

HOUSING NEEDS

ASSESSMENT

What We Heard Report

May 16, 2024

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PROJECT OVERVIEW



The City of Leduc (the City) is committed to ensuring that residents have access to housing that is safe, affordable, and suitable to fit the broad and dynamic needs of its current and future residents.

The City engaged Urban Matters to support its Planning & Economic Development Department to undertake a comprehensive Housing Needs Assessment in early October 2023 in support of a broader Housing Strategy being developed concurrently. The purpose of the project was to conduct research and engagement to help identify and respond to housing needs and issues that have emerged in the community since 2008, when the City released its Attainable Housing Strategy.

This What We Heard Report presents a synopsis of the public survey responses and themes that emerged through other engagement efforts pertaining to the Housing Needs Assessment.

As a key starting point, it is valuable to note that the total population of Leduc is just over 36,000, as of 2023 the City experienced a 9.2% growth in population from the 2019 Census (City of Leduc, 2023).

ENGAGEMENT AT A GLANCE

Highlights



A comprehensive survey administered on Survey Monkey garnered 1,001 responses, demonstrating a robust engagement with a 71% completion rate. Of the total responses received, **708 complete surveys** demonstrated that the survey had gathered statistically significant insights, shedding light on various housing concerns. The survey captured perspectives from both residents and non-residents, underlining broader regional housing dynamics. Paper surveys were also available at the Library and Leduc District Seniors Centre.

Survey Insights



Renters: While renters in Leduc indicated the ability to secure housing relatively quickly, with 32% finding units in less than a month, affordability remains a persistent issue. While 67% find housing costs unsustainable, indicating a significant affordability gap.

Homeowners: Homeownership satisfaction appears high, yet 40% of owners grapple with affordability concerns. Additionally, a substantial portion of homeowners indicated having spare rooms, but hesitation to rent them out. Homeowners also noted rental rates are high, putting additional pressure on the overall housing market in the city.

Comparison: Both renters and owners expressed a shared preference for single-detached homes, and underscored the importance of affordability in housing choices. Moreover, the convergence of concerns around housing affordability suggests a need for holistic solutions.

Future Housing Needs: Preferences for housing types vary over time, with single-detached homes dominating near-future preferences. However, as demographics shift, supportive housing emerges as a crucial consideration, highlighting the importance of adaptable housing strategies.

Top 5 housing issues in Leduc	
Renter (114 responses)	Owner (553 responses)
Cost of renting is too high	Cost of home ownership is too high
Cost of home ownership is too high	Cost of renting is too high
Low availability / shortage of rentals	Lack of supportive housing for seniors
Homelessness	Lack of downsizing options for seniors
TIE – Mismatch between who needs housing and what type of housing is available, unstable rental arrangements	Seniors without adequate at home care

Table 1 – Top 5 Housing Issues in Leduc.

Results presented in the table above are a combined weighted ranking based on responses, with respondents able to rank their top 5 housing issues.



Round Table Discussion Insights

Developers and Builders: Affordability emerges as a driving force behind housing demand, particularly with single-family homes priced competitively. However, challenges such as lot shortages and inflated prices necessitate innovative solutions. Diversification of housing options, coupled with targeted market engagement, could address evolving needs and preferences.

Businesses & Community Organizations: Housing shortages and rising costs disproportionately impact vulnerable populations, contributing to homelessness and housing insecurity. To address these challenges, stakeholders advocate for proactive redevelopment efforts and community collaboration. Incentivizing affordable housing development and addressing workforce shortages could promote inclusivity and accessibility. Additionally, the impending closure of support networks underscores the urgency of tailored interventions, including diverse housing options and support services. Collaborative efforts among government, businesses, and nonprofits are essential for advocating for policy changes and fostering inclusive communities.



Key Themes from Leduc Community Organizations

Housing Instability	The rising cost of living affects the financial stability of vulnerable populations, which exacerbates housing insecurity and increases the stress of both staff and clients.
Strain on Organizations	Tangible action needed to manage concerns of staff burnout, limited resources/incoming donations, growing waitlists, a lack of affordable housing options, and funding shortages.
Collaboration	Collaboration and partnerships between government, businesses, and nonprofits is essential to navigate bureaucratic obstacles and address the diverse housing needs of residents.
Holistic Approach	Affordable housing options should be complemented with adequate support services and community engagement.

Diverse Housing Options

Inclusive communities with a mix of homeownership and rental options are necessary to ensure every individual has the right to live in their community of choice.

Engagement Intersections

Throughout engagement with residents, businesses, and community organizations, affordability and availability of housing emerged as key concerns. Households are grappling with increased cost of living across the board, with particular challenges pertaining to housing: households are concerned about rent and mortgage payments and availability of appropriate housing types to meet household needs.

Renters looking to enter the ownership market are concerned about being able to afford downpayments and carrying costs, as well as whether there will be available inventory for them to do so. Households that own their own homes are now looking to the future as to whether there will be opportunities for them to age-in-place in Leduc through downsizing or relocating to supportive or assisted living situations.

The development community recognizes affordability challenges and market demand for single-family and more dense forms of housing in Leduc, with shifting market preferences informing longer-term development decisions. Lot availability, high material and labour costs, and broader market demand are factors affecting immediate-term affordability of housing options.

Organizations either involved in providing housing or supports for households in need strive to provide immediate assistance in the form of subsidized units, food supports, and programming to support households with unique needs (e.g. those with disabilities, low-income, seniors) to thrive in Leduc. Gaps include a shortage of affordable housing, supportive or transitional housing units, as well as emergency shelter spaces.

Collaboration, innovation, and advocating for Leduc resident needs are important pathways for change along the housing continuum in the city.

Proposed Path(s) Forward

Affordability Strategies: Implement targeted measures to enhance housing affordability, including incentives for developers to offer affordable housing units and explore innovative financing options.

Diverse Housing Supply: Foster collaboration between developers, policymakers, and community stakeholders to diversify housing options, catering to varied needs and preferences.

Support Services: Strengthen support services for vulnerable populations, including transitional housing programs and trauma-informed approaches, to address underlying needs and promote stability.

Community Collaboration: Facilitate ongoing dialogue and collaboration among stakeholders to foster inclusive decision-making processes and ensure housing strategies align with community needs.

Policy Advocacy: Advocate for policy changes at the local and regional levels to address regulatory barriers and streamline processes for affordable housing development.

By pursuing these strategies collaboratively, Leduc can work towards building a more inclusive and resilient housing landscape, ensuring that all residents have access to safe, affordable, and suitable housing options now and in the future.

ENGAGEMENT APPROACH

HOW WE ENGAGED

A comprehensive Engagement Strategy was developed in partnership with the City in November 2023. In the process of creating the strategy, the following guiding objectives were identified:

1. To educate and inform the public and stakeholders about the project and overarching housing concepts/definitions.
2. To gather perspectives on Leduc's housing needs, gaps, barriers, and opportunities from the public and stakeholders.
3. To provide meaningful engagement opportunities for stakeholders to influence and shape the development of the City's Housing Strategy.
4. To use housing data and public input to inform relevant, feasible, and realistic implementation actions that are tailored to the City's needs.

Further to the objectives above, engagement activities have been delivered in alignment with the following principles outlined in the City of Leduc's Public Engagement Framework, which states that public engagement will be:

1. **Impactful and meaningful:** The public is involved in decisions that directly impact them and input is considered by the City as part of the decision-making process.
2. **Inclusive and accessible:** Opportunities to participate in public engagement are accessible and welcome diverse ideas, perspectives, and input.
3. **Transparent:** Public engagement opportunities are communicated clearly, openly, and in a timely way.
4. **Well-planned and intentional:** Public engagement opportunities reflect careful planning and preparation that supports the engagement purpose(s).
5. **Accountable:** Public engagement is reported on and evaluated to support continuous improvement.

The City of Leduc's Public Engagement Framework also includes an Engagement Spectrum (*Figure 1*), which helped to identify that the targeted levels of engagement for this project were to be *consult* and *involve*.

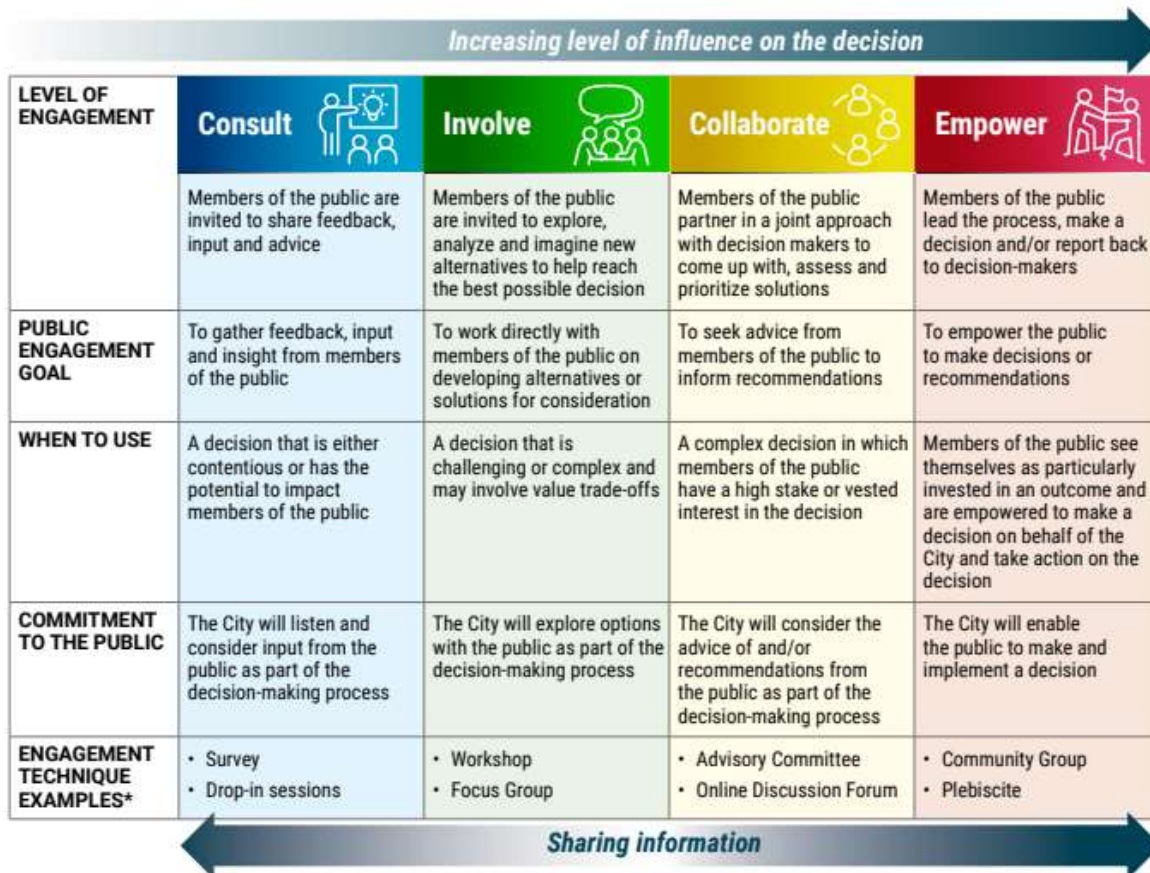


Figure 1 – City of Leduc Public Engagement Spectrum (Adapted from IAP2 Spectrum of Engagement)

HOUSEHOLD SURVEY

Development of a Household survey to be administered via the online platform Survey Monkey began in November 2023 and was launched in both digital and physical form to the public on Monday, February 5, and was circulated via the following channels:

- City of Leduc News Release
- Targeted Stakeholder Emails to Leduc Junior High and High School Principals, Youth Council, and business/developer/stakeholder/non-profit representatives
- Social Media (Facebook & Instagram)
- Paper Copies at the Library and Leduc and District Seniors Centre

The survey was closed to the public on Monday, February 26, at which time **1001 total individual responses** had been collected.

ROUNDTABLE DISCUSSIONS

A series of four roundtable discussions with targeted stakeholder groups were held, with two in-person sessions at the Leduc Civic Centre on Wednesday, March 20th, and two virtual sessions hosted by Urban

over Zoom on Monday, March 25th. Representatives from the City were present at the in-person sessions but were not present for Zoom sessions.

Conversations with **Builders & Developers**, **Leduc Business Organizations**, and **Leduc Community Organizations** were primarily guided by participant dialogue. Discussion topics and questions were prepared for each stakeholder group as a prompt to encourage attendees to consider the current and future state of housing in Leduc.

WHO WE ENGAGED

The project Engagement Strategy outlined Target Stakeholder groups for each type of proposed engagement, which will be expanded on in following section.

HOUSEHOLD SURVEY

Proposed target audiences for the Housing Strategy Survey included:

- Residents of Leduc, including couples and families, single parents, young adults (19+), youth (15-19) and seniors (65+)
- Businesses
- Developers
- Stakeholders
- Non-Profits

A wide, accessible distribution (virtual via shortened URLs linked on social media or QR code, and physical paper copies in public locations) of survey copies and methods of data entry allowed responses to be collected from nearly every residential community of Leduc. Responses were also collected from non-residents; resident and non-resident responses alike included representation from all eligible age demographics.

ROUNDTABLE DISCUSSIONS

The stakeholder groups engaged in the roundtable discussion sessions were as follows:

Date	Time	Stakeholder Group	Location	Invitees
<i>Wednesday, March 20th</i>	10:00 am – 12:00 am	Developers and Builders	Leduc Civic Centre	<ul style="list-style-type: none"> • MLC, Cranston, City of Leduc
	1:00 pm – 3:00pm	Developers and Builders	Leduc Civic Centre	<ul style="list-style-type: none"> • Landmark Homes, Homes by Avi, Bedrock Homes, CHBA Edmonton, Private Home Consultation
<i>Monday, March 25th</i>	10:30 am – 12:00 pm	Businesses*	Virtual - Zoom	<ul style="list-style-type: none"> • Leduc, Nisku, Wetaskiwin Chamber of Commerce • Leduc Downtown Business Association
	1:15 pm – 3:15 pm	Community Organizations	Virtual - Zoom	<ul style="list-style-type: none"> • Leduc Regional Housing Foundation • Leduc & District Food Bank • Leduc & District Seniors Centre • Leduc Linx • Leduc HUB Association • Leduc Youth Council • Habitat for Humanity – Leduc • City of Leduc FCSS

*Leduc Regional Housing Foundation attended the morning Businesses session instead of the afternoon Community Organizations session due to scheduling conflicts.

HOUSEHOLD SURVEY FINDINGS

STATISTICAL SIGNIFICANCE

While not an identified goal of the public survey, reaching statistical significance for a population size is an indicator of the level of confidence that can be had that collected data can reasonably be generalized to be representative of the broader population base.

A statistically significant sample size is calculated by taking the total population for a given audience, along with an acceptable margin for error (the smaller this number, the closer to having an exact answer at a given confidence level), and a sampling confidence level (expressed in a percentage, this indicates how confident you can be that the population would select an answer within a certain range).

For this survey, the 2023 Census total of 36,060 was used to calculate a **required sample size of 381 completed responses** to be 95% confident that any additional responses would fall within a +/- 5% margin for error.

At the time of survey closing, the City had received a **total of 708 complete surveys**, placing the collected data well within a statistically significant sample size.

SURVEY DESIGN

The survey consisted of up to 22 questions organized under four category headings, depending on whether the survey respondent was a resident or non-resident of the City of Leduc. The survey had an anticipated completion time of around 15 minutes and included an introduction giving an overview of the project, desired outcomes, and instructions on how to find more information and stay informed.

Online delivery was administered through Survey Monkey and allowed for automated survey navigation based on respondent's selections, while physical paper copies were created for each of the three respondent types: Non-resident, Resident – Renter, and Resident – Homeowner (see **Appendix C** for template copies). Information was gathered using a variety of question types, including drop-down, multiple choice, data matrix, ranked choice, and open-ended response. Additionally, some questions included "other" options, which asked the respondent to specify their own response if it was not a listed option.

Two collectors were created on Survey Monkey to prevent multiple submissions by the same individual. One was given to the City for manual response entry based on paper copy submissions, and the other was used to generate a shortened URL and QR code to be circulated for digital submissions. The Manual Entry collector allowed multiple responses from the same device, where the collector created for the QR code prevented this. Unfortunately, it appears that there was a human error in the circulation of the survey URL and QR codes, and responses collected indicate that the URL for the Manual Entry collector was circulated to the public. For this reason, and because Survey Monkey did not record IP addresses for anonymity purposes, we are **not able to guarantee that multiple submissions from the same respondent were not received**. However, due to the scale of the survey and the variety in recorded responses, it seems unlikely that multiple submissions from the same respondent were received.

Respondents were asked not to include any identifying information in long answer responses, and were not required to provide any additional identifying information such as name, addresses or phone contact information. IP addresses for online responses were not collected, and no response authentication was required to complete the survey.

Questions for current residents of Leduc were gathered under four broad category headings, as follow:

1. **About You:**

Respondents were asked to provide general demographic information related to:

- Neighbourhood of residence
- Gross annual household income
- Current living situation
- Number and age of household residents
- Type of property (rental versus owned)
- Length of housing search
- Type of dwelling (the City of Leduc's [Housing Glossary](#) was either linked or provided)
- Number of bedrooms (existing and desired; for owners, whether unused bedrooms could be rented out)
- Monthly costs of living (rent/mortgage, utilities, transportation, other)
- Whether housing costs were believed to be affordable

2. **Housing Experience:**

Respondents were asked to reflect on their experience of housing within the City of Leduc, regarding:

- Housing issues, either currently experienced or anticipated within the next five years
- Barriers encountered while searching for current home
- Anticipated housing types needed in the next 5-to-10, 10-to-20, or 20-to-30 years

3. **Community Housing Issues:**

Respondents were asked to reflect on the types of housing issues currently faced by their friends or family, and in the communities they live and/or work in. These included:

- Top 5 ranking of housing issues in Leduc
- Identification of missing housing options in Leduc

4. **Tell Us Your Story:**

Respondents were invited to expand on or share stories of housing challenges experienced in Leduc through an open-ended response, with the following prompting questions:

- When did you move to Leduc?
- Why did you choose Leduc?
- What challenges have you experienced when trying to move to Leduc, or while living in Leduc?
- Do you think you will stay in Leduc?

Questions for non-residents of Leduc were much briefer:

1. **About You:**

Respondents were asked to provide general information related to:

- Community of residence

- Why not Leduc?
- Barriers preventing relocation to Leduc
- Desired housing type
- Gross annual household income
- Current living situation
- Number and age of household residents
- Type of property (rental versus owned)

RESPONSE OVERVIEW

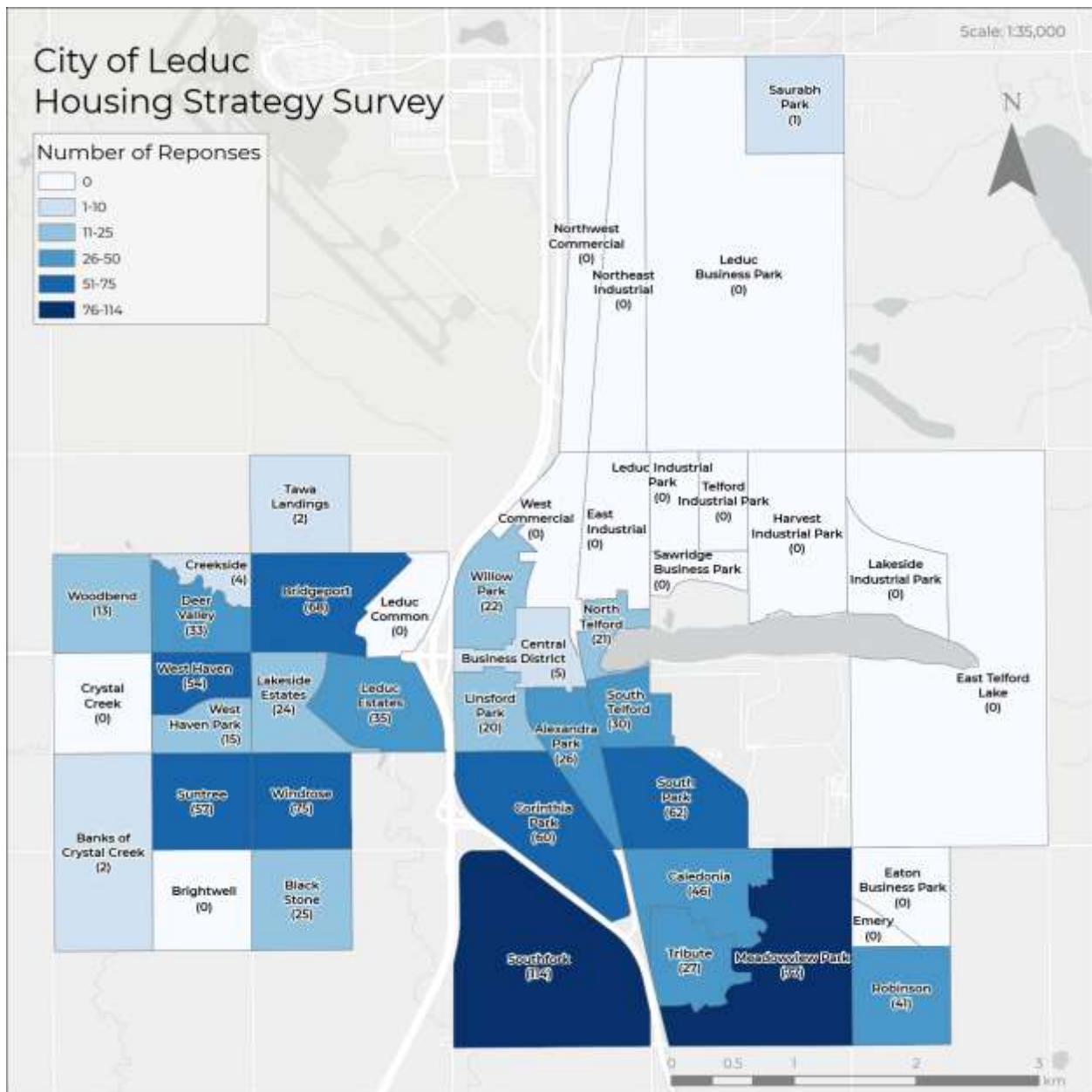


Figure 2 – Distribution of Response by Community

The responses received were distributed across the identified communities of Leduc, with the fewest coming from neighborhoods west of Highway 2 (Tawa Landings, Creekside, and Banks of Crystal Creek) and the greatest number coming from Southfork (114 received) and Meadowview Park (77 received). Several of the communities on the map above received zero responses, but these areas were not listed as options for respondents.

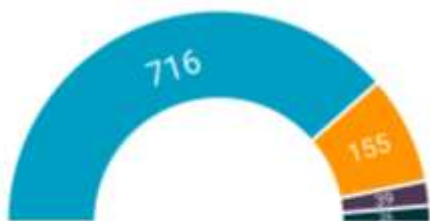


Figure 3 – Survey respondent profile (own, rent, neither rent nor own, non-residents)

Of the total 897 responses received from **current residents** of the City, roughly **72%** (716) **owned their own homes**, while **15%** (155) **currently rent their homes**, and about **3%** (24) **indicated that they neither rent nor own** (e.g., live rent-free with parents, partner/spouse, or adult children), or identified as having no fixed address (2).

Respondents were then asked to indicate their gross annual household incomes (inclusive of all wage earners, before tax).

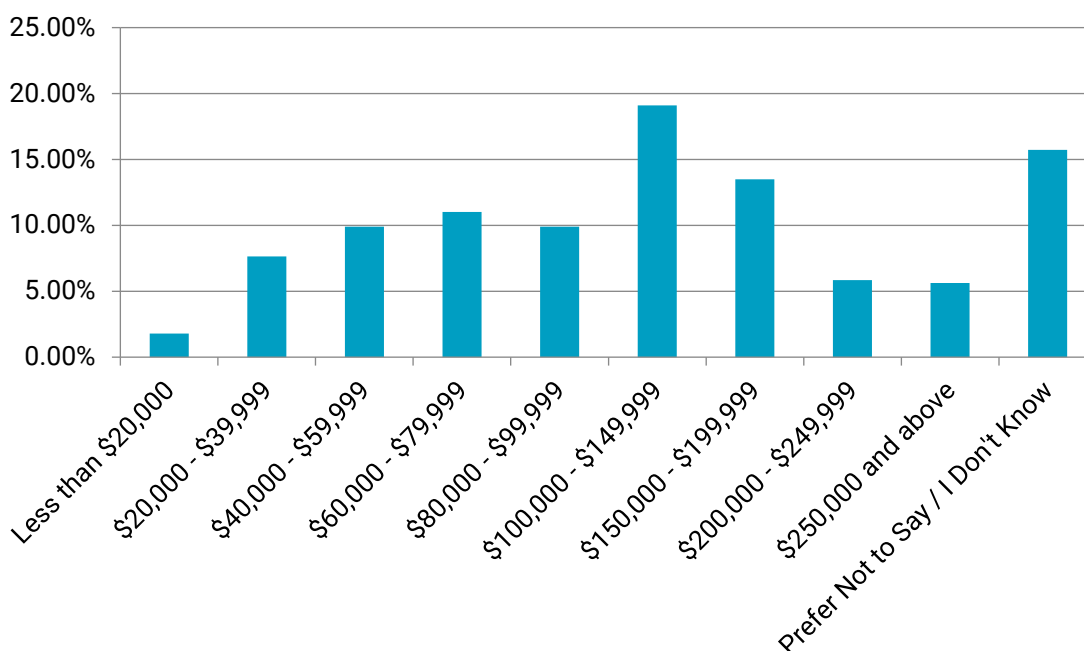


Figure 4 – Survey respondent household income distribution

Roughly half of responses received came from households indicating a gross income of \$100,000/year and above; of those, 8% (31) are renters, and 92% (335) own their homes. It is interesting to note that of the respondents earning above \$100K/yr, 33% (110) of owners and 48% (15) of renters feel that their housing costs are not affordable to them; a further 6% (21) of owners and 6% (2) of renters are not sure if their housing costs are affordable to them.

When asked to describe their living situation, the majority (70%) of respondents indicated living with a spouse/partner (with or without children); 14% indicated living on their own, and the remaining 16% were fairly equally distributed among the remaining choices. One respondent indicated that they were currently experiencing homelessness.

The next question discussed the number, and age group of household members, which was cross-tabulated with living situation to get an idea of how many Leduc residents were represented by the survey results. Results of the cross-tab can be found in the table below.

	Individual Responses Received	Number of Residents Represented	Children (0-18)	Young Adults (18-34)	Adults (35-64)	Seniors (65+)
<i>I am a single parent living with children full-time</i>	37	115	61	25	29	0
<i>I am a single parent living with children part-time</i>	19	54	27	6	17	3
<i>I live in a multi-generational home (i.e., with children and parents/in-laws)</i>	30	131	29	29	54	19
<i>I live on my own</i>	121	116	2	11	55	41
<i>I live with my parent(s)</i>	23	78	10	30	36	2
<i>I live with my spouse/partner - with children</i>	345	1338	548	236	529	15
<i>I live with my spouse/partner - without children</i>	277	517	0	94	233	185
<i>I live with roommates</i>	19	52	2	26	19	4
<i>No other indicators</i>	2	4	2	0	2	0
<i>Other (please specify)</i>	23	57	7	12	24	9
	TOTAL	2462*	688	469	998	278

*Note – discrepancy between “Number of Residents Represented” and total of all age demographic columns due to 29 respondents selecting “Prefer Not to Say” regarding the age demographic breakdown of their household.

The **total number of residents represented by this survey is approximately 9.6% of the total population of Leduc**, based on 2023 census data.

Following these general demographic questions, common to both renters and homeowners, the survey’s branching logic split the two groups and directed them to renter-specific or homeowner-specific questions; discussions of the results are found in following sections.

RESIDENT RESPONSES – RENTER-SPECIFIC

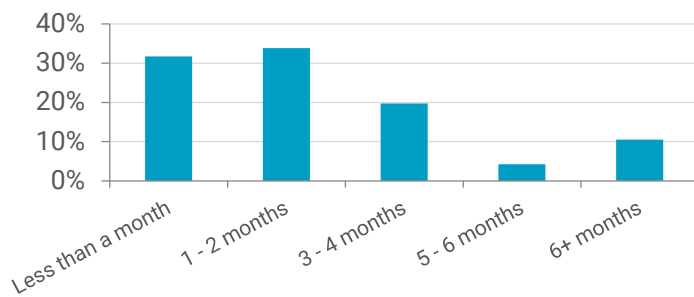


Figure 5 – How long did it take you to find your rental?

Respondents were then asked to provide information on how many bedrooms their current unit has, versus how many they have need for. The majority of respondents indicated having either 2- or 3-bedroom units, with 63% of all respondents indicating that their current rental was meeting their needs, 18% indicating that they could downsize by one or more bedrooms, and 19% indicating one or more additional bedrooms would be required to meet household needs.



When it comes to monthly rent payment, most respondents (73%) were paying between \$1,000 and \$2000/month. 17% of respondents indicated rent payments above \$2,000, 8% indicated rent payments below \$1,000, and 3% of respondents preferred not to share. Of the group, 12% (17) of respondents indicated that their monthly rent payment was inclusive of their monthly utility payments.

Monthly utility payments varied wildly, with the average amounts (56% or 81 responses) falling between \$100 and \$550 per month. 19% (28) of respondents indicated paying more than the high end of this range, and 10% (14) indicated paying less on average. 3% (5) were unsure what their monthly utilities costs are.



Next, respondents were asked to consider their monthly transportation costs. Here, the majority (61% or 88 responses) indicated paying somewhere between \$100 to \$400 on average; 22% (31) indicated paying more than the high end of this range, and 13% (18) indicated paying less. 5% were unsure what their monthly transportation costs were.

Respondents were not asked to indicate which methods of transportation they utilized on a monthly or primary basis; this may be worth looking at, in light responses indicating dissatisfaction with transit and transportation in Leduc received in subsequent sections of the survey.

When asked if they believed their monthly housing costs were affordable, 66% (97) responded “No,” with a further 9% (13) responding that they were unsure. Only 25% (35) of renters who responded to the survey believed that their housing costs were affordable to them, a theme that appears throughout the remainder of the survey and will be discussed in subsequent sections. A small percentage of renters

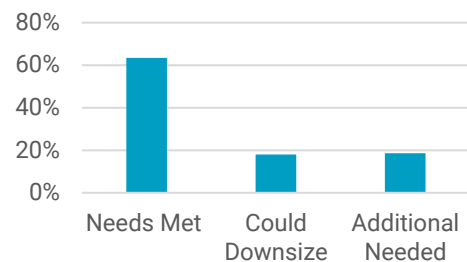


Figure 6 – Are your monthly housing costs affordable to you?

There were 155 responses collected from renters in Leduc. Most renters indicated a relatively brief hunt for their current rental, with 32% looking for less than one month, and 34% searching for 1-2 months.

The most popular rental types were apartments (40%), single detached homes (21%), and townhomes (18%).

Does your rental meet your needs for number of bedrooms?



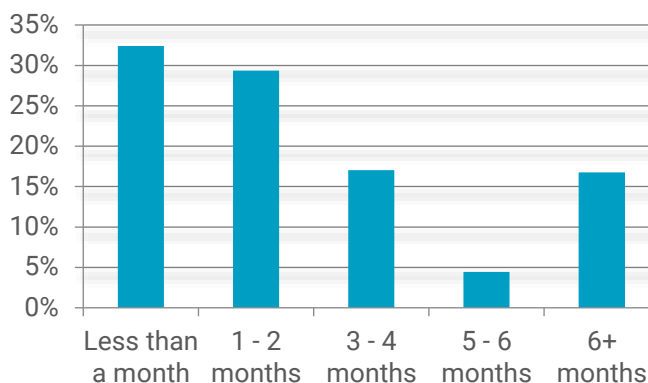
indicated receiving financial assistance to cover housing costs, with primary sources of assistance being rental subsidies (47%, or 7 respondents) and AISH (20%, or 3 respondents).

