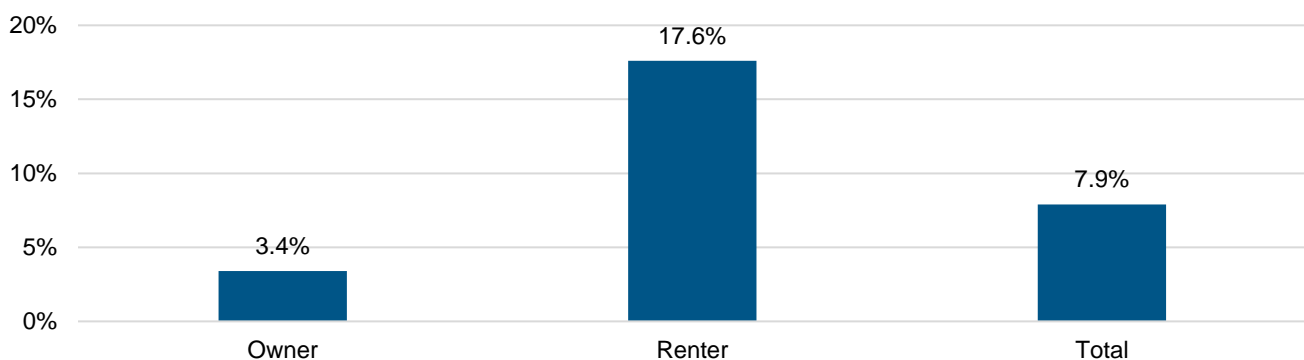
Source: Statistics Canada Census

CORE HOUSING NEED⁶

A household in core housing need is one that is living in housing that does not meet one or more of the housing indicators noted above and would have to spend 30% or more of their total before-tax household income to find alternative housing in the community that meets all three housing indicators (i.e., is affordable, suitable, and adequate).

In 2021, 265 or 7.9% of total households in Edson identified as being in core housing need. Most (70%) households in core housing need were renter households. Of owner households, 3.4% (80) were in core housing need, while 17.6% (185) of renter households were in core housing need. Core housing need was likely underrepresented in 2021 as a result of temporary increases in household income during that time through COVID-19 benefits, so there is likely a greater need than what is currently represented.

Figure 2.10: Core Housing Need by Tenure (2021)



Source: Statistics Canada Census

3.4% or 80 owner households and 17.6% or 185 renter households were in core housing need in Edson in 2021.

⁶ The COVID-19 financial benefits temporarily inflated incomes in 2020 and resulted in artificially low core housing need numbers for 2021. These data points should be interpreted with the understanding that they may be artificially low.

PRIORITY GROUPS IN CORE HOUSING NEED

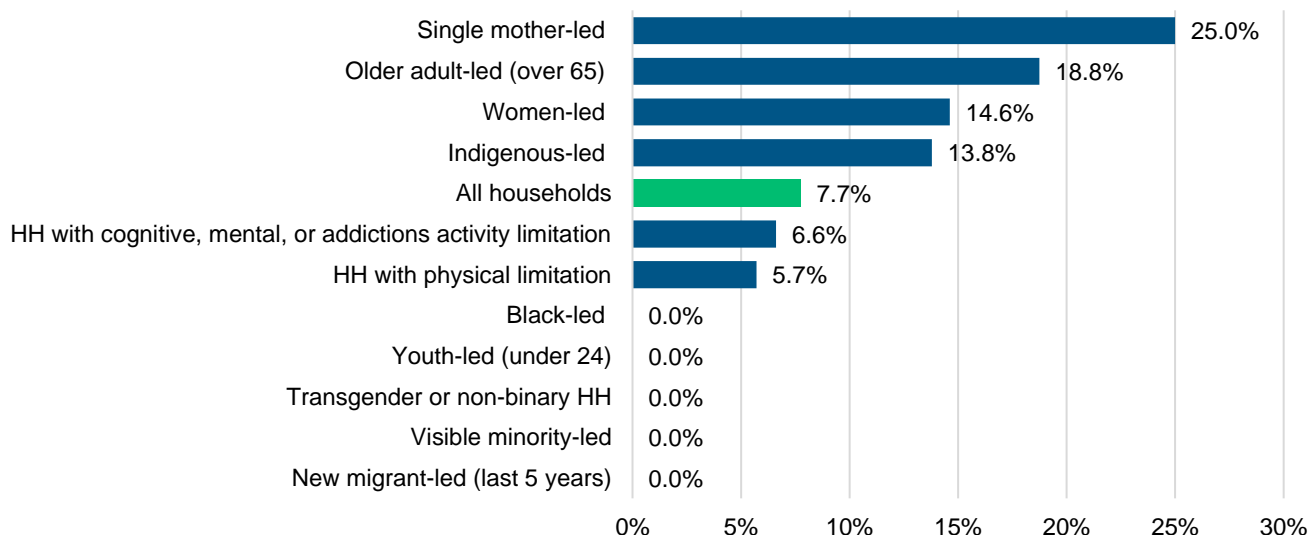
The National Housing Strategy recognizes 13 priority populations that face disproportionately greater housing needs compared to the general population. However, while these groups are identified at the national level, not all may experience heightened housing challenges in Edson. The priority population groups include:

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

While Census data does not disaggregate core housing need data by all priority populations, including veterans, individuals who identify as LGBTQ2S+, survivors of domestic violence, and individuals experiencing homelessness, there are several priority population groups where this information is available and is shown in the following figure. Many households may have members in multiple priority categories, so the totals noted below do not equal 100% of the total households in Edson in core housing need.

As noted in the previous section, 265 or 7.9% of total households were in core housing need in 2021. There are some priority groups where core housing needs are more prominent. The priority group with the greatest rate of core housing need was single-mother-led households with one in four (25% or 60) in core housing need. This is followed by 18.8% (120) of older adult-led (65+) households, 14.6% (190) women-led households, and 13.8% (40) Indigenous households.

Figure 2.11: Core Housing Need by Priority Population Groups (2021)



Source: Statistics Canada Census (HART dataset) 2021

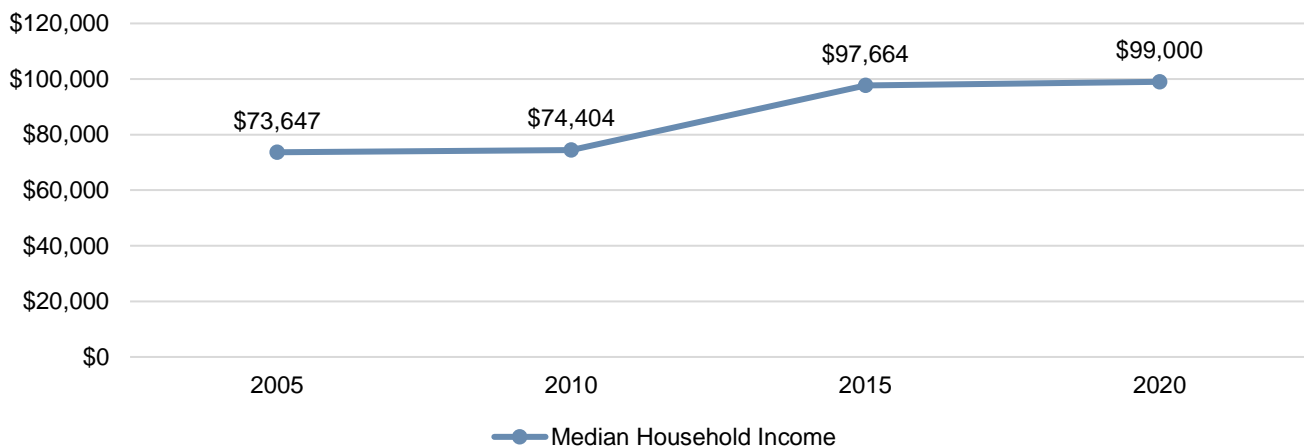
*HH means household and that at least one member of the household falls into the priority group

2.2 Economic Trends

2.2.1 Household Income⁷

The median household income for Edson residents has increased slightly from 2005-2020. Between 2005 and 2020, median household income grew by 34.4% from \$73,647 to \$99,000. The increase in median household income was higher than the rate of inflation, which increased by 27.4% over the period; this indicates that household income has been keeping pace with the rate of inflation. It is also important to note that there has been an increase of 17.7% in the rate of inflation between 2020 and 2024.

Figure 2.12: Historical Median Household Income (2005-2020)



Source: Statistics Canada Census

While the median household income was \$99,000, there are substantial differences, however, when median household income is broken down by tenure. Median owner household incomes in 2020 were significantly higher (\$114,000) than median renter household incomes (\$70,500).

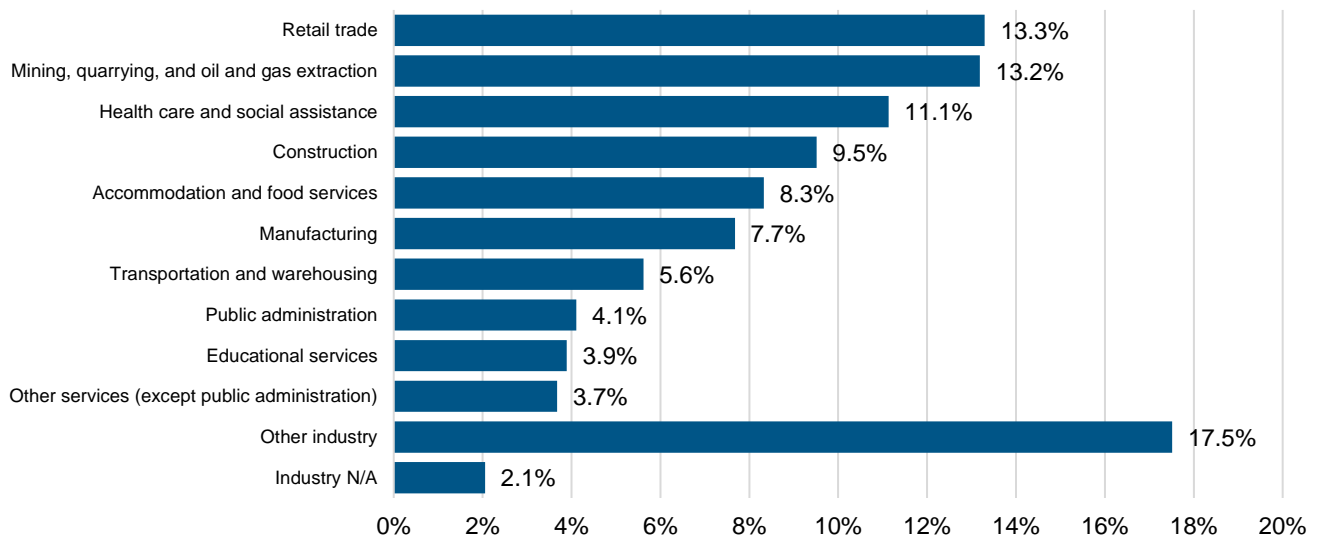
2.2.2 Employment and Economy

PRIMARY INDUSTRIES

In 2021, there were 4,625 workers in Edson, employed across a range of fields. The figure below shows the primary industry categories based on the North American Industry Classification System (NAICS). The single largest industry in Edson in 2021 was Retail Trade, which made up 13.3% of the working population. Second and third largest were Mining, Quarrying, and Oil and Gas Extraction, and Health Care and Social Assistance, comprising 13.2% and 11.1% of the working population in 2021, respectively. It is important to note that the "Other industry" category is comprised of 10 industry categories that each comprise between 0.0% and 3.2% of the working population.

