

# **Housing Needs Assessment**

**Spruce Grove (CY)**

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## ***Preface***

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

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

### ***Funding Requirement***

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

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

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

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

### ***Purpose***

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

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

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

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

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

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

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

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

# 1. Methodology

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

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

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

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

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

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

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

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

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

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

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

The City of Spruce Grove Housing Needs Assessment (HNA) was completed in 2024, prior to the release of the Federal HNA template, to establish a baseline understanding of current and future housing needs across the housing continuum. Based on the data and guidance available at the time, the City made best efforts to address priority housing needs and to align with emerging federal requirements using available information and established best practices. The HNA uses a mixed-methods approach that combines quantitative data analysis with qualitative policy and contextual review.

Quantitative analysis forms the core of the assessment and draws on publicly available data to examine population and household characteristics, housing stock and tenure, rental and ownership market conditions, affordability, core housing need, and projected housing demand. Housing affordability and need were assessed using CMHC definitions and thresholds, including the 30% shelter-cost-to-income benchmark and core and extreme core housing need measures. Population and household projections were developed based on recent growth trends and applied to estimate future housing demand by tenure and bedroom type.

Qualitative analysis included a review of relevant municipal, regional, and provincial plans, policies, and strategies to understand the broader growth, land use, and housing policy context and to situate housing needs within existing planning frameworks.

Key assumptions include the continuation of recent population and household growth trends and observed tenure and household size patterns. The assessment acknowledges limitations associated with census data lag and notes that inflationary pressures, rising interest rates, and recent immigration trends occurring after the 2021 Census may not be fully reflected.

Primary publicly available data sources include Statistics Canada Census data (2006–2021), the City of Spruce Grove Municipal Census (2023), Canada Mortgage and Housing Corporation (CMHC) rental market data, real estate market reports, and municipal building permit data. Additional contextual sources include Statistics Canada Consumer Price Index data, federal immigration information, regional growth forecasts, and construction cost reports.

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

The City of Spruce Grove Housing Needs Assessment (HNA) was designed as a foundational, evidence-based analysis and did not involve direct consultation with stakeholder groups, including non-profit and community-based housing organizations, during its preparation.

Instead, stakeholder perspectives were incorporated indirectly through qualitative review of existing municipal, regional, and provincial housing and social policy documents. These materials reflect earlier engagement processes undertaken by various levels of government and sector partners and were used to inform understanding of non-market housing provision, service delivery roles, and sector priorities. Quantitative secondary data related to affordable and non-market housing supply was also reviewed, using CMHC definitions and indicators to ensure consistency with established housing sector standards.

The HNA is based on the assumption that publicly available datasets, standardized housing metrics, and previously adopted policy frameworks are sufficient to identify broad housing needs and gaps at a municipal scale. It recognizes that detailed operational insights from housing providers and community organizations are more appropriately gathered through subsequent planning and implementation exercises.

The City's first Housing Strategy was developed using the findings of the 2024 HNA and is intended to be the primary vehicle for direct engagement with non-profit housing providers and other stakeholders to validate findings, refine priorities, and support action-oriented housing initiatives.

In addition, the 2024 Housing Needs Assessment (HNA) directly informed both the design and focus of the engagement process used to develop the City's Housing Strategy. The data helped us identify priority populations and market gaps, which in turn shaped a targeted engagement approach to ensure the voices of those most affected were heard. We used a range of tactics, including focus groups, stakeholder roundtables, surveys, and direct outreach, to gather input from residents experiencing core housing need, individuals who are unsheltered or at risk of homelessness, seniors, renters, developers, builders, rental agencies, and housing providers. This approach ensured that quantitative data from the HNA was complemented by lived experience, sector expertise, and market insight. The findings from this engagement process are summarized in the "What We Heard" report, which outlines key themes and feedback that directly informed the priorities and actions in the Housing Strategy (available here: <https://www.sprucegrove.org/media/7895/housing-strategy-what-we-heard-report-final.pdf>).

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

The City of Spruce Grove Housing Needs Assessment (HNA) was completed in 2024, prior to the release of the Federal HNA template, and was undertaken as a baseline, data-driven assessment.

The HNA did not include direct engagement with priority groups identified in Section 4. Instead, housing needs related to priority populations were examined through a combination of quantitative analysis and qualitative secondary research. Quantitative methods included analysis of publicly available census and housing data to identify patterns of core housing need among priority groups where reliable data was available. Where data could not be meaningfully disaggregated by priority population, these limitations are clearly identified in the HNA.

Qualitative context was informed by a review of municipal, regional, and provincial plans, strategies, and reports that were previously developed with input from organizations serving priority populations. High-level, anonymized contextual insights from municipal frontline staff within the City's Community Social Development Team were also used to help describe housing challenges for groups not well captured in quantitative datasets, such as survivors of domestic violence, non-binary individuals, and people experiencing homelessness, without engaging or identifying private individuals.