RESIDENT RESPONSES – HOMEOWNER-SPECIFIC

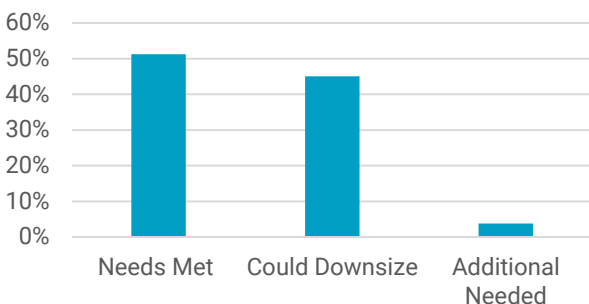
The total responses received from homeowners were about 4.5x that of the renters. Similarly to the renters, many homeowners were able to find their current home within 1-2 months, with 34% looking for less than a month, and 29% finding their home within between 1-2 months.

With 82% (544) of all received homeowner responses, single detached homes were by far the most popular, with duplex or semi-detached housing following at 10% (63). Of the single detached homes, 3% (19) of those indicated including a suite, either within the primary home or a garage or garden suite.

How long did it take you to find a home for purchase?



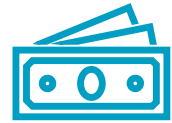
Does your home meet your needs for number of bedrooms?



Homeowners were also asked to provide information on how many bedrooms their current home has, versus how many they have need for. The majority (92%) of respondents indicated having at least 3- or 4-bedroom homes, with 51% of all respondents indicating that their current home was meeting their needs, 45% indicating that they could downsize by one or more bedrooms, and only 4% indicating one or more additional bedrooms would be required to meet household needs. As an additional question for homeowners only, the survey asked homeowners, "If you have spare/unused bedrooms in your home, would you

consider renting them out?" Very few responded to the affirmative, representing only 7% (47) of homeowners polled. The majority (66%) responded "No," an additional 8% (54) indicated that they were not sure if they would rent out their spare/unused rooms, and 19% (123) indicated that they did not have spare/unused rooms in their homes. Some comment responses received in later sections of the survey indicated that some homeowners felt frustrated with the bylaws required to have a legal income suite and expressed that they would consider a suite if the process were not financially or bureaucratically prohibitive. One interesting result of a crosstab report run on the correlation between spare/unused rooms and perceived affordability, is that of the respondents who indicated that they would not rent out a spare room, 22% (151) also indicated that they did not believe their housing costs were affordable to them.

Homeowners were then asked to indicate a range in which their monthly mortgage payments fell. 27% (175) of respondents indicated owning their home outright, while 50% (331) indicated a range of between \$1,000 and \$2,500 monthly. The remainder had 7% (45) indicating paying less than \$1,000 monthly and an additional 7% (44) with a monthly mortgage payment of greater than \$2,500. About 10% (64) indicated that they would prefer not to say. Additionally, 10% (64) homeowners indicated paying monthly condo fees, with the average amount falling between \$250 and \$550 monthly for about 5% (31), between \$0 and \$249 monthly for about 3% (17) and greater than \$550 for about 2% (15) of all homeowners.



Similarly to what renters reported, monthly utility payments for homeowners varied wildly, with the average amounts (76% or 503 responses) falling between \$100 and \$699 per month. 14% (94) of respondents indicated paying more than the high end of this range, and 5% (32) indicated paying less on average. 6% (37) were unsure what their monthly utilities costs are.

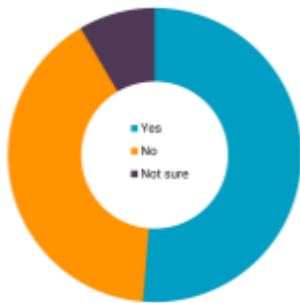


Figure 7 – Are your monthly housing costs affordable to you?

Next, respondents were asked to consider their monthly transportation costs. Here, the majority (59% or 391 responses) indicated paying somewhere between \$100 to \$400 on average; 18% (121) indicated paying more than the high end of this range, and 5% (36) indicated paying less. 8% (55) were unsure what their monthly transportation costs were. Again, respondents were not asked to indicate which methods of transportation they utilized on a monthly or primary basis; this may be worth looking at, in light responses indicating dissatisfaction with transit and transportation in Leduc received in subsequent sections of the survey.



When homeowners were asked if they believed their monthly housing costs were affordable, responses shifted a bit more to the affirmative than renters with 51% (341) responding “Yes”; 40% (268) did not believe their housing costs were affordable, and a further 8% (56) responded that they were unsure.

RESIDENT RESPONSES

Regardless of living situation, all self-identified residents of Leduc were asked to respond to the remainder of the survey, which included questions regarding Housing Experience and Community Housing Needs, as well as an opportunity to provide a description of their own experience looking for housing and living in the City of Leduc in their own words.

Housing Experience

This first question under Housing Experience asked respondents to consider a list of potential housing issues, and indicate whether they were currently experiencing these issues, anticipated to experience them in next five years, or whether they were a non-issue for the respondent. Of the 788 people who responded to this question, about 80% of indicated that the options listed were not an issue. Excluding those who indicated not facing any issues, the following issues emerged as being most pressing:

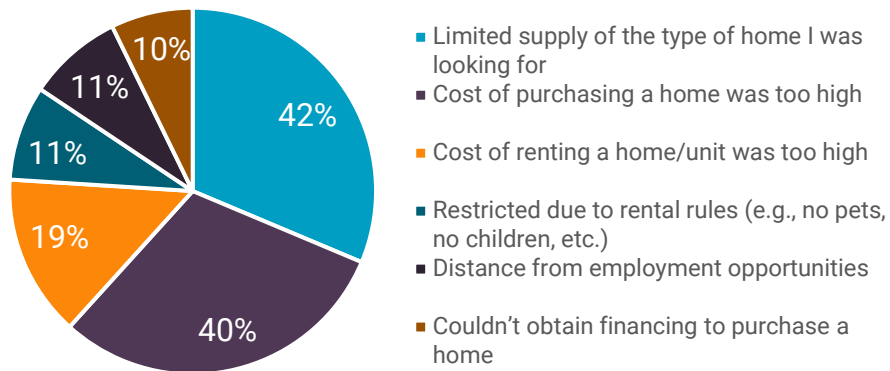
	Currently Experiencing	Anticipate in the Next 5 years
<i>I'm unsure if I will be able to purchase a home</i>	16%	9%
<i>Home is not well served by public transit</i>	16%	6%
<i>Home is too small for my needs (e.g., not enough bedrooms/bathrooms, inadequate storage, etc.)</i>	16%	9%
<i>Home does not provide enough parking</i>	15%	8%
<i>Home is too far from employment opportunities</i>	15%	6%
<i>Home is too far from amenities (e.g., library, recreation centre, etc.)</i>	12%	4%
<i>Home is too far from essential services (e.g., grocery stores, medical clinics, etc.)</i>	12%	4%
<i>I'm unsure if I will be able to afford future mortgage payments</i>	11%	26%
<i>I'm unsure if I will be able to afford future rent payments</i>	10%	9%
<i>Home is in poor condition and in need of repairs</i>	10%	23%

Table 2 - Housing Issues Experienced vs. Anticipated

The provided options seemed to resonate with respondents, and issues such as affordability, transit, housing size and type, and access to employment and amenities were experienced by greater than 10% of survey respondents. It is unclear why there is a discrepancy between issues currently experienced and those anticipated in the next five years, particularly with respondent percentages falling between the two timelines. However, somewhat predictably, more people anticipate struggling with mortgage payments and anticipate needing home repairs due to poor home conditions within the next five years.

Regarding the responses collected from the open-ended “Other (please describe) option,” residents in Leduc are grappling with a range of housing concerns and anticipate challenges especially relating to mortgage affordability and home repairs in the next five years. The overarching theme revolves around the high cost of living, including escalating costs of utilities and property taxes, causing financial strain for many. Lack of affordable senior living, limited housing options like smaller homes or condos, and difficulties finding competent resources for home repairs also stand out as pressing issues. Overall, the community expresses a need for more affordable and varied housing options, coupled with anxieties about rising living expenses and potential policy changes.

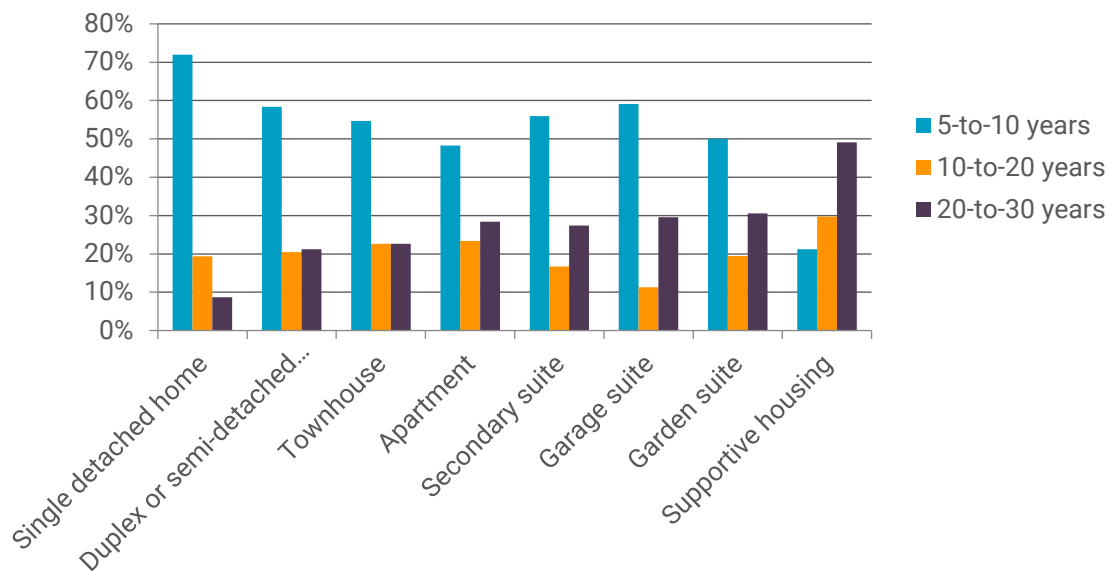
Next, respondents were asked to reflect on their experiences searching for housing in Leduc and asked to select any or all that applied. The most common barriers identified were (values are expressed as a percentage of the total question respondents):



Respondents were once again able to identify or expand by selecting “Other (please specify)”. Responses gathered here mainly emphasized the categories above, however, respondents added that apart from affordability relating to cost, they were also experiencing difficulty obtaining financing should they wish to purchase, had troubles with establishing home-based businesses, and were concerned about proximity to schools and their catchment areas.

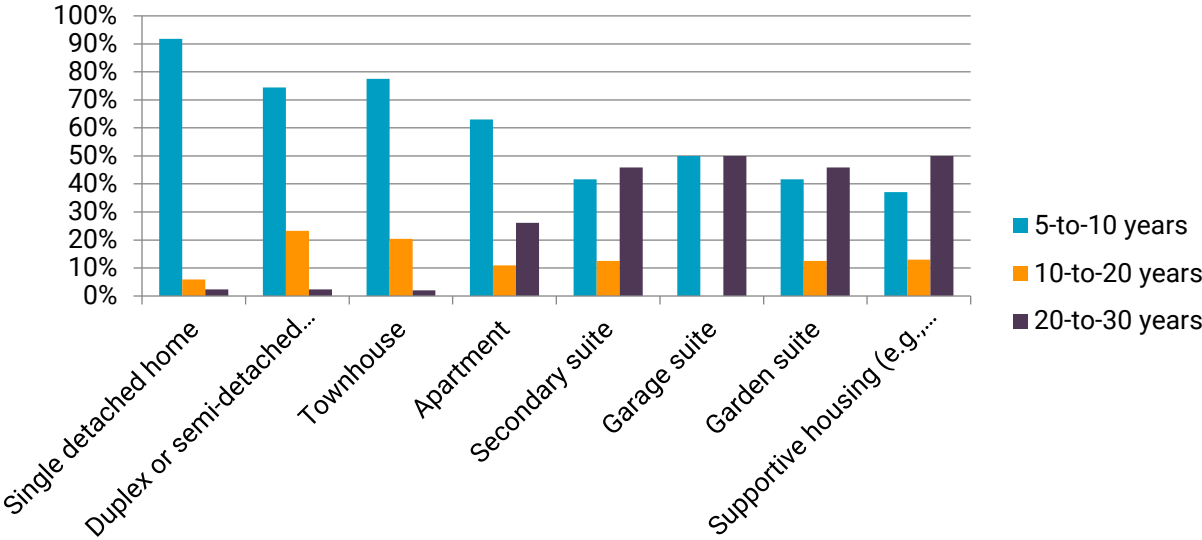
In both question responses and open-ended comments, respondents indicated a preference for single detached homes (66% of selected responses and 52% of the open-ended responses), particularly bungalow-style houses. This is reflected throughout the survey and emphasized by respondents looking for accessible or seniors housing. Apartments, duplexes or semi-detached, and townhomes followed, with about 5% of the responses each.

The final question in the Housing Experience section asked respondents to review a list of housing types, and indicate which, if any, they anticipated need in the next 5-to-10, 10-to-20, and 20-to-30 year horizons. Respondents were directed to refer to the Housing Glossary for more information via weblink. Respondents could select one horizon per housing type and were able to make a horizon selection for each type.

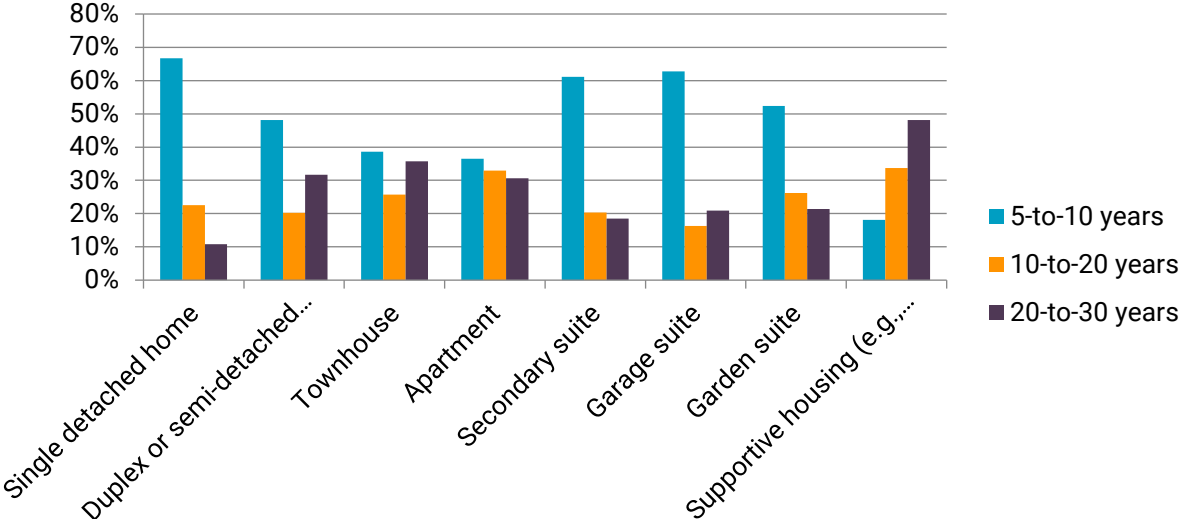


Respondents see the most need for all housing types in the immediate horizon, the only and notable exception being Supportive Housing on the 20-to-30 year horizon, which is in line with the rest of the survey. These results seem to indicate that most residents responding to this survey would fall within the pre-retirement to retirement age ranges, anticipating that housing needs would not differ greatly for at least 20 years. When comparing renter and owner households (see two graphs below), renter households feel there is greater need for single detached, duplex or semi-detached, and townhouse style homes in the next 5 years than is the case for owner households. There is also a discrepancy between what renters and household feel are housing needs over the next 10-30 years, with owner households far more likely to identify garage and garden suites as needs, whereas renters do not express a similar level of need. This may suggest that renters surveyed are more interested in moving into home ownership as opposed to continuing to rent, particularly unit types like secondary, garage, and garden suites.

Renter-Anticipated Housing Needs:



Owner-Anticipated Housing Needs:



Community Housing Needs

When asked to rank the top 5 housing issues in the City of Leduc, 35% of respondents agreed that the number one housing issue currently plaguing the City is the cost of home ownership. This was closely followed by high cost of renting. The complete top 5 list is as follows:

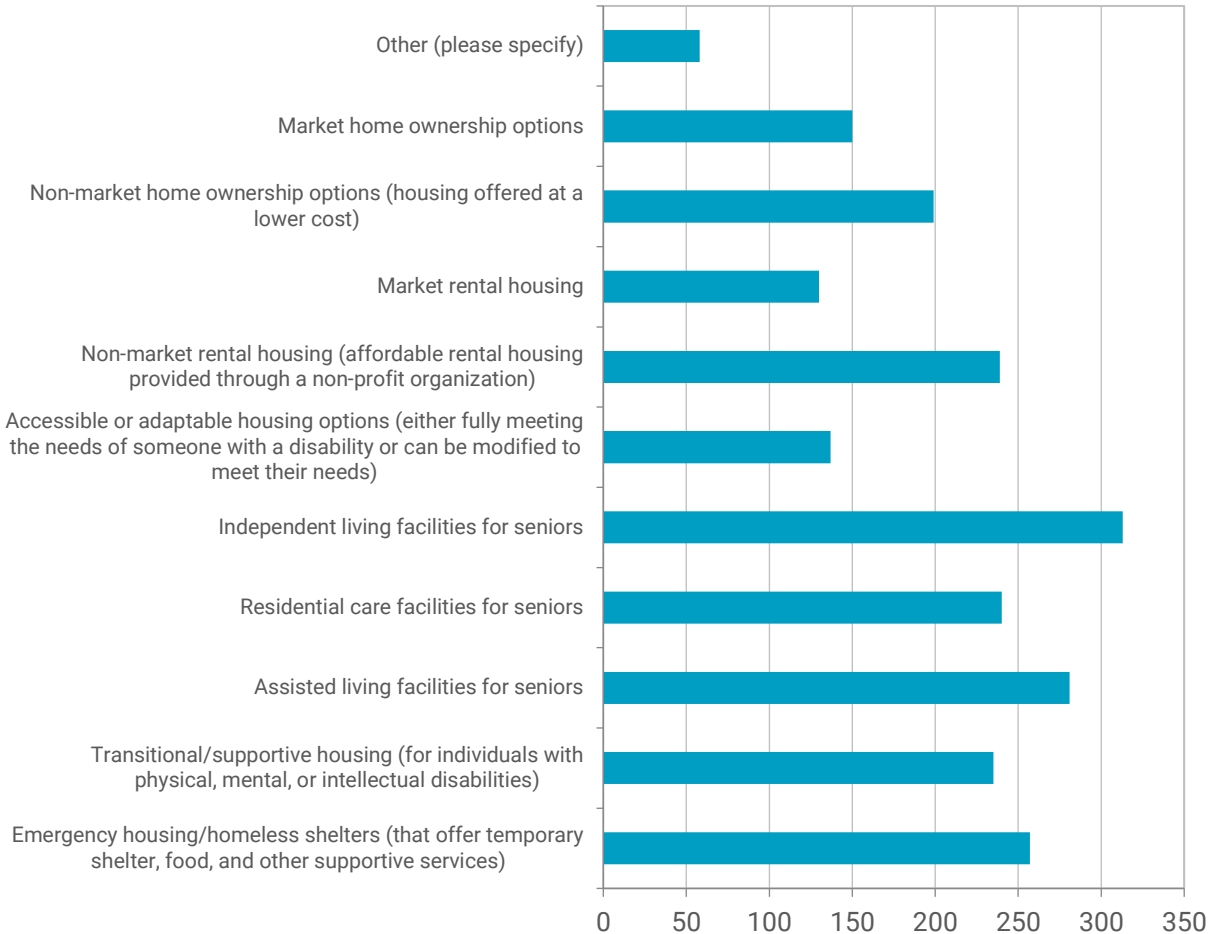
1. Cost of home ownership is too high (35%)
2. Cost of renting is too high (22%)
3. Low availability/shortage of rentals (13%)
4. Lack of supportive housing for seniors (12%)
5. Lack of downsizing options for seniors (7%)

In fact, the third issue specifically relating to housing for seniors ranked as 6th overall – residents recognize a need when it comes to housing for seniors! A mismatch of housing needed versus housing available, homelessness, and quality of available housing followed.

Respondents were also able to provide comment if an issue of importance to them personally was not included in the ranked-choice options. An analysis of the responses received can be roughly organized and grouped under the following issue headings:

- **Housing Affordability:** Many respondents express concerns about the cost of home ownership, rising property taxes, and utility costs. They mention the inability to afford housing, especially for seniors on fixed incomes, and the lack of options for downsizing due to high fees and taxes.
- **Homelessness and Safety:** There are considerable concerns about homelessness in Leduc, with several respondents expressing dissatisfaction with the presence of homeless shelters and associated increases in crime. Safety in neighborhoods is also a prevalent concern, with mentions of increased crime rates and lack of proactive policing.
- **Seniors Housing:** There is a clear demand for more housing options tailored to seniors, including affordable senior housing, bungalows without condo fees, and supportive housing for aging in place. Concerns about the lack of suitable housing for seniors and the impact on inheritance are highlighted.
- **Housing Density and Zoning:** Some respondents mention the need for more housing density and express frustration with zoning issues, such as mixed-density areas and changes in zoning types. Others call for higher architectural standards and more central locations for rental properties.
- **Infrastructure and Services:** Concerns are raised about the availability of essential services like public transportation, grocery stores, and recreation facilities. Some respondents also criticize the quality of infrastructure and services relative to the high taxes they pay.
- **Builder Standards:** Several respondents mention dissatisfaction with builder standards, including issues with garage sizes, property assessments, and the quality of rental homes. There are calls for higher standards for builders and better accountability.
- **Property Taxes and Financial Concerns:** Many respondents express frustration with high property taxes, utility costs, and overall cost of living. They feel that these costs are becoming unaffordable, particularly for seniors and those on fixed incomes.
- **Transportation:** Some respondents highlight the need for better transportation options, including a bus service to/from the airport and concerns about distance to community facilities.

Respondents were then asked to identify which housing types they felt were missing in Leduc and encouraged to select all that applied from the provided answers, as well as to expand further by selecting “Other (please specify).”



Please see Appendix B for definitions of housing terminology.

These responses also emphasize awareness and need regarding accessible or supportive housing options, especially for seniors, with strong support for emergency housing/homeless shelters – interestingly, a trend that is *not* reflected in the responses gathered in the “Tell Us Your Story” section of the survey, an analysis of which follows next.

An analysis of the responses received under “Other” can be grouped thusly:

- **Affordability and Income Geared Housing:** There's a strong emphasis on affordable housing options such as low-cost rentals, rent geared to income, and affordable market rental housing. This includes suggestions for rent caps, relaxed regulations on secondary suites, and incentives for affordable housing development.
- **Diverse Housing Options:** Residents are seeking a variety of housing options beyond detached single-family homes. Suggestions include mobile home parks, tiny homes parks, row housing,

duplexes, apartments, and garden or garage suites. There's also a desire for homes with basement suites or shared accommodations to accommodate diverse living situations.

- **Senior and End-of-Life Care:** Concerns about housing for seniors include the need for hospice palliative facilities, roomier and newer facilities for long-term care, and independent living options. Suggestions include transitional home ownership for downsizing seniors and shared accommodations for those needing care in the future.
- **Safety and Community Services:** Residents express concerns about traffic safety and the need for safe communities. There are also calls for more public services, such as improved transit, access to healthcare facilities, and assistance for vulnerable populations like the homeless and single parents.
- **Accessibility and Inclusion:** Suggestions include housing options for individuals with disabilities, emotional support animals, and single parents. There's also a desire for more inclusive housing developments, such as co-op housing and independent ownership options.
- **Economic Development and Job Opportunities:** Residents highlight the importance of job creation, particularly for youth, and the need to focus on homeownership rather than renting. There's also a desire for incentives to densify older neighborhoods and increase housing affordability.
- **Concerns about Real Estate Market and Taxation:** Residents express concerns about the real estate market, including lack of available properties, limited variety in housing sizes and prices, and the impact of high rents on taxpayers.

In summary, the survey data highlights a multifaceted landscape of housing issues in Leduc, ranging from affordability and homelessness to specific needs for seniors and challenges in infrastructure and services. These concerns reflect a community deeply invested in its housing landscape and seeking comprehensive solutions for a more sustainable and inclusive future.

Tell Us Your Story!

The open-ended Tell Us Your Story prompt at the close received a remarkable number of responses. In total, 369 respondents (representing about 50% of all completed surveys) took the time to communicate more about their experiences finding housing, living, and working in Leduc. These responses were then analyzed and grouped into five distinct thematic categories, presented below, with additional insights identified (note: responses presented are not verbatim to any individual response, but are a synthesis of many similar comments).

Here are the top 5 themes that emerged from the wealth of responses received:

1. **Housing Affordability and Accessibility:**

- Concerns about affordability (both home purchase and rental), high property taxes, and difficulties finding suitable accommodations, especially for individuals with disabilities.
- Frustrations with limited housing options for low-income families.
- Concerns about housing options for seniors and individuals with special needs, including affordability and support services.

2. Community Satisfaction:

- Appreciation for the small-town feel, safety, and amenities among long-term residents, with positive experiences and intentions to stay.
- Positive feedback from those satisfied with their homes, neighborhoods, and natural areas in Leduc.
- Criticism of the perceived lack of charm, heritage buildings, and cultural amenities.
- Concerns about the lack of recreational and cultural opportunities for youth.
- Mention of social issues affecting the perception of community inclusivity.
- Varied future plans, with some expressing a desire to stay long-term while others consider moving.
- Dissatisfaction with the lack of diverse businesses and entertainment options.

3. Crime, Safety, and Infrastructure:

- Growing concerns about crime, vandalism, and perceived connections to homelessness and drug-related problems.
- Issues related to public transit availability, criticism of infrastructure, and calls for increased RCMP presence.
- Critiques of local governance, dissatisfaction with city hall, and frustrations with responses to homelessness and crime.
- Mixed sentiments about staying in Leduc, balancing positive aspects with concerns about crime, safety, and growth.

4. External Factors, Proximity, and Transportation:

- Consideration of external factors, such as changes in employment, family dynamics, and economic considerations and lifestyle preferences.
- Choosing Leduc for its proximity to family, work, and amenities.
- Concerns about the lack of public transportation during specific shifts and potential changes in commuting patterns.
- Job-related factors influencing decisions, complaints about limited job opportunities, and dissatisfaction with salaries.

5. Community Engagement, Governance, and Specific Housing Issues:

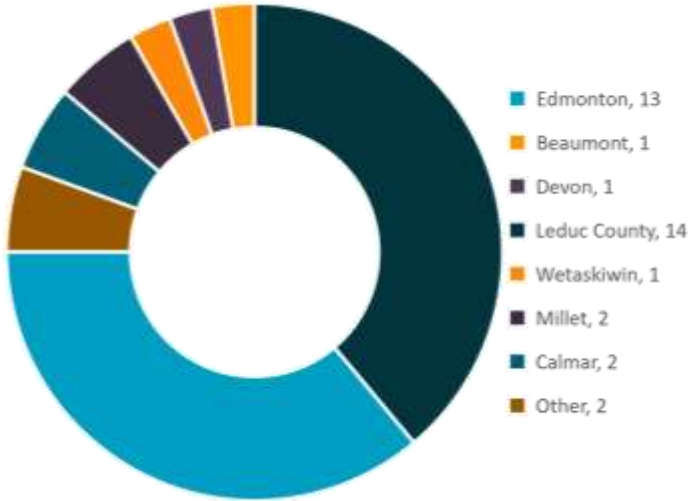
- Calls for improved communication regarding land development and planning, and concerns about the lack of plans for addressing the increasing population.
- Issues with specific builders, poor workmanship, and challenges faced by those needing single-floor housing.
- Criticisms of city council decisions, dissatisfaction with taxes, and concerns about consultation with residents.
- Difficulties faced by vulnerable populations, including seniors and those facing financial struggles, with critiques of city management, property assessments, taxes, and the perceived inadequacy of city services.

The themes above highlight a complex array of concerns and priorities within the community. Affordability and accessibility challenges, encompassing issues like high property taxes and limited housing options for vulnerable populations, emerge as key themes. Long-term residents express satisfaction with Leduc's small-town feel, but concerns about safety, crime, and infrastructure deficiencies are prevalent. The survey underscores a desire for enhanced community engagement, more inclusive governance, and improved communication regarding city planning. Economic factors, such as job opportunities and salary levels, also impact housing decisions. The need for cultural and recreational amenities, especially for youth, is emphasized, alongside concerns about homelessness and social issues.

"I feel there is nothing here for youth – like a pool hall or a place to go hang out that is safe for them. This is maybe why many of them are depressed and facing addiction problems which is hard to see. My son goes to LCHS and he thinks Leduc is a terrible community, he can't wait to graduate and leave. He has been threatened repeatedly and stolen from. He lost a friend to suicide in Leduc, and he sees people daily be harassed by kids that have no idea that there is a whole world outside this town. Students at LCHS dump food and slurpees on peoples' cars for fun. I know high school is a tough time, but perhaps we need more culture here so that we aren't raising a bunch of rednecks."

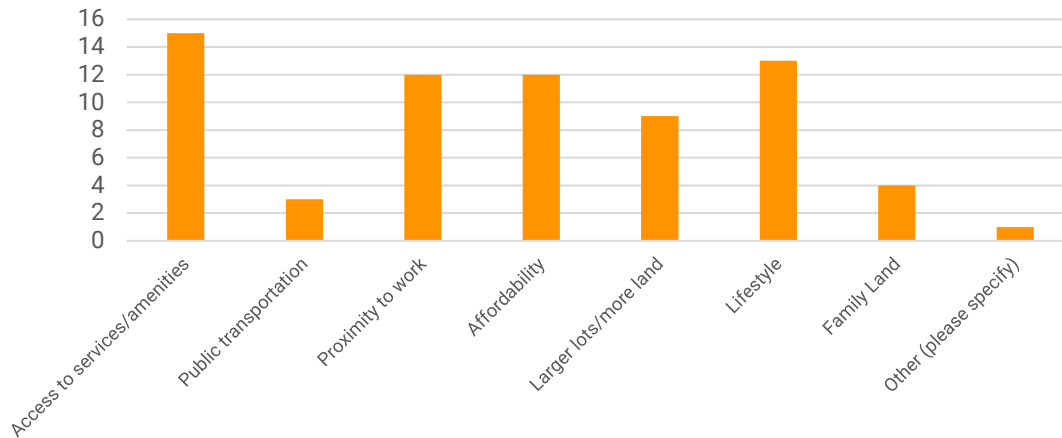
Ultimately, the assessment reflects a diverse range of perspectives, revealing the nuanced dynamics shaping the housing landscape in Leduc and the multifaceted considerations that influence residents' decisions regarding their living arrangements.

NON-RESIDENT RESPONSES

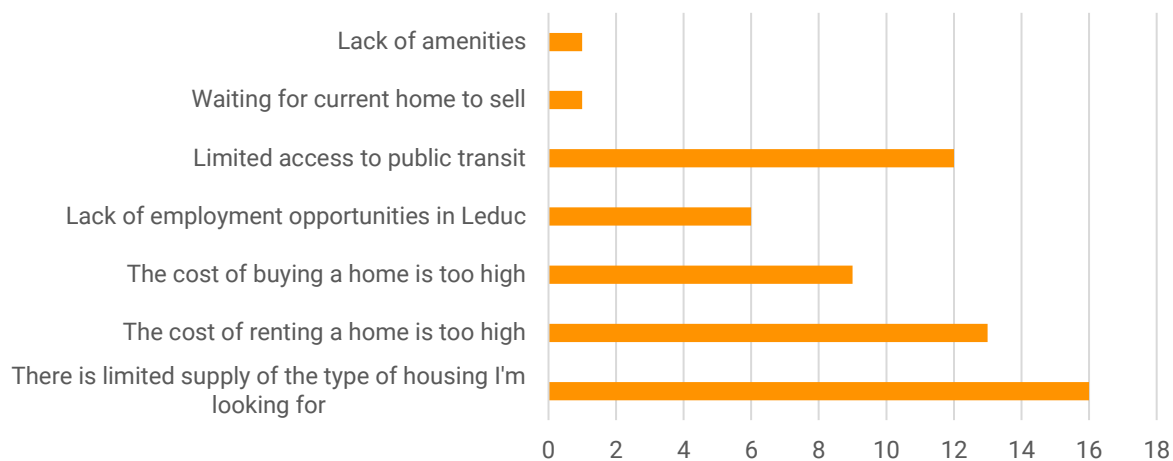


36 non-Leduc residents also completed the Housing Needs survey, with the majority received from Edmonton and Leduc County, but representation from several smaller surrounding communities like Millet, Calmar, Devon, and Beaumont. One response indicated residing out of province.