⁷ Household income collected as part of Census data refers to the household's previous year's income (i.e. income data collected as part of the 2021 Census is from 2020). The 2021 Census data related to income also needs to be interpreted with caution because of COVID-19 benefits received by households in 2020. Analyses of income data showed that, while lower-income populations experienced larger employment income losses, these were offset by COVID-19 economic and recovery benefits and EI (Statistics Canada, 2022).

Figure 2.13: Breakdown of Primary Industries (2021)



Source: Statistics Canada Census

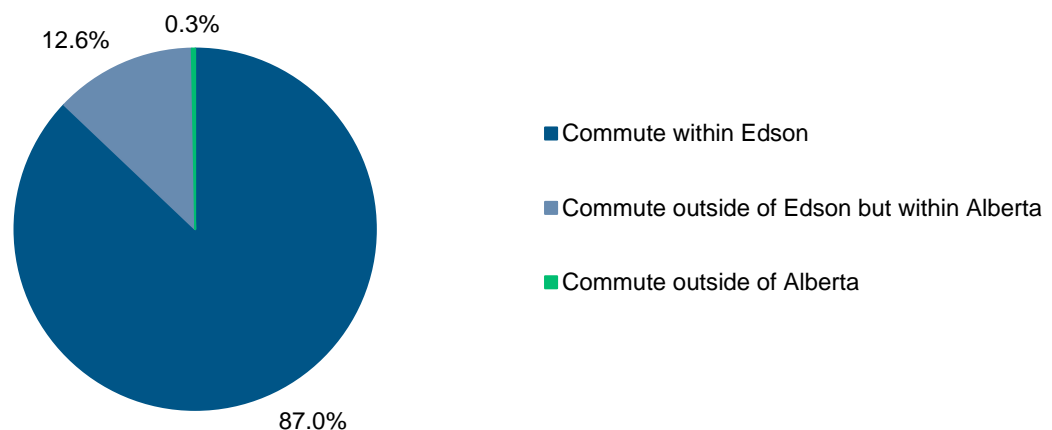
LABOUR PARTICIPATION AND UNEMPLOYMENT RATES

The labour participation rate shows the number of workers who are currently working or are actively searching for a job as a percentage of the total population aged 15 years or older. In 2021, the labour participation rate in Edson was 70.1%, which was slightly higher than the Alberta rate of 68%. In 2021, the unemployment rate in Edson was 10.9%, which was lower than the provincial average of 11.5%.

COMMUTING

Most Edson residents (87.0%) work within the town, which is significantly higher compared to the provincial average of Albertans working within their community of residence (71.6%). 12.6% of Edson residents commute outside the town but within Alberta.

Figure 2.14: Commuting Destination (2021)



Source: Statistics Canada Census

2.3 Community Profile Highlights

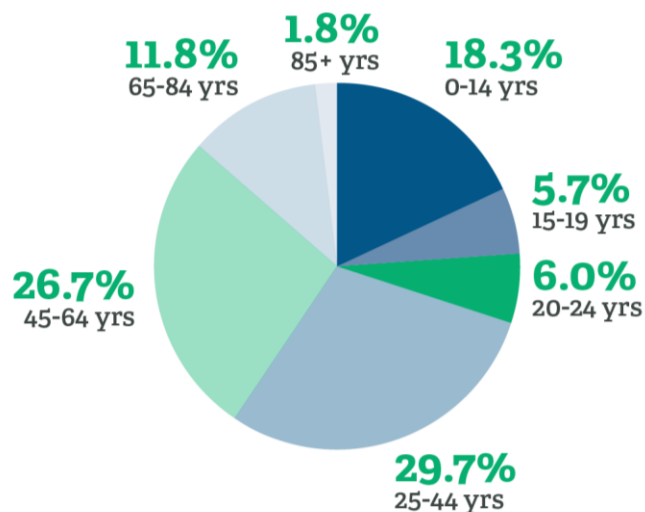
POPULATION



8,374
(2021)

8,311
(Projected 2044)

AGE BREAKDOWN



HOUSEHOLDS

SIZE



2.4
Average
household size



29.8%
1-person



33.7%
2-person



31
renter households
in subsidized housing



69.4%
own



TENURE

30.7%
rent

3,385 Households

INCOME



\$99,000
Median household
income (2021)
Surpassing inflation

over
1 in 4
households do
not have
acceptable
housing

CORE HOUSING NEED

1 in 6
households
experience
affordability
challenges

7.9%
households
in core
housing need

3.0 Current Housing Profile

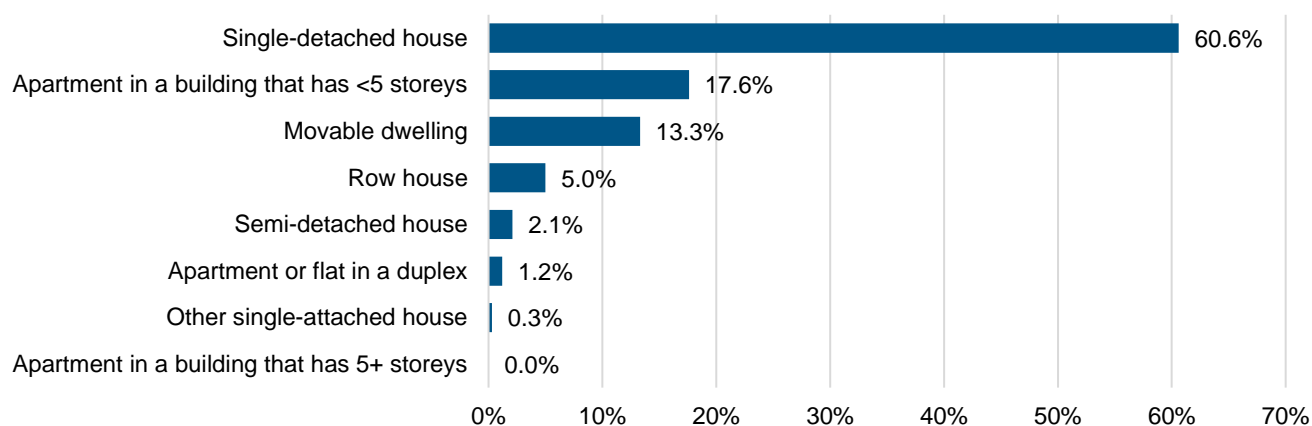


3.1 Current Housing Stock

3.1.1 Housing Units by Type

In 2021, there were 3,768 total private dwellings in Edson, with 3,385 or 89.8% being occupied on a regular basis. The most common housing form in Edson was single detached dwellings, comprising 60.6% of the housing stock, followed by apartments in a building that has less than 5 storeys, comprising 17.6% of the housing stock, and movable dwellings⁸ at 13.3%. The figure below shows the distribution of housing forms in Edson.

Figure 3.1: Housing Type (2021)



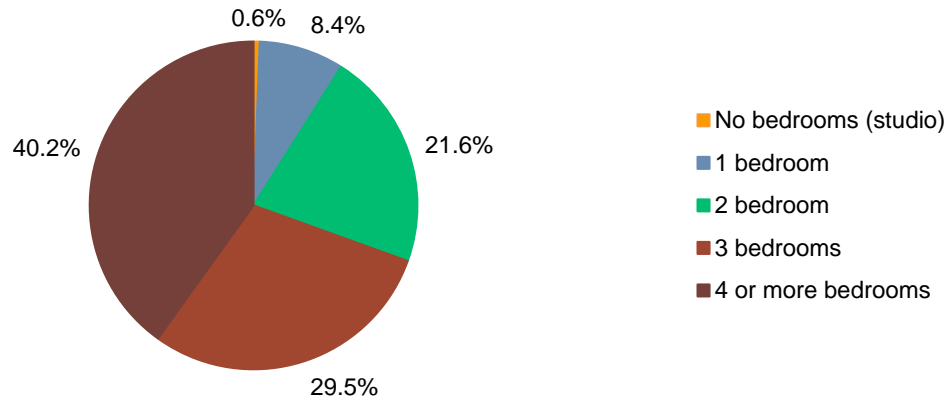
Source: Statistics Canada Census

3.1.2 Housing Units by Size

In 2021, 40.2% (1,360) of housing units in Edson had 4 or more bedrooms, followed by 29.5% (1,000) having 3 bedrooms, and 21.6% (730) having 2 bedrooms. Only 8.4% (285) of housing units had 1 bedroom and 0.6% (20) had no bedrooms.

⁸ Statistics Canada definition of 'movable dwelling' includes mobile homes and other movable dwellings such as houseboats, recreational vehicles, and railroad cars.

Figure 3.2: Housing Size Breakdown (2021)



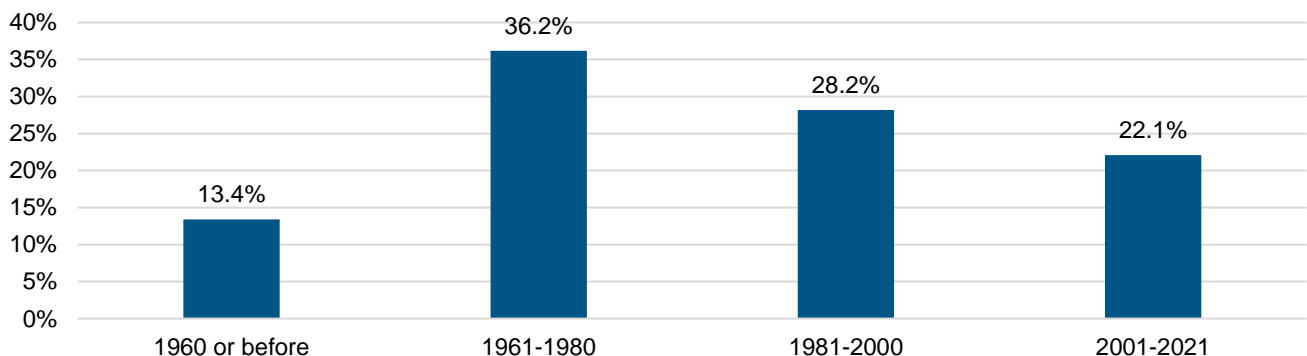
Source: Statistics Canada Census

As noted previously, 63% of households consisted of 1 or 2 people while close to 70% of current homes have 3 or more bedrooms. It is important to note the size of the current housing stock and how it compares to household size. Smaller households may prefer larger homes to have room for offices or guest rooms, but it is important to note that the larger housing options may not be affordable for all households, such as households with lower incomes or those on fixed incomes, or single-parent households.

