



ERODING AFFORDABILITY



RECORD IMMIGRATION into Alberta (highest since 1972) is diminishing Okotoks housing supply and driving up property values

OWNERS



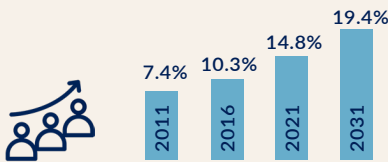
RENTERS



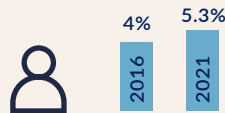
SHELTER COSTS in Okotoks are higher due to growth limits imposed to manage water supply. Median shelter costs in 2021 for renters and owners in Okotoks is higher than Calgary.

BENCHMARK HOME PRICE in 2023 was \$571,742, nearly 5 times the estimated median income of \$117,000

DEMOGRAPHIC SHIFTS



AGING POPULATION
Along with a 61.9% increase in seniors living alone between 2016-2021



GROWING INDIGENOUS POP.
60% metis
34% first nations
2% inuit



HOUSEHOLDS ARE GETTING SMALLER
One and two person households are increasing the fastest

VULNERABLE GROUPS



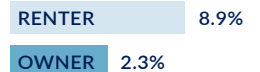
MORE LIKELY TO FACE HOUSING AFFORDABILITY CHALLENGES:

- Women led,
- lone parent female led,
- seniors,
- single person households



LOWEST REPORTED INCOMES

- Single person households: \$57,000
 - Lone parent female led households: \$76,000
 - 1755 households earn less than \$58,500.
- This means that 1 in 6 households cannot afford more than \$1463/month in shelter costs.*



RENTER HOUSING NEED

Renters are 4 times more likely to be in core housing need than owners

HOUSING NEEDS

335

HOUSEHOLDS CORE HOUSING NEED

in 2021, projected to increase by 50% to 456 by 2031

183

NON-MARKET UNITS

IMMEDIATE NEED projected to increase to 279 by 2031 based on core housing need data



RENT SUPPLEMENT would have the most immediate impact to alleviate housing affordability challenges for low income households earning less than \$58,500/year

PROGRESS



HOUSING STOCK IS DIVERSIFYING

Since 2020 more than 50% of housing starts have been multi-family (apartment, row, duplex)



PURPOSE BUILT RENTAL STOCK IS GROWING

389 units approved between 2021-2023, more units anticipated



SUBSTANTIAL INCREASE IN SECONDARY SUITES

43 new units between 2020-2023, compared to 35 completions between 2003-2019



FOOTHILLS-OKOTOKS REGIONAL WATER PROJECT

to be completed in 2026