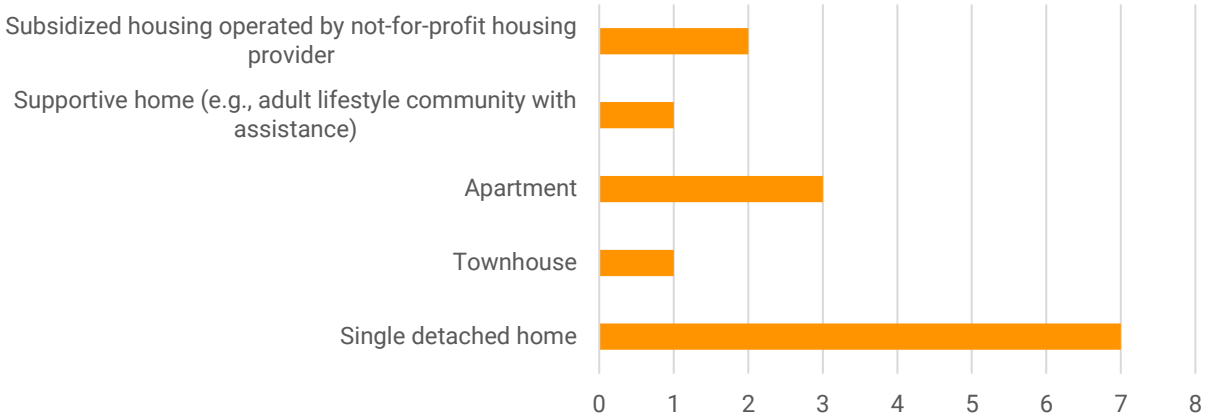
To discern "Why Not Leduc?" for these individuals, they were asked to indicate why they opted for their current community over the City of Leduc. Respondents were able to select all reasons that applied to their decision.



According to the responses received, the decision to live outside of the City of Leduc was largely driven by access to services/amenities, lifestyle, proximity to work, and affordability concerns. Following this reflection, non-residents were asked to indicate whether they had experienced any barriers preventing them from moving to the City of Leduc, had they desired to do so.

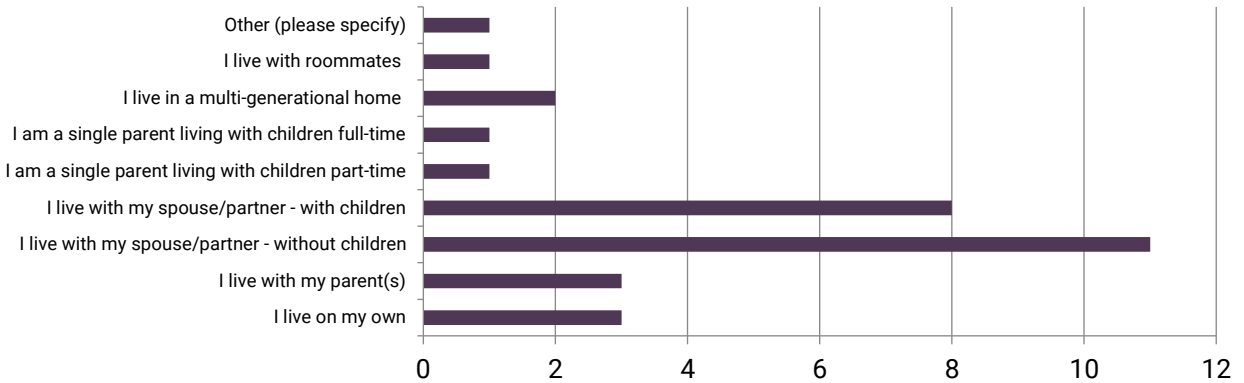


Similar to the concerns expressed by current residents of Leduc, the primary barrier faced by non-resident respondents was a limited supply of the type of housing they were looking for, as well as concerns regarding the high costs of renting or buying, and challenges relating to public transit access and availability. If respondents indicated a limited supply of the type of housing they were looking for, the survey logic directed them to an additional question to expand on their preferences:



These responses are again largely in line with responses received from residents. Results indicate primarily a desire for single detached homes, as well as some interest in subsidized and supportive housing.

To ascertain the purchasing power of non-resident survey respondents, they were also asked to indicate their gross annual household income (before tax, including all household wage-earners). 48% (14) of respondents indicated gross annual household incomes of greater than \$100,000, which correlated strongly with home ownership. Non-resident renters were more likely to earn less than \$100,000 a year (28% or 8 respondents). Only one non-resident indicated neither renting nor owning their current home (“I live in my car, choosing to sleep within Leduc corporate limits due to proximity to work and familiarity”), and 5 respondents, all homeowners, preferred not to indicate their household income



Non-residents were also asked to provide information on their living situation. Again, most respondents (61% or 19 respondents) indicated living with a spouse/partner, with or without children. Two responses were received from single parents, two from a multigenerational home, three lived alone, one with roommates, and one response indicated homelessness.

ROUNDTABLE DISCUSSION FINDINGS

ROUNDTABLE DESIGN



A tailored list of questions and discussion topics around the current and desired states of housing in Leduc were prepared for each stakeholder group and used to prompt attendees; however, conversations were also fluid and largely driven by the responses of the session attendees.

Guiding questions for each stakeholder group generally addressed the following:

Builders & Developers

- What have you seen in the past 3-5 years for housing in Leduc, and where do you see the market heading over the next 5 years in terms of housing type mix?
- What are you seeing for household size, and what housing products are currently most in demand in Leduc? Do you see this changing in the future?
- What challenges do you encounter with housing development in Leduc, and what role do you think the City can and should play in housing development?

Leduc Business Organizations

- What kinds of challenges are you facing as an employer (or are you hearing from your members) when it comes to housing, and how has housing availability and affordability affected recruitment and retention?
- What trends do you anticipate for hiring in the future and the overall size of Leduc's workforce, and what sort of housing do you think is needed in Leduc to support workforce growth and development?
- Where should housing be located, and what role do you think the Housing Strategy should seek to address?

Leduc Community Organizations

- What are they hearing from their clients when it comes to housing in Leduc, and what challenges have you faced as an organization when it comes to housing? Are there any types of housing missing in Leduc?
- What are the tensions related to housing in the community (NIMBYism, stigma, misunderstandings), and who is most in need of housing / most vulnerable to housing disruptions?
- What kind of housing needs to be developed in Leduc in the future, and what kind of role do you think your organization could play in addressing housing needs?

KEY THEMES

In the roundtable discussions, participants from each of the three targeted stakeholder groups were encouraged to identify the challenges and opportunities of current and future housing in Leduc. Key themes emerged from each of the discussions, which help to provide insight into industry-specific barriers and solutions regarding housing in Leduc.

Key Themes from Stakeholder Groups	
Builders & Developers	<ul style="list-style-type: none"> • Diverse Housing Typologies • Affordability • Regulatory Flexibility • Stakeholder Collaboration
Leduc Business Organizations	<ul style="list-style-type: none"> • Affordability • Diversity of Housing • Shortages • (Re)development • Stakeholder Collaboration
Leduc Community Organizations	<ul style="list-style-type: none"> • Housing Instability • Strain on Organizations • Collaboration • Holistic Approach • Diverse Housing Options

BUILDERS & DEVELOPERS



Attended by representatives from Cranston, MLC, Landmark Homes, Homes by Avi, Bedrock Homes, CHBA, and Maclab Developments.

Housing in Leduc – Current

In Leduc's housing market, several key challenges have been identified that impact development and growth opportunities. These challenges include the need for diverse housing typologies to meet consumer demands, and concerns regarding affordability amidst rising labor and land costs. Additionally, ensuring adequate infrastructure and amenities, managing regulatory flexibility, and streamlining the permitting process are critical factors in addressing these challenges. Collaboration between developers, government entities, and community stakeholders is essential to continue to address obstacles and facilitate sustainable growth in Leduc's housing market.



In the current housing market, several noteworthy trends are shaping consumer preferences and driving demand. Firstly, there is a significant uptick in demand for townhomes, particularly those at mid-range price points. This reflects consumers' desire for affordable yet convenient housing options that offer value for money. Secondly, builders are emphasizing flexibility in housing design, incorporating features such as suites and stacked options to cater to diverse household compositions and lifestyle preferences. Developers noted that flexibility and willingness to hear frustrations around development challenges (and landscaping deposits) is appreciated.



Furthermore, affordability remains a key driver in the housing market, with Leduc positioned favorably compared to neighboring municipalities. This attracts discerning buyers seeking cost-effective housing solutions without compromising on quality. Additionally, there is a notable rise in demand for purpose-built rental units, highlighting the need for regulatory adaptation to meet evolving rental market dynamics.

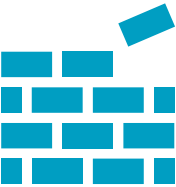
Lastly, there's a noticeable shift towards multi-generational housing, with housing designs evolving to accommodate changing demographic trends and household compositions. This trend underscores the importance of staying attuned to consumer needs and preferences while adapting to market dynamics to remain competitive in the housing sector.

Housing in Leduc – Future

To sustain Leduc's position, continuing to be adaptable around the regulatory framework in a way that aligns with evolving housing trends and consumer preferences is necessary. This flexibility allows for agile responses to market dynamics, ensuring efficient housing development processes and maintaining market competitiveness.

Meeting the demand for diverse housing typologies, while maintaining affordability, is crucial. This includes catering to various household compositions and preferences, fostering inclusive community development, and attracting investment into the region. By engaging with stakeholders and investors, and investing in infrastructure to support growth, Leduc can continue to thrive as a vibrant hub for housing development and economic prosperity.

In the foreseeable future, the housing market is poised to undergo continued diversification to cater to the evolving needs and preferences of consumers. This underscores the significance of offering a wide array of housing options to maintain competitiveness. Moreover, a steadfast focus on affordability remains paramount, with developers endeavoring to strike a delicate balance between providing cost-effective housing solutions and ensuring quality living environments with desirable amenities.



Investment in infrastructure will play a pivotal role in supporting housing market growth, enhancing accessibility, and attractiveness to both residents and investors. As regulatory frameworks adapt to accommodate changing housing typologies and address pertinent challenges such as land scarcity and labor costs, a conducive environment for sustainable development will be fostered. Furthermore, future housing developments are expected to prioritize community engagement and amenities, aiming to create vibrant and desirable living environments that promote a sense of belonging and elevate overall quality of life.

Conclusions

The housing market in Leduc faces significant challenges, including the need for diverse housing options, and affordability concerns amidst rising costs. Addressing these challenges requires collaboration between developers, government entities, and community stakeholders to ensure sustainable growth. Despite these challenges, current trends such as increased demand for townhomes, flexibility in housing design, and a shift towards multi-generational housing reflect evolving consumer preferences. Looking ahead, the housing market is poised for continued diversification to meet consumer needs, with a focus on affordability, infrastructure investment, regulatory adaptation, and community-centric development. By meeting diverse housing demands, and investing in infrastructure, Leduc can sustain its position as an attractive housing market, fostering economic prosperity and vibrant communities in the future. The development community appreciates the overall flexibility shown by the City with regards to bring new units online, and are hopeful that this flexibility is maintained.

Key Themes from Builders and Developers

Diverse Housing Typologies	More housing diversity and flexible design is needed to address evolving consumer demands and to maintain competitiveness.
Affordability	A challenge to balance cost-effective housing solutions, quality environments, and desirable amenities with the rising labour and land costs.
Regulatory Flexibility	Regulatory frameworks must adapt to reflect current challenges and provide enough flexibility for development to react to housing market dynamics and consumer preferences.
Stakeholder Collaboration	Collaboration between developers, builders, government entities, and community stakeholders is needed to address housing challenges and to grow sustainably.

LEDUC BUSINESS ORGANIZATIONS



Attended by Leduc Regional Housing and Leduc Nisku Wetaskiwin Chamber of Commerce and Leduc Downtown Business Association.

Housing in Leduc – Current

The housing challenges in Leduc present a multifaceted issue that requires comprehensive solutions. Insights from Leduc Regional Housing highlight the pressing need for affordable housing, indicating a significant shortfall of around 960 units. This shortage not only affects individuals and families seeking stable accommodation but also exacerbates issues of homelessness and housing insecurity, as evidenced by the substantial increase in the waitlist despite efforts to increase available units. The Chamber's perspective sheds light on additional complexities, particularly regarding transitional housing and safety concerns in downtown areas. The recent closure of the HUB adds urgency to finding alternative solutions for vulnerable populations, such as those transitioning from rehab programs or facing homelessness.



Moreover, the challenges faced by landlords in maintaining affordable rental properties underscore the interconnected nature of housing issues, where market fluctuations, mortgage renewals, and tenant affordability intersect. Understanding the preferences of prospective tenants, such as the high demand for one-bedroom units and the challenges in filling larger units, can inform future housing developments and allocation strategies.

Furthermore, the discussion on rising building costs and the shortage of skilled trades workers underscores the broader economic context influencing housing availability and affordability. While there is a need for more housing construction to meet demand, challenges in recruitment and escalating costs present barriers to addressing this need effectively.

Housing in Leduc – Future

LRHF highlighted the pressing need for redevelopment, particularly in the downtown Planeview site area. She underscored the age of many existing houses, emphasizing the importance of modernization to

accommodate the city's growing population. The proposal to redevelop the Planeview site and add 40 more units addresses the immediate need for housing while aligning with the city's long-term vision for sustainable growth.

Moreover, LRHF emphasized the necessity of flexibility in senior housing solutions, recognizing that traditional models may no longer suffice in the face of changing demographics. By advocating for mixed housing options and partnerships with private developers, she demonstrated a forward-thinking approach to addressing the diverse needs of Leduc residents.

The Chamber echoed LRHF's call for redevelopment, emphasizing the potential for repurposing older buildings to create affordable housing options. An emphasis on aging-in-place solutions reflects a commitment to preserving community cohesion while accommodating changing demographic trends. Also highlighted was the importance of mixed-use developments in revitalizing commercial areas and fostering vibrant, walkable neighborhoods. The critique of past development decisions, such as the exclusion of residential components in certain areas, underscores the need for more holistic planning approaches that prioritize both economic and social sustainability.

Both LRHF and The Chamber emphasized collaboration and communication in shaping effective housing policies. Their advocacy for long-term planning and community engagement reflects a commitment to inclusive decision-making processes that prioritize the needs of all stakeholders.



Looking ahead, LRHF and The Chamber expressed optimism about Leduc's potential for continued growth and development. Their vision for the city includes a diverse range of housing options, vibrant commercial districts, and robust support systems for small businesses. By leveraging partnerships, embracing innovation, and fostering a sense of community, they envision a future where Leduc thrives as a dynamic and inclusive city for all its residents.

Conclusions

In discussions with Leduc Regional Housing, the Leduc Nisku Wetaskiwin Chamber of Commerce, and Leduc Downtown Business Association about housing needs in Leduc, several key conclusions have emerged. There's a significant shortage of affordable housing, leading to issues like homelessness and housing insecurity. Challenges include transitioning individuals and families from rehab programs into longer-term housing options (e.g. housing with supports, subsidized units, near market), and addressing safety concerns in downtown areas. Understanding tenant preferences, like the demand for one-bedroom units, can inform future developments. Rising building costs and a shortage of skilled workers also pose barriers to meeting housing demand. Looking to the future, redevelopment efforts in areas like Planeview are essential to accommodate the growing population. Flexible senior housing solutions and mixed-use developments are advocated for to address diverse needs. Collaboration among stakeholders is crucial, with strategies including incentivizing affordable housing development and addressing workforce shortages. By taking a holistic approach, Leduc can work towards ensuring access to safe, affordable, and sustainable housing for all its residents and newcomers interested in settling in Leduc.



Key Themes from Leduc Business Organizations

Affordability	More affordable housing units are needed to address the growing waitlists faced by vulnerable populations and safety concerns in downtown areas.
Diversity of Housing	Future housing developments should be informed by tenant preferences and respond to the flexible housing needs of diverse populations/demographics.
Shortages	Affordable housing shortages exacerbate issues of housing insecurity & homelessness, while rising building costs and a shortage of skilled workers presents a barrier to housing supply.
(Re)development	Future development requires a holistic planning approach that prioritizes both economic and social sustainability, while redevelopment efforts (such as in Planeview) are needed to modernize and accommodate for the growing population.
Stakeholder Collaboration	Collaboration and communication among stakeholders is essential to establish effective housing policies, and to address challenges of affordable housing.

LEDUC COMMUNITY ORGANIZATIONS



Attended by: Leduc & District Food Bank, Leduc Community Living Association, Leduc Linx, and Habitat for Humanity. Representatives from Leduc and District Seniors Centre, Leduc HUB Association, Leduc Youth Council and City of Leduc FCSS were also invited but were unable to attend.

Housing in Leduc – Current

In the roundtable discussion with Leduc Community Organizations, participants underscored the multifaceted challenges faced by their clientele, particularly vulnerable populations, such as those with developmental disabilities. Rising costs across the board, including food and utilities, coupled with the distressing trend of individuals falling victim to fraud and scams, have severely impacted the financial stability of these vulnerable groups. Despite efforts to encourage savings for emergencies, many find themselves depleted due to unforeseen circumstances, exacerbating their housing insecurity.

A representative from Leduc Community Living Association echoed these concerns, highlighting the strain on support staff tasked with bridging the gap between clients' budgets and the escalating costs of living. The inability of clients to comprehend the complexities of inflation and rising expenses further complicates matters, leading to burnout among support workers who must navigate these challenges on behalf of their clients.



Leduc & District Food Bank provided a stark portrayal of the mounting stress and desperation among clients grappling with housing instability. The correlation between housing insecurity and heightened levels of aggression underscores the urgent need for tangible solutions. Additionally, the food bank's operational costs have soared

alongside increased demand and decreased donations, further straining resources and exacerbating the challenges faced by both clients and service providers.

Amidst these challenges, the organizations present discussed the hurdles they face in providing adequate support, including funding shortages and a lack of affordable housing options. The COVID-19 pandemic has only served to amplify these issues, with waitlists for housing services growing longer and existing programs stretched thin. Habitat for Humanity emphasized the importance of diversifying housing options to meet the varied needs of the community, advocating for the creation of bachelor and transitional units to address the housing gap.



The roundtable participants also addressed tensions within the community, including concerns over affordability and access to resources. Staff burnout emerged as a critical issue, with some leaving their positions due to the high cost of living in the region. The recent closure the HUB raised alarm bells about where displaced individuals would turn for assistance, heightening anxieties about community safety and the preservation of support networks.

Ultimately, the discussion underscored the pressing need for concrete actions to address the housing crisis, not just in Leduc but on a global scale. The consensus among participants was that dialogue alone would not suffice; tangible measures must be taken to alleviate the burden on vulnerable populations and ensure access to safe and affordable housing for all.

Housing in Leduc – Future



When the discussion turned to future housing needs in Leduc, several key points were raised by representatives from the organizations in attendance. Leduc & District Food Bank emphasized the importance of a support network for transitioning individuals into second-stage housing. The representative highlighted the need for one-bedroom or bachelor suites for those who struggle to live with others and suggested exploring housing subsidies to maintain affordable rent. This need was echoed by the Leduc Community Living Association. The discussion also touched on the significance of careful placement and quantity of transitional housing units, with suggestions including repurposing hotels for long-term stays.

Regarding the role of the City in housing development, Leduc & District Food Bank highlighted Leduc's existing low-income housing and emphasized the need for support services alongside housing. Other suggestions included training for trauma-informed approaches from Leduc Linx, and a shift in perspective towards honoring the right of every individual to live in their community of choice.

Habitat for Humanity stressed the importance of engaging with government and the business community to negotiate lower costs and build efficient homes. The organization advocated for inclusive communities with a mix of rental and homeownership options. Habitat for Humanity also mentioned the challenge of affordability in home ownership and the need for support from municipalities in working with developers.



Concerns were raised about bureaucratic obstacles hindering housing solutions and the need for collaboration among organizations. Suggestions included lobbying for government support, advocating for affordable housing grants, and fostering partnerships with social enterprises.

Overall, the discussion emphasized the need for a holistic approach to housing, combining affordable options with support services and community engagement. Collaboration between government, businesses, and nonprofits was seen as crucial in addressing the diverse housing needs of Leduc residents.

Conclusions

The discussions with Community Organizations on current housing needs in Leduc highlighted significant challenges faced by vulnerable populations, including rising costs, financial instability, and limited affordable housing options. Organizations like Leduc Community Living Association and Leduc & District Food Bank expressed concerns about the strain on support staff and the urgency of finding tangible solutions to address housing insecurity. Amidst these challenges, the COVID-19 pandemic exacerbated issues, leading to longer waitlists and stretched resources. The recent closure of the HUB further heightened anxieties about community safety. Looking to the future, discussions emphasized the importance of transitional housing, support services, and collaboration between government, businesses, and nonprofits to address diverse housing needs effectively. Key points included the need for bachelor suites, careful placement of transitional housing units, engaging with government and businesses to negotiate lower costs, and lobbying for affordable housing grants. Overall, there was a consensus on the necessity of a holistic approach to housing that combines affordability, support services, and community engagement.

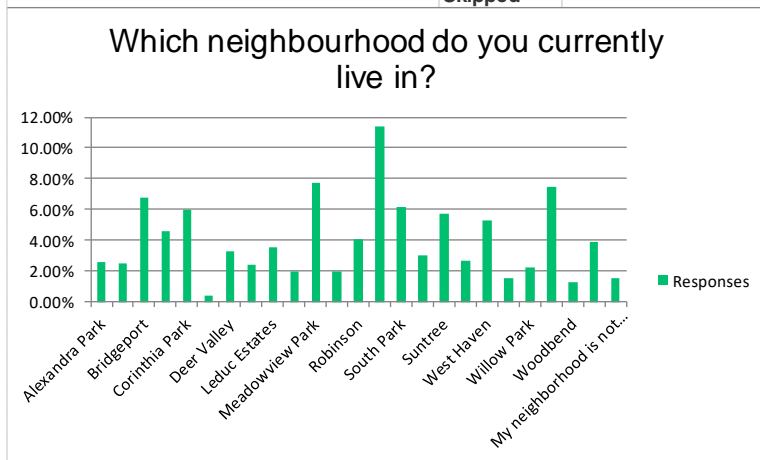


Key Themes from Leduc Community Organizations

Housing Instability	The rising cost of living affects the financial stability of vulnerable populations, which exacerbates housing insecurity and increases the stress of both staff and clients.
Strain on Organizations	Tangible action needed to manage concerns of staff burnout, limited resources/incoming donations, growing waitlists, a lack of affordable housing options, and funding shortages.
Collaboration	Collaboration and partnerships between government, businesses, and nonprofits is essential to navigate bureaucratic obstacles and address the diverse housing needs of residents.
Holistic Approach	Affordable housing options should be complemented with adequate support services and community engagement.
Diverse Housing Options	Inclusive communities with a mix of homeownership and rental options are necessary to ensure every individual has the right to live in their community of choice.

**APPENDIX A –
SURVEY MONKEY RESPONSE DATA**

City of Leduc Housing Strategy Survey		
Which neighbourhood do you currently live in?		
Answer Choices	Responses	
Alexandra Park	2.60%	26
Black Stone	2.50%	25
Bridgeport	6.79%	68
Caledonia	4.60%	46
Corinthia Park	5.99%	60
Creekside	0.40%	4
Deer Valley	3.30%	33
Lakeside Estates	2.40%	24
Leduc Estates	3.50%	35
Linsford Park	2.00%	20
Meadowview Park	7.69%	77
North Telford	2.00%	20
Robinson	4.10%	41
Southfork	11.39%	114
South Park	6.19%	62
South Telford	3.00%	30
Suntree	5.69%	57
Tribute	2.70%	27
West Haven	5.29%	53
West Haven Park	1.50%	15
Willow Park	2.20%	22
Windrose	7.49%	75
Woodbend	1.30%	13
I live outside of Leduc	3.90%	39
My neighborhood is not listed (please specify)	1.50%	15
Answered		1001
Skipped		0

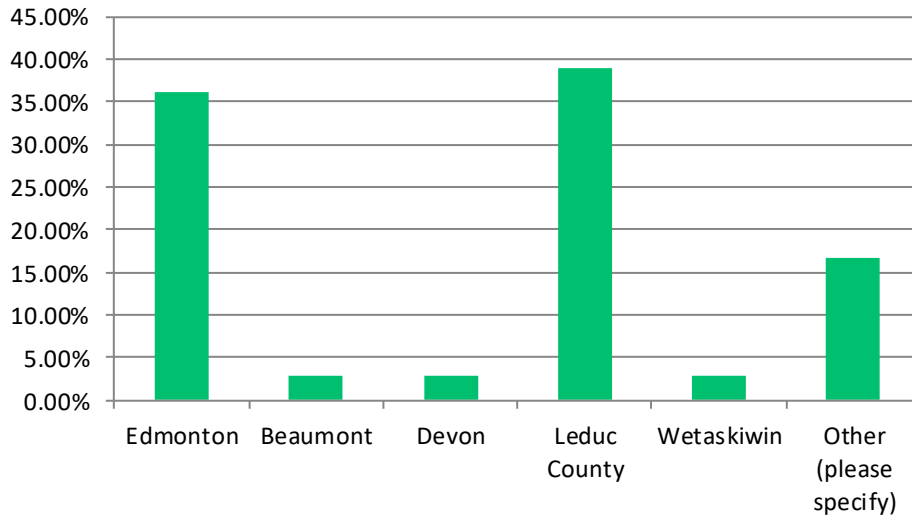


Respondent ID	Response Date	My neighborhood is not listed (please specify)	Tags
110015600988	Mar 01 2024 (T9E 0H7		Saurabh Park
110015514974	Feb 20 2024 (Grant MacEwan Blvd		West Haven
110015498685	Feb 17 2024 (I live in Leduc but NO IDEA which neighborhood it		N/A
110015481298	Feb 15 2024 (Leduc county		
110015456706	Feb 13 2024 (Central business district		Central Business District
110015444117	Feb 12 2024 (Aspen creek		Banks of Crystal Creek
110015436558	Feb 11 2024 (No name		N/A
110015432323	Feb 10 2024 (Central business district		Central Business District
110015431678	Feb 10 2024 (5106 49 ave		Central Business District
110015427303	Feb 09 2024 (Aspen Creek		Banks of Crystal Creek
110015424034	Feb 09 2024 (Apartment row 47 Street		North Telford
110015416292	Feb 08 2024 (Central Business District		Central Business District
110015413245	Feb 08 2024 (MacEwan Greens Apartments		Tawa Landings
110015401080	Feb 07 2024 (Central business district		Central Business District
110015388452	Feb 06 2024 (Macewan Green Apartments		Tawa Landings

If you do not currently live in Leduc, where do you live?

Answer Choices	Responses	
Edmonton	36.11%	13
Beaumont	2.78%	1
Devon	2.78%	1
Leduc County	38.89%	14
Wetaskiwin	2.78%	1
Other (please specify)	16.67%	6
	Answered	36
	Skipped	965

If you do not currently live in Leduc, where do you live?

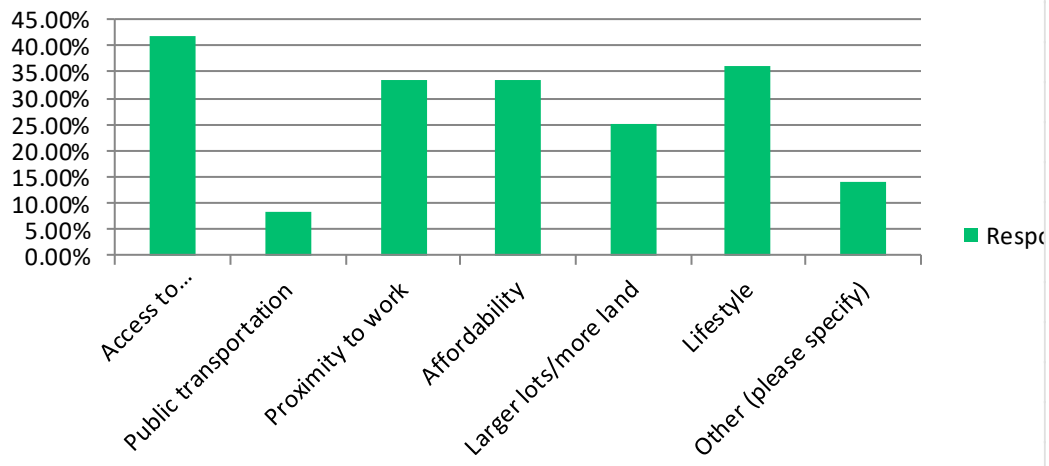


Respondent ID	Response Date	Other (please specify)	Tags
110015514407	Feb 20 2024	(Millet, Wetaskiwin Cour	Millet
110015456350	Feb 13 2024	(No response provided	No Respons
110015432382	Feb 10 2024	(Vancouver, but I own re	Out of Provir
110015418310	Feb 08 2024	(Calmar	Calmar
110015415225	Feb 08 2024	(Calmar	Calmar
110015401569	Feb 07 2024	(Millet	Millet

Why did you choose your current community (please select any/all th

Answer Choices	Responses	
Access to services/amenities	41.67%	15
Public transportation	8.33%	3
Proximity to work	33.33%	12
Affordability	33.33%	12
Larger lots/more land	25.00%	9
Lifestyle	36.11%	13
Other (please specify)	13.89%	5
	Answered	36
	Skipped	965

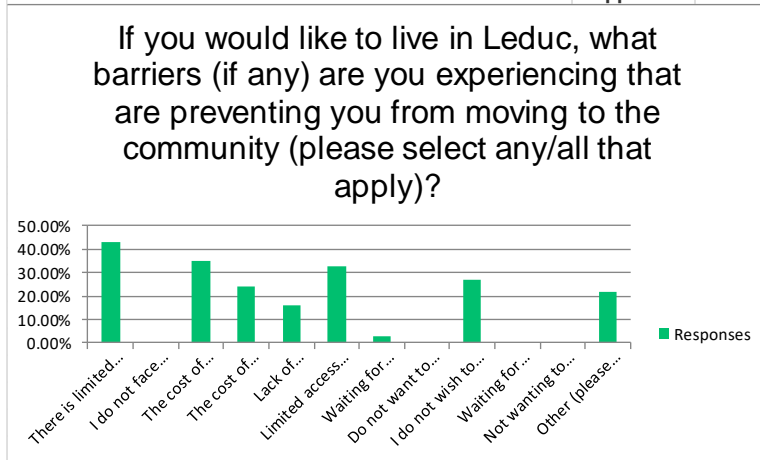
Why did you choose your current community (please select any/all that apply)?



Respondent ID	Response Date	Other (please specify)	Tags
110015456350	Feb 13 2024	(Started a business 35 y	Family Land,
110015419904	Feb 08 2024	(Family property	Family Land
110015412963	Feb 08 2024	Family Land	Family Land
110015410824	Feb 08 2024	Family land passed dow	Family Land
110015384152	Feb 06 2024	University in the 1970's	University

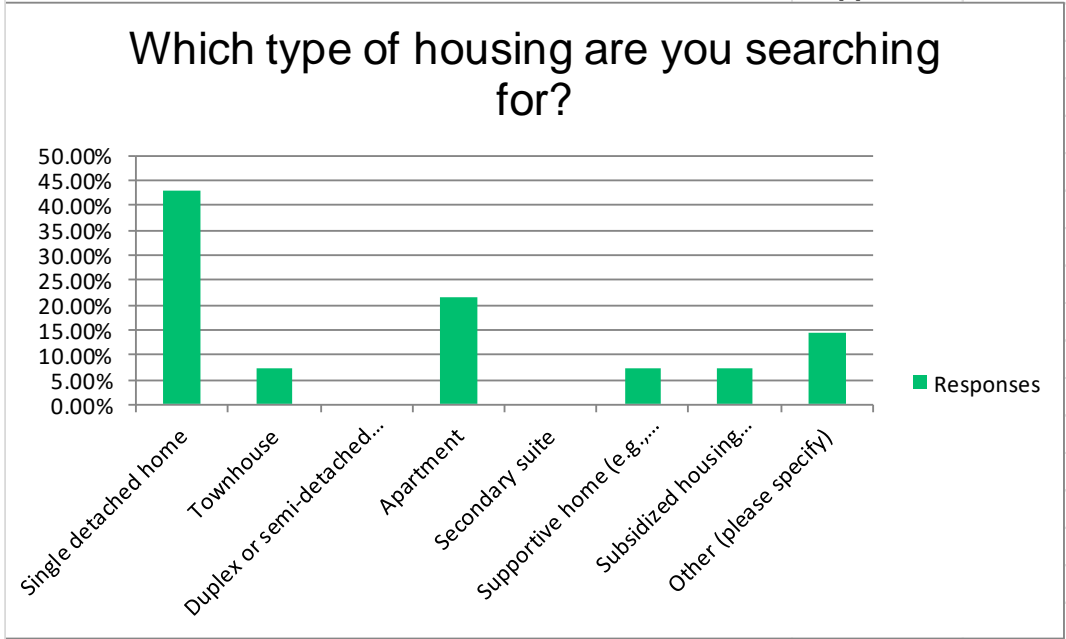
If you would like to live in Leduc, what barriers (if any) are you experiencing that are preventing you from moving to the community (please select any/all that apply)?