3.1.3 Housing Units by Date Built

The age of homes in Edson are relatively split with 49.6% of units being built in 1980 or earlier and 50.3% of units being built after 1981. Of the total housing stock, 22.1% (750 units) were built in the last 20 years (since 2001); however, only 1.6% (55) of those were built since 2016. Data for the 2021 year is inclusive up to May 11, 2021.⁹ While older homes are likely to be more affordable and attractive to first-time homebuyers or households with lower incomes, there is a higher likelihood of health and safety concerns with homes potentially not meeting new building core requirements or need for maintenance and repairs. Concerns about the quality and condition of the existing housing stock were also shared through engagement with the community.

Figure 3.3: Housing Units by Date Built (2021)



Source: Statistics Canada Census

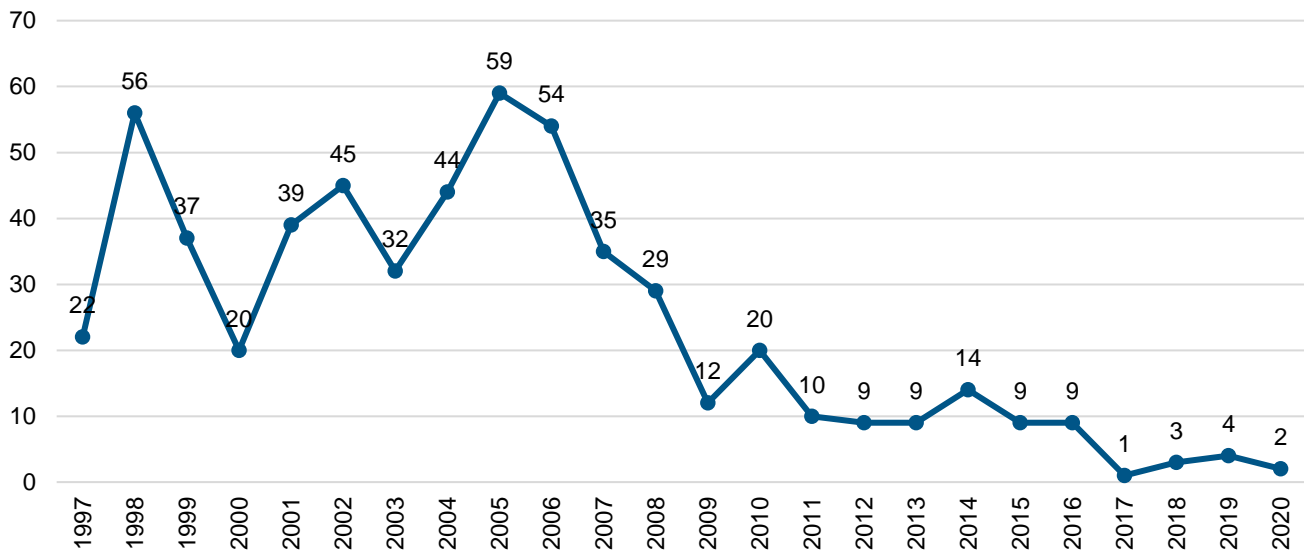
⁹ May 11, 2021, was the official census day for Statistics Canada's 2021 Census of Population

3.2 Changes in Housing Stock

3.2.1 New Home Construction

Between 1997 and 2020, there were 574 residential permits issued in Edson. Between 1997 and 2008, there were at least 20 permits issued each year with peaks in 1998 (56), 2005 (59), and 2006 (54). From 2009 onwards, residential permits have decreased with peaks in 2010 (20) and 2014 (14), dropping as low as one in 2017. In total, this means that over 84% (484) of residential building permits over the 23 years were issued before 2010, and only 16% (90) were issued between 2010 and 2020. Between 2020 and 2023, there were no permits issued for new single detached dwellings or manufactured homes, however, there has been infill development, including several rebuilds and manufactured homes placed on vacant lots. The Town received their first greenfield¹⁰ development application since 2020 in the fall of 2024.

Figure 3.4: Residential Permits (1997-2020)



Source: Town of Edson Building Permit Data

3.2.2 Replacements and Demolitions

In addition to the 90 residential building permits issued between 2010 and 2020, there were 31 permits issued for single family dwelling replacements, and 32 permits issued for demolitions. Monitoring new home development as it compares to residential developments is important to ensure there is no net loss of housing supply. Given the limited new residential development in the past several years, residential replacements and demolitions should continue to be tracked to monitor impacts to the overall housing supply in Edson.

¹⁰ Greenfield development refers to previously undeveloped land that is being considered for development.

3.3 Municipal Initiatives and Land Development

Along with development activity that impacts the housing stock (i.e., new home construction, replacements, and demolitions), there are other influencing factors that have impacted housing in Edson that are worth noting.

Town Land Holdings

The Town of Edson owns a significant amount of land that is planned for residential development, which is fairly uncommon compared to many other similarly sized municipalities. In the late 1990s/early 2000s, the Town made a concerted effort to acquire lands for future residential uses (e.g., the lands now known as Hillendale), acknowledging that it could support unique incentives, partnerships, and development opportunities. Having ownership over developable land gives the Town greater influence over how these properties may be developed. As an example, the Town can use the land to facilitate development of affordable housing through several mechanisms such as leveraging it to access funding opportunities.

Incentive Programs

In recent years, the Town has offered incentive programs to prompt residential development activity. In 2020, the Town developed a Home Builders' Incentive Program Policy to aid and promote timely development through the incentivized sale of Town-owned residential properties to registered home building companies for the construction of urban housing; a program of this nature is only feasible if a municipality has developable land holdings that are suitable for residential uses. Despite this being a proactive step in creating economic development opportunities, the program was heavily impacted by the COVID-19 pandemic and did not end up generating as much uptake or interest as anticipated.

Servicing Condition Assessment

Despite having ample residential land available to develop, except for one in the fall of 2024, there have been no applications for greenfield development over the last several years. One reason for this is that there are potential misconceptions about the developability of the lands, concerns have been shared about the affordability of developable lots, and servicing capacity is not readily known in some areas. The Town is in the process of assessing the servicing of certain areas to confirm any required improvements to enable development. This is a proactive step that removes this barrier for other landowners and developers in these areas of the community.

Policy and Regulation Updates

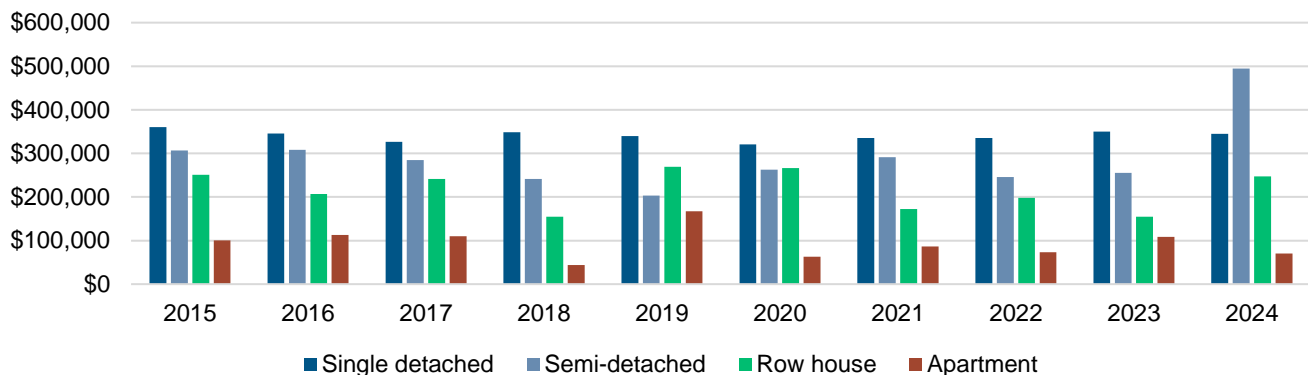
In 2024, the Town of Edson updated its Land Use Bylaw to be more flexible, user-friendly, and easy to interpret. As one of the most important documents for regulating land use and development, Edson's 2024 updates will more effectively guide development and shape the future of the community, while remaining flexible and accommodating of innovative ideas and opportunities.

3.4 Homeownership

3.4.1 Sale Prices

In 2023, the median residential sales price for single detached homes in Edson was \$350,000, and the median residential sales prices for semi-detached, row houses, and apartments were \$255,000, \$155,000, and \$108,500, respectively. Generally, median prices for all four structural types have fluctuated over the last ten years, often switching between higher one year and lower the next, with the cycle repeating. In 2024, data shows the median residential sale price for single detached homes was \$345,000, a 1.4% decrease since 2023, and the median residential sales prices for semi-detached, row houses, and apartments were \$495,000, \$247,250, and \$70,000, changes of +94.1%, +59.5%, and -35.5%, respectively.

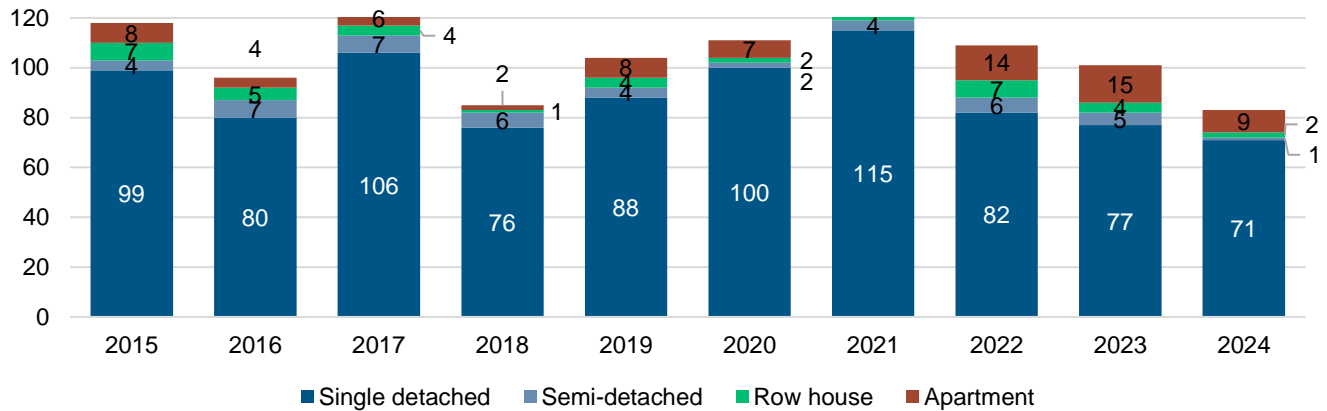
Figure 3.5: Median Residential Sale Prices (2015-2024)



Source: Alberta Real Estate Association – Edson Monthly Statistics, December 2024