The HNA assumes that publicly available data, CMHC housing definitions, and existing policy frameworks provide a reasonable foundation for identifying priority housing needs at a community-wide scale. The assessment also recognizes that direct engagement with priority groups is best undertaken during subsequent housing strategy development and implementation phases. The City intends to refine its approach in future Housing Needs Assessments to better align with the Federal HNA template.

## ***2. Community Profile and Trends***

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

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

The City of Spruce Grove has an established municipal housing policy and regulatory framework that supports housing growth, diversity, and affordability. This framework is guided by the Municipal Development Plan (MDP) which sets long-term direction for land use and growth and supports a range of housing types and densities to meet the needs of a growing and changing population. The City recently updated its MDP in 2024, with guiding principles related to density, mixed-use areas, and expanded housing choice.

The City's Housing Strategy (2024) provides focused policy direction on addressing housing need across the housing continuum and was informed by the findings of the Housing Needs Assessment. The Strategy identifies priority populations, establishes goals and actions to increase housing supply and affordability, and guides municipal roles in partnerships, land use, and advocacy.

Housing policy is implemented through the Land Use Bylaw, which permits a variety of residential forms, including single-detached, semi-detached, row housing, apartments, and mixed-use residential development. The bylaw includes tools to support increased density and affordable housing, including density bonusing provisions.

Residential development is further guided by Area Structure Plans (ASPs) and the City Centre Area Redevelopment Plan (ARP), which identify appropriate locations for low, medium, and high-density housing and support higher-density and mixed-use development in strategic areas.

Together, these policies provide a coordinated framework to support housing delivery, with the Housing Strategy serving as the primary guide for translating identified housing needs into action.

## 2.2 Community Profile

2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	34,108
	2021	37,645
Population Growth (Number)	Total	3,537
	Percentage	10.4%
Age (Years)	Average	36.8
	Median	36
Age Distribution	0 - 14 years	8,140
	15 - 64 years	24,695
	65+ years	4,805
Mobility	Non-movers	31,810
	Non-migrants	2,675
	Migrants	2,560

2.2.2 Demographic Information		
Characteristic	Data	Value
Immigrants	Total	3,520
Non-Immigrants	Total	33,675
Recent Immigrants (2016-2021)	Total	845
Interprovincial migrants (2016-2021)	Total	1,545
Indigenous Identity	Total	3,330

Between 2016 and 2021, Spruce Grove experienced steady population growth of 3,537 residents (10.4%), increasing from 34,108 to 37,645. This growth reflects the city's continued attractiveness as a mid-sized community within the Edmonton Metropolitan Region, offering relative housing affordability compared to larger urban centres and proximity to employment opportunities in Edmonton and the surrounding region.

Findings from both the 2024 Housing Needs Assessment (HNA) and the associated What We Heard Report confirm that this growth is placing sustained pressure on both the ownership and rental markets, particularly for entry-level and affordable housing.

### **Growth and In-Migration Pressures**

The data indicates that much of this growth is driven by migration rather than natural increase. Interprovincial migration (1,545 individuals) and recent immigrants (845 individuals) between 2016 and 2021 signal that Spruce Grove is drawing residents from outside Alberta and internationally, in addition to movement within the province. Migrants (2,560) and non-migrants (2,675) further illustrate residential mobility within the community.

This mobility contributes to:

- Increased demand for entry-level ownership housing.
- Greater pressure on rental units, particularly during periods of economic recovery.
- More competition in the resale market, contributing to upward pressure on prices.

The What We Heard Report reinforces these trends. Renters and housing providers consistently reported extremely low vacancy rates, competitive rental conditions, and rising rents. Many participants described difficulty securing housing quickly, even when financially stable, due to limited availability. Developers and builders also noted that demand for ground-oriented housing remains strong, but rising construction and land costs challenge the delivery of lower-priced units.

In recent years, Spruce Grove's real estate market has experienced sustained seller's market conditions. Homes priced below \$500,000 remain particularly attractive, as they are still attainable for many households relative to larger urban markets. The Housing Strategy identifies this price band as a critical affordability threshold for moderate-income households and recognizes the need to increase "missing middle" housing forms to bridge the gap between single-detached homes and rental units.

As housing prices have increased, there has been noticeable growth in more attainable housing forms such as semi-detached homes, row housing, and townhomes. These products are increasingly filling the gap between single-detached housing and rental accommodation, responding to affordability pressures and changing buyer preferences. The Housing Strategy includes actions to support zoning flexibility and development approvals that encourage these forms of housing.