Answer Choices	Responses
There is limited supply of the type of housing I'm looking for	43.24% 16
I do not face any barriers preventing me from moving to Leduc	0.00% 0
The cost of renting a home is too high	35.14% 13
The cost of buying a home is too high	24.32% 9
Lack of employment opportunities in Leduc	16.22% 6
Limited access to public transit	32.43% 12
Waiting for current home to sell	2.70% 1
Do not want to break an existing lease early to move	0.00% 0
I do not wish to move to Leduc	27.03% 10
Waiting for current home to sell	0.00% 0
Not wanting to break an existing lease to move	0.00% 0
Other (please specify)	21.62% 8
Answered	37
Skipped	964



Respondent ID	Response Date	Other (please specify)
110015456350	Feb 13 2024	(Looking to move out of Leduc.
110015456081	Feb 13 2024	(Not ready yet to relocate.
110015419904	Feb 08 2024	(Once family needs to move I will move back to town
110015418836	Feb 08 2024	(Only acreage close access to low city density appeals to me
110015412963	Feb 08 2024	(I love living close enough to town
110015411148	Feb 08 2024	(Waiting on secure employment in Leduc prior to moving back
110015410824	Feb 08 2024	(No reason. May consider it in the years to come.
110015398348	Feb 07 2024	(Lack of amenities

Which type of housing are you searching for?			
Answer Choices		Responses	
Single detached home		42.86%	6
Townhouse		7.14%	1
Duplex or semi-detached house		0.00%	0
Apartment		21.43%	3
Secondary suite		0.00%	0
Supportive home (e.g., adult lifestyle community with assistance)		7.14%	1
Subsidized housing operated by not-for-profit housing provider		7.14%	1
Other (please specify)		14.29%	2
		Answered	14
		Skipped	987

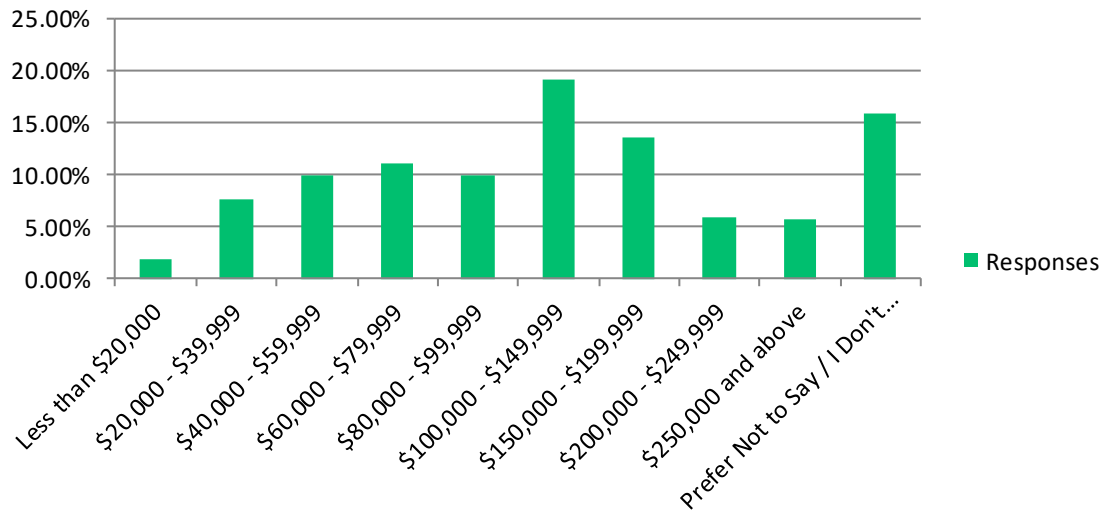


Respondent ID	Response Date	Other (please specify)
110015514407	Feb 20 2024	(Subsidized housing
110015498855	Feb 17 2024	(Bungalow

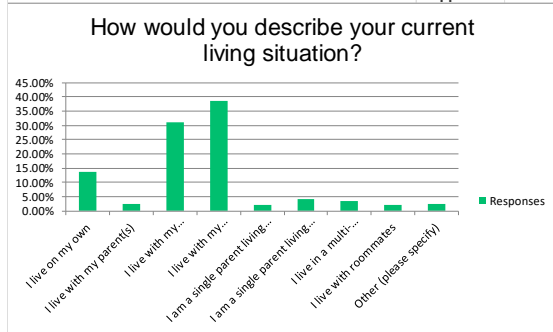
What is your gross annual household income (before tax)?

Answer Choices	Responses	
Less than \$20,000	1.80%	16
\$20,000 - \$39,999	7.64%	68
\$40,000 - \$59,999	9.89%	88
\$60,000 - \$79,999	11.01%	98
\$80,000 - \$99,999	9.89%	88
\$100,000 - \$149,999	19.10%	170
\$150,000 - \$199,999	13.48%	120
\$200,000 - \$249,999	5.84%	52
\$250,000 and above	5.62%	50
Prefer Not to Say / I Don't Know	15.73%	140
	Answered	890
	Skipped	111

What is your gross annual household income (before tax)?

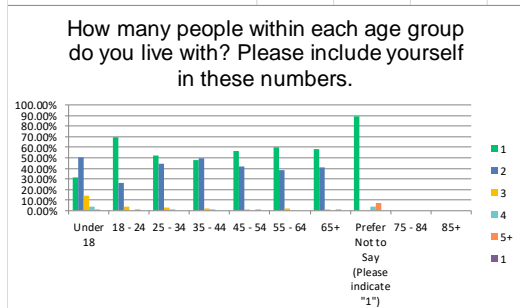


How would you describe your current living situation?		Responses	
Answer Choices			
I live on my own	13.53%		121
I live with my parent(s)	2.57%		23
I live with my spouse/partner - without children	30.98%		277
I live with my spouse/partner - with children	38.59%		345
I am a single parent living with children part-time	2.13%		19
I am a single parent living with children full-time	4.14%		37
I live in a multi-generational home (i.e., with children and parents/	3.36%		30
I live with roommates	2.13%		19
Other (please specify)	2.57%		23
Answered			894
Skipped			107

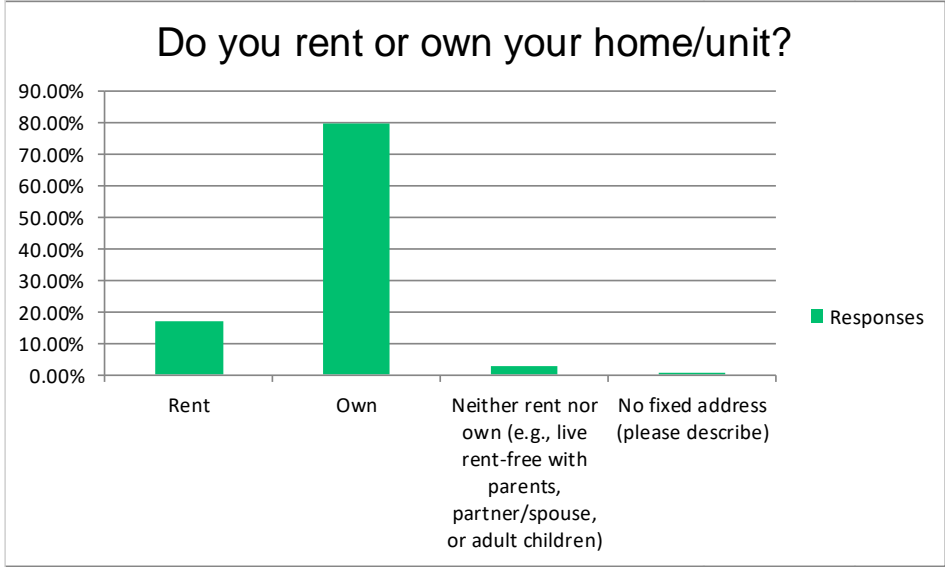


Respondent ID	Response Date	Other (please specify)
110015601030	Mar 01 2024	(1 adult and 1 adult child
110015507560	Feb 19 2024	I pay rent to my dad and I live with my dad
110015506590	Feb 19 2024	(My spouse and elderly Mother
110015503058	Feb 18 2024	(Mother/daughter
110015489802	Feb 16 2024	(Live with spouse, children and adult children
110015486382	Feb 15 2024	(With partner, with her parent and younger brother
110015455704	Feb 13 2024	(Adult daughter and her partner
110015449424	Feb 12 2024	(Why is this questioned asked???)
110015438060	Feb 11 2024	(3 people
110015423644	Feb 09 2024	(None of your business
110015419482	Feb 08 2024	(Other
110015417041	Feb 08 2024	(My homeless sister and daughter live with me and my husband
110015416669	Feb 08 2024	(Retired couple
110015412426	Feb 08 2024	(Homeless
110015412120	Feb 08 2024	(I'm a caregiver for my mother.
110015411949	Feb 08 2024	(i have custody of my grandson and live with my sister and her family
110015411128	Feb 08 2024	(None of your business
110015400866	Feb 07 2024	(Single retired with adult dependents
110015398513	Feb 07 2024	(Living with roommates, single parent of four kids living without my children, cannot afford rent in leduc for my family
110015386623	Feb 06 2024	(I e on my own, in a condo complex
110015385671	Feb 06 2024	(NA
110015373174	Feb 05 2024	(Live with spouse, child, and brother in law
110015372823	Feb 05 2024	(Parent whose child lives with them

How many people within each age group do you live with? Please include yourself in these numbers.	1	2	3	4	5+	1	Total						
Under 18	31.34%	115	50.14%	184	13.90%	51	3.54%	13	1.09%	4	0.00%	0	367
18 - 24	69.12%	94	26.47%	36	3.68%	5	0.00%	0	0.74%	1	0.00%	0	136
25 - 34	51.85%	98	44.44%	84	3.17%	6	0.53%	1	0.00%	0	0.00%	0	189
35 - 44	47.75%	138	49.83%	144	1.73%	5	0.69%	2	0.00%	0	0.00%	0	289
45 - 54	56.46%	118	41.63%	87	1.44%	3	0.00%	0	0.48%	1	0.00%	0	209
55 - 64	60.00%	105	38.29%	67	1.71%	3	0.00%	0	0.00%	0	0.00%	0	175
65+	58.38%	115	40.61%	80	0.51%	1	0.00%	0	0.51%	1	0.00%	0	197
Prefer Not to Say (Please indicate "1")	89.29%	25	0.00%	0	0.00%	0	3.57%	1	7.14%	2	0.00%	0	28
75 - 84	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
85+	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
Prefer not to say													0
Answered													878
Skipped													123



Do you rent or own your home/unit?			
Answer Choices		Responses	
Rent		17.28%	155
Own		79.82%	716
Neither rent nor own (e.g., live rent-free with parents, partner/spouse, partner/spouse, or adult children)		2.68%	24
No fixed address (please describe)		0.22%	2
		Answered	897
		Skipped	104

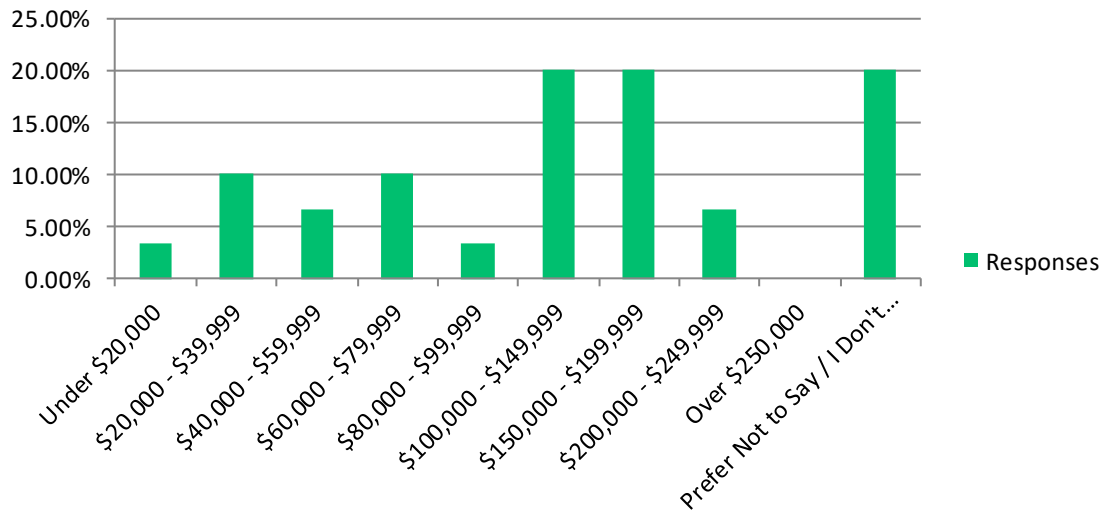


Respondent ID	Response Date	No fixed address (please describe)
110015414282	Feb 08 2024	CoL test to see where this leads to
110015412426	Feb 08 2024	Homeless

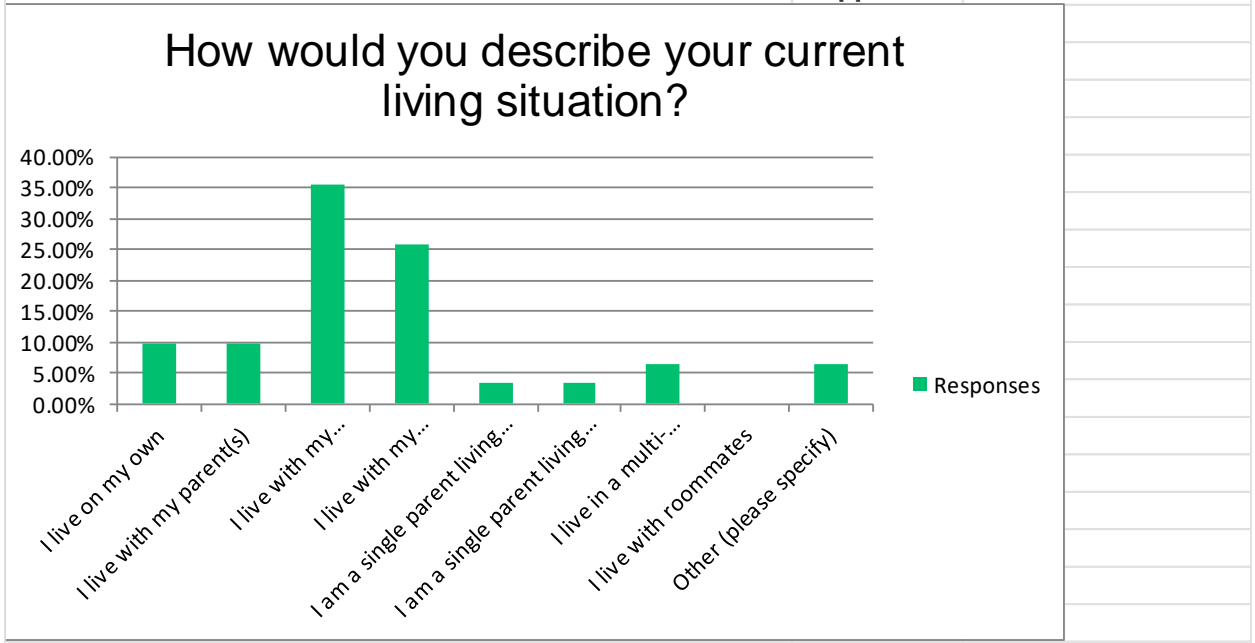
What is your gross annual household income (before tax)?

Answer Choices	Responses	
Under \$20,000	3.33%	1
\$20,000 - \$39,999	10.00%	3
\$40,000 - \$59,999	6.67%	2
\$60,000 - \$79,999	10.00%	3
\$80,000 - \$99,999	3.33%	1
\$100,000 - \$149,999	20.00%	6
\$150,000 - \$199,999	20.00%	6
\$200,000 - \$249,999	6.67%	2
Over \$250,000	0.00%	0
Prefer Not to Say / I Don't Know	20.00%	6
	Answered	30
	Skipped	971

What is your gross annual household income (before tax)?

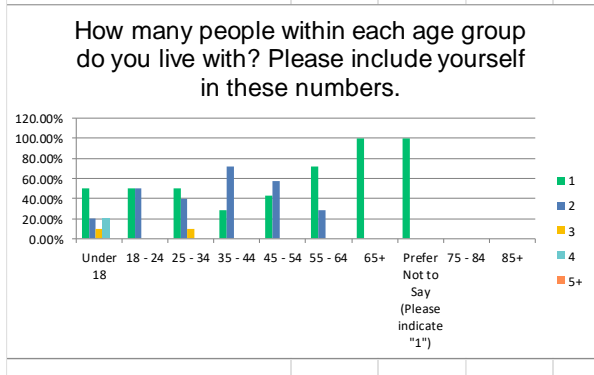


How would you describe your current living situation?		
Answer Choices	Responses	
I live on my own	9.68%	3
I live with my parent(s)	9.68%	3
I live with my spouse/partner - without children	35.48%	11
I live with my spouse/partner - with children	25.81%	8
I am a single parent living with children part-time	3.23%	1
I am a single parent living with children full-time	3.23%	1
I live in a multi-generational home (i.e., with children and parents/	6.45%	2
I live with roommates	0.00%	0
Other (please specify)	6.45%	2
	Answered	31
	Skipped	970

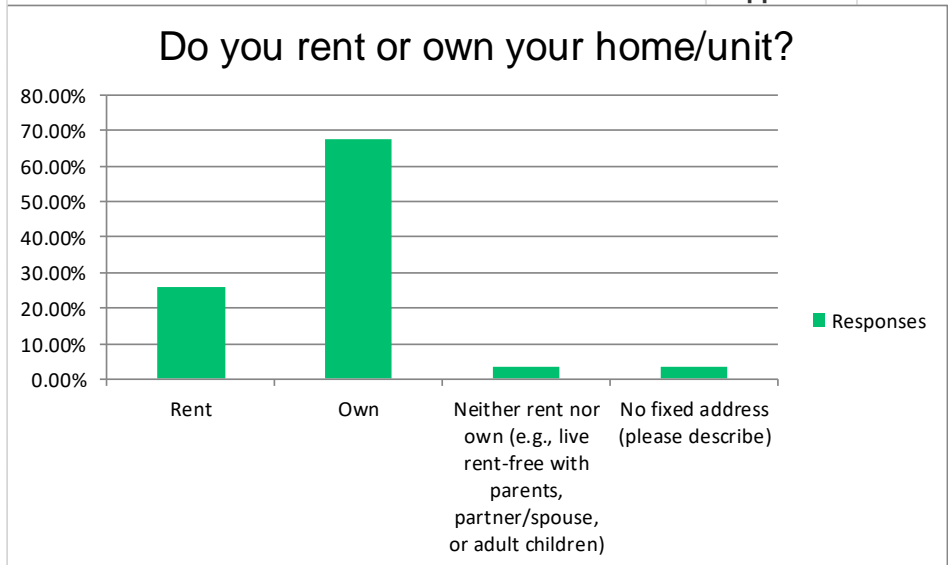


Respondent ID	Response Date	Other (please specify)
110015456293	Feb 13 2024	(Unhoused, alone.
110015385864	Feb 06 2024	(Own a home, live with r

	1	2	3	4	5+	Total
Under 18	50.00%	5 20.00%	2 10.00%	1 20.00%	2 0.00%	10
18 - 24	50.00%	2 50.00%	2 0.00%	0 0.00%	0 0.00%	4
25 - 34	50.00%	5 40.00%	4 10.00%	1 0.00%	0 0.00%	10
35 - 44	28.57%	2 71.43%	5 0.00%	0 0.00%	0 0.00%	7
45 - 54	42.86%	3 57.14%	4 0.00%	0 0.00%	0 0.00%	7
55 - 64	71.43%	5 28.57%	2 0.00%	0 0.00%	0 0.00%	7
65+	100.00%	3 0.00%	0 0.00%	0 0.00%	0 0.00%	3
Prefer Not to Say (Please indicate "1")	100.00%	2 0.00%	0 0.00%	0 0.00%	0 0.00%	2
75 - 84	0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0
85+	0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0
						Answered 31
						Skipped 970



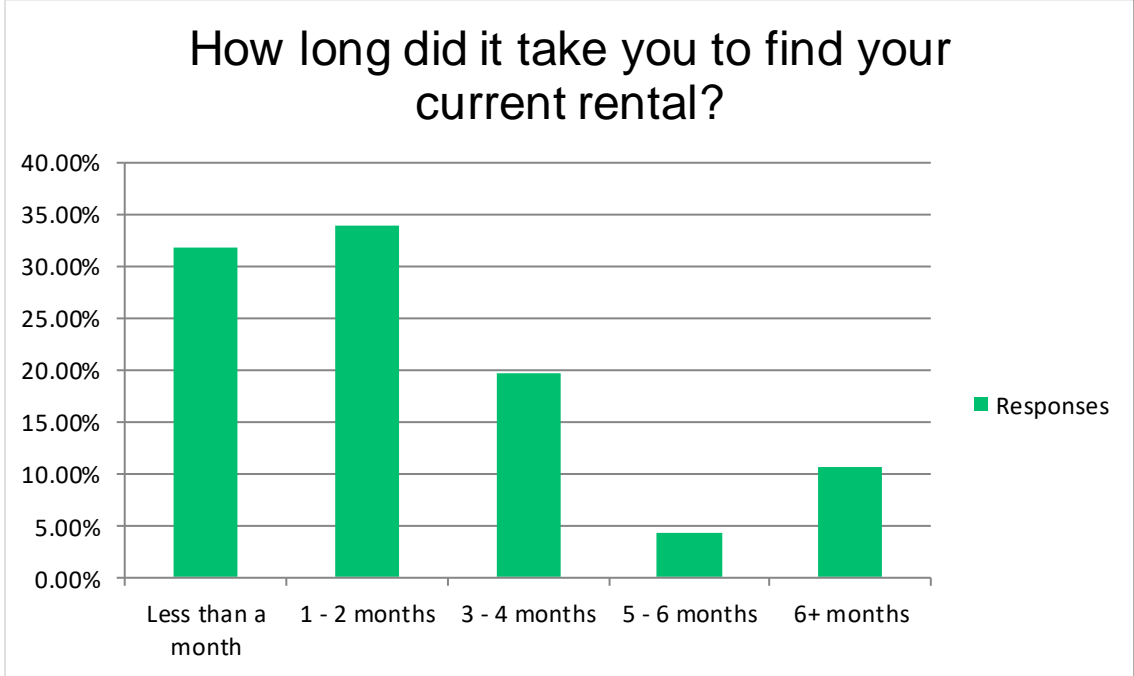
Do you rent or own your home/unit?		Responses
Answer Choices		
Rent	25.81%	8
Own	67.74%	21
Neither rent nor own (e.g., live rent-free with parents, partner/spouse)	3.23%	1
No fixed address (please describe)	3.23%	1
	Answered	31
	Skipped	970



Respondent ID: 110015456293 Response Date: Feb 13 2024 No fixed address (please describe) (I live in my car, choosing to sleep with

How long did it take you to find your current rental?

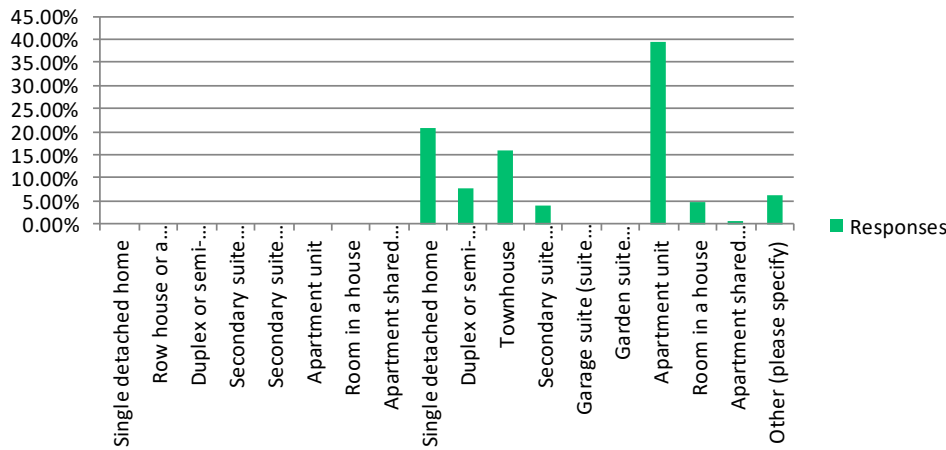
Answer Choices	Responses						
Less than a month	31.69%	45					
1 - 2 months	33.80%	48					
3 - 4 months	19.72%	28					
5 - 6 months	4.23%	6					
6+ months	10.56%	15					
	Answered	142					
	Skipped	859					



Which of the following best describe the type of unit you rent?

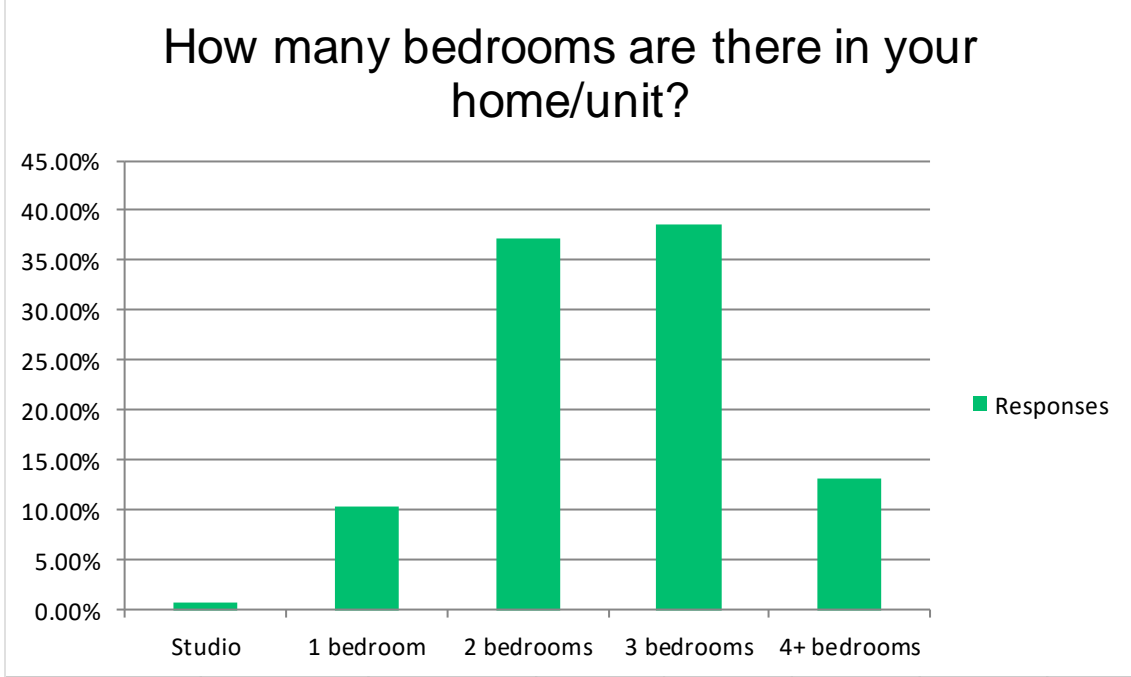
Answer Choices	Responses	
Single detached home	0.00%	0
Row house or a townhouse	0.00%	0
Duplex or semi-detached house	0.00%	0
Secondary suite (within the primary home)	0.00%	0
Secondary suite (Garden or Garage Suite)	0.00%	0
Apartment unit	0.00%	0
Room in a house	0.00%	0
Apartment shared with others	0.00%	0
Single detached home	20.83%	30
Duplex or semi-detached house	7.64%	11
Townhouse	15.97%	23
Secondary suite (within the primary home)	4.17%	6
Garage suite (suite above a detached garage)	0.00%	0
Garden suite (detached suite)	0.00%	0
Apartment unit	39.58%	57
Room in a house	4.86%	7
Apartment shared with others	0.69%	1
Other (please specify)	6.25%	9
	Answered	144
	Skipped	857

Which of the following best describe the type of unit you rent?



Respondent ID	Response Date	Other (please specify)
110015500838	Feb 17 2024	(4plex
110015456122	Feb 13 2024	Did not answer
110015432502	Feb 10 2024	Multi family
110015432323	Feb 10 2024	Coach home
110015424034	Feb 09 2024	Four plex
110015419063	Feb 08 2024	(We rent BOTH upper and lower
110015416292	Feb 08 2024	(Coach Home
110015412064	Feb 08 2024	Carriage home condo
110015373633	Feb 05 2024	(Condo type

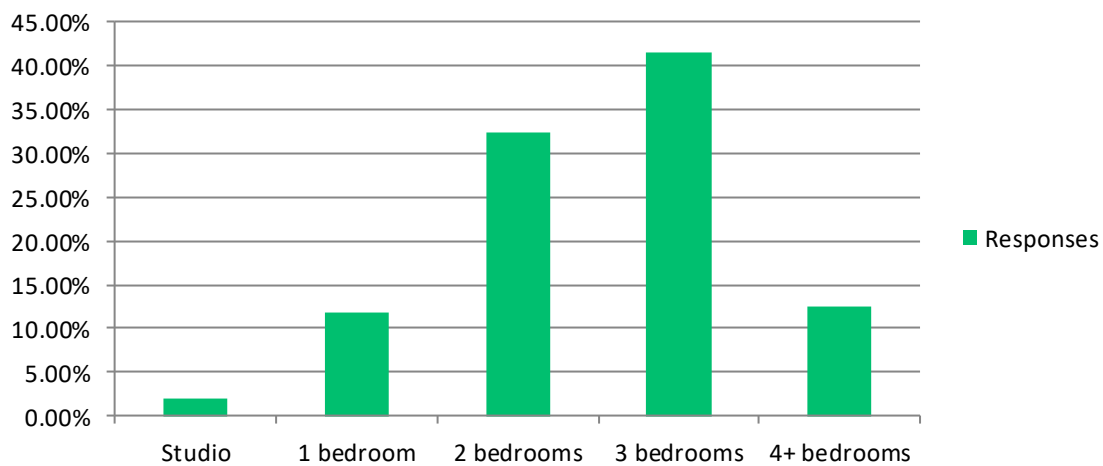
How many bedrooms are there in your home/unit?					
Answer Choice:	Responses				
Studio	0.69%	1			
1 bedroom	10.34%	15			
2 bedrooms	37.24%	54			
3 bedrooms	38.62%	56			
4+ bedrooms	13.10%	19			
	Answered	145			
	Skipped	856			



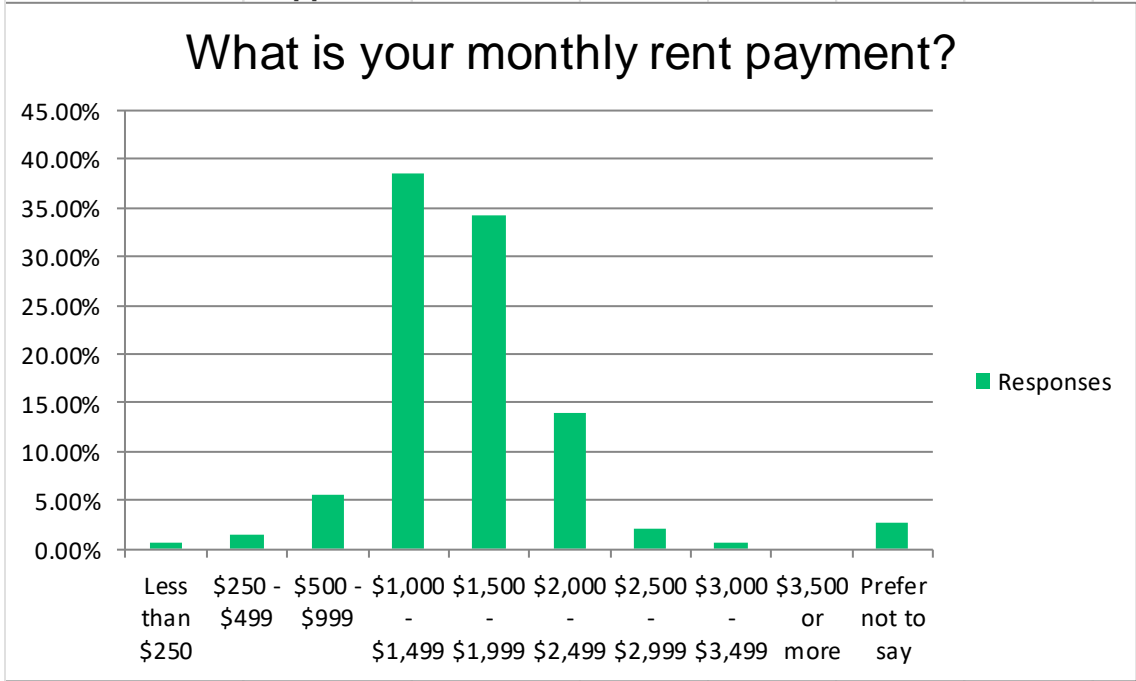
What is the minimum number of bedrooms that would meet your household's

Answer Choice:	Responses					
Studio	2.07%	3				
1 bedroom	11.72%	17				
2 bedrooms	32.41%	47				
3 bedrooms	41.38%	60				
4+ bedrooms	12.41%	18				
	Answered	145				
	Skipped	856				

What is the minimum number of bedrooms that would meet your household's current needs?