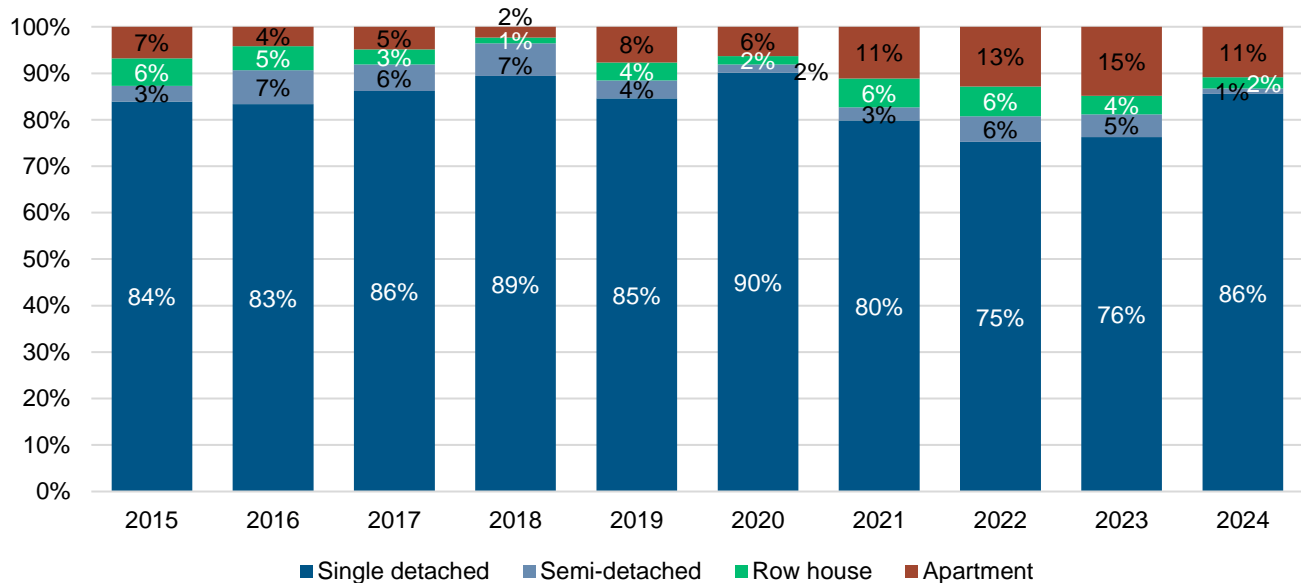
Most residential sales have been for single detached homes, accounting for approximately 83% of housing sales over the last 10 years. This is expected as 60.6% of the town's housing stock was comprised of single detached dwellings in 2021. Sales for apartments accounted for 8.2% of housing sales, while sales for semi-detached homes and row-houses accounted for 4.3% and 4.2%, respectively. Where total sales for single detached dwellings have fluctuated over the years from a high of 115 in 2021 to a low of 71 in 2024, there were notable increases in the number of apartment sales from 2021-2023. The total number of homes sold between 2015 and 2024 has ranged from a low of 83 in 2024 to as high as 144 in 2021. The distribution of residential sales by type is shown in Figures 3.6 and 3.7.

Figure 3.6: Total Number of Real Estate Sales (2015-2024)



Source: Alberta Real Estate Association – Edson Monthly Statistics, December 2024

Figure 3.7: Percentage Distribution of Real Estate Sales (2015-2024)



Source: Alberta Real Estate Association – Edson Monthly Statistics, September 2024

3.4.2 Affordability

To better understand current affordability challenges related to homeownership, an affordability gap analysis was completed. Because the 2021 Census median household income was temporarily inflated due to COVID-19 financial benefits in 2020, it was used as an approximation of household income in 2023. The 2021 median household income (\$99,000) was divided by 12 months to estimate median monthly income. The median monthly income was used to calculate the affordable monthly housing costs assuming that households should be spending less than 30% of household income (pre-tax) on housing costs (as defined by CMHC).

Monthly housing costs were calculated by using several assumptions¹¹:

- Mortgage payments were based on two down payment scenarios (20% and 5%) with a 6.5% interest rate¹² and 25-year term,
- A range of \$350-\$550¹³, depending on housing type, to account for property taxes, insurance, condominium fees, and other housing costs where applicable, and
- A 4% insurance rate was also included for the down payment scenarios less than 20% to account for the mortgage insurance required.

Table 3.1 shows estimated monthly costs for several housing types and the difference between the estimated monthly housing costs and what would be considered affordable to a household (spending less than 30% of median income on housing). This analysis is only meant to provide a general picture of affordability for households.

Table 3.1: Homeownership Affordability Analysis (2024)

Owner Household Affordability Gap Analysis								
2021 Median Household Income	\$99,000							
Affordable Monthly Housing Cost	\$2,467							
	Single Detached Dwelling		Semi-Detached		Row House		Apartment	
2024 Median Sales Price	\$345,000		\$495,000		\$247,250		\$70,000	
Estimated Monthly Housing Costs with 20% Down Payment	Costs	Gap	Costs	Gap	Costs	Gap	Costs	Gap
	\$2,426	\$41	\$1,816	\$651	\$1,231	\$1,236	\$931	\$1,536
Estimated Monthly Housing Costs with 5% Down Payment	Costs	Gap	Costs	Gap	Costs	Gap	Costs	Gap
	\$2,866	-\$399	\$2,138	\$779	\$1,426	\$1,041	\$1,068	\$1,399

Source: Alberta Real Estate Association – Edson Monthly Statistics, September 2024 | Custom Statistics Canada Census

Based on this analysis and the assumptions applied, households in Edson are generally able to afford most housing types, except for single detached homes if the household is only able to provide a 5% down payment. For households that are able to provide a 20% down payment, the gap between affordable or not is small. Other housing types are generally more affordable options, but the analysis does not examine the availability of these homes for purchase and the quality and whether renovations may be required.

Households in Edson are generally able to afford the median sales price of most housing types; however, this does not consider the condition or availability of the homes that are for sale.

¹¹ These scenarios do not consider the household's Gross Debt Service ratio and Total Debt Service ratio which are two ratios used to determine if a person can afford to buy a home.

¹² Estimate of 5-year fixed rate plus 2% to account for mortgage stress test.

¹³ The estimated monthly housing costs can vary quite significantly between households depending on individual circumstances and housing expenses and does not consider multi-household ownership scenarios. The following costs were assumed: single detached - \$550, duplex/triplex/fourplex - \$450, row housing - \$400, and apartment - \$350.

3.5 Rental Housing¹⁴

3.5.1 Primary and Secondary Rental Market

The primary rental market refers to units that are constructed purposely for the use of renting. The primary rental market is often defined as occupied rental units in privately initiated, purpose-built rental structures of three units or more which can be in apartments or row houses. The secondary rental market consists of all other rental-occupied housing units that are not considered part of the primary, purpose-built market. This includes rented single detached and semi-detached houses, rented condominium apartment units, and apartments as part of a commercial structure, and rented units attached to another dwelling unit, such as a secondary suite.

The Province of Alberta conducts an annual survey on primary, purpose-built rental units, which indicates that in 2024, Edson had approximately 279 rental units that comprise the primary rental market (Province of Alberta Apartment Vacancy and Rental Cost Survey, 2024).

Table 3.2: Primary Rental Units by Unit Size (2024)

Unit Size/Type	Number of Primary Rental Units
Bachelor	2
1 Bedroom	71
2 Bedroom	188
3 Bedroom	18
4+ Bedroom	0
Total	279

Source: Province of Alberta, Apartment Vacancy and Rental Cost Survey (AVS), 2024

Since there were 1,040 renter households in 2021, and only 279 primary rental units identified through the provincial survey in 2023, most rental units in Edson were part of the secondary rental market. The secondary rental market includes homes that were not built for the purpose of being rented and typically consist of single detached homes, semi-detached homes, rented condominiums, and dwellings with secondary suites which are not captured in primary rental market data. Based on the number of primary rental units, it is estimated that approximately 60% of the rental market in Edson consists of units in the secondary rental market.

3.5.2 Rental Vacancy Rates

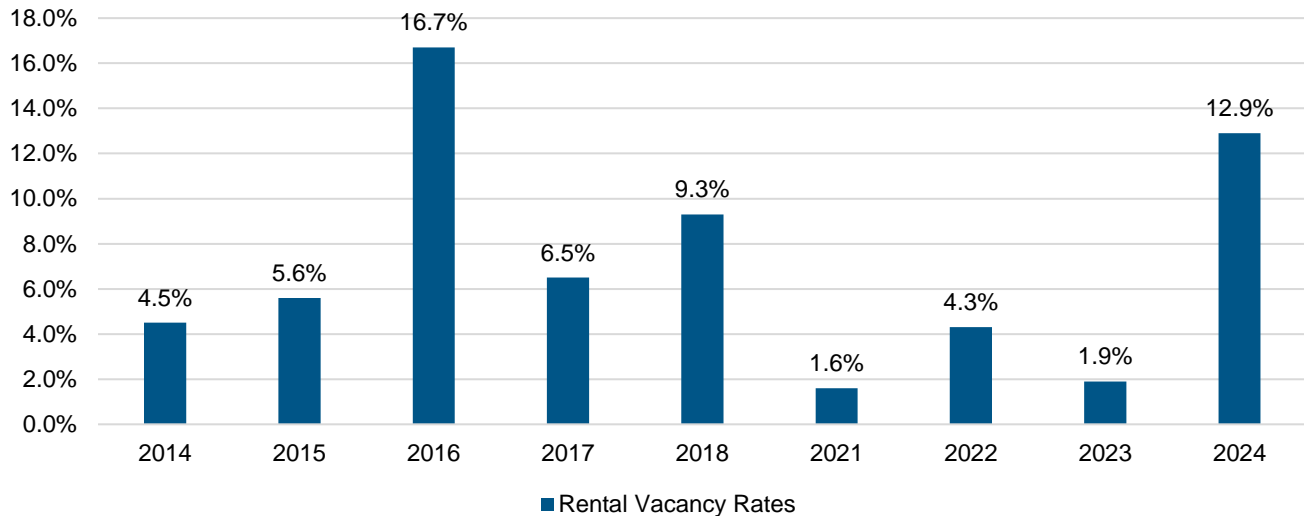
Between 2014 and 2024 (excluding 2019 and 2020 as no data was available), rental vacancies in Edson have fluctuated from a high of 16.7% in 2016 to a low of 1.6% in 2021. Between 2023 and 2024 alone, rental vacancies increased by 11.0%, resulting in a vacancy rate¹⁵ of 12.9% in 2024. Edson's rental vacancy rate is likely to fluctuate due to its economic reliance on resource industries like oil, gas, and forestry, which are inherently cyclical and can lead to shifts in employment and housing demand.

¹⁴ The Province of Alberta conducts an annual survey, Apartment Vacancy and Rental Cost Survey (AVS), of rural communities, collecting data and information on market rental multi-unit dwellings (i.e., not subsidized or affordable). Eligibility to be included in this survey include communities that: have a population between 1,000 and 9,999, have 30 or more rental units, and are not included in CMHC's bi-annual Rental Market Survey. The buildings also must have four or more rental units to be counted.

¹⁵ Vacancy rate is a percentage of all available rental units that are vacant or unoccupied at a particular time. Generally, a 3.0% vacancy rate is considered healthy/balanced that provides enough available units without an oversupply and allows for choice and ability to find appropriate housing without excessive competition.

Additionally, the town's population mobility, driven by transient workers and seasonal employment, further contributes to irregular patterns in housing occupancy. For example, the oil and gas sector experienced a downturn in 2015, which likely resulted in the atypical vacancy rate in 2016.

Figure 3.8: Historical Rental Vacancy Rates (2014-2024)

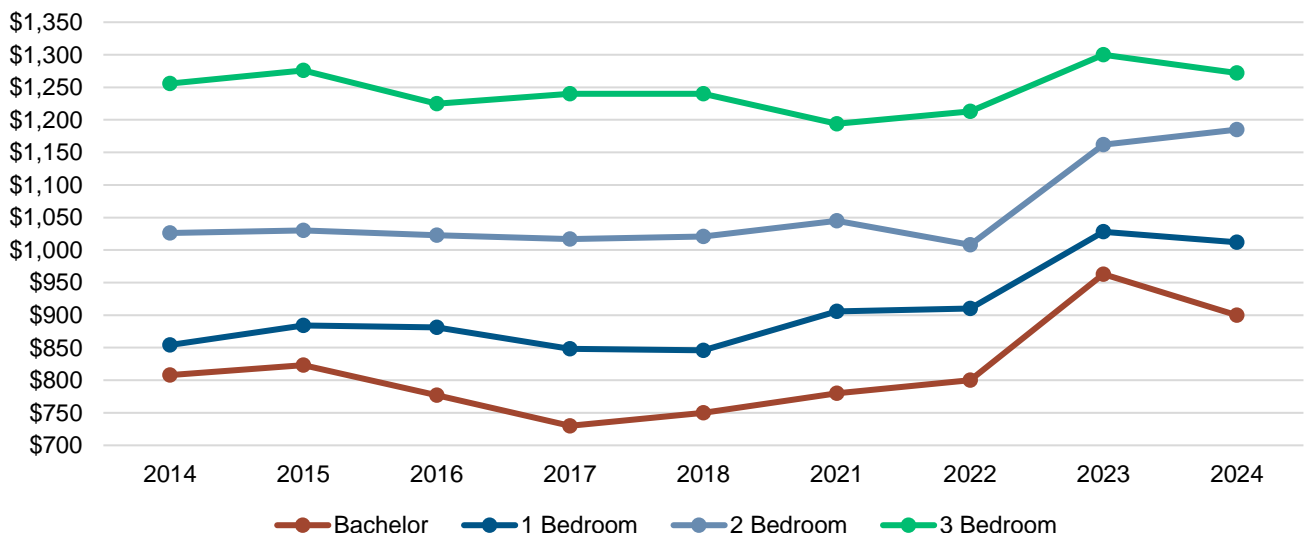


Source: Province of Alberta, Apartment Vacancy and Rental Cost Survey (AVS), 2024

3.5.3 Average Rental Rates

When looking at historical average rental rates by number of bedrooms (data collected as part of the AVS), there were significant increases in rental rates between 2022 and 2023, but slight decreases in the last year, excluding 2-bedroom units. From 2023-2024, the average rent for bachelor units decreased by 6.5%, 1-bedroom units decreased by 1.6%, 2-bedroom units increased by 2.0%, and 3-bedroom units decreased by 2.2%.

Figure 3.9: Average Rental Rates by Unit Size (2014-2024)



Source: Province of Alberta, Apartment Vacancy and Rental Cost Survey (AVS), 2024

3.5.4 Affordability

Similar to homeownership affordability, an affordability gap analysis was completed for renter households. Because the 2021 Census median household income was temporarily inflated due to COVID-19 benefits in 2020, it was used as an approximation of renter household income in 2024. The 2021 median renter household income (\$70,500) was divided by 12 months to estimate median monthly income. The median monthly income was used to calculate the affordable monthly housing costs assuming that households should be spending less than 30% of household income (pre-tax) on housing costs (as defined by CMHC).

Monthly housing costs were calculated using the average rental rates by size of unit and an estimate of a range of \$200-\$350 per month for utilities (depending on the size of the unit), insurance, and other housing costs were accounted for to reflect the monthly housing cost. Again, these estimated monthly housing costs are likely to vary differently between households depending on individual circumstances and housing expenses. The table below shows the estimated monthly costs for a housing unit depending on the size and the difference between the estimated monthly housing costs and what would be considered affordable to a renter household (spending less than 30% of median income on housing).

Based on this analysis, renter households earning the median renter household income should be able to afford the average rent without affordability issues. This analysis is only meant to provide a general picture of affordability for renter households and does not consider all possible scenarios. Approximately 21% or 725 households in Edson had a median household income of less than \$50,000 which suggests that potentially one in five households could experience affordability challenges when trying to find a rental home that meets their needs.

Table 3.3: Renter Household Affordability Analysis, (2024)

Renter Household Affordability Gap Analysis								
2021 Median Renter Household Income	\$70,500							
Affordable Monthly Shelter Cost (Less than 30% of renter household income)	\$1,757							
	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom	
2024 Average Rent	\$900		\$1,012		\$1,185		\$1,272	
Estimated Monthly Housing Costs*	Costs	Gap	Costs	Gap	Costs	Gap	Costs	Gap
	\$1,100	\$657	\$1,262	\$495	\$1,485	\$272	\$1,622	\$135

Source: Province of Alberta, Apartment Vacancy and Rental Cost Survey (AVS), 2024 | Statistics Canada Census (2021)

* Includes costs such as utilities and insurance

While renter households with at least the median renter household income are likely able to afford the average rent for any rental units without facing affordability issues, approximately 21% or 725 households in Edson had a median household income of less than \$50,000 which suggests that potentially one in five households could experience affordability challenges when trying to find a rental home that meets their needs.

3.6 Short-Term Rentals

Over the last 10+ years, the availability and use of short-term rentals (STRs) have exploded, as visitors use these rentals as less expensive and more comfortable alternatives to traditional accommodations when travelling for business and leisure. This has resulted in an increased supply of travel accommodations, opening the appeal to visit smaller communities that previously would have had limited accommodation options.

While there are clear benefits for travellers, hosts, and the local community with the potential for increased local business activity, the influx of short-term rentals can result in several issues. Property damage, noise and nuisance issues, safety concerns, etc., are often raised by neighbours and property managers where short-term rental properties are located. The rental market as a whole and broader affordable housing supply in a community can also be significantly impacted as rental units are being removed from the long-term rental market because there is higher value and income to be earned from short-term rental properties. For example, the number of STRs in a neighbourhood has shown to result in increased rental rates and housing prices, impacting affordability¹⁶. STRs also have the potential to remove units that could otherwise be available for long-term housing¹⁷. This is not to say that all short-term rentals would automatically be assumed to be part of the long-term housing market; however, it could be assumed that many would, especially if they are not currently the primary residence of the homeowner and they are currently available for rent for more than 180 days of the year¹⁸.

Based on a review of data available from AIRDNA, a website that collects short-term rental data from Airbnb and VRBO, as of October 2024, 30 units were available for rent in Edson in the last 12 months, compared to 1 unit in Entwistle, and 197 units in Hinton. Considering the proximity of Hinton to Jasper, Edson is likely not close enough to experience the same benefits as those travelling to the National Park. Additionally, of the 30 rental units available, five of them were available to rent for more than 180 days in the last year; this may indicate that only a few of Edson's available short-term rentals have the potential to contribute to the long-term rental market. In light of these factors, it's not likely that short-term rentals are removing a significant number of homes from the long-term rental market. Generally, Edson's rental market vacancy appears to fluctuate significantly from year to year, which is largely believed to be due to workers in, or near the town, as a result of industry activity, and short-term rental units play a role in providing temporary housing.

3.7 Affordable and Subsidized Housing

3.7.1 The Evergreens Foundation

The Evergreens Foundation is a not-for-profit housing management body that supports independent housing across six Alberta municipalities. They currently operate three housing developments in Edson.

¹⁶ Barron, K., Kung, E., and Proserpio, D. (2020). The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb (March 4, 2020). Retrieved from https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3006832 on September 22, 2024.

¹⁷ Arbenser, L., Bernard, M.C., Dormer, A., and Vipond, O. (July 30, 2024). Short-term rentals in the Canadian housing market. Retrieved from <https://www150.statcan.gc.ca/n1/pub/11-621-m/11-621-m2024010-eng.htm> on September 22, 2024.

¹⁸ Statistics Canada has defined a subset of STRs that could be considered potential long-term dwellings. Their definition of these housing units that have the potential to move back to the long-term housing market include STRs that are entire home rentals, are available to rent for more than 180 days a year, and the property type is not defined as a category that could be considered more of a vacation-style home (e.g., houseboats, yurts, houseboat, farm stay, etc.). Source: Arbenser, L., Bernard, M.C., Dormer, A., and Vipond, O. (July 30, 2024). Short-term rentals in the Canadian housing market. Retrieved from <https://www150.statcan.gc.ca/n1/pub/11-621-m/11-621-m2024010-eng.htm> on September 22, 2024.

Table 3.4: Evergreens Foundation Housing Breakdown, Town of Edson

Building	Number of Units	Unit Type	Number of Accessible Units
Heatherwood Manor	23	21 1-bedroom, 2 bachelor	1*
Heritage Court	32	1-bedroom	1
Parkland Lodge	105	82 Bachelor, 21 1-bedroom, and two 2-bedroom	105

**Of note, while Heatherwood Manor and Heritage Court each have one accessible unit, scooters and electric wheelchairs are not permitted.*

WAIT LIST

Parkland Lodge maintains its own waiting list and currently has approximately 14-18 people waiting for a non-subsidized unit and about 36 people waiting for a subsidized unit. Non-subsidized units are on a first-come, first-served basis, while the subsidized units are based on need.

For Heatherwood Manor and Heritage Court, there are approximately 5-8 people waiting.

RENT ASSISTANCE BENEFIT

The Rental Assistance Benefit is a subsidy program provided by the Alberta Government that provides short and long-term support to families in need of housing assistance. As of early 2025, there were 92 Edson residents on the Rental Assistance Benefit Program, and approximately 50 households on the waiting list. The waiting list for the Rent Assistance Program is maintained by the Evergreens Foundation and includes households in all of Yellowhead County.

3.7.2 Habitat for Humanity

Habitat for Humanity is a global non-profit organization that works to provide affordable housing for families in need. Over the years they have worked with families in Edson to provide a more affordable option to homeownership. They operate one townhome development in Edson that has 15 units. Feedback shared through engagement indicates challenges in finding interested residents who are able to and want to purchase a home; however, it was also shared that the application program underwent changes in 2019 and 2022, and that some restrictions that have been removed may not be well-known to the broader community (e.g., owners no longer need to have children to be eligible for housing).

3.8 Supportive Housing

3.8.1 SCOPE – Supporting Choices of People in Edson

SCOPE operates supportive housing for persons with developmental disabilities in Edson. Overall, SCOPE operates 5 supportive housing homes with a total of 23 beds and provides 24/7 support to three individuals in their own apartments (two individuals live in a two-bedroom unit, and the other individual lives in a one-bedroom apartment).

Representatives from SCOPE note that there is strong demand for more supportive housing in the area, the waiting list is maintained by Development Services Ontario. Housing affordability is the main challenge for persons with developmental disabilities trying to find housing in Edson. Representatives of SCOPE also point to the need for having the right support services in place, and ensuring appropriate accommodations for people as they age (i.e., to meet accessibility needs).