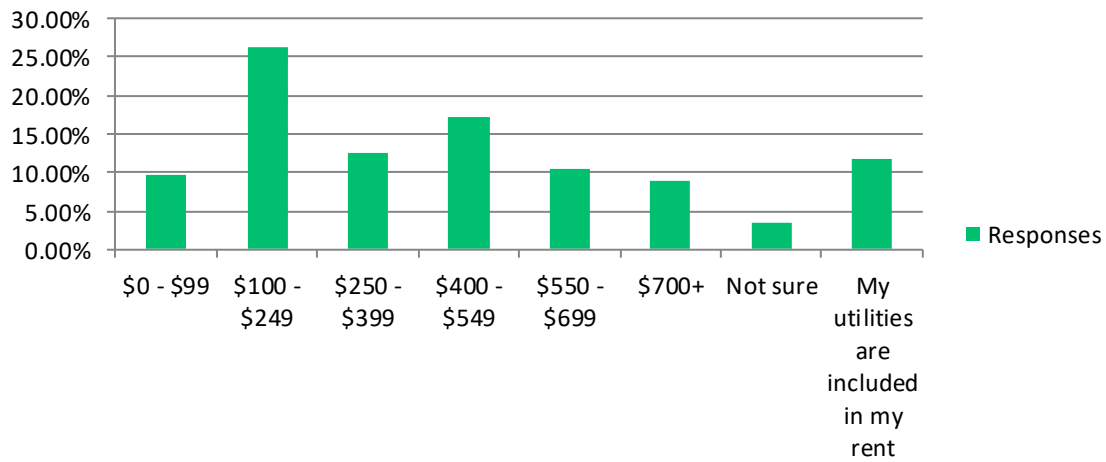
What is your monthly rent payment?		
Answer Choices	Responses	
Less than \$250	0.70%	1
\$250 - \$499	1.40%	2
\$500 - \$999	5.59%	8
\$1,000 - \$1,499	38.46%	55
\$1,500 - \$1,999	34.27%	49
\$2,000 - \$2,499	13.99%	20
\$2,500 - \$2,999	2.10%	3
\$3,000 - \$3,499	0.70%	1
\$3,500 or more	0.00%	0
Prefer not to say	2.80%	4
	Answered	143
	Skipped	858



What are your approximate monthly utility (electricity, natural gas, water/wastewa

Answer Choices	Responses	
\$0 - \$99	9.66%	14
\$100 - \$249	26.21%	38
\$250 - \$399	12.41%	18
\$400 - \$549	17.24%	25
\$550 - \$699	10.34%	15
\$700+	8.97%	13
Not sure	3.45%	5
My utilities are included in my rent	11.72%	17
	Answered	145
	Skipped	856

What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?



What are your approximate monthly transportation costs?

Answer Choice:	Responses					
\$0 - \$99	12.50%	18				
\$100 - \$249	33.33%	48				
\$250 - \$399	27.78%	40				
\$400 - \$549	6.94%	10				
\$550 - \$699	5.56%	8				
\$700+	9.03%	13				
Not sure	4.86%	7				
	Answered	144				
	Skipped	857				

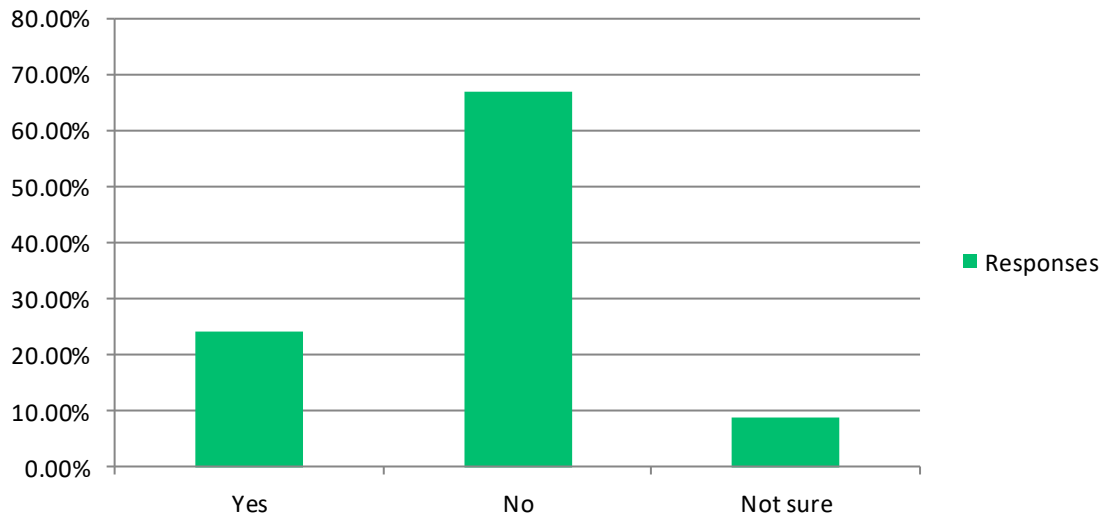
What are your approximate monthly transportation costs?



Do you believe your housing costs are affordable to you?

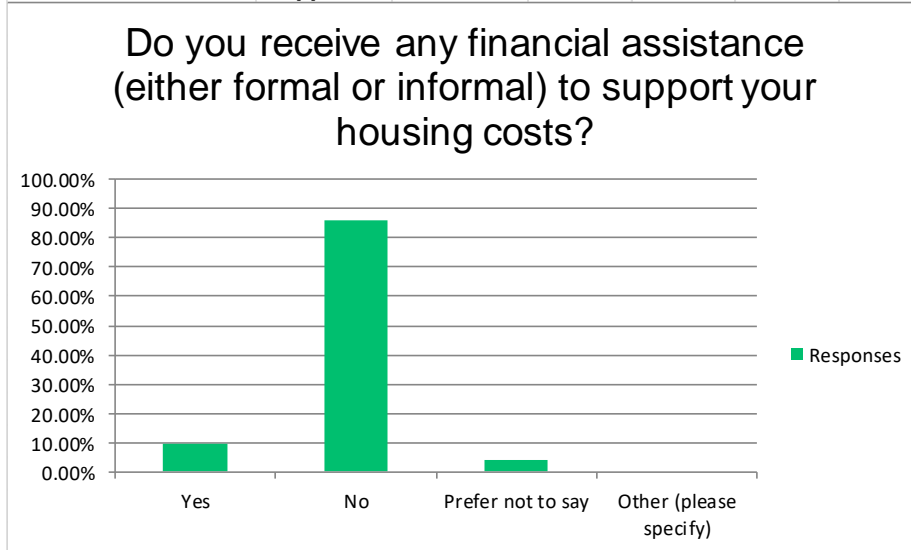
Answer Choice:	Responses						
Yes	24.14%	35					
No	66.90%	97					
Not sure	8.97%	13					
	Answered	145					
	Skipped	856					

Do you believe your housing costs are affordable to you?



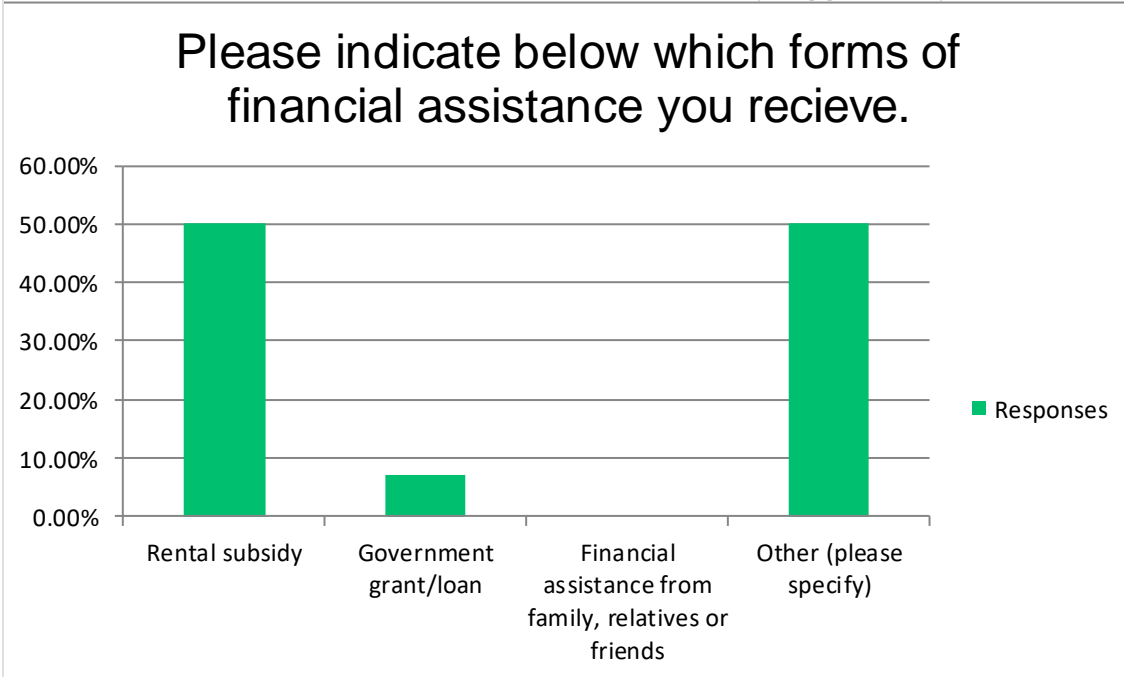
Do you receive any financial assistance (either formal or informal) to support your housing costs?

Answer Choices	Responses	
Yes	9.66%	14
No	86.21%	125
Prefer not to say	4.14%	6
Other (please specify)	0.00%	0
	Answered	145
	Skipped	856



Please indicate below which forms of financial assistance you receive.

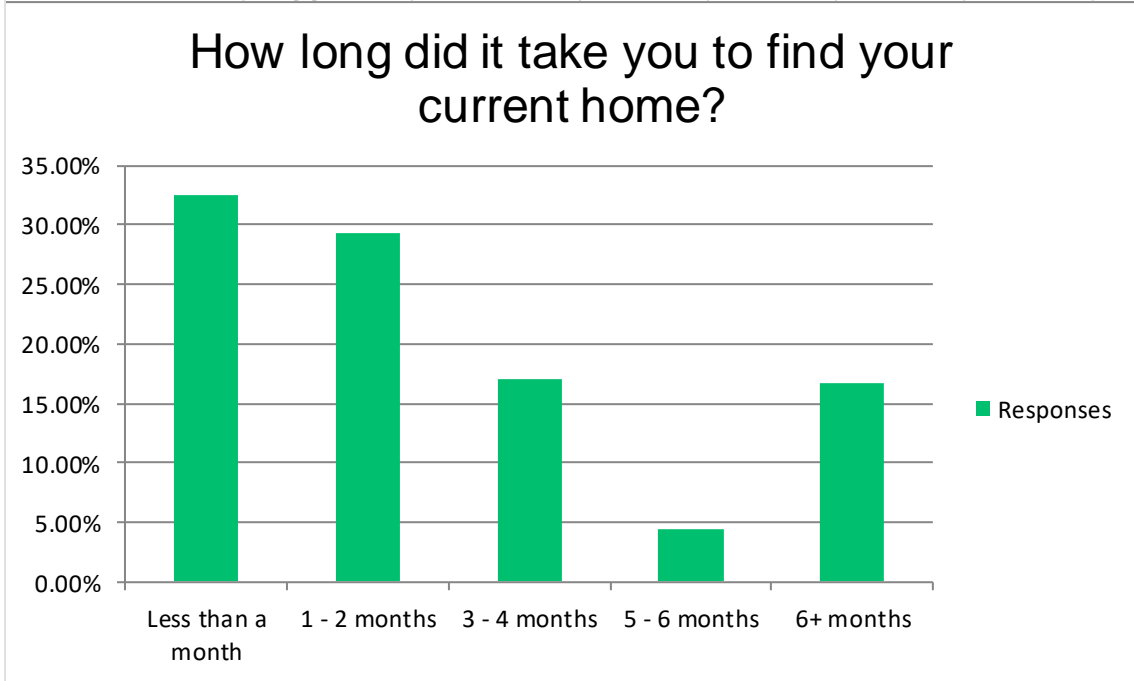
Answer Choices	Responses	
Rental subsidy	50.00%	7
Government grant/loan	7.14%	1
Financial assistance from family, relatives or friends	0.00%	0
Other (please specify)	50.00%	7
	Answered	14
	Skipped	987



Respondent ID	Response Date	Other (please specify)
110015545970	Feb 23 2024	AISH
110015506722	Feb 19 2024	(Savings
110015480937	Feb 15 2024	Child support
110015456706	Feb 13 2024	(Aish
110015419453	Feb 08 2024	(Aish
110015414402	Feb 08 2024	(Alberta works
110015378240	Feb 05 2024	(Insurance is paying ren

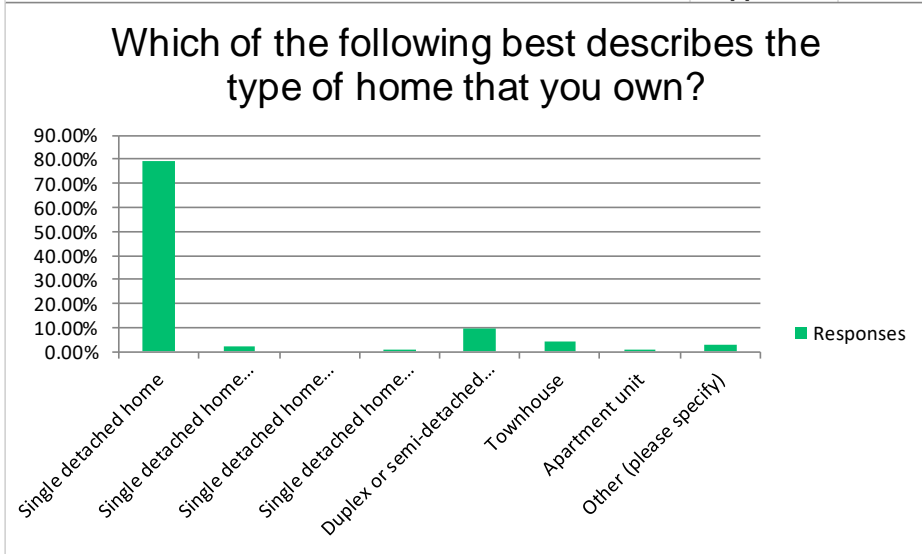
How long did it take you to find your current home?

Answer Choices	Responses	
Less than a month	32.41%	211
1 - 2 months	29.34%	191
3 - 4 months	17.05%	111
5 - 6 months	4.45%	29
6+ months	16.74%	109
	Answered	651
	Skipped	350



Which of the following best describes the type of home that you own?

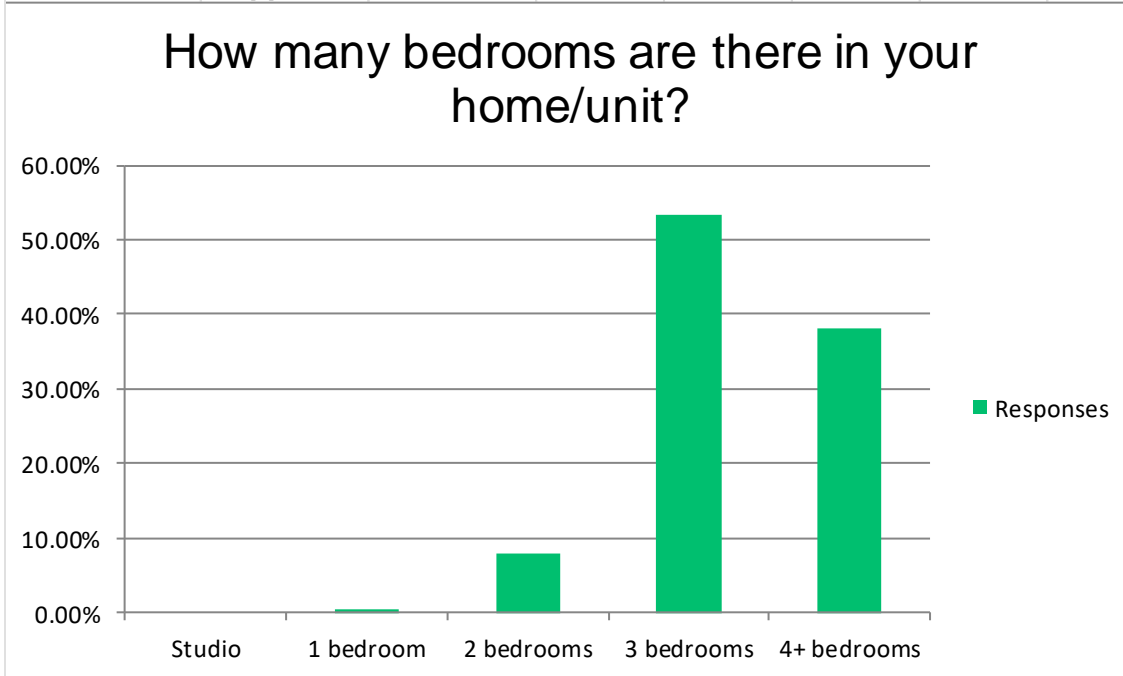
Answer Choices	Responses	
Single detached home	79.15%	524
Single detached home with a suite (within the primary home)	2.27%	15
Single detached home with a garden suite (detached suite)	0.00%	0
Single detached home with a garage suite (suite above a detached garage)	0.60%	4
Duplex or semi-detached house	9.52%	63
Townhouse	4.08%	27
Apartment unit	1.06%	7
Other (please specify)	3.32%	22
	Answered	662
	Skipped	339



Respondent ID	Response Date	Other (please specify)
110015532301	Feb 22 2024	Mobile home / trailer
110015530519	Feb 22 2024	Mobile home
110015516115	Feb 20 2024	Mobile Home on Lease
110015501227	Feb 17 2024	Condo house
110015481095	Feb 15 2024	Single attached
110015444117	Feb 12 2024	Modular home
110015433239	Feb 10 2024	Single Attached
110015431678	Feb 10 2024	condo
110015430619	Feb 09 2024	Module
110015428796	Feb 09 2024	Single attached with roof
110015419892	Feb 08 2024	Condo
110015419487	Feb 08 2024	Two story with triple garage
110015419411	Feb 08 2024	Two story with attached garage
110015416423	Feb 08 2024	None of your business
110015414652	Feb 08 2024	Manufactured home
110015412931	Feb 08 2024	Condo apartment
110015412715	Feb 08 2024	Single attached
110015401359	Feb 07 2024	Condominium
110015386623	Feb 06 2024	Condominium
110015379309	Feb 05 2024	Mobile home
110015378473	Feb 05 2024	Mobile
110015377376	Feb 05 2024	Condo duplex

How many bedrooms are there in your home/unit?

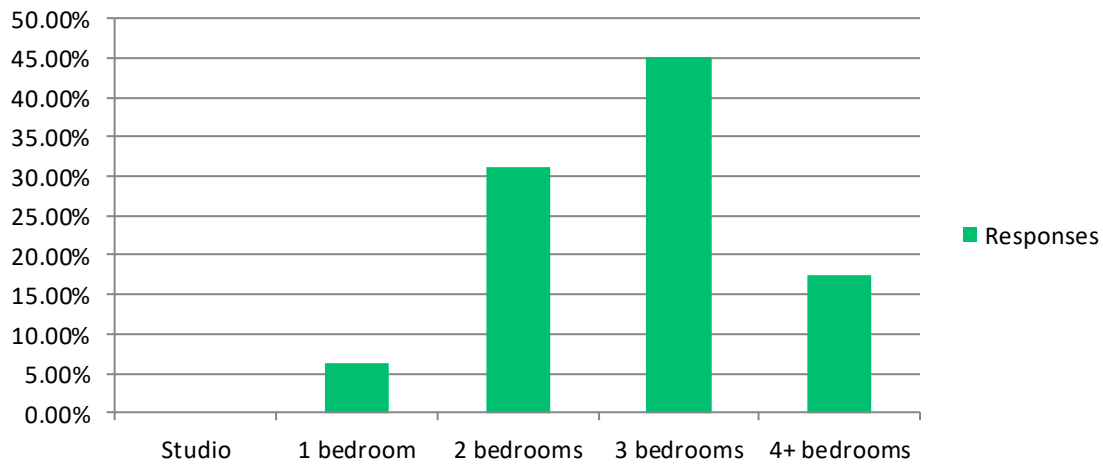
Answer Choice:	Responses					
Studio	0.00%	0				
1 bedroom	0.60%	4				
2 bedrooms	7.84%	52				
3 bedrooms	53.39%	354				
4+ bedrooms	38.16%	253				
	Answered	663				
	Skipped	338				



What is the minimum number of bedrooms that would meet your household's

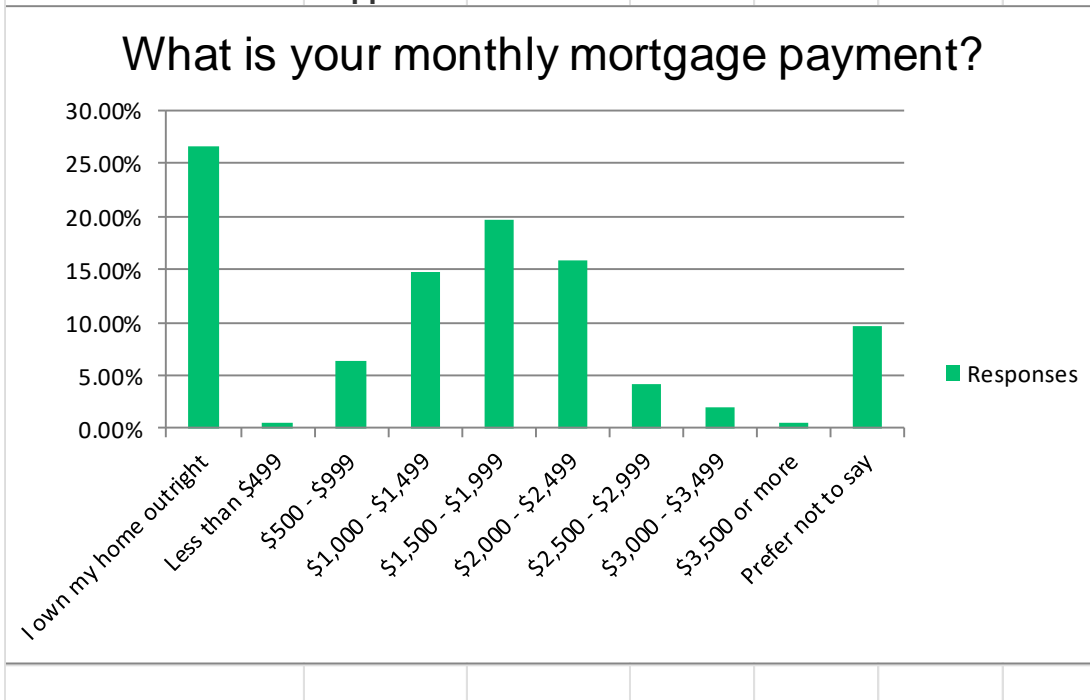
Answer Choice:	Responses				
Studio	0.00%	0			
1 bedroom	6.33%	42			
2 bedrooms	31.22%	207			
3 bedrooms	45.10%	299			
4+ bedrooms	17.35%	115			
	Answered	663			
	Skipped	338			

What is the minimum number of bedrooms that would meet your household's current needs?



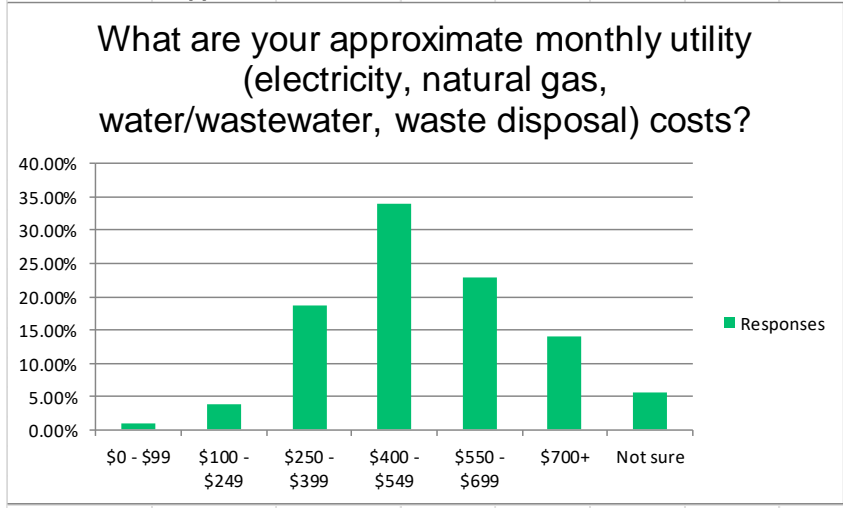
What is your monthly mortgage payment?

Answer Choices	Responses	
I own my home outright	26.56%	175
Less than \$499	0.46%	3
\$500 - \$999	6.37%	42
\$1,000 - \$1,499	14.72%	97
\$1,500 - \$1,999	19.73%	130
\$2,000 - \$2,499	15.78%	104
\$2,500 - \$2,999	4.10%	27
\$3,000 - \$3,499	1.97%	13
\$3,500 or more	0.61%	4
Prefer not to say	9.71%	64
	Answered	659
	Skipped	342



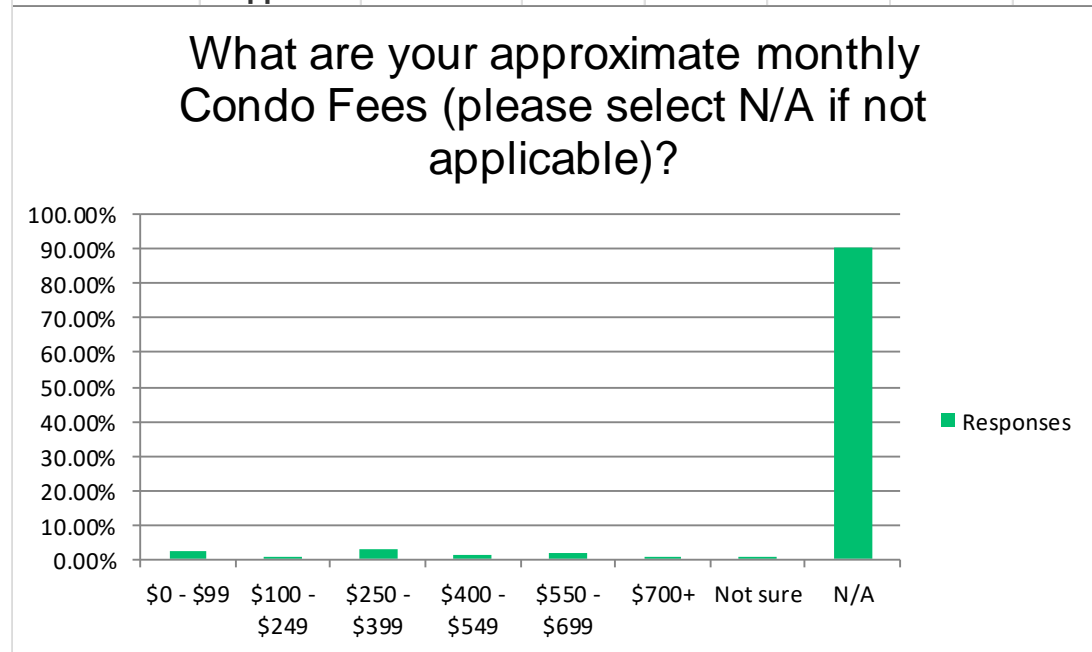
What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?

Answer Choice:	Responses	
\$0 - \$99	0.90%	6
\$100 - \$249	3.90%	26
\$250 - \$399	18.77%	125
\$400 - \$549	33.93%	226
\$550 - \$699	22.82%	152
\$700+	14.11%	94
Not sure	5.56%	37
Answered		666
Skipped		335



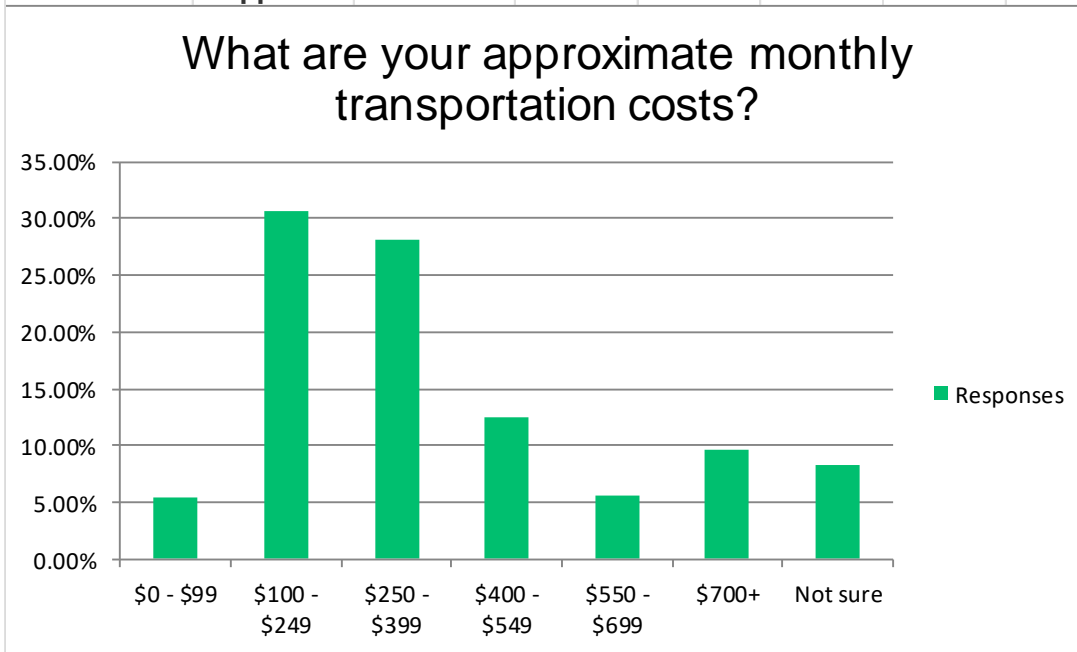
What are your approximate monthly Condo Fees (please select N/A if not applicable)?