3.9 Emergency and Transitional Housing

3.9.1 Yellowhead Emergency Shelter

The Yellowhead Emergency Shelter (YES), located in Hinton, provides short-term accommodation for women and their children fleeing violence, as well as for women in crisis from the surrounding region, including Edson. The facility comprises 10 beds across 4 bedrooms, though occupancy is not consistently at capacity. Despite this, the shelter occasionally has to turn people away, particularly individuals who are actively using drugs or who display aggression towards staff. Staffing limitations also mean only one staff member is on duty at any given time.

Approximately 10% of the shelter's residents come from Edson. However, staff report that many women in Edson choose to stay in their community to maintain connections to their jobs or local support systems. To address this, Yellowhead offers outreach services to support women in need directly in Edson.

For those who do stay at the shelter, securing housing is a significant challenge due to a lack of affordable options. Although rents in Edson are generally lower than in Hinton, they remain out of reach for individuals and families relying on income assistance. Staff highlight the need for additional rental subsidies, particularly in Edson, where some housing supply is currently available. Barriers such as a lack of references and poor credit history further complicate access to stable housing.

A proposed solution to these challenges includes establishing supportive housing in the area. This model would combine affordable housing units with on-site or connected services provided by local organizations, including YES, to support residents in achieving stability and independence.

Staff also identified a recent, concerning, trend in the local rental market where landlords are increasingly offering only short-term leases ending in May or June, and then converting properties into Airbnb rentals for the summer; this significantly reduces housing availability during those months.

3.9.2 Edson Friendship Centre

The Edson Friendship Centre (EFC) is a non-profit organization that provides support and services to Edson and the surrounding community. Operating in Edson for over 30 years, it includes a drop-in centre and delivers a range of cultural programs, youth services, early learning programs, family supports, and nutrition programs.

The EFC also provides the Wayfinding program that serves individuals in the community who are experiencing or are at risk of homelessness. This program connects people with addiction services and income support, as well as helps people navigate other community resources. The Wayfinding program is delivered by two social workers and operates Monday to Thursday. In November 2024, the program supported about 75 unhoused individuals including approximately 20 who are youth and seniors (65+).

Challenges currently impacting individuals accessing the Wayfinding program include a lack of transitional and supportive housing, lack of rental subsidies, and the need for additional supports such as mental health supports and supports for people to help maintain their housing. Additional barriers in accessing housing include discrimination by landlords, and the eviction of lower-income tenants when demand for rental housing increases. Barriers to creating transitional and supportive housing include a lack of operational funding and NIMBYism.

3.10 Current Housing Highlights

HOUSING



60.6%
Single detached



17.6%
Apartment in building with <5 storeys



13.3%
Movable dwelling



5.0%
Row house



2.1%
Semi-detached



1.2%
Apartment or flat in a duplex



0.3%
Other single-attached house



0.3%
Other single attached

70%
of homes have 3 or more bedrooms

30
Short-Term Rental Units Listed (as of October 2024)

78%
of homes built before 2001

MEDIAN SALES PRICE (as of December 2024)

\$345,000
Single detached

\$495,000
Semi-detached

\$70,000
Apartment

AVERAGE RENTAL RATES (as of 2023)

\$850-\$1,500
1-3-bedroom units

4.0 Community Growth



4.1 Community Growth

4.1.1 Anticipated Population

Population projections¹⁹ for the Edson Local Geographic Area, prepared by the Government of Alberta's (GOA) Treasury Board and Finance Department, have been used in this report. The Edson Local Geographic Area encompasses the town of Edson and the surrounding regions within Yellowhead County. To develop population projections specific to the town of Edson, Edson's age proportions from 2021 have been applied to these projections.

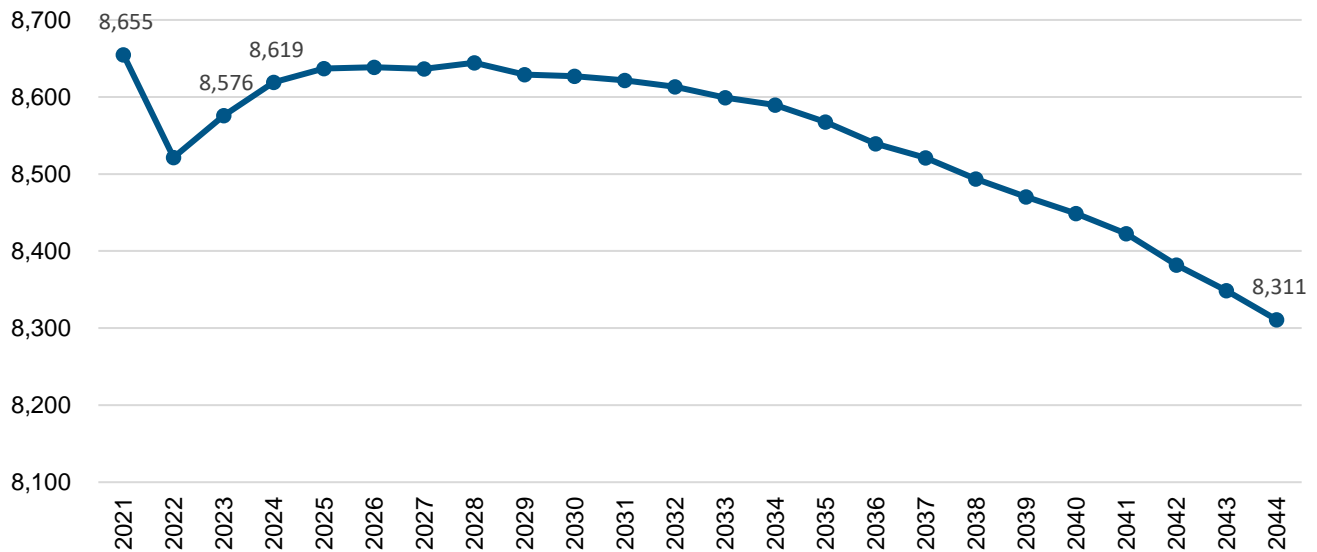
Following an initial drop between 2021 and 2022, the population projections show a gradual recovery and stabilization around 8,600 residents through the mid-2020s. A slight increase is observed up to 2029, peaking during this period at 8,629. However, from 2030 onward, the population is projected to begin a steady decline, with the trend becoming more pronounced in the latter years of the projection. By 2044, the population is projected to decrease to below 8,300, reflecting an overall loss of approximately 308 residents compared to 2024.

Population change is influenced by several factors, including age distribution, birth and death rates, and migration trends. Edson's population is expected to age, with an increasing proportion of seniors likely leading to more deaths, while a declining proportion of young adults may result in fewer births. Both trends place downward pressure on population growth. Migration is also a key driver of population change. Regional migration patterns are generally stable over time, and Edson has historically experienced some out-migration, particularly as younger residents move to larger urban centers for education, employment, and other opportunities. Additionally, Edson is not a primary destination for international immigrants and is unlikely to experience the same migratory growth as urban centers. However, Edson's migration patterns could shift from current projections if new economic opportunities arise, potentially attracting more in-migration and altering the town's demographic trajectory.

The projected population decline for the town of Edson has significant implications for housing. A shrinking population may lead to reduced demand for new housing, higher vacancy rates, and potential decreases in property values. This could shift the focus from new developments to the maintenance and adaptation of existing housing stock, particularly to meet the needs of an aging population, such as smaller, accessible, or senior-friendly housing options. Additionally, the economic viability of private development may decline, affecting construction and related industries; however, the surplus in housing stock could present opportunities for repurposing vacant units for affordable or supportive housing initiatives, ensuring the community can adapt to demographic shifts while addressing potential gaps in housing needs.

¹⁹ Population projections are scenarios based on several assumptions related to the components of population growth. They are not intended to function as predictions. As such, population projections are subject to uncertainty and change and should be referenced with caution.

Figure 4.1: Estimated (2021-2023) and Projected Population (2024-2044), Town of Edson

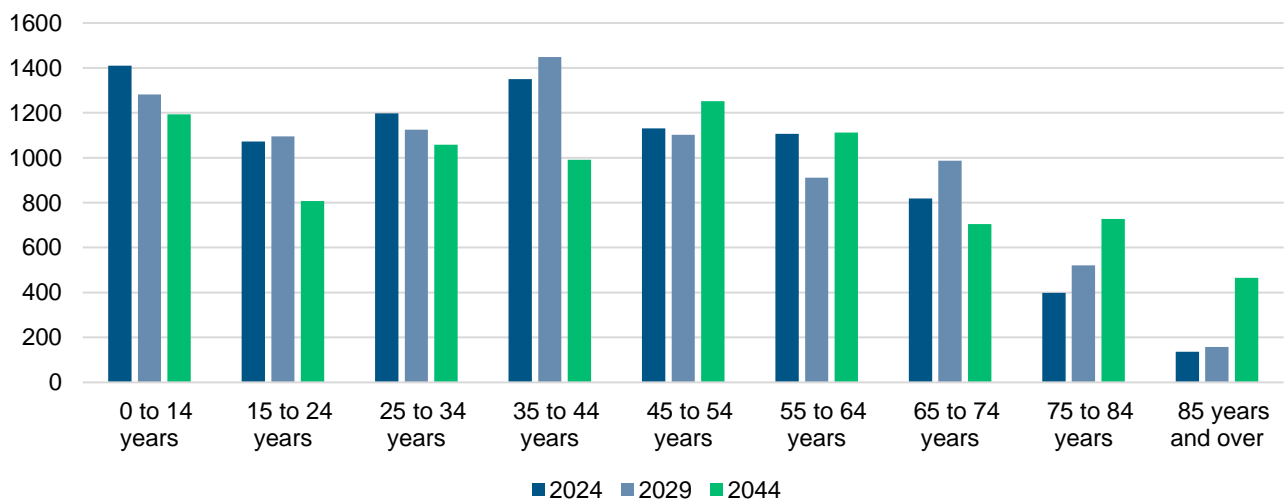


Source: Consultant estimates based on population projections prepared by Government of Alberta's Treasury Board and Finance Department

4.1.2 Anticipated Age

Over time, a noticeable aging trend is anticipated in Edson, with the younger age groups (0 to 14 years and 15 to 24 years) declining steadily by 2044, indicating a potential decrease in birth rates and youth retention. The working-age groups (25 to 54 years) show a slight decline in population, particularly in the 25 to 34 and 35 to 44 age cohorts, which may impact the labour force. Meanwhile, the older age groups (65 to 74 years and 75 years and over) experience substantial growth, particularly in the 75 to 84 and 85+ cohorts by 2044, reflecting an aging population. This demographic shift suggests a growing demand for senior-focused services and housing, alongside potential economic and social challenges due to a shrinking younger population and a larger proportion of older adults.

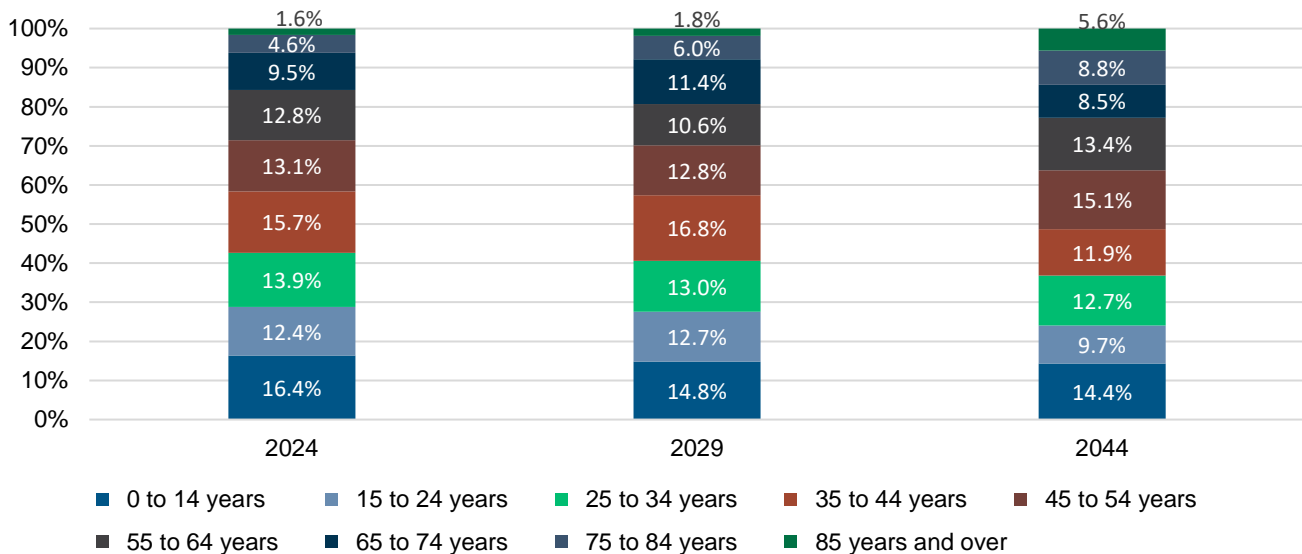
Figure 4.2: Projected Age Distribution, Number, Town of Edson (2024-2044)



Source: Consultant estimates based on population projections prepared by Government of Alberta's Treasury Board and Finance Department

The proportion of older age groups, particularly those aged 75 to 84 years and 85 years and over, increases significantly by 2044, reflecting the overall aging trend. Conversely, younger age groups, including 0 to 14 years, 15 to 24 years, and 25 to 34 years, represent a smaller share of the population by 2044, indicating a declining youth and young adult presence. The working-age population (35 to 64 years) remains relatively stable in proportion but slightly decreases in its overall share by 2044.

Figure 4.3: Projected Age Distribution, Percent, Town of Edson (2024-2044)



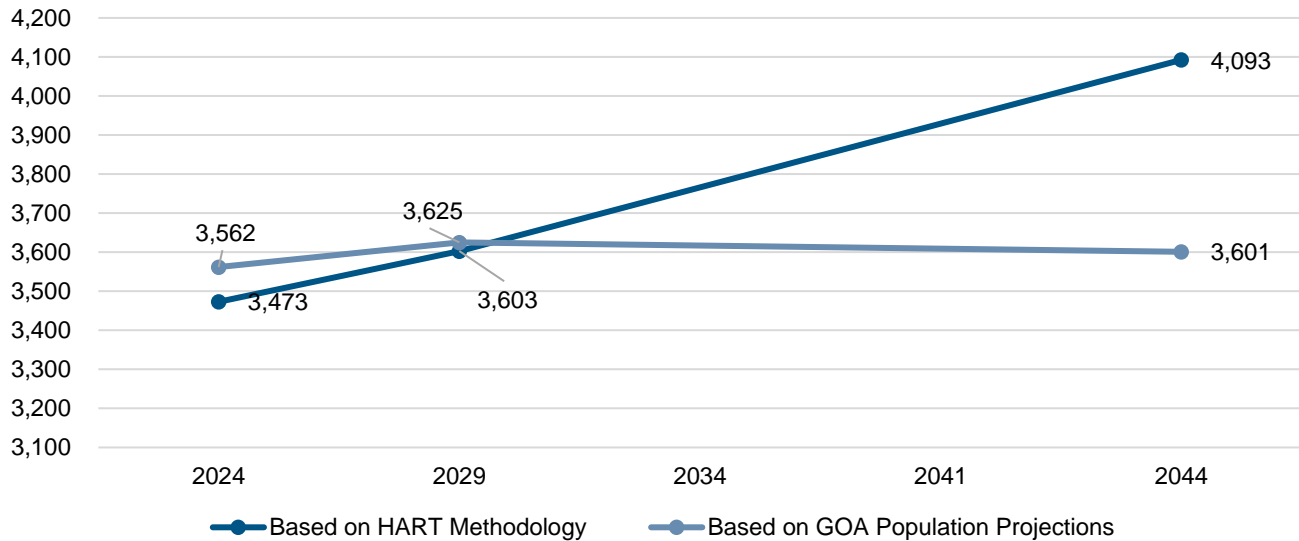
Source: Consultant estimates based on population projections prepared by Government of Alberta's Treasury Board and Finance Department

4.1.3 Anticipated Households

This section describes household growth in Edson over the next 20 years. Understanding anticipated household growth helps to better understand future housing demand. Two household growth projection scenarios are used. The first is based on the Housing Assessment Resource Tools (HART), which provides a business-as-usual scenario using historical trends, and the second, is based on GOA's population projections which uses 2023 population estimates as its base and considers changing trends from births, deaths, migration, and future changes.

The HART scenario projects a steady and significant increase in households, reaching 4,093 by 2044. In contrast, the GOA scenario projects relatively stable household numbers, increasing slightly to 3,625 by 2029 before plateauing at 3,601 by 2044. The divergence between these two projections highlights the impact of different assumptions and methodologies, with the HART scenario emphasizing continued growth and the GOA scenario reflecting a more cautious outlook influenced by demographic shifts. The GOA scenario highlights that despite a projected population decline, the number of households will remain relatively stable due to changes in the age structure and corresponding living arrangements. As the population ages, the proportion of seniors—who typically live in smaller households—increases, while the proportion of younger, family-forming age groups decreases. This demographic shift results in a decline in average household size, effectively stabilizing or modestly increasing the total number of households, even as the population declines.

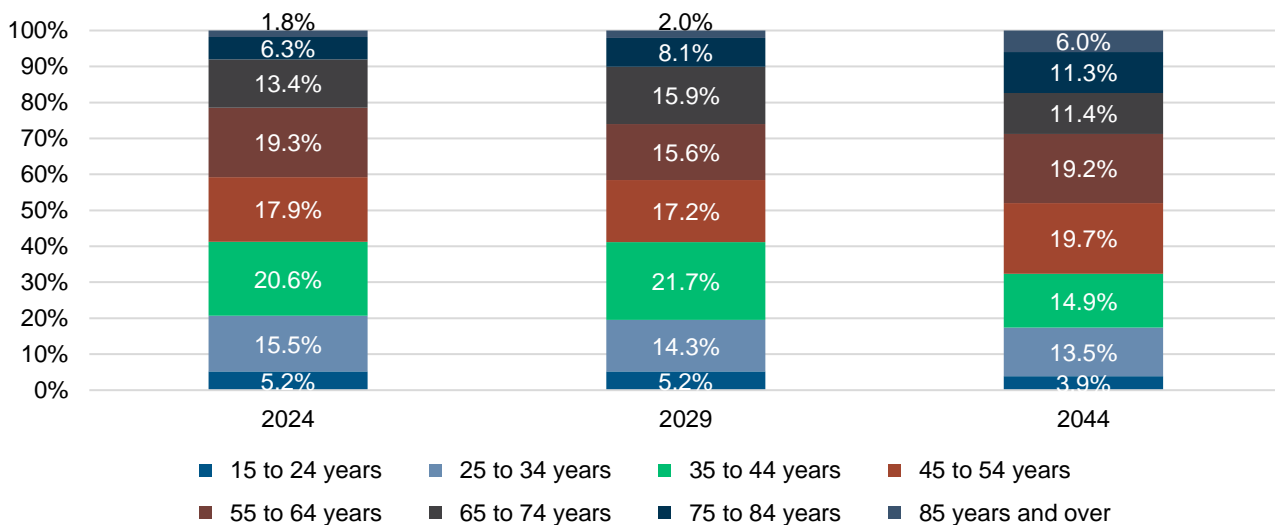
Figure 4.4: Projected Households (2024-2044), Town of Edson



Source: Consultant estimates based on Statistics Canada 2026, 2016 and 2021 Census data for HART methodology and population projections prepared by Government of Alberta's Treasury Board and Finance Department

The following chart highlights anticipated shifts in the age composition of household maintainers. The most notable trend is the increasing proportion of older age groups, particularly those aged 65 to 74 years and 75 to 84 years. By 2044, these groups together represent nearly 39% of all households, reflecting the aging population and its growing influence on housing needs. Meanwhile, younger age groups, particularly those aged 15 to 24 years and 25 to 34 years, decline as a proportion of total households, indicating fewer young household maintainers over time. The 35 to 44 age group also declines significantly by 2044, dropping to just 14.9% from 20.6% in 2024. These changes suggest a growing need for age-appropriate housing, such as accessible designs and senior living accommodations, while demand for housing catering to younger families and first-time homebuyers may decrease. This demographic shift underscores the importance of planning housing strategies that align with the aging population and the declining presence of younger household maintainers.

Figure 4.5: Projected Households by Age of Household Maintainer, Town of Edson (2024, 2029, 2044)



Source: Consultant estimates based on population projections prepared by Government of Alberta's Treasury Board and Finance Department

5.0 Future Housing Needs



Housing needs can be broadly categorized into two primary types: current unmet needs and future anticipated needs. Each reflects a distinct challenge in planning and providing adequate housing.

Current Unmet Need refers to the immediate demand for housing that is not currently being met. This includes individuals and families who are unable to find suitable housing within their community due to shortages, affordability constraints, or other barriers. Addressing unmet needs is crucial to support existing residents and reduce homelessness and housing insecurity.

Future Need to Meet Anticipated Changes addresses the housing requirements projected for the years ahead. It considers population changes, demographic shifts, and economic factors that will drive changes in demand for housing. Meeting future needs involves proactive planning to ensure enough diverse, affordable housing is available to accommodate changing household patterns.

Both types of housing needs must be addressed concurrently to create sustainable, inclusive communities. The following section provides an overview of current unmet housing needs and future housing needs to meet anticipated changes based on key areas of housing. The projections described in the following section for future needs for various housing types are not mutually exclusive. For example, a single unit could meet the need for a one-bedroom unit, rental unit, unit affordable to very low-income households, and senior's unit. Some of the housing units required will also be met through existing housing stock. For instance, if an existing unit is used to house and support an adult needing housing with supports, the unit would meet the need for one of these units.

5.1 Population-Based Indicators of Housing Units Required

5.1.1 Current Unmet Need

Based on the number of households in core housing need in 2021, the current unmet housing need is 265 units. Approximately two-thirds of the households with unmet housing needs are one-person households (69.2%) and 21.2% are two-person households²⁰. Approximately two-thirds are renter households and one-third are owner households.