Answer Choice:	Responses	
\$0 - \$99	2.27%	15
\$100 - \$249	0.30%	2
\$250 - \$399	3.17%	21
\$400 - \$549	1.51%	10
\$550 - \$699	1.66%	11
\$700+	0.60%	4
Not sure	0.15%	1
N/A	90.33%	598
	Answered	662
	Skipped	339



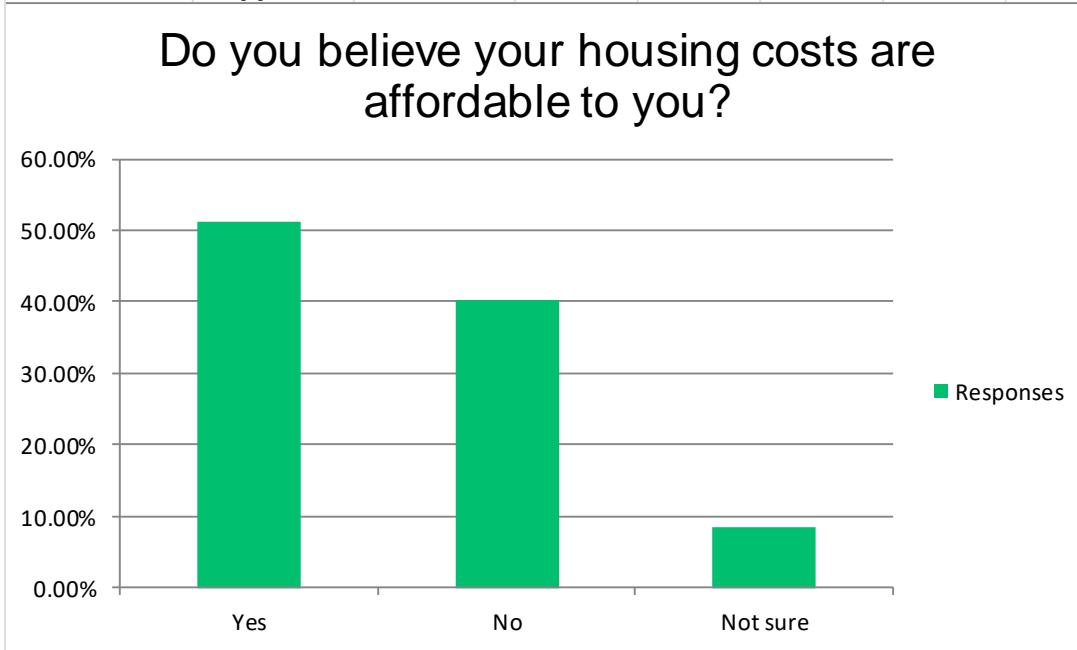
What are your approximate monthly transportation costs?

Answer Choice:	Responses	
\$0 - \$99	5.40%	36
\$100 - \$249	30.58%	204
\$250 - \$399	28.04%	187
\$400 - \$549	12.44%	83
\$550 - \$699	5.70%	38
\$700+	9.60%	64
Not sure	8.25%	55
	Answered	667
	Skipped	334



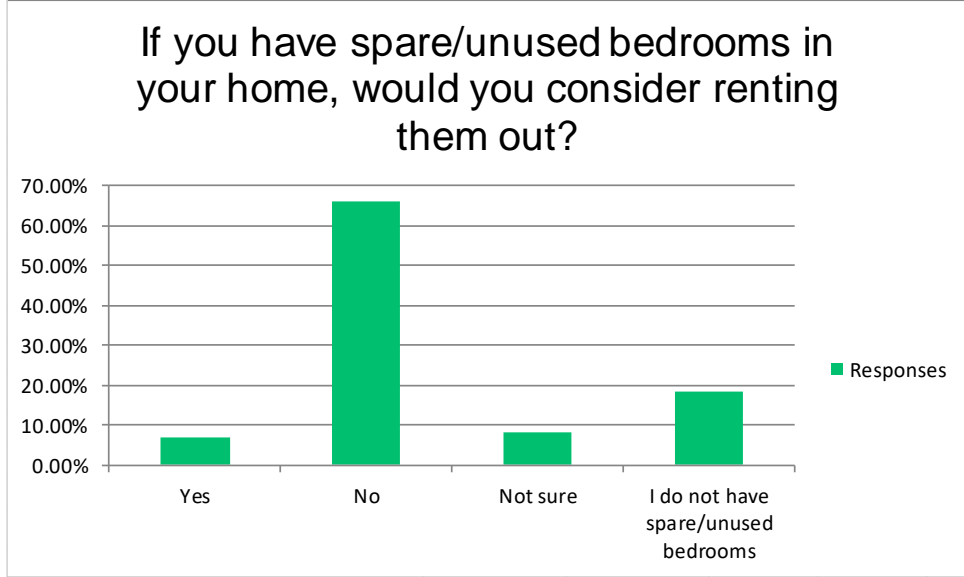
Do you believe your housing costs are affordable to you?

Answer Choice:	Responses	
Yes	51.28%	341
No	40.30%	268
Not sure	8.42%	56
	Answered	665
	Skipped	336



If you have spare/unused bedrooms in your home, would you consider renting them out?

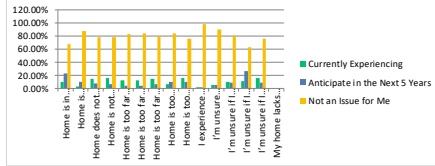
Answer Choices	Responses	
Yes	7.09%	47
No	66.21%	439
Not sure	8.14%	54
I do not have spare/unused bedrooms	18.55%	123
	Answered	663
	Skipped	338



Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years.

	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me	Total			
Home is in poor condition and in need of repairs	10.12%	78	22.83%	176	67.06%	517	771
Home is unsuitable for my mobility and accessibility needs	3.13%	24	9.79%	75	87.08%	667	766
Home does not provide enough parking	14.84%	114	7.55%	58	77.60%	596	768
Home is not well served by public transit	15.82%	121	6.14%	47	78.04%	597	765
Home is too far from amenities (e.g., library, recreation centre, etc)	12.45%	95	4.46%	34	83.09%	634	763
Home is too far from essential services (e.g., grocery stores, etc)	11.78%	90	4.19%	32	84.03%	642	764
Home is too far from employment opportunities	14.64%	112	6.27%	48	79.08%	605	765
Home is too large for my needs	6.85%	53	9.69%	75	83.46%	646	774
Home is too small for my needs (e.g., not enough bedrooms/bathrooms)	15.54%	119	9.40%	72	75.07%	575	766
I experience discrimination from my landlord	1.45%	11	0.79%	6	97.76%	743	760
I'm unsure about the stability of my rental lease	5.12%	39	4.86%	37	90.01%	685	761
I'm unsure if I will be able to afford future rent payments	10.25%	78	9.07%	69	80.68%	614	761
I'm unsure if I will be able to afford future mortgage payments	10.84%	83	25.85%	198	63.32%	485	766
I'm unsure if I will be able to purchase a home	16.18%	123	8.55%	65	75.26%	572	760
My home lacks adequate storage	0.00%	0	0.00%	0	0.00%	0	0
Other (please describe)							73
							Answered 788
							Skipped 213

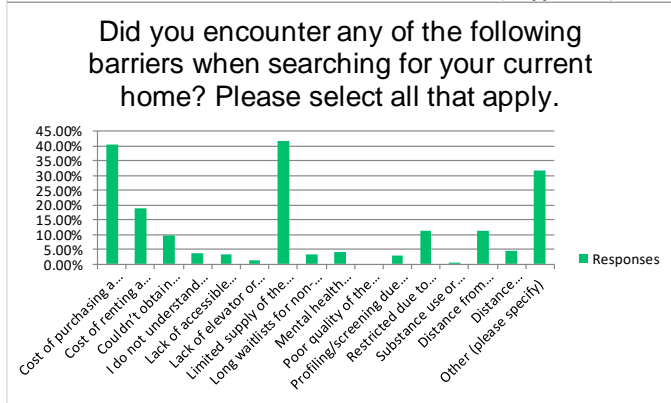
Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years.



Respondent ID	Response Data/Other (please describe)	Tags
10015601030	Mar 01 2024 (Specifically, lacks adequ	Lack of Storage
10015600988	Mar 01 2024 (CMHC will not insure mortgage due to age.	
10015600941	Mar 01 2024 (Specifically, lacks adequ	Lack of Storage
10015600904	Mar 01 2024 (Specifically, lacks adequ	Lack of Storage
10015551517	Feb 25 2024 (Leduc services have inc	Cost of Service Fees/Utilities
10015548135	Feb 24 2024 (With expensive utilities a Cost of Service Fees/Utilities, Property Taxes	
10015532301	Feb 22 2024 (Replacement mobile home - AB gov \$0 value legislation.	
10015525680	Feb 21 2024 (no medical centers acce	Not Housing-Related
10015520227	Feb 21 2024 (Specifically, lacks adequ	Lack of Storage
10015517860	Feb 21 2024 (Worried about what City Bylaws, Concern over new housing development types	
10015517821	Feb 21 2024 (Concerned about by-law Bylaws, Concern over new housing development types	
10015514422	Feb 20 2024 (Smoking bylaws not enf	Not Housing-Related, Concern over other tenants
10015514385	Feb 20 2024 (Specifically, lacks adequ	Lack of Storage
10015506713	Feb 19 2024 (there is no indication tha	Homelessness/the Unhoused
10015503378	Feb 18 2024 (Rent too high for my inc	Cost of rent/mortgage too high
10015502708	Feb 18 2024 (I feel we could have mac	Bylaws
10015501496	Feb 17 2024 (Would like to move out o	Property Taxes
10015498685	Feb 17 2024 (PLEASE PROVIDE A BI	Lack of available transit
10015497579	Feb 16 2024 (I pay way too much for r	Cost of rent/mortgage too high
10015497218	Feb 16 2024 (I am unsure if I'll be able	Property Taxes
10015488773	Feb 16 2024 (Discrimination is made	Not Housing-Related
10015487535	Feb 15 2024 (Even to afford to rent an	Cost of rent/mortgage too high
10015484789	Feb 15 2024 (Need more single level h	Lack of desired housing types
10015483608	Feb 15 2024 (The city tax assessment	Property Taxes
10015483223	Feb 15 2024 (Rent is incredibly unreas	Cost of rent/mortgage too high
10015481095	Feb 15 2024 (House taxes getting to th	Property Taxes
10015480417	Feb 15 2024 (Taxes are too high and c	Property Taxes
10015469405	Feb 14 2024 (I will need to downsize v	Lack of desired housing types
10015459867	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015457978	Feb 13 2024 (Other tenants not follow	Concern over other tenants
10015457933	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015457610	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015457484	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015457311	Feb 13 2024 (Utility costs increasing (Cost of Service Fees/Utilities
10015457118	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015456740	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015456604	Feb 13 2024 (Housing crisis makes m	Lack of desired housing types
10015455826	Feb 13 2024 (Specifically, lacks adequ	Lack of Storage
10015449424	Feb 12 2024 (Discrimination is rampa	Not Housing-Related
10015448051	Feb 12 2024 (Most of the homes built	(Property Taxes, Poor condition/construction of housing
10015436980	Feb 11 2024 (I am concerned about th	Property Taxes
10015434313	Feb 10 2024 (Live in a 2 story, bungal	Lack of desired housing types, Home is unsuitable for mobility/accessibility
10015432084	Feb 10 2024 (Owner mortgage is goin	Cost of rent/mortgage too high
10015431600	Feb 10 2024 (Cannot find affordable	Lack of desired housing types
10015424345	Feb 09 2024 (I'm unsure if I will be able	Property Taxes
10015423119	Feb 09 2024 (Dumb questions when a	Not Housing-Related
10015422464	Feb 09 2024 (Interest rates are a majo	Cost of rent/mortgage too high
10015420308	Feb 08 2024 (We've previously provide	Refugee housing
10015419003	Feb 08 2024 (Future accessibility neec	Home is unsuitable for mobility/accessibility
10015418036	Feb 08 2024 (If utilities keep skyrocket	Cost of Service Fees/Utilities
10015416317	Feb 08 2024 (My building does 5% ren	Cost of rent/mortgage too high
10015414447	Feb 08 2024 (The cost of everything is	Cost of rent/mortgage too high, Cost of Service Fees/Utilities, Property Taxes
10015413164	Feb 08 2024 (New houses being built	Lack of desired housing types
10015412380	Feb 08 2024 (Rising property taxes, r	Cost of Service Fees/Utilities, Property Taxes
10015411910	Feb 08 2024 (Not sure if I'll be able	Cost of rent/mortgage too high
10015411885	Feb 08 2024 (I am a senior & a widow	Cost of rent/mortgage too high, Cost of Service Fees/Utilities
10015411949	Feb 08 2024 (I cannot afford to get my	Cost of rent/mortgage too high
10015411295	Feb 08 2024 (Property taxes are too h	Property Taxes
10015411162	Feb 08 2024 (Daughter can't afford to	Cost of rent/mortgage too high
10015398513	Feb 07 2024 (Home purchasing will ne	Cost of rent/mortgage too high
10015395773	Feb 07 2024 (I have a steady income	Cost of rent/mortgage too high
10015386497	Feb 06 2024 (Should have had N/A as	Not Housing-Related
10015384113	Feb 06 2024 (Finding competent resou	Lack of competent/affordable tradespeople
10015383552	Feb 06 2024 (I'm unsure about future	Cost of Service Fees/Utilities
10015381255	Feb 06 2024 (I am concerned my city	(Not Housing-Related
10015379098	Feb 05 2024 (Unsure I can afford to liv	Cost of rent/mortgage too high, Cost of Service Fees/Utilities
10015378240	Feb 05 2024 (This is a dual home - on	N/A
10015378118	Feb 05 2024 (Love the area	Not Housing-Related
10015376804	Feb 05 2024 (Few to no smaller housi	Lack of desired housing types
10015376864	Feb 05 2024 (Dense neighborhoods a	Limited Parking, Privacy/noise concerns
10015373862	Feb 05 2024 (Front yard is all driveway	Lack of green space
10015373403	Feb 05 2024 (First question of house	House will need repairs
10015373578	Feb 05 2024 (Taxes are unbelievable	Property Taxes

Did you encounter any of the following barriers when searching for your current home? Please select all that apply.

Answer Choices	Responses	
Cost of purchasing a home was too high	40.43%	319
Cost of renting a home/unit was too high	19.01%	150
Couldn't obtain financing to purchase a home	9.63%	76
I do not understand the process for renting or buying a home	3.68%	29
Lack of accessible housing options (e.g., wheelchair friendly)	3.55%	28
Lack of elevator or other accessibility supports	1.39%	11
Limited supply of the type of home I was looking for	41.70%	329
Long waitlists for non-market housing	3.55%	28
Mental health challenges	4.06%	32
Poor quality of the housing type I was looking for	0.00%	0
Profiling/screening due to ethnicity, sexual orientation, gender exp	3.04%	24
Restricted due to rental rules (e.g., no pets, no children, etc.)	11.15%	88
Substance use or addiction	0.25%	2
Distance from employment opportunities	11.15%	88
Distance from/accessibility to transit	4.56%	36
Other (please specify)	31.56%	249
	Answered	789
	Skipped	212

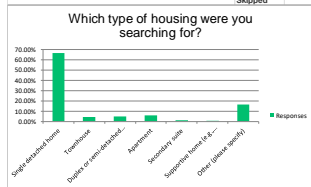


Respondent ID	Response Date	Other (please specify)	Tags
110015601030	Mar 01 2024	(My mortgage application	N/A
110015600988	Mar 01 2024	(Mortgage not possible c	N/A
110015600842	Mar 01 2024	(None identified	N/A
110015561977	Feb 26 2024	(No issues	N/A
110015559890	Feb 26 2024	(No issues	N/A
110015550406	Feb 25 2024	(none	N/A
110015549565	Feb 25 2024	(No issues	N/A
110015548135	Feb 24 2024	(No issues	N/A
110015546979	Feb 24 2024	(Bought 20yrs. Ago. No	N/A
110015545303	Feb 23 2024	(None	N/A
110015537215	Feb 23 2024	(No issues	N/A
110015536324	Feb 22 2024	(Not enough choices for	Couldn't obtain financing
110015534596	Feb 22 2024	(na	N/A
110015532301	Feb 22 2024	(Mobile home parks no k	Lack of availability of desired housing type
110015526722	Feb 21 2024	(Na	N/A
110015525560	Feb 21 2024	(no medical centers acc	Not housing-related
110015522338	Feb 21 2024	(The Leduc market mov	Lack of availability of desired housing type
110015520298	Feb 21 2024	(Restricted due to pets	Restricted due to rental rules
110015517926	Feb 21 2024	(None identified	N/A
110015517860	Feb 21 2024	(Areas that are mature f	Lack of availability of desired housing type,
110015517821	Feb 21 2024	(None identified	N/A
110015517785	Feb 21 2024	(None	N/A
110015517185	Feb 21 2024	(No issue	N/A
110015516910	Feb 21 2024	(We were not aware at t	Rentals affecting property values
110015515952	Feb 20 2024	(No	N/A
110015515873	Feb 20 2024	(I experienced the above	N/A
110015515601	Feb 20 2024	(None of the above	N/A
110015514401	Feb 20 2024	(None identified	N/A
110015514315	Feb 20 2024	(No issue in 1974	N/A
110015514247	Feb 20 2024	(No issue in 1978	N/A
110015514144	Feb 20 2024	(None identified	N/A
110015509102	Feb 20 2024	(purchased in 1996, not	N/A
110015507316	Feb 19 2024	(None	N/A
110015507290	Feb 19 2024	(N/a	N/A

110015507161	Feb 19 2024 (No issues	N/A			
110015507095	Feb 19 2024 (None of the above	N/A			
110015506874	Feb 19 2024 (Na	N/A			
110015506713	Feb 19 2024 (my home was purchas	N/A			
110015506195	Feb 19 2024 (We purchased our h	N/A			
110015506037	Feb 19 2024 (N/A			
110015506000	Feb 19 2024 (the date the home was	N/A			
110015505832	Feb 19 2024 (No	N/A			
110015505720	Feb 19 2024 (None of the above	N/A			
110015505360	Feb 19 2024 (No issues to speak of	N/A			
110015504183	Feb 19 2024 (No issues at the time of	N/A			
110015503979	Feb 18 2024 (Done	N/A			
110015503972	Feb 18 2024 (No	N/A			
110015503555	Feb 18 2024 (Na	N/A			
110015503452	Feb 18 2024 (None	N/A			
110015503058	Feb 18 2024 (Not an issue	N/A			
110015502791	Feb 18 2024 (Owned home for 46 yrs	N/A			
110015502788	Feb 18 2024 (I need affordable bungal Lack of availability of desired housing type	N/A			
110015502367	Feb 18 2024 (Na	N/A			
110015502287	Feb 18 2024 (None of the above	N/A			
110015502187	Feb 18 2024 (These are pointed) Wh	N/A			
110015501989	Feb 18 2024 (Na	N/A			
110015501507	Feb 17 2024 (No issues	N/A			
110015501506	Feb 17 2024 (Booking on demand transit is not always possible, even when book	N/A			
110015501460	Feb 17 2024 (None of these issues	N/A			
110015500794	Feb 17 2024 (None	N/A			
110015500456	Feb 17 2024 (We bought our home 3	N/A			
110015499902	Feb 17 2024 (Does not apply to me	N/A			
110015498965	Feb 17 2024 (PLEASE PROVIDE A E Distance from/accessibility to transit	N/A			
110015497219	Feb 16 2024 (None	N/A			
110015494352	Feb 16 2024 (No	N/A			
110015490938	Feb 16 2024 (We bought the house 1	N/A			
110015490787	Feb 16 2024 (None	N/A			
110015490164	Feb 16 2024 (Na	N/A			
110015489966	Feb 16 2024 (Too dense—not enoug Population density	N/A			
110015489802	Feb 16 2024 (Did not experience barr	N/A			
110015489383	Feb 16 2024 (No problems	N/A			
110015489330	Feb 16 2024 (None, we built	N/A			
110015488773	Feb 16 2024 (Cut out the woke quest	N/A			
110015487313	Feb 15 2024 (No	N/A			
110015487306	Feb 15 2024 (We built 30 years ago	N/A			
110015486367	Feb 15 2024 (None	N/A			
110015486287	Feb 15 2024 (Not AP	N/A			
110015486134	Feb 15 2024 (None	N/A			
110015485989	Feb 15 2024 (None	N/A			
110015485906	Feb 15 2024 (None of these apply	N/A			
110015485070	Feb 15 2024 (None	N/A			
110015484856	Feb 15 2024 (None apply	N/A			
110015484071	Feb 15 2024 (NA	N/A			
110015483223	Feb 15 2024 (Other buyers offering w Lack of availability of desired housing type,	N/A			
110015482781	Feb 15 2024 (No	N/A			
110015482610	Feb 15 2024 (None	N/A			
110015481968	Feb 15 2024 (No issues	N/A			
110015481512	Feb 15 2024 (Rent costs are way too Affordability	N/A			
110015481095	Feb 15 2024 (None	N/A			
110015480759	Feb 15 2024 (None apply	N/A			
110015480739	Feb 15 2024 (No	N/A			
110015478562	Feb 15 2024 (gjh	N/A			
110015470437	Feb 14 2024 (I bought my house in 1	N/A			
110015460176	Feb 13 2024 (Our home was built well	N/A			
110015457978	Feb 13 2024 (Cost of rental was not 1	N/A			
110015457610	Feb 13 2024 (None identified	N/A			
110015456740	Feb 13 2024 (None identified	N/A			
110015456438	Feb 13 2024 (Lack of NEW! condo on Lack of availability of desired housing type	N/A			
110015456199	Feb 13 2024 (None identified	N/A			
110015456122	Feb 13 2024 (Did not answer	N/A			
110015456012	Feb 13 2024 (None identified	N/A			
110015455704	Feb 13 2024 (Bought home in 1996	N/A			
110015438060	Feb 11 2024 (NA	N/A			
110015437963	Feb 11 2024 (None, NA	N/A			
110015437313	Feb 11 2024 (None of the above	N/A			
110015436989	Feb 11 2024 (We purchased our hom	N/A			
110015434859	Feb 10 2024 (We purchased 15 year	N/A			
110015434673	Feb 10 2024 (None	N/A			
110015434291	Feb 10 2024 (Custom built	N/A			
110015434122	Feb 10 2024 (Credit checks Couldn't obtain financing	N/A			
110015433675	Feb 10 2024 (none	N/A			
110015433577	Feb 10 2024 (None	N/A			
110015433251	Feb 10 2024 (None	N/A			
110015432889	Feb 10 2024 (No barriers	N/A			
110015432502	Feb 10 2024 (Multi family, Perfect	N/A			
110015432162	Feb 10 2024 (Not well built, Shoddy c Poor quality	N/A			
110015430897	Feb 09 2024 (Living with parents	N/A			
110015430591	Feb 09 2024 (No restrictions	N/A			
110015430121	Feb 09 2024 (None	N/A			
110015430113	Feb 09 2024 (n/a	N/A			
110015430037	Feb 09 2024 (n/a	N/A			
110015429523	Feb 09 2024 (Does not apply to me	N/A			
110015429221	Feb 09 2024 (None of the problems v	N/A			
110015428944	Feb 09 2024 (Did not encounter any	N/A			
110015428902	Feb 09 2024 (none	N/A			
110015427567	Feb 09 2024 (Na	N/A			
110015427138	Feb 09 2024 (none	N/A			
110015424345	Feb 09 2024 (Distance from shoppin Distance to shopping	N/A			
110015424338	Feb 09 2024 (No issues	N/A			
110015423305	Feb 09 2024 (Na	N/A			
110015423265	Feb 09 2024 (Nothing	N/A			
110015423119	Feb 09 2024 (None	N/A			
110015423129	Feb 09 2024 (None of above	N/A			
110015422985	Feb 09 2024 (no	N/A			
110015422744	Feb 09 2024 (Na	N/A			
110015420829	Feb 09 2024 (Many houses provided Lack of availability of desired housing type	N/A			
110015420795	Feb 09 2024 (None	N/A			
110015419400	Feb 08 2024 (Have to be in specific a School district restrictions	N/A			
110015419472	Feb 08 2024 (Saving for down payme Saving for downpayment is difficult	N/A			
110015417850	Feb 08 2024 (None	N/A			
110015417574	Feb 08 2024 (Might be moving in the	N/A			
110015417373	Feb 08 2024 (None	N/A			
110015417125	Feb 08 2024 (None	N/A			
110015416824	Feb 08 2024 (none	N/A			
110015416502	Feb 08 2024 (Na	N/A			
110015416273	Feb 08 2024 (Not applicable	N/A			
110015416252	Feb 08 2024 (No barriers	N/A			
110015415506	Feb 08 2024 (No	N/A			
110015416150	Feb 08 2024 (Needed co signer Couldn't obtain financing	N/A			
110015415803	Feb 08 2024 (Distance for children to School district restrictions	N/A			
110015415815	Feb 08 2024 (None	N/A			
110015415703	Feb 08 2024 (No concerns as purcha	N/A			
110015415358	Feb 08 2024 (There is no bungalows Lack of availability of desired housing type,	N/A			
110015415036	Feb 08 2024 (NA	N/A			
110015414402	Feb 08 2024 (Owe too much money Couldn't obtain financing	N/A			
110015414171	Feb 08 2024 (NA	N/A			
110015413966	Feb 08 2024 (I had zero issues searc	N/A			
110015413835	Feb 08 2024 (Na	N/A			
110015413842	Feb 08 2024 (No issues	N/A			
110015413831	Feb 08 2024 (No issues	N/A			
110015413643	Feb 08 2024 (None of the issues des	N/A			
110015413345	Feb 08 2024 (None	N/A			
110015413164	Feb 08 2024 (Down Payment problem Couldn't obtain financing, Saving for down	N/A			
110015413017	Feb 08 2024 (Nothing	N/A			
110015412931	Feb 08 2024 (Distance from a family Not housing-related	N/A			
110015412731	Feb 08 2024 (When we bought 5 year Affordability	N/A			
110015412380	Feb 08 2024 (I was no problem with	N/A			
110015412350	Feb 08 2024 (This is poorly construct	N/A			
110015412120	Feb 08 2024 (None	N/A			
110015412101	Feb 08 2024 (Bought 15 years ago	N/A			
110015412085	Feb 08 2024 (None	N/A			
110015412082	Feb 08 2024 (None of the above	N/A			
110015411960	Feb 08 2024 (NA	N/A			
110015411941	Feb 08 2024 (Thankfully we bought 20	N/A			
110015411956	Feb 08 2024 (No barriers	N/A			
110015411768	Feb 08 2024 (None	N/A			
110015411721	Feb 08 2024 (NA	N/A			
110015411442	Feb 08 2024 (Na	N/A			
110015411611	Feb 08 2024 (Not applicable	N/A			
110015411570	Feb 08 2024 (None of the above	N/A			

110015411495	Feb 08 2024	No issue	N/A				
110015411441	Feb 08 2024	No issues just decided	N/A				
110015411124	Feb 08 2024	None of above	N/A				
110015411099	Feb 08 2024	No issues	N/A				
110015411040	Feb 08 2024	Not applicable	N/A				
110015410949	Feb 08 2024	Bought home 30 years	N/A				
110015410791	Feb 08 2024	available lots	Lack of availability of desired housing type				
110015410823	Feb 08 2024	My taxes are way to high	Affordability				
110015410716	Feb 08 2024	Big houses seems to o	N/A				
110015408498	Feb 08 2024	(I have owned for many	N/A				
110015401772	Feb 07 2024	None	N/A				
110015400517	Feb 07 2024	(None of the above	N/A				
110015400396	Feb 07 2024	(None	N/A				
110015400106	Feb 07 2024	(Na	N/A				
110015398513	Feb 07 2024	(Emergency protection c	Landlord Difficulties				
110015398748	Feb 07 2024	(No issues	N/A				
110015398432	Feb 07 2024	(None	N/A				
110015398387	Feb 07 2024	(n/a	N/A				
110015397439	Feb 07 2024	(None	N/A				
110015395585	Feb 07 2024	(None	N/A				
110015392450	Feb 07 2024	(Home purchased over	N/A				
110015392011	Feb 07 2024	(Nothing	N/A				
110015389903	Feb 06 2024	(none	N/A				
110015388988	Feb 06 2024	(no	N/A				
110015388187	Feb 06 2024	(none	N/A				
110015387987	Feb 06 2024	(we had our home built	N/A				
110015387624	Feb 06 2024	(None	N/A				
110015386977	Feb 06 2024	(Did not have any of the	N/A				
110015386773	Feb 06 2024	(n/a when searching for	N/A				
110015386521	Feb 06 2024	(N/A	N/A				
110015386472	Feb 06 2024	(no problems	N/A				
110015385850	Feb 06 2024	(none	N/A				
110015385731	Feb 06 2024	(None	N/A				
110015385623	Feb 06 2024	(Been here for over 20 y	N/A				
110015384113	Feb 06 2024	(None	N/A				
110015382750	Feb 06 2024	(No barriers	N/A				
110015382643	Feb 06 2024	(None	N/A				
110015382115	Feb 06 2024	(DOES NOT APPLY	N/A				
110015381255	Feb 06 2024	(City has to many obsta	Obstacles for Home-base business				
110015380715	Feb 06 2024	(None above. What stup	N/A				
110015380616	Feb 06 2024	(None of the above	N/A				
110015380343	Feb 06 2024	(Property tax is too high	Affordability				
110015379986	Feb 06 2024	(None of the above	N/A				
110015379602	Feb 05 2024	(value for money, homes	Affordability, Poor quality				
110015379567	Feb 05 2024	(None	N/A				
110015379324	Feb 05 2024	(No barriers	N/A				
110015379309	Feb 05 2024	(I own my own place	N/A				
110015379012	Feb 05 2024	(N/A	N/A				
110015378994	Feb 05 2024	(N/A	N/A				
110015378789	Feb 05 2024	(Most homes didnt have	Lack of availability of desired housing type				
110015378555	Feb 05 2024	(bought in Leduc becaus	Affordability				
110015378118	Feb 05 2024	(None apply	N/A				
110015377934	Feb 05 2024	(No issue	N/A				
110015377578	Feb 05 2024	(I had no issues	N/A				
110015377482	Feb 05 2024	(I own my home, so non	N/A				
110015376995	Feb 05 2024	(None above	N/A				
110015376993	Feb 05 2024	(no issues at all	N/A				
110015376864	Feb 05 2024	(Newer builds in Leduc	Population density				
110015376502	Feb 05 2024	(N/A	N/A				
110015376431	Feb 05 2024	(N/A	N/A				
110015376188	Feb 05 2024	(We purchased a condo	N/A				
110015374975	Feb 05 2024	(I built my house	N/A				
110015375345	Feb 05 2024	(None	N/A				
110015375173	Feb 05 2024	(Cost of Living is to high	Affordability				
110015374274	Feb 05 2024	(N/A	N/A				
110015373775	Feb 05 2024	(none	N/A				
110015373403	Feb 05 2024	(None of above applies.	N/A				
110015373578	Feb 05 2024	(Property taxes all are t	Affordability				

Which type of housing were you searching for?		Responses
Answer Choices		
Single detached home	66.57%	219
Townhouse	4.26%	14
Duplex or semi-detached house	4.86%	16
Apartment	5.79%	19
Secondary suite	1.22%	4
Supportive home (e.g., adult lifestyle community with assistance)	0.91%	3
Other (please specify)	16.41%	54
Answered		329
Skipped		672

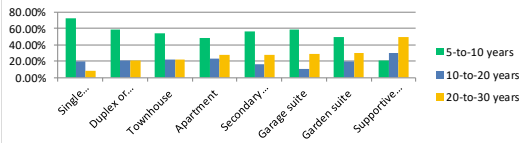


Respondent ID	Response Data	Other (please specify)
#10015600988	Mar 01 2024 (Subsidized unit due to low income, single detached, senior, limited income (pension)	
#10015600941	Mar 01 2024 (Townhouse and duplex also identified	
#10015600944	Mar 01 2024 (Townhouse, duplex, and apartment also selected	
#10015546990	Feb 25 2024 (Ranch style	
#10015532301	Feb 22 2024 (Mobile home replacement	
#10015515873	Feb 20 2024 (A single family detached home in Devon	
#10015514422	Feb 20 2024 (Duplex or semi detached or apartment	
#10015514385	Feb 20 2024 (None selected	
#10015514199	Feb 20 2024 (Ranch style (in the 1980s), large enough for a family of 5 and an extra room for office.	
#10015509622	Feb 20 2024 (Over 55 gated community	
#10015507788	Feb 20 2024 (Single attached	
#10015506273	Feb 19 2024 (Bungalow (one level living)	
#10015503378	Feb 18 2024 (Single home or semi detached home in a housing co-op	
#10015503215	Feb 18 2024 (a bungalow	
#10015502655	Feb 18 2024 (House with a rentable basement suite.	
#10015501227	Feb 17 2024 (Condo	
#10015481512	Feb 15 2024 (Either a single detached home or a townhome	
#10015484905	Feb 14 2024 (Single level, example: bungalow	
#10015469268	Feb 13 2024 (Single detached and duplex or semi-detached	
#10015444328	Feb 12 2024 (Apartment condo (newer)	
#10015434313	Feb 10 2024 (Bungalow	
#10015433239	Feb 10 2024 (Single Attached	
#10015432323	Feb 10 2024 (Any of the above- just need a place I can afford that isn't hugely overpriced	
#10015431678	Feb 10 2024 (2 bedroom condo for seniors	
#10015431591	Feb 10 2024 (Was feasible	
#10015430619	Feb 09 2024 (Modular	
#10015420839	Feb 09 2024 (Single detached bungalow, with nice yard. We don't want a tall skinny house with postage stamp yard.	
#10015419487	Feb 08 2024 (Bungalow with triple car garage	
#10015419411	Feb 08 2024 (Bungalow with triple car garage, Shitty lots in Leduc	
#10015418845	Feb 08 2024 (Acreage	
#10015418646	Feb 08 2024 (We built so needed to find a lot big enough for a bungalow	
#10015416317	Feb 08 2024 (Out of town	
#10015415866	Feb 08 2024 (Literally any place that isn't going to cost a arm and a leg and my future sons life to be able to afford anything	
#10015415358	Feb 08 2024 (Affordable bungalow - I'd say 2 bedrooms up & finished basement with 2 bedrooms downstairs. Even if they built little crescents with say 1,200 sq ft which would suit seniors with a little community hall to stay active and NO condo fees	
#10015414652	Feb 08 2024 (Manufactured home	
#10015412624	Feb 08 2024 (Not	
#10015412652	Feb 08 2024 (There is no selection in Leduc for smaller living, not alot of apartments, carriage home, townhouse, ect. Not everyone wants to live in a 1600 two storey cookie cutter starter house and there is no such thing as a four Plex or small bungalow or small bungalow duplex here.	
#10015412686	Feb 08 2024 (Attached	
#10015412487	Feb 08 2024 (Bungalow	
#10015412426	Feb 08 2024 (Transitional housing with support s for my addiction and mental health issues	
#10015411910	Feb 08 2024 (A home with entrance upstairs and one for downstairs for resting purposes.	
#10015401333	Feb 07 2024 (Senior adult community living, smaller version housing, No fees.	
#10015401359	Feb 07 2024 (Condominium	
#10015400666	Feb 07 2024 (Adult bungalow with walkout basement	
#10015384489	Feb 07 2024 (Was looking for a bungalow with a walk out basement	
#10015389971	Feb 06 2024 (Bungalow	
#10015388554	Feb 06 2024 (Something with little to no stairs	
#10015386467	Feb 06 2024 (Bungalow style with 1 level only	
#10015383764	Feb 06 2024 (not at this time	
#10015383552	Feb 06 2024 (we wanted a single detached home, but not an overly large one. wanted something with a fenced yard.	
#10015382211	Feb 06 2024 (bungalow	
#10015378604	Feb 05 2024 (2-3 bedroom bungalow, need to age in place	
#10015374485	Feb 05 2024 (I couldn't find a house for less than \$390 that was walking distance to shopping,school, amenities.now I am scared of my kids going to college or university in Edmonton because they will have to take the bus by the outlet mall,how????	
#10015372823	Feb 05 2024 (New, accessible bungalow	

Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, or 20-to-30 years.

	5-to-10 years	10-to-20 years	20-to-30 years	Total			
Single detached home	71.93%	305	19.34%	82	8.73%	37	424
Duplex or semi-detached home	58.33%	77	20.45%	27	21.21%	28	132
Townhouse	54.69%	70	22.66%	29	22.66%	29	128
Apartment	48.23%	68	23.40%	33	28.37%	40	141
Secondary suite	55.95%	47	16.67%	14	27.38%	23	84
Garage suite	59.15%	42	11.27%	8	29.58%	21	71
Garden suite	50.00%	36	19.44%	14	30.56%	22	72
Supportive housing (e.g., adult lifestyle community with assistance)	21.21%	70	29.70%	98	49.09%	162	330
Other (please specify)							60
						Answered	673
						Skipped	328

Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years. Please see the Housing Glossary for more information on terminology...



Respondent ID	Response Date	Other (please specify)	Tags
110015600941	Mar 01 2024	(Single, semi, and townhouse were both 5-10 and 10-20 years	
110015532301	Feb 22 2024	(Mobile home/ tiny home	Mobile home
110015525560	Feb 21 2024	(na	
110015514422	Feb 20 2024	(Supportive home in 5-11	Supportive/Adult Community
110015514401	Feb 20 2024	(Care home	Supportive/Adult Community
110015514315	Feb 20 2024	(assisted living or nursin	Supportive/Adult Community
110015514199	Feb 20 2024	(Supportive home in 5-11	Supportive/Adult Community
110015514118	Feb 20 2024	(Apartment identified for	Apartment/Condo
110015507788	Feb 20 2024	(Single attached immedi	Single Attached
110015507267	Feb 19 2024	(Hard to say but as we g	Apartment/Condo
110015506713	Feb 19 2024	(none of the above	N/A
110015503979	Feb 18 2024	(Done	N/A
110015503215	Feb 18 2024	(downsize to a smaller t	Downsize
110015502708	Feb 18 2024	(Could have a suite in o	N/A
110015501460	Feb 17 2024	(No others	N/A
110015500456	Feb 17 2024	(Retirement community	Supportive/Adult Community
110015498685	Feb 17 2024	(PLEASE PROVIDE A B	N/A
110015490787	Feb 16 2024	(Don't plan on moving fr	N/A
110015489383	Feb 16 2024	(Adult condo	Supportive/Adult Community
110015488773	Feb 16 2024	(None of the above	N/A
110015482610	Feb 15 2024	(None	N/A
110015481968	Feb 15 2024	(Will be staying in exist	N/A
110015469405	Feb 14 2024	(Bungalow or single leve	Bungalow
110015456740	Feb 13 2024	(No answer provided	N/A
110015456604	Feb 13 2024	(Single detached selecte	Single detached
110015456526	Feb 13 2024	(No answer provided	N/A
110015456199	Feb 13 2024	(No answer provided	N/A
110015456122	Feb 13 2024	(Did not answer	N/A
110015456012	Feb 13 2024	(No answer provided	N/A
110015455826	Feb 13 2024	(Selected single and dup	Single Attached, Single detached
110015437963	Feb 11 2024	(Not anticipating to need	N/A
110015436980	Feb 11 2024	(In home supports, I hav	Supportive/Adult Community
110015434673	Feb 10 2024	(None	N/A
110015433577	Feb 10 2024	(It would have been nice	Bungalow
110015433239	Feb 10 2024	(Single Attached 20-30	Single Attached
110015432675	Feb 10 2024	(Would like a Communit	Supportive/Adult Community
110015429221	Feb 09 2024	(I don't 'need' anything I	N/A
110015428944	Feb 09 2024	(None other are applicat	N/A
110015423479	Feb 09 2024	(None I'm good where I	N/A
110015418197	Feb 08 2024	(Housing with a nice vie	N/A
110015415358	Feb 08 2024	(A small community of a	Supportive/Adult Community
110015413966	Feb 08 2024	(I do not envision any ho	N/A
110015413345	Feb 08 2024	(None	N/A
110015412686	Feb 08 2024	(Attached	Single Attached
110015412426	Feb 08 2024	(Asap	N/A
110015411611	Feb 08 2024	(Won't need	N/A
110015401333	Feb 07 2024	(Senior adult housing, be	Supportive/Adult Community
110015400517	Feb 07 2024	(Not applicable	N/A
110015398432	Feb 07 2024	(None	N/A
110015395585	Feb 07 2024	(None other	N/A
110015394531	Feb 07 2024	(Seniors Wanting a dow	Supportive/Adult Community
110015389888	Feb 06 2024	(no	N/A
110015387624	Feb 06 2024	(None	N/A
110015385731	Feb 06 2024	(None	N/A
110015384113	Feb 06 2024	(Adult (Seniors) Only ho	Supportive/Adult Community
110015379986	Feb 06 2024	(None of the above	N/A
110015379567	Feb 05 2024	(None	N/A
110015379324	Feb 05 2024	(I do not plan on moving	N/A
110015376804	Feb 05 2024	(Small 2-3 BR detachec	Bungalow
110015376188	Feb 05 2024	(We are retired, next hor	Supportive/Adult Community

In your opinion, what are the top 5 housing issues in Leduc? Please drag-and-drop, or use the up and down arrows to the right of each item to rank your choices, where 1 represents the most significant issue.

	1	2	3	4	5	6	7	8	9	10	11	12	Total	Score													
Cost of home ownership is too high	35.62%	244	14.01%	96	8.76%	60	8.03%	55	5.84%	40	6.40%	37	3.65%	25	4.09%	28	4.38%	30	3.36%	23	3.07%	21	3.80%	26	685	9.06	
Cost of renting is too high	11.97%	82	22.19%	152	11.68%	80	8.91%	61	8.18%	56	7.30%	50	4.82%	33	7.35%	60	4.96%	34	6.13%	42	3.80%	26	2.77%	19	685	8.15	
Homelessness	10.51%	72	6.72%	46	7.45%	51	7.01%	48	8.18%	56	7.45%	51	9.05%	62	5.95%	38	7.88%	54	10.07%	69	13.14%	90	685	6.2			
Lack of downsizing options for seniors	7.59%	52	9.05%	62	12.41%	85	8.81%	59	8.72%	46	8.76%	60	7.88%	54	6.57%	45	9.05%	62	8.91%	61	7.30%	50	7.15%	49	685	8.72	
Lack of housing near employment opportunities	3.36%	23	4.23%	29	5.11%	35	5.26%	36	4.82%	33	9.93%	68	9.34%	64	9.20%	63	11.39%	78	11.24%	77	16.79%	115	685	5.06			
Lack of supportive housing for seniors	6.13%	42	8.32%	57	9.49%	65	11.39%	78	10.66%	73	8.03%	55	8.47%	58	8.61%	59	9.34%	64	6.57%	45	7.15%	49	5.84%	40	685	6.75	
Low availability/shortage of rentals	4.38%	30	8.61%	58	12.55%	86	11.53%	78	9.20%	63	8.91%	61	8.76%	60	8.03%	65	7.88%	54	7.01%	48	7.24%	53	5.42%	37	685	8.79	
Mismatch between who needs housing and what type of housing	5.55%	38	6.28%	43	8.61%	59	10.07%	69	11.39%	78	8.76%	60	8.61%	59	8.18%	56	7.01%	48	9.20%	63	7.45%	51	8.91%	61	685	6.37	
Poor quality homes/condos in need of major repairs	3.36%	23	5.94%	40	5.99%	41	7.01%	48	9.34%	64	9.49%	65	8.32%	57	8.61%	59	9.64%	65	12.12%	83	10.66%	73	9.64%	65	685	5.67	
Seniors without adequate at-home care	7.01%	48	8.47%	58	8.61%	59	8.76%	60	9.34%	64	8.32%	57	9.93%	68	9.05%	62	8.76%	60	7.45%	51	8.18%	56	6.13%	42	685	6.6	
Unstable rental (e.g. renovations, short-term rentals, etc.)	1.02%	7	2.52%	20	4.96%	34	7.15%	49	7.74%	53	6.47%	58	11.24%	77	12.12%	83	14.31%	98	10.80%	74	9.34%	64	8.93%	69	685	5.25	
Youth at risk of or facing homelessness	3.52%	24	3.36%	23	4.38%	30	6.28%	43	9.78%	67	8.47%	58	11.53%	78	9.05%	62	9.93%	68	9.20%	63	14.01%	96	10.51%	72	685	5.37	
																										Answered	685
																										Skipped	316

In your opinion, what are the top 5 housing issues in Leduc? Please drag-and-drop, or use the up and down arrows to the right of each item to rank your choices, where 1 represents the most significant issue.

Issue	Score
Cost of home ownership is too high	9.06
Cost of renting is too high	8.15
Homelessness	6.2
Lack of downsizing options for seniors	8.72
Lack of housing near employment opportunities	5.06

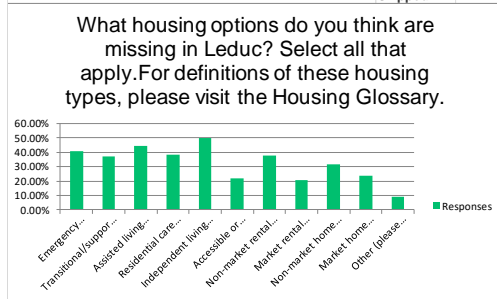
If an issue of importance to you was not listed above, please specify.

Answered 173
Skipped 828

Respondent ID	Response Date	Responses
1001560088	Mar 01 2024	(1-8 selected but not ranked. Purchase of present building, rent increase unsuitable.
1001560088	Mar 01 2024	(Did not answer
1001560088	Mar 01 2024	(I don't know
1001560084	Mar 01 2024	(Only identified 1 & 2
1001554697	Feb 24 2024	(N/A
1001554049	Feb 23 2024	(More housing for sale at affordable prices
1001553599	Feb 22 2024	(Safe neighborhoods and school catchment. All schools are too full
1001553398	Feb 22 2024	(Take older city buildings (extended care, maintenance, health unit) and utilize for homeless needs. Build new seniors care homes.
1001553261	Feb 22 2024	(Need more density. Everything is so spread out
1001553051	Feb 22 2024	(Disability access limited housing
1001552862	Feb 22 2024	(Not a concern to me
1001551818	Feb 21 2024	(N/A
1001551792	Feb 21 2024	(Only identified 1 & 2
1001551786	Feb 21 2024	(#3: too many mixed-density areas and you at the City say it will be zoned this but then change it to a different type (makes it hard for people to buy their forever homes).
1001551691	Feb 21 2024	(Houses because no used for low income renters bringing down values in neighborhoods.
1001551622	Feb 20 2024	(I don't know enough about renting in Leduc or homelessness to answer the previous question.
1001551587	Feb 20 2024	(Leduc has become an extremely unsafe community to live in. There is a serious problem with lack of enforcement and proactive policing. As a result, I don't see myself remaining here in the next 5 years.
1001551440	Feb 20 2024	(1-3 selected but not ranked
1001551438	Feb 20 2024	(1-3 selected but not ranked
1001551419	Feb 20 2024	(Only identified 1-3
1001551411	Feb 20 2024	(Unsure of issues in Leduc regarding seniors.
1001551085	Feb 20 2024	(Not enough new homes being built to keep up with immigration.
1001550910	Feb 20 2024	(Affordable homes to downsize to. I need some of my equity to support myself and the smaller homes all seem to be the same price as my larger home.
1001550778	Feb 20 2024	(Lack of more expensive homes
1001550731	Feb 19 2024	(None
1001550671	Feb 19 2024	(Set up housing for seniors
1001550659	Feb 19 2024	(Get rid of the hub! It enabling drug addicts theres no help for them there. The crime in my neighborhood has gone up since you the city allow them to open and stay open. People are getting sick of the police doing nothing, its up to the city to shut it down!
1001550652	Feb 19 2024	(Housing for people with addictions or irregular income
1001550496	Feb 19 2024	(Pet friendly rental
1001550463	Feb 19 2024	(Not many opportunities for youth besides organized sports. A youth centre is needed
1001550377	Feb 18 2024	(None
1001550270	Feb 18 2024	(Senior bungalows without condos fees would be nice. Not enough bungalows or biveles were built in leduc for the last 25 years as builders and city of leduc got greedy and stopped the codes that so many would be built in a block readus. The city allowed 2 story's to be built ever
1001550218	Feb 18 2024	(Crime in residential neighborhoods and downtown areas!!
1001550149	Feb 17 2024	(Unaffordable property taxes. Pay way more than other city's.
1001550122	Feb 17 2024	(None
1001550099	Feb 17 2024	(Cheap, basic homes are being built too tightly into neighborhoods that will look run down in 10-20 years. Would like to see higher architectural guidelines from the city for developers.
1001550045	Feb 17 2024	(I don't believe most of these are issues in Leduc. Homeless need some support but not indefinitely
1001550011	Feb 17 2024	(Poor standards for builders in communities. Le qualico
1001549900	Feb 17 2024	(None
1001549888	Feb 17 2024	(PLEASE PROVIDE A BUS TO/FROM LEDUC TO THE AIRPORT (70+% of Leduc People work at the airport!?!))
1001549715	Feb 16 2024	(Need more affordable housing options
1001549435	Feb 16 2024	(Too many homeless people and criminals
1001548996	Feb 16 2024	(The need for green space to continue. In areas of high density, the need for wider streets, parks
1001548877	Feb 16 2024	(Homelessness is created by woke politicians
1001548721	Feb 15 2024	(Smaller homes less than 1000 square feet
1001548666	Feb 15 2024	(Costs for newcomers
1001548636	Feb 15 2024	(Lack of housing choice. No acreage availability within or near city limits. Sherwood park is an example of what I will look for in the future.
1001548525	Feb 15 2024	(Your survey provider needs attention
1001548507	Feb 15 2024	(None
1001548455	Feb 15 2024	(The hub project should be abandoned
1001548305	Feb 15 2024	(None
1001548278	Feb 15 2024	(Not sure about these issues
1001548154	Feb 15 2024	(High housing taxes
1001548105	Feb 15 2024	(Prime rates are to unstable which makes current homeowners at risk for losing the home they have.
1001548093	Feb 15 2024	(Commercial property. Check the walk score of most new communities. They are not walk able, with the influx of new Canadians we need to have walkable communities
1001548077	Feb 15 2024	(Lots are getting smaller and smaller. Harder to build larger homes with 3 car garages
1001545989	Feb 13 2024	(N/A
1001545806	Feb 13 2024	(1-6 selected but not ranked
1001545797	Feb 13 2024	(#1 identified as lack of housing near #1 bus route to Edmonton. 1-4 above are sequential order afterwards
1001545721	Feb 13 2024	(Only 1&2 ranked
1001545711	Feb 13 2024	(1-3 selected but not ranked
1001545660	Feb 13 2024	(1-8 selected and ranked the same
1001545619	Feb 13 2024	(Only #1 identified
1001545612	Feb 13 2024	(Did not answer
1001545601	Feb 13 2024	(Only identified 1 & 2
1001545582	Feb 13 2024	(1-10 were identified as the highest issues (all 1's) and 11 & 12 were identified as a level 3 issue
1001545570	Feb 13 2024	(Top 3 were identified by respondent. 4 & 5 inferred from other survey responses.
1001545557	Feb 13 2024	(Top 3 were identified by respondent. 4 & 5 inferred from other survey responses.
1001544890	Feb 12 2024	(N/A
1001544805	Feb 12 2024	(Lots of issue with the builder VICTORY HOMES from the start of purchase, they just ignore it. Our garage size is small compared to all other lane homes in Meadowview Way. They said the City approved it but they sold it to us as a 2 car garage but can only fit 1 which is not wh
1001544687	Feb 12 2024	(Utilities and taxes cost
1001544619	Feb 12 2024	(Property taxes continue to climb while services are being downgraded or cut completely
1001544551	Feb 12 2024	(Need more senior over 55 duplex housing
1001543731	Feb 11 2024	(N/A
1001543698	Feb 11 2024	(The cost of utilities is sinking people, and the city charges fees!
1001543596	Feb 11 2024	(Emergency shelters for youths
1001543476	Feb 10 2024	(Too many restrictions on secondary suites, garage suites, and garden suites for families assisting senior family members. Leduc lacks affordable senior housing and then the city limits the ability of families to assist with the mentioned options.
1001543413	Feb 10 2024	(Very few upscale/executive condos or apartments
1001543412	Feb 10 2024	(Rental prices too high. Nowhere to rent for anyone who is on assistance or has poor or no credit
1001543345	Feb 10 2024	(I find rental homes are not taken care of as the renters don't own and therefore do not care.
1001543323	Feb 10 2024	(Property taxes and accountability of city spending.
1001543325	Feb 10 2024	(No
1001543059	Feb 09 2024	(Lack of bungalows
1001542952	Feb 09 2024	(Bad survey
1001542756	Feb 09 2024	(N/A
1001542604	Feb 09 2024	(High density Rental properties should be more central within Leduc for access to essential services.
1001542434	Feb 09 2024	(We have limited options available in Caledonia including gas stations, clothing stores, grocery, hardware, and big box stores.
1001542380	Feb 09 2024	(The number of hotels catered to large families was VERY limited
1001542377	Feb 09 2024	(Crime is increasing due to edmonton homeless being moved to leduc
1001542320	Feb 09 2024	(Lack of bungalows for aging in home
1001542302	Feb 09 2024	(Not enough B level or one level homes
1001542275	Feb 09 2024	(N/A
1001542246	Feb 09 2024	(Interest rates are soooooo high
1001542083	Feb 09 2024	(Lack of family friendly neighbourhoods. Having 'pathways' and 'parks' isn't all needed. Families need yards, low driving speeds, safe roads/sidewalks, front yards and backyards. Children need to be able to play outdoors independently - not just at a city provided park. New neigh
1001542079	Feb 09 2024	(None
1001541989	Feb 08 2024	(Interest rates
1001541980	Feb 08 2024	(We should not have a homeless shelter in Leduc. It has brought crime and danger to our community. On a regular basis we experience crime in Corinthia park that was not here before. People are passed out in alley ways and pushing shopping carts around. Unacceptable
1001541948	Feb 08 2024	(I find Leduc has either old or new homes. New aren't suitable for all, especially seniors, and the old are too pricey for age of homes. I'm afraid, with the growing age of population, there just isn't enough of all housing needs. Leduc is way behind and I feel many will have to move i
1001541906	Feb 08 2024	(Property taxes I heard are disgustingly high too
1001541847	Feb 08 2024	(No rent controls, limits on rent increases
1001541861	Feb 08 2024	(N/A
1001541704	Feb 08 2024	(There are no options for 60 year olds who need supports
1001541650	Feb 08 2024	(Shortage of executive lots with 3+ car garages
1001541617	Feb 08 2024	(No
1001541535	Feb 08 2024	(I find Leduc has either old or new homes. New aren't suitable for all, especially seniors, and the old are too pricey for age of homes. I'm afraid, with the growing age of population, there just isn't enough of all housing needs. Leduc is way behind and I feel many will have to move i
1001541566	Feb 08 2024	(Taxes and city fees are extremely too high especially for retired seniors on fixed income
1001541533	Feb 08 2024	(HUB should be closed or relocated
1001541244	Feb 08 2024	(Supported transitional housing
1001541508	Feb 08 2024	(Shut down all homeless shelters
1001541481	Feb 08 2024	(No
1001541482	Feb 08 2024	(N/A
1001541444	Feb 08 2024	(There is too many homeless people in Leduc creating crime in once safe neighborhoods.
1001541331	Feb 08 2024	(
1001541324	Feb 08 2024	(Rent is too high for wages
1001541316	Feb 08 2024	(Lack of smaller housing options
1001541271	Feb 08 2024	(Lack of recreation facilities
1001541242	Feb 08 2024	(None
1001541212	Feb 08 2024	(Cost of assisted living private facilities. Not enough staff in existing public or for that matter private facilities.
1001541238	Feb 08 2024	(Rising property taxes and utility costs
1001541254	Feb 08 2024	(No
1001541235	Feb 08 2024	(Property taxes are way too high
1001541241	Feb 08 2024	(Drug addicts taking advantage of low income housing
1001541228	Feb 08 2024	(Lack of schools, grocery stores and gas stations in certain areas
1001541235	Feb 08 2024	(Taxes are far too high for what the city provides for infrastructure.
1001541191	Feb 08 2024	(Cost of living is unbalanced. Taxes, service charges, gas, electricity, food. We're in a financial super bubble ready to burst.
1001541210	Feb 08 2024	(Really the problem is that the prices of everything (taxes included) is going up and incomes are not. People can't afford housing now when their income could have bought them a house 10-20 years ago.
1001541188	Feb 08 2024	(Yes can't afford living in my home anymore bills are way too high and property tax is way too high
1001541193	Feb 08 2024	(Property taxes are too high
1001541191	Feb 08 2024	(We are going to have a massive problem in the next 5-20 years with the severe lack of bungalows. Developers build almost exclusively 2 story homes in new areas, and with an aging population, this will be a huge problem.

1001541159	Feb 08 2024	Interest rates! On top of an ever increasing cost of living
1001541088	Feb 08 2024	Distance to community fitness facility
1001541094	Feb 08 2024	n/a
1001540849	Feb 08 2024	Seniors can't downsize because of low income for fees, condo taxes
1001540133	Feb 07 2024	Cost of home ownership is too high.
1001540043	Feb 07 2024	place for the homeless to continue - Hubb
1001539965	Feb 07 2024	none
1001539851	Feb 07 2024	No current stable emergency shelters
1001539874	Feb 07 2024	Supportive housing for a disabled child transitioning to adulthood
1001539743	Feb 07 2024	None
1001539714	Feb 07 2024	Lots are too narrow/small, no privacy, no parking
1001539617	Feb 07 2024	Seniors homes similar to the new apartment style built across from the hospital except the model should be condo living. The model as it stands would greatly lower the inheritance I want to pass on to my kids. A condo style would keep that inheritance in my family rather than en
1001539448	Feb 07 2024	Failure of the city to properly police property crimes
1001539201	Feb 07 2024	(Nothing
1001539059	Feb 06 2024	Overall cost of living, and rising costs (groceries, utilities, vehicle fuel, bank interest rates).
1001538910	Feb 06 2024	(Na
1001538898	Feb 06 2024	(no other issues
1001538874	Feb 06 2024	Lack of public transportation
1001538762	Feb 06 2024	There is no housing issues in Leduc, if you can't afford to buy a house in Leduc then don't
1001538680	Feb 06 2024	Townhomes being built these days have no yard for children
1001538677	Feb 06 2024	n/a
1001538649	Feb 06 2024	Property assessment/taxes are high. Our home assessment increased by 41K this year which is ridiculous!
1001538647	Feb 06 2024	Crime in every neigourhood
1001538593	Feb 06 2024	(Smaller sq ft bungalows in adult community setting
1001538411	Feb 06 2024	Lack of supportive housing for non-seniors with mental, health and financial challenges
1001538316	Feb 06 2024	There are absolutely no options for single income homeowners. Down sizing affordably in Leduc is in possible unless you want to renovate which can be costly
1001538275	Feb 06 2024	Cost of Senior Housing is an issue.
1001538125	Feb 06 2024	(I am confused on how to complete this section
1001538071	Feb 06 2024	(Communities that don't have to worry about the homeless population. Crime free
1001538055	Feb 06 2024	(A lack of starter homes. Many homes are costing around \$500K and are massive homes. Anything smaller or more affordable are purchased by people who are downsizing and have the money from their previous home to aid in the purchase. It feels like I will have to save for 10
1001538034	Feb 06 2024	House is too expensive and property tax is too high.
1001537956	Feb 05 2024	Lack of transitional housing for homeless, risk of shelter closure due to city resistance to advocate with province
1001537909	Feb 05 2024	(Municipal taxes & utilities are far too high
1001537878	Feb 05 2024	(Houses are built with enough bedrooms upstairs
1001537848	Feb 05 2024	(Cost of living going up faster than income, ie rent going up \$125, may have to find a lesser apartment to rent, which is scary for seniors
1001537699	Feb 05 2024	(Taxes are way too high for service rendered
1001537699	Feb 05 2024	(no
1001537686	Feb 05 2024	(It is clear from budget discussions that the city does not have any serious intent on lowering the tax burden for homeowners.
1001537618	Feb 05 2024	(None
1001537610	Feb 05 2024	(None
1001537517	Feb 05 2024	(na
1001537427	Feb 05 2024	(Na
1001537357	Feb 05 2024	Cost of property taxes have become unaffordable

What housing options do you think are missing in Leduc? Select all that apply. For definitions of these housing types, please visit the Housing Glossary.		
Answer Choices	Responses	
Emergency housing/homeless shelters (that offer temporary shelter)	40.79%	257
Transitional/supportive housing (for individuals with physical, mental, or intellectual disabilities)	37.30%	235
Assisted living facilities for seniors	44.60%	281
Residential care facilities for seniors	38.10%	240
Independent living facilities for seniors	49.68%	313
Accessible or adaptable housing options (either fully meeting the needs of individuals with physical, mental, or intellectual disabilities)	21.75%	137
Non-market rental housing (affordable rental housing provided through a non-profit organization)	37.94%	239
Market rental housing	20.63%	130
Non-market home ownership options (housing offered at a lower cost than market-rate housing)	31.59%	199
Market home ownership options	23.81%	150
Other (please specify)	9.21%	58
Answered		630
Skipped		371



Respondent ID	response Date	Other (please specify)
110015600988	Mar 01 2024	(Low mortgage/rent geared to income
110015546979	Feb 24 2024	N/A
110015545970	Feb 23 2024	Rent cap.
110015534596	Feb 22 2024	(hospice palliative facilities in Leduc
110015532301	Feb 22 2024	(Mobile home parks & tiny homes parks for individuals & family
110015530519	Feb 22 2024	Not sure of other above options
110015515873	Feb 20 2024	(Safe communities. There's a serious traffic problem with excessive speeding, lack of yielding for pedestrian's, children and school buses, and
110015515519	Feb 20 2024	(Affordable condos/townhouses/duplex/fourplex, etc.
110015515334	Feb 20 2024	(Row housing, duplex, apartments, options other than detached housing
110015509102	Feb 20 2024	(I would like to see something like Extencicare used for a homeless/temporary situation.....it is fine for short term. It is pretty bad for long term
110015507267	Feb 19 2024	(Not sure
110015506713	Feb 19 2024	(Homeless shelters in Leduc have to be gone. Leduc needs to assist the seniors in the city. We also need to build a larger hospital.
110015506000	Feb 19 2024	(1/ Relaxing the rules on secondary suites so that it isn't so onerous to meet the bylaw requirements and 2/ Establish some creative alternative
110015502708	Feb 18 2024	(City of leduc sold all the low cost rentals. This I know because del Svensson sold them all through Caldwell banker.
110015500456	Feb 17 2024	(I don't think most of these are serious in Leduc.
110015498685	Feb 17 2024	(PLEASE PROVIDE A BUS TO/FROM LEDUC TO THE AIRPORT (70+% of Leduc People work at the airport?!?!)
110015497579	Feb 16 2024	(More Public care not Private
110015494352	Feb 16 2024	(Bud the homeless out of the city
110015490164	Feb 16 2024	(Not sure
110015489383	Feb 16 2024	(Homes with a full syuite in the basement - & possibly 3 car garage - 1 for suite
110015489330	Feb 16 2024	(Stop allowing companies to buy houses and jack up the rent to ridiculous amounts.
110015487313	Feb 15 2024	(Small home development - under 1000sq ft
110015486871	Feb 15 2024	(Rentals for professional single people that is affordable for one person. For example, if there is a dual income couple and a single person both
110015486367	Feb 15 2024	(Acreage homes.
110015482781	Feb 15 2024	(Not aware
110015481390	Feb 15 2024	(Garden and garage suites allowed for rental or children
110015457978	Feb 13 2024	(Improved transit/housing near transit
110015449420	Feb 12 2024	(City of Leduc taking advantage of condo living property taxes
110015448906	Feb 12 2024	(Affordable market rental housing
110015434673	Feb 10 2024	(None
110015434528	Feb 10 2024	(As an average citizen of Leduc, how would one know about any of these issues?
110015434122	Feb 10 2024	(Lower cost rentals for single parents
110015433239	Feb 10 2024	(More availability in general of all types.
110015422143	Feb 09 2024	(More housing and safe housing for single parents and low income. Preventing homelessness!
110015420570	Feb 09 2024	(Availability of lots and areas to own and erect tiny homes and also container home living to make ownership easier for people that will probabl
110015418866	Feb 08 2024	(Rental of decent place with pets that isn't over 1600 plus extra for utilities
110015415358	Feb 08 2024	(I have seen that Devon has a small area for seniors that look like Garden Homes which may suit seniors or someone single who has lost a sp
110015413164	Feb 08 2024	(Jobs for youth
110015412380	Feb 08 2024	(Focus more on getting people in to buying positions, rather than renting positions.
110015411937	Feb 08 2024	(More houses need to be built with lower land costs
110015411919	Feb 08 2024	(Incentives to density older neighborhoods for more affordable housing. Basement suites, garden suites, and more multi-family homes on sma
110015411295	Feb 08 2024	(Garden suites/backyard suites for rentals
110015408498	Feb 08 2024	(Co-op HousingStrategy people buy into units but each unit contributes to the overall maintenance,
110015401333	Feb 07 2024	(Transitional home ownership, after owning larger homes.
110015400849	Feb 07 2024	(Homeless shelters are bringing crime and violence to the city
110015398513	Feb 07 2024	(Low cost rentals that aren't tied to a non-profit organization, housing that accepts emotional support animals
110015394531	Feb 07 2024	(Independent ownership for seniors not facilities
110015392047	Feb 07 2024	(Affordable housing in general
110015392011	Feb 07 2024	(Nothing
110015388187	Feb 06 2024	(none
110015387624	Feb 06 2024	(A nice area that the city doesn't try to shoehorn some high density low income housing into
110015386974	Feb 06 2024	(Single detached
110015386497	Feb 06 2024	(I honestly have no idea what housing options are missing
110015384113	Feb 06 2024	(Independent living facilities (for individuals with physical, mental, or intellectual disabilities)
110015383552	Feb 06 2024	(the types of homes being provided. Duplexes that are the same size/cost as a single detached home. If you are sharing a wall the price shoul
110015379098	Feb 05 2024	(There is a lack of real estate available on the market
110015378789	Feb 05 2024	(Not enough bedrooms built homes. More 5+ bedrooms required
110015376864	Feb 05 2024	(The city should focus on tax minimization rather than creating new program's at the expense of taxpayers.