5.1.2 Future Need to Meet Anticipated Changes

The two projection scenarios estimate an increase in housing demand of between 63 and 130 units over the five-year period from 2024 to 2029. Over the long term, the projections diverge significantly, ranging from a decrease of 24 housing units to an increase of 490 units over the 20-year period from 2024 to 2044. This variation highlights the uncertainty in long-term housing needs and the importance of considering multiple scenarios in planning to ensure flexibility and adaptability. Despite a projected population decline, housing demand in the GOA scenario remains relatively consistent due to the aging population and the corresponding shift toward smaller household sizes. As the proportion of seniors increases and younger, family-forming populations decline, more households are older adults living alone or in smaller arrangements, offsetting the effects of population decline on overall housing demand. By contrast, the HART projections show an increase in housing demand throughout the projection period, reflecting historical patterns of household growth rather than the demographic shifts captured in the population projections.

²⁰ The size of the remaining households is unknown due to Statistics Canada's rounding and suppression policies.

5.1.3 Dwelling Units by Size

Based on the number of bedrooms required by households of various sizes and compositions (as opposed to their preferences), 90% of additional households would require one-bedroom units, 2% would require two-bedroom units, and 8% would require three-bedroom units. This distribution remains relatively stable over the 20-year projection period. However, when considering the bedrooms households currently choose, the increased demand for units between 2024 and 2029 shows greater diversity in size: approximately 43% of the additional units would be two-bedroom, 25% three-bedroom, 21% one-bedroom, and 11% four or more bedrooms. Over the long term, as household sizes are expected to shift toward smaller households, demand is anticipated to concentrate more on one- and two-bedroom units, while demand for three- and four-bedroom units is projected to decline. This reflects the changing demographics and household compositions driving future housing needs.

5.1.4 Dwelling Units by Tenure

Based on historical trends in household sizes, incomes, and tenure preferences by household size and income category, it is projected that 74% of the additional housing units required between 2024 and 2029 will be ownership units, while 26% will be rental units. As household sizes continue to decrease, the demand for rental housing is expected to rise. Over the longer term, this shift would result in ownership units accounting for 70% of the total additional housing units needed between 2024 and 2044, with rental units comprising 30%.

When considering projected changes in households by age and the tenure choices of households by age group, the demand for additional units between 2024 and 2029 is even more heavily skewed toward ownership, with 93% of new units expected to be ownership and only 7% rental. However, as the population ages, the demand for rental housing is projected to increase. By the end of the projection period, 24% of the additional units demanded between 2024 and 2044 are expected to be rental units, with 76% being ownership units. This highlights the growing role of rental housing in meeting the needs of an aging population over time.

5.2 Anticipated Housing Demand for Key Areas of Need

5.2.1 Affordable Housing

Households have been grouped into five income categories to estimate future affordable housing needs beyond the existing deficit of 265 units to meet the needs of households currently in core housing needs.

- **Very low-income households** – households with incomes of 20% or under of the Area Median Household Income (AMHI) (less than \$19,600)
- **Low-income households** – households with incomes of 21% to 50% of AMHI (between \$19,601 and \$49,000)
- **Moderate-income households** – households with incomes 51% to 80% of AMHI (between \$49,001 and \$78,400)
- **Median-income households** – households with incomes 81% to 120% of AMHI (between \$78,401 and \$117,600)
- **High-income households** – households with incomes greater than 120% of AMHI (greater than \$117,601)

Based on historical trends in household sizes and their incomes, a decrease in the number of very low-income and median-income households is projected, alongside an increase in the number of housing units required for low-income and moderate-income households. This reflects shifts in household sizes over time.

However, if we assume a consistent percentage of households in each income category, any changes in the number of units would align with the following proportions, providing a more uniform allocation of housing needs:

- Very low-income households: 2%
- Low-income households: 20%
- Moderate-income households: 17%
- Median-income households: 22%
- High-income households: 39%

Table 5.1: Projected Distribution of Change in Units Needed by Income Category, 2024-2044

Projection Method	Year	Very Low Income ²¹	Low Income	Moderate Income	Median Income	High Income
Based on historical trends in the number of households of various sizes and their household incomes	5 Year Need (2029)	-16.5%	39.0%	27.2%	-17.9%	68.1%
	20 Year Need (2044)	-6.6%	32.7%	28.9%	-12.2%	57.2%
Based on a constant income distribution	5 Year Need (2029) and 20 Year Need (2044)	2%	20%	17%	22%	39%

Note: Numbers may not sum to totals due to Statistics Canada's Rounding and Suppression

Source: Consultant projections

5.2.2 Supportive Housing

People with disabilities live in a variety of housing situations, and their needs vary widely depending on the type and severity of their disability, as well as their personal preferences. For this report, we have categorized housing needs for people with disabilities into three groups: accessible housing for those with mobility disabilities, housing with supports for individuals with serious mental illness or addiction, and housing with supports for individuals with intellectual disabilities. It is important to note that these categories are not mutually exclusive. For example, individuals with mobility issues may also have intellectual disabilities and therefore require both accessible housing and housing with supports.

Research on the determinants of demand for accessible housing is limited. For this report, we have drawn on studies that project housing needs based on the number of households with members experiencing long-term mobility disabilities. Some research has identified a strong link between the need for home accessibility features and support with everyday activities among individuals with mobility disabilities. Accordingly, our projections focus on households with at least one member who has a mobility disability and requires support for daily activities.

²¹ Using the HART methodology results in a higher likelihood of rounding and suppression errors that results in reduced numbers which show as negative numbers in units needed. This is especially apparent for the very low-income category as changes over time between the three Census periods that were used as a base to develop the line of best fit are more likely to underestimate the very low income category group.

Indicators for each of the three categories of need have been developed based on national prevalence rates and estimated gaps:

- **Accessible housing:** The Canadian Disability Survey reports that 6.2% of people aged 15 and over have mobility disabilities and require support with everyday activities.
- **Housing with supports for mental illness or addiction:** The Wellesley Institute estimates the prevalence of need at between 0.4% and 1.0% of people aged 15 and over.
- **Housing with supports for intellectual disabilities:** The Canadian Association for Community Living estimates that 100,000 to 120,000 adults with intellectual disabilities across Canada face a housing and supports gap.

Based on these national prevalence rates, the current estimated needs in Edson are as follows:

- **Accessible housing:** Approximately 447 adults would benefit.
- **Housing with supports for mental illness or addiction:** Between 29 and 72 units are needed.
- **Housing with supports for intellectual disabilities:** Between 21 and 26 units are needed.

Looking ahead, projections for future needs show that, assuming one person with a disability per household:

- By 2029, an additional 9 households would benefit from accessible housing, and by 2044, a total of 14 additional households would benefit.
- The anticipated increase in the need for housing with supports for mental illness, addiction, or intellectual disabilities is minimal, with demand for only one to two additional units over the 20-year period.

This highlights the importance of planning for diverse housing solutions to meet the varied and evolving needs of people with disabilities in Edson.

5.2.3 Residents Experiencing Chronic²² Homelessness

Most people who experience homelessness would be able to obtain and maintain housing if they had access to affordable housing.²³ The housing needs of this group are included in the estimates of the need for affordable rental housing. Only a relatively small portion of people who experience homelessness or who are at risk of homelessness require housing that is linked with supports, particularly those who experience homelessness for longer periods.

We can estimate the need for housing with supports for people who have experienced homelessness by using a population-based estimate of the number of people who will experience homelessness and have a high level of acuity (or need for supports). For this, we used Edson's 2022 Housing and Service Needs Estimation data on the number of households experiencing homelessness during a snapshot in time (62 respondents who were experiencing homelessness unsheltered, emergency sheltered, or provisionally accommodated). In addition, Census data showed 20 households with incomes below 20% of the AMHI and in core housing need. This number provides an estimate of the number of households at high risk of homelessness due to severe affordability issues (385 households). Because data wasn't available on the acuity levels of households experiencing homelessness in Edson, we have made some assumptions for the purposes of this report.

²² Refers to individuals who are currently experiencing homelessness and who have been homeless for six months over the past year.

²³ Goering, P., Veldhuizen, S., Watson, A., Adair, C., Kopp, B., Latimer, E., Nelson, G., MacNaughton, E., Streiner, D. and Aubry, T. (2014). National At Home/Chez Soi Final Report. Calgary, AB: Mental Health Commission of Canada. Retrieved on September 19, 2024, from <http://www.mentalhealthcommission.ca>

We have assumed:

- 69% of households experiencing homelessness at the time the survey was conducted for the Housing and Service Needs Estimation had been experiencing homelessness for six months or more²⁴ and 95% of these households require housing with supports (69% of 62 households experiencing homelessness = 43 households experiencing homelessness for six months or more X 95% = 41 households)
- 10% of households who had been experiencing homelessness for less than six months at the time the survey was conducted for the Housing and Service Needs Estimation require housing with supports (10% of 19 households = 2 households).
- 10% of households at high risk of homelessness, based on having incomes with incomes below 20% of the AMHI and in core housing needs, require housing with supports (10% of 20 households = 2 households).

Based on these assumptions, it is estimated that approximately 42 households who have experienced or are at high risk of homelessness require housing with supports by the end of 2024. Based on population growth rates, this number could increase between two and six households between 2024 and 2044 if the population continues to grow.

5.2.4 Seniors and Family Housing

With the aging population, the number of senior households is anticipated to increase, and the number of family households is anticipated to decrease. Based on GOA population projection data, Edson would see 177 more senior households and 18 fewer family households between 2024 and 2029²⁵. Over the 20-year period from 2024 to 2044, Edson would see 272 more senior households and 193 fewer family households.

5.2.5 Indigenous Housing

According to the 2021 Census, there were 430 Indigenous households living in Edson. Using Statistics Canada's Indigenous population projections for Alberta and an average household size of 2.0 persons, it is estimated that by 2024, this number has grown to 469 Indigenous households living in Edson. To meet the housing needs of this population, an additional 62 units will be required between 2024 and 2029, with a total of 186 units needed by 2044. This highlights a need for culturally appropriate housing and supportive services in the community.

²⁴ Based on data from Everyone Counts 2020-2022 – the Third Nationally Coordinated Point-in-Time Count of Homelessness in Canada

²⁵ Note that there is overlap between senior households and family households (i.e., some seniors have children living with them).

6.0 Next Steps



The barriers, opportunities, and gaps that emerged through the collection and analysis of available data, conversations with residents and key interested parties, and review of existing Town policies and bylaws will inform the development of the Housing Strategy so that goals and actions directly address Edson's housing needs.

Identified key housing needs to be addressed through the Housing Strategy include:

- **Identifying funding opportunities** to support improvements to and maintenance of the existing housing stock.
- Attracting developers and landowners to **develop new housing** since over 77% of the existing housing stock was built before 2001.
 - The Town has significant land holdings planned for residential uses that could be used to facilitate expedited housing development.
 - Older homes situated on large lots provide unique redevelopment opportunities.
- **Diversifying the housing stock** as 61% of the current housing stock (2021) and 86% of homes for sale in 2024 were single detached dwellings.
 - Additionally, projected demands for smaller housing units and household size are expected to increase.
- **Increasing the availability and quality of rental units** given that less than 13% of homes are estimated to be purpose-built rentals and there is a low rental vacancy and limited rental options.
- **Providing more housing support services**, such as mental health supports and short-term housing options to help existing residents maintain their housing.