APPENDIX B – HOUSING GLOSSARY

Affordable housing¹: Housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. Affordable housing is a broad term that includes housing provided by the private, public, and non-profit sector and includes all forms of housing tenure: rental and ownership, as well as temporary and permanent housing. The definition of “affordable” varies significantly across households and communities and the City of Leduc is working to better understand what housing affordability means for Leduc residents.

Apartment building: A building that contains three or more dwelling units, arranged either horizontally or vertically, that have a shared entrance through a common vestibule.

Emergency housing / shelters: Facilities that provide temporary short-term accommodation for homeless individuals and families. In some cases, emergency housing includes food, clothing, or other supportive services for people who are homeless or in crisis (e.g., shelters, couch surfing, and hostels).

Garage suite: A separate, self-contained dwelling unit located above a detached garage.

Garden suite: A separate, self-contained dwelling unit in a single storey building that is located on the same property as a single detached dwelling.

Housing spectrum / continuum: A concept used to describe a range of housing options available to help individuals across different demographic groups access attainable, adequate, and safe housing. The housing spectrum is a common standard used to understand available housing options in a given community. It describes a range of housing tenures including emergency shelters, transitional and supportive housing, and non-market and market rental and ownership that can be implemented within various housing forms. Healthy communities have a diversity of housing options along the spectrum to accommodate the unique housing needs of community members.

Housing Spectrum



Housing form: The physical size, shape, and configuration of a residential development, including but not limited to single detached dwellings, semi-detached dwellings, multi-unit dwellings, and apartment buildings. Different housing tenures (see below) can be found within different housing forms (e.g., an apartment can have market, non-market, and long-term supportive units for rent within a single building).

Housing options: The various combinations of housing forms and housing tenures that can be found, planned, or designed.

Housing tenure: Refers to whether a residence is owned, with or without a mortgage, or rented, with or without fully or partially subsidized housing costs. Tenure applies to all housing forms along the housing spectrum.

¹ As defined by Canadian Mortgage and Housing Corporation (CMHC)

Housing with supports: A term used to describe housing tenures that have integrated supports and services (i.e., long-term supportive housing and below market / subsidized rental or home ownership).

Long term supportive housing: Stable housing that is provided on a long-term basis, specifically designed and operated to provide a safe, secure, and home-like environment with on-site support services such as social services, provision of meals, housekeeping, and social and recreational activities that maximize residents' independence, privacy, and dignity. Accommodation costs in supportive housing facilities may be subsidized, but this is not always the case (e.g., senior living communities and housing for individuals with developmental or other disabilities).

Market housing: Housing that is produced by the private sector that is rented or sold at current market rates. Rental housing refers to residential properties that are rented to tenants in exchange for regular rental payments. Home ownership refers to housing that is privately purchased at market rates, typically involving regular mortgage payments.

Multi-unit dwelling: A building that contains three to six dwelling units that each have separate entrances from the ground level (e.g., triplexes, fourplexes, and townhouses).

Non-market housing: Housing that is designed for independent living by individuals or families who cannot afford housing at market rates, or who have needs that are not being met by market housing. Non-market housing units can either be rented, typically made affordable through public and/or non-profit ownership or rent supplements, or owned, typically made affordable through assistance programs that reduce the purchase price or mortgage payments.

Safety net: A term used to describe housing tenures that provide temporary, short-term accommodations for individuals and families who are at risk of housing instability or homelessness (i.e., emergency shelters and transitional housing / short term supportive housing).

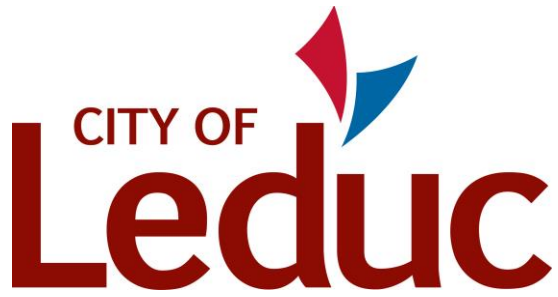
Secondary suite: A separate, self-contained dwelling unit located within a single or semi-detached dwelling.

Semi-detached dwelling: A building that contains two dwelling units that share a common wall, each with separate entrances (e.g., side-by-side duplex).

Single detached dwelling: A building that contains one dwelling unit.

Transitional housing / short-term supportive housing: Stable housing provided as a short-term step between emergency housing and long-term housing. Stays are typically between three months and three years. Supports that may be provided include experience, knowledge, tools, and opportunities for social and skill development to help individuals become more independent and self-sufficient.

**APPENDIX C –
PAPER COPIES: RENTER,
HOMEOWNER, NON-RESIDENT**



Housing Strategy Survey

INTRODUCTION

The City of Leduc is preparing a Housing Strategy to address housing needs in our community. The first part of this work involves completing a Housing Needs Assessment to understand community demographics and identify gaps with the current housing stock. This information will be gathered by reviewing housing data and engaging with residents.

Following the Housing Needs Assessment, the City will develop a Housing Strategy with a series of strategies and actions to inform future planning work in Leduc. Together, these documents will help address Leduc’s housing gaps by guiding decisions on the types of housing the city needs and identifying potential partnership and investment opportunities.

The City invites all community members who live or work in Leduc to participate in this survey, which can be completed in approximately **15 minutes**.

You are also invited to visit the [City of Leduc website](#) for additional information and project updates.

The personal information requested on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. It will be used for the purposes of sharing information and updates for the Housing Strategy. Questions concerning the collection, use, and disclosure of this information should be directed to: #1 Alexandra Park, Leduc, AB, T9E 4C4, phone 780-980-7177. This information will be retained and disposed of in accordance with approved records retention and disposal schedules of the City.

ABOUT YOU AS A RENTER

The following questions help us build a picture of who is living in Leduc. Your answers will help us understand the housing needs of different household types and help us ensure that we’re hearing from a wide range of residents, including identifying community members who may not currently be part of the conversation.

What neighborhood do you currently live in (more on next page)?

- | | | |
|---|---|--|
| <input type="checkbox"/> Alexandra Park | <input type="checkbox"/> Corinthia Park | <input type="checkbox"/> Leduc Estates |
| <input type="checkbox"/> Black Stone | <input type="checkbox"/> Creekside | <input type="checkbox"/> Linsford Park |
| <input type="checkbox"/> Bridgeport | <input type="checkbox"/> Deer Valley | <input type="checkbox"/> Meadowview Park |
| <input type="checkbox"/> Caledonia | <input type="checkbox"/> Lakeside Estates | <input type="checkbox"/> North Telford |



- | | | |
|--|--|--|
| <input type="checkbox"/> Robinson | <input type="checkbox"/> Tribute | <input type="checkbox"/> Woodbend |
| <input type="checkbox"/> Southfork | <input type="checkbox"/> West Haven | <input type="checkbox"/> My neighbourhood is not listed, please specify: _____ |
| <input type="checkbox"/> South Park | <input type="checkbox"/> West Haven Park | |
| <input type="checkbox"/> South Telford | <input type="checkbox"/> Willow Park | |
| <input type="checkbox"/> Suntree | <input type="checkbox"/> Windrose | |

What is your gross annual household income (before tax)?

- | | |
|--|---|
| <input type="checkbox"/> Under \$20,000 | <input type="checkbox"/> \$100,000 - \$149,999 |
| <input type="checkbox"/> \$20,000 - \$39,999 | <input type="checkbox"/> \$150,000 - \$199,999 |
| <input type="checkbox"/> \$40,000 - \$59,999 | <input type="checkbox"/> \$200,000 - \$249,999 |
| <input type="checkbox"/> \$60,000 - \$79,999 | <input type="checkbox"/> Over \$250,000 |
| <input type="checkbox"/> \$80,000 - \$99,999 | <input type="checkbox"/> Prefer not to say / I don't know |

How would you describe your current living situation?

- | | |
|--|--|
| <input type="checkbox"/> I live on my own | <input type="checkbox"/> I am a single parent living with children part-time |
| <input type="checkbox"/> I live with my parent(s) | <input type="checkbox"/> I live in a multi-generational home (i.e., with children and parents/in-laws) |
| <input type="checkbox"/> I live with my spouse/partner – without children | <input type="checkbox"/> I live with roommates |
| <input type="checkbox"/> I live with my spouse/partner – with children | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> I am a single parent living with children full-time | |

How many people within each age group live with you (circle any/all that apply)? Please include yourself in these numbers.

Under 18	1	2	3	4	5+
18 - 24	1	2	3	4	5+
25 - 34	1	2	3	4	5+
35 - 44	1	2	3	4	5+
45 - 54	1	2	3	4	5+
55 - 64	1	2	3	4	5+
65+	1	2	3	4	5+
<input type="checkbox"/> Prefer not to say					



Do you rent or own your home?

- Rent
- Own
- Neither rent nor own (e.g., live rent-free with parents or adult children)
- No fixed address, please describe: _____

How long did it take you to find your current rental?

- Less than a month
- 1 – 2 months
- 3 – 4 months
- 5 – 6 months
- 6+ months

Which of the following best describe the type of unit you rent?

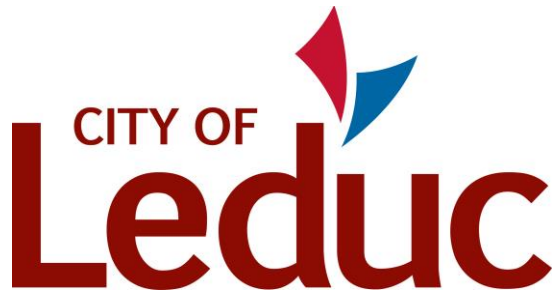
- Single detached home
- Duplex or semi-detached house
- Townhouse
- Secondary suite (within the primary home)
- Garage suite (suite above a detached garage)
- Garden suite (detached suite)
- Apartment unit
- Room in a house
- Apartment shared with others

How many bedrooms are there in your home/unit?

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4+ bedrooms

What is the minimum number of bedrooms that would meet your household's current needs?

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4+ bedrooms



What is your monthly rent payment?

- Less than \$250
- \$250 - \$499
- \$500 - \$999
- \$1,000 - \$1,499
- \$1,500 - \$1,999
- \$2,000 - \$2,499
- \$2,500 - \$2,999
- \$3,000 - \$3,499
- \$3,500 or more
- Prefer not to say

What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?

- \$0 - \$99
- \$100 - \$249
- \$250 - \$399
- \$400 - \$549
- \$550 - \$699
- \$700+
- Not sure
- My utilities are included in my rent

What are your approximate monthly transportation costs?

- \$0 - \$99
- \$100 - \$249
- \$250 - \$399
- \$400 - \$549
- \$550 - \$699
- \$700+
- Not sure

Do you believe your housing costs are affordable to you?

- Yes
- No
- Not sure

Do you receive any financial assistance (either formal or informal) to support your housing costs?

- Yes (please indicate below)
 - Rental subsidy
 - Government grant/loan
 - Financial Assistance from family, relatives or friends
 - Other, please specify: _____



- No
- Prefer not to say

HOUSING EXPERIENCE

These questions explore your experiences with housing in Leduc to capture the diverse perspectives within our community. Your responses will help us understand unique housing challenges and preferences and ensure that identified gaps and needs reflect your lived experiences.

Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years (more on next page).

	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
Home is in poor condition and in need of repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is unsuitable for my mobility and accessibility needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home does not provide enough parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is not well served by public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from amenities (e.g., library, recreation centre, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from essential services (e.g., grocery stores, medical clinics, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too large for my needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too small for my needs (e.g., not enough bedrooms/bathrooms, inadequate storage, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I experience discrimination from my landlord	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm unsure about the stability of my rental lease	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm unsure about whether I will be able to afford future rent payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
I'm unsure about whether I will be able to purchase a home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
My home lacks adequate storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Did you encounter any of the following barriers when searching for your current home? Select all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Cost of purchasing a home was too high | <input type="checkbox"/> Profiling/screening due to ethnicity, sexual orientation, gender expression/other |
| <input type="checkbox"/> Cost of renting a home/unit was too high | <input type="checkbox"/> Restricted due to rental rules (e.g., no pets, no children, etc.) |
| <input type="checkbox"/> I do not understand the process of renting or buying a home | <input type="checkbox"/> Substance use or addiction |
| <input type="checkbox"/> Lack of accessible housing options (e.g., wheelchair friendly) | <input type="checkbox"/> Distance from employment opportunities |
| <input type="checkbox"/> Lack of elevator or other accessibility supports | <input type="checkbox"/> Distance from/accessibility to transit |
| <input type="checkbox"/> Limited supply of the type of home I was looking for | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Long waitlists for non-market housing | |
| <input type="checkbox"/> Mental health challenges | |

If you indicated above that your desired type of housing was in limited supply, which type of housing were you searching for?

For definitions of these housing types, please refer to the [Housing Glossary](#).

- | | |
|--|--|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Supportive home (e.g., adult lifestyle community with assistance) |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> Duplex or semi-detached house | |
| <input type="checkbox"/> Apartment | |
| <input type="checkbox"/> Secondary suite | |



Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years.

Please refer to the [Housing Glossary](#) for more information on terminology used below.

Housing Type	5-to-10 years	10-to-20 years	20-to-30 years
Single detached home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex or semi-detached house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive home (e.g., adult lifestyle community with assistance, short-term transitional housing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify: _____			

COMMUNITY HOUSING ISSUES

These questions help us understand the types of housing issues you are seeing amongst your friends and family and in the communities you live and/or work in.

In your opinion, what are the top 5 housing issues in Leduc? Please indicate below, where 1 represents the most significant issue (more on next page).

- ___ Cost of home ownership is too high
- ___ Homelessness
- ___ Cost of renting is too high
- ___ Lack of downsizing options for seniors



- Lack of housing near employment opportunities
- Lack of supportive housing for seniors
- Low availability/shortage of rentals
- Mismatch between who needs housing and what type of housing is available
- Poor quality homes/homes in need of major repairs
- Seniors without adequate at-home care
- Unstable rental (e.g., renovictions, short-term rentals, etc.)
- Youth at risk of or facing homelessness
- Other, please specify: _____

What housing options do you think are missing in Leduc? Select all that apply.

For definitions of these housing types, please refer to the [Housing Glossary](#).

- Emergency housing/homeless shelters (that offer temporary shelter, food, and other supportive services)
- Transitional/supportive housing (for individuals with physical, mental, or intellectual disabilities)
- Assisted living facilities for seniors
- Residential care facilities for seniors
- Independent living facilities for seniors
- Market home ownership options
- Accessible or adaptable housing options (either fully meeting the needs of someone with a disability or can be modified to meet their needs)
- Non-market rental housing (affordable rental housing provided through a non-profit organization)
- Market rental housing
- Non-market home ownership options (housing offered at a lower cost)
- Other, please specify: _____

TELL US YOUR STORY!

If you or your household have experienced housing challenges in Leduc, we invite you to share your story in the space below.

Here are some prompting questions to consider, but feel free to share your story in your own words:

- o When did you move to Leduc?



- Why did you choose Leduc?
- What challenges have you experienced when trying to move to Leduc, or while living in Leduc?
- Do you think you will stay in Leduc?

For your privacy, and to keep your responses anonymous, please do not include your name or any personally-identifying information.

THANK YOU!

Thank you for taking the time to participate in the City's Housing Strategy!

To stay updated on project progress and to see the findings of the survey, visit the [City of Leduc website](#).



Housing Strategy Survey

INTRODUCTION

The City of Leduc is preparing a Housing Strategy to address housing needs in our community. The first part of this work involves completing a Housing Needs Assessment to understand community demographics and identify gaps with the current housing stock. This information will be gathered by reviewing housing data and engaging with residents.

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ABOUT YOU AS A HOMEOWNER

The following questions help us build a picture of who is living in Leduc. Your answers will help us understand the housing needs of different household types and help us ensure that we're hearing from a wide range of residents, including identifying community members who may not currently be part of the conversation.

What neighborhood do you currently live in (more on next page)?

- | | | |
|---|---|--|
| <input type="checkbox"/> Alexandra Park | <input type="checkbox"/> Corinthia Park | <input type="checkbox"/> Leduc Estates |
| <input type="checkbox"/> Black Stone | <input type="checkbox"/> Creekside | <input type="checkbox"/> Linsford Park |
| <input type="checkbox"/> Bridgeport | <input type="checkbox"/> Deer Valley | <input type="checkbox"/> Meadowview Park |
| <input type="checkbox"/> Caledonia | <input type="checkbox"/> Lakeside Estates | <input type="checkbox"/> North Telford |



- | | | |
|--|--|--|
| <input type="checkbox"/> Robinson | <input type="checkbox"/> Tribute | <input type="checkbox"/> Woodbend |
| <input type="checkbox"/> Southfork | <input type="checkbox"/> West Haven | <input type="checkbox"/> My neighbourhood is not listed, please specify: _____ |
| <input type="checkbox"/> South Park | <input type="checkbox"/> West Haven Park | |
| <input type="checkbox"/> South Telford | <input type="checkbox"/> Willow Park | |
| <input type="checkbox"/> Suntree | <input type="checkbox"/> Windrose | |

What is your gross annual household income (before tax)?

- | | |
|--|---|
| <input type="checkbox"/> Under \$20,000 | <input type="checkbox"/> \$100,000 - \$149,999 |
| <input type="checkbox"/> \$20,000 - \$39,999 | <input type="checkbox"/> \$150,000 - \$199,999 |
| <input type="checkbox"/> \$40,000 - \$59,999 | <input type="checkbox"/> \$200,000 - \$249,999 |
| <input type="checkbox"/> \$60,000 - \$79,999 | <input type="checkbox"/> Over \$250,000 |
| <input type="checkbox"/> \$80,000 - \$99,999 | <input type="checkbox"/> Prefer not to say / I don't know |

How would you describe your current living situation?

- | | |
|--|--|
| <input type="checkbox"/> I live on my own | <input type="checkbox"/> I am a single parent living with children part-time |
| <input type="checkbox"/> I live with my parent(s) | <input type="checkbox"/> I live in a multi-generational home (i.e., with children and parents/in-laws) |
| <input type="checkbox"/> I live with my spouse/partner – without children | <input type="checkbox"/> I live with roommates |
| <input type="checkbox"/> I live with my spouse/partner – with children | <input type="checkbox"/> Other, please specify: _____ |
| <input type="checkbox"/> I am a single parent living with children full-time | |

How many people within each age group live with you (circle any/all that apply)? Please include yourself in these numbers.

Under 18	1	2	3	4	5+
18 - 24	1	2	3	4	5+
25 - 34	1	2	3	4	5+
35 - 44	1	2	3	4	5+
45 - 54	1	2	3	4	5+
55 - 64	1	2	3	4	5+
65+	1	2	3	4	5+
<input type="checkbox"/> Prefer not to say					



Do you rent or own your home?

- Rent
- Own
- Neither rent nor own (e.g., live rent-free with parents or adult children)
- No fixed address, please describe: _____

How long did it take you to find your current home?

- Less than a month
- 1 – 2 months
- 3 – 4 months
- 5 – 6 months
- 6+ months

Which of the following best describe the type of unit you own?

- | | |
|--|---|
| <input type="checkbox"/> Single detached home | <input type="checkbox"/> Garage suite (suite above a detached garage) |
| <input type="checkbox"/> Duplex or semi-detached house | <input type="checkbox"/> Garden suite (detached suite) |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment unit |
| <input type="checkbox"/> Secondary suite (within the primary home) | <input type="checkbox"/> Room in a house |
| | <input type="checkbox"/> Apartment shared with others |

How many bedrooms are there in your home/unit?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> Studio | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4+ bedrooms |
| <input type="checkbox"/> 2 bedrooms | |

What is the minimum number of bedrooms that would meet your household's current needs?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> Studio | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4+ bedrooms |
| <input type="checkbox"/> 2 bedrooms | |



What is your monthly mortgage payment?

- | | |
|---|--|
| <input type="checkbox"/> I own my home outright | <input type="checkbox"/> \$2,000 - \$2,499 |
| <input type="checkbox"/> Less than \$499 | <input type="checkbox"/> \$2,500 - \$2,999 |
| <input type="checkbox"/> \$500 - \$999 | <input type="checkbox"/> \$3,000 - \$3,499 |
| <input type="checkbox"/> \$1,000 - \$1,499 | <input type="checkbox"/> \$3,500 or more |
| <input type="checkbox"/> \$1,500 - \$1,999 | <input type="checkbox"/> Prefer not to say |

What are your approximate monthly utility (electricity, natural gas, water/wastewater, waste disposal) costs?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | |

What are your approximate monthly Condo Fees (please select N/A if not applicable)?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | <input type="checkbox"/> N/A |

What are your approximate monthly transportation costs?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$99 | <input type="checkbox"/> \$550 - \$699 |
| <input type="checkbox"/> \$100 - \$249 | <input type="checkbox"/> \$700+ |
| <input type="checkbox"/> \$250 - \$399 | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> \$400 - \$549 | |

Do you believe your housing costs are affordable to you?

- Yes
- No
- Not sure



If you have spare/unused bedrooms in your home, would you consider renting them out?

- Yes
- No
- Not sure
- I do not have spare/unused bedrooms

HOUSING EXPERIENCE

These questions explore your experiences with housing in Leduc to capture the diverse perspectives within our community. Your responses will help us understand unique housing challenges and preferences and ensure that identified gaps and needs reflect your lived experiences.

Please review the list of housing issues below and indicate which, if any, you are currently experiencing and/or expect to experience within the next 5 years (more on next page).

	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
Home is in poor condition and in need of repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is unsuitable for my mobility and accessibility needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home does not provide enough parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is not well served by public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from amenities (e.g., library, recreation centre, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from essential services (e.g., grocery stores, medical clinics, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too far from employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too large for my needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home is too small for my needs (e.g., not enough bedrooms/bathrooms, inadequate storage, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I experience discrimination from my landlord	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Currently Experiencing	Anticipate in the Next 5 Years	Not an Issue for Me
I'm unsure about whether I will be able to afford future mortgage payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm unsure about whether I will be able to purchase a home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
My home lacks adequate storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Did you encounter any of the following barriers when searching for your current home? Select all that apply.

- Cost of purchasing a home was too high
- Cost of renting a home/unit was too high
- I do not understand the process of renting or buying a home
- Lack of accessible housing options (e.g., wheelchair friendly)
- Lack of elevator or other accessibility supports
- Limited supply of the type of home I was looking for
- Long waitlists for non-market housing
- Mental health challenges
- Profiling/screening due to ethnicity, sexual orientation, gender expression/other
- Restricted due to rental rules (e.g., no pets, no children, etc.)
- Substance use or addiction
- Distance from employment opportunities
- Distance from/accessibility to transit
- Other, please specify: _____

If you indicated above that your desired type of housing was in limited supply, which type of housing were you searching for?

For definitions of these housing types, please refer to the [Housing Glossary](#).

- Single detached home
- Townhouse
- Duplex or semi-detached house
- Apartment
- Secondary suite
- Supportive home (e.g., adult lifestyle community with assistance)
- Other, please specify: _____



Please review the list of housing types below and indicate which, if any, you anticipate you may need in the next 5-to-10 years, 10-to-20 years, and 20-to-30 years.

Please refer to the [Housing Glossary](#) for more information on terminology used below.

Housing Type	5-to-10 years	10-to-20 years	20-to-30 years
Single detached home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex or semi-detached house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive home (e.g., adult lifestyle community with assistance, short-term transitional housing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify: _____			

COMMUNITY HOUSING ISSUES

These questions help us understand the types of housing issues you are seeing amongst your friends and family and in the communities you live and/or work in.

In your opinion, what are the top 5 housing issues in Leduc? Please indicate below, where 1 represents the most significant issue (more on next page).

- ___ Cost of home ownership is too high
- ___ Homelessness
- ___ Cost of renting is too high
- ___ Lack of downsizing options for seniors



- Lack of housing near employment opportunities
- Lack of supportive housing for seniors
- Low availability/shortage of rentals
- Mismatch between who needs housing and what type of housing is available
- Poor quality homes/homes in need of major repairs
- Seniors without adequate at-home care
- Unstable rental (e.g., renovictions, short-term rentals, etc.)
- Youth at risk of or facing homelessness
- Other, please specify: _____

What housing options do you think are missing in Leduc? Select all that apply.

For definitions of these housing types, please refer to the [Housing Glossary](#).

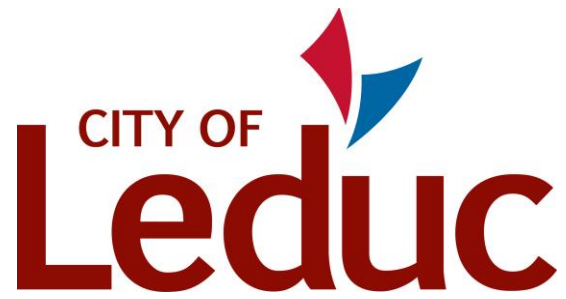
- Emergency housing/homeless shelters (that offer temporary shelter, food, and other supportive services)
- Transitional/supportive housing (for individuals with physical, mental, or intellectual disabilities)
- Assisted living facilities for seniors
- Residential care facilities for seniors
- Independent living facilities for seniors
- Market home ownership options
- Accessible or adaptable housing options (either fully meeting the needs of someone with a disability or can be modified to meet their needs)
- Non-market rental housing (affordable rental housing provided through a non-profit organization)
- Market rental housing
- Non-market home ownership options (housing offered at a lower cost)
- Other, please specify: _____

TELL US YOUR STORY!

If you or your household have experienced housing challenges in Leduc, we invite you to share your story in the space below.

Here are some prompting questions to consider, but feel free to share your story in your own words:

- When did you move to Leduc?



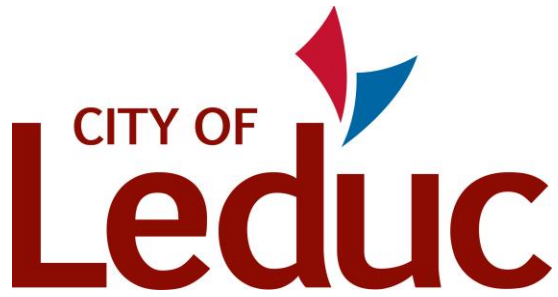
- Why did you choose Leduc?
- What challenges have you experienced when trying to move to Leduc, or while living in Leduc?
- Do you think you will stay in Leduc?

For your privacy, and to keep your responses anonymous, please do not include your name or any personally-identifying information.

THANK YOU!

Thank you for taking the time to participate in the City's Housing Strategy!

To stay updated on project progress and to see the findings of the survey, visit the [City of Leduc website](#).



Housing Strategy Survey

INTRODUCTION

The City of Leduc is preparing a Housing Strategy to address housing needs in our community. The first part of this work involves completing a Housing Needs Assessment to understand community demographics and identify gaps with the current housing stock. This information will be gathered by reviewing housing data and engaging with residents.

Following the Housing Needs Assessment, the City will develop a Housing Strategy with a series of strategies and actions to inform future planning work in Leduc. Together, these documents will help address Leduc's housing gaps by guiding decisions on the types of housing the city needs and identifying potential partnership and investment opportunities.

The City invites all community members who live or work in Leduc to participate in this survey, which can be completed in approximately **15 minutes**.

You are also invited to visit the [City of Leduc website](#) for additional information and project updates.

The personal information requested on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. It will be used for the purposes of sharing information and updates for the Housing Strategy. Questions concerning the collection, use, and disclosure of this information should be directed to: #1 Alexandra Park, Leduc, AB, T9E 4C4, phone 780-980-7177. This information will be retained and disposed of in accordance with approved records retention and disposal schedules of the City.

ABOUT YOU AS A NON-RESIDENT

The following questions tell us more about who does not currently live in Leduc but may be interested in becoming a resident in the future. Your responses will help us understand housing needs of different household types and ensure that we're hearing from a wide range of respondents, including identifying community members who may not currently be part of the conversation.

If you do not currently live in Leduc, where do you live?

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> Edmonton | <input type="checkbox"/> Wetaskiwin |
| <input type="checkbox"/> Beaumont | <input type="checkbox"/> Leduc County |
| <input type="checkbox"/> Devon | <input type="checkbox"/> Other, please specify: _____ |



Why did you choose your current community (please select any/all that apply)?

- Access to services/amenities
- Public transportation
- Proximity to work
- Affordability
- Larger lots/more land
- Lifestyle
- Other, please specify: _____

If you would like to live in Leduc, what barriers (if any) are you experiencing that are preventing you from moving to the community (please select any/all that apply)?

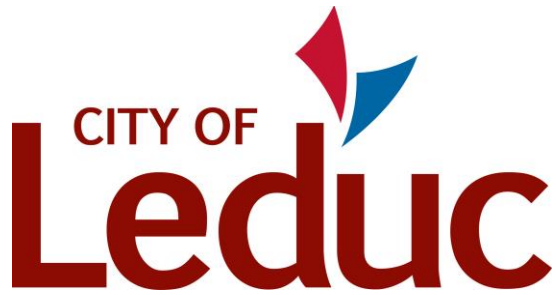
- There is a limited supply of the type of housing I'm looking for
- The cost of renting a home is too high
- The cost of buying a home is too high
- Lack of employment opportunities in Leduc
- Limited access to public transit
- Waiting for current home to sell
- Do not want to break an existing lease early to move
- I do not wish to move to Leduc
- Other, please specify below

If you indicated above that your desired type of housing was in limited supply, which type of housing were you searching for?

- Single detached home
- Townhouse
- Duplex or semi-detached house
- Apartment
- Secondary suite
- Supportive home (e.g., adult lifestyle community with assistance)
- Subsidized housing operated by not-for-profit housing provider
- Other, please specify: _____

What is your gross annual household income (before tax)?

- Under \$20,000
- \$20,000 - \$39,999
- \$40,000 - \$59,999
- \$60,000 - \$79,999
- \$80,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 - \$249,999
- Over \$250,000
- Prefer not to say / I don't know



How would you describe your current living situation?

- I live on my own
- I live with my parent(s)
- I live with my spouse/partner – without children
- I live with my spouse/partner – with children
- I am a single parent living with children full-time
- I am a single parent living with children part-time
- I live in a multi-generational home (i.e., with children and parents/in-laws)
- I live with roommates
- Other, please specify: _____

How many people within each age group live with you (circle any/all that apply)? Please include yourself in these numbers.

Under 18	1	2	3	4	5+
18 - 24	1	2	3	4	5+
25 - 34	1	2	3	4	5+
35 - 44	1	2	3	4	5+
45 - 54	1	2	3	4	5+
55 - 64	1	2	3	4	5+
65+	1	2	3	4	5+

- Prefer not to say

Do you rent or own your home?

- Rent
- Own
- Neither rent nor own (e.g., live rent-free with parents or adult children)
- No fixed address, please describe: _____

THANK YOU!

Thank you for taking the time to participate in the City's Housing Strategy!

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