However, supply has not consistently kept pace with demand. Rental vacancy rates have remained very low, and more affordable rental developments often carry long wait lists. Stakeholders in the engagement process highlighted long wait times for subsidized

or below-market units, underscoring the need for additional purpose-built rental supply and partnerships with non-profit housing providers.

### **Age Structure and Housing Needs**

Spruce Grove's relatively young average age (36.8 years) and significant population of children aged 0–14 (8,140) reinforce its identity as a family-oriented community. This has historically driven demand for:

- Ground-oriented housing (single-detached, semi-detached, townhomes).
- Larger units suitable for families.
- Neighbourhoods with access to schools, parks, and community amenities.

At the same time, the presence of 4,805 residents aged 65+ highlights a growing senior population. Engagement findings from the What We Heard Report identified a clear need for:

- Smaller, low-maintenance units.
- Accessible and barrier-free housing.
- Aging-in-place options.
- Supportive and senior-oriented rental housing.

Seniors and service providers expressed concern about limited downsizing options and the affordability of existing seniors housing. The Housing Strategy responds to this by identifying actions to support accessible design, encourage diverse housing forms in established neighbourhoods, and work with partners to expand affordable seniors-oriented housing.

Without appropriate downsizing options, many seniors may remain in larger homes longer than planned, reducing housing turnover and limiting available supply in the broader market.

### **Immigration, Indigenous Identity, and Housing Diversity**

The community's immigrant population (3,520 total, including 845 recent immigrants) and 3,330 residents identifying as Indigenous reflect increasing diversity. These demographic shifts contribute to demand for:

- Affordable rental housing.
- Multi-generational housing configurations.
- Secondary and/or garage suites.
- Entry-level ownership opportunities.

The What We Heard Report identified that newcomers, renters, and Indigenous residents may face additional barriers, including limited credit history, lower incomes, or discrimination in the rental market. Service providers emphasized the importance of culturally appropriate housing supports and flexible housing forms.

The Housing Strategy acknowledges that affordability challenges intersect with equity considerations and includes actions focused on collaboration with housing providers, improved information-sharing, and enabling policy tools (such as secondary suites and gentle density) that increase attainable options across the housing continuum.

### **Overall Housing Market Impacts**

Taken together, the data and engagement findings show that population growth in Spruce Grove is not only increasing total housing demand but also diversifying the types of housing required. The market is being influenced by:

- Continued in-migration from within Alberta and other provinces.
- Growth in family households.
- A rising senior population.
- Increasing cultural and demographic diversity.
- Greater reliance on the rental market due to affordability constraints.
- Strong demand for more attainable ownership products below the \$500,000 price point.

The What We Heard Report further emphasized that residents experiencing core housing need are disproportionately affected by tight market conditions, long wait lists, and limited unit diversity. Stakeholders consistently called for more purpose-built rental housing, a broader mix of housing forms, and stronger partnerships to support affordable and non-market housing development.

In response, the 2024 Housing Strategy translates these findings into clear municipal actions, including:

- Supporting zoning and regulatory flexibility to enable a broader mix of housing types.
- Encouraging medium density and gentle density forms.
- Facilitating partnerships with non-profit and affordable housing providers.
- Advocating for senior government funding and program alignment.
- Integrating housing data into long-term growth and infrastructure planning.

As Spruce Grove continues to grow, aligning land use planning, housing strategies, and infrastructure investment with demographic realities and lived experience will be essential to maintaining affordability, improving housing choice, and ensuring equitable access to housing across all population groups.

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

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

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

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

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

### 3.1 Household Profiles

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	12,567
	2021	14,273
Household income (Canadian dollars per year)	Average	119,000
	Median	106,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from Edmonton (CMA), Alta.	Average	72,600
	Median	62,000
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from Edmonton (CMA), Alta.	Average	137,000
	Median	116,000
Average household size (Number of members)	Total	2.6
Breakdown of household by size (Number of households)	Total	14,275
	1 person	3,070
	2 persons	4,960
	3 persons	2,405
	4 persons	2,495
	5 or more persons	1,340
Tenant households (Number of households)	Total	3,375
	Percentage	23.6%
	Total	10,890

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Owner households (Number of households)	Percentage	76.3%
Percentage of tenant households in subsidized housing	Percentage	4.6%
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	*
	Percentage	0%
Number of one-parent families	Total	1,805
	Percentage	16.7%
Number of one-parent families in which the parent is a woman+	Total	1,365
Number of one-parent families in which the parent is a man+	Total	450
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	405
	Low (21% – 50% AMHI)	2,245
	Moderate (51 – 80% AMHI)	2,645
	Median (81% - 120% AMHI)	3,515
	High (>120% AMHI)	5,440

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

Household growth in Spruce Grove has been strong, increasing from 12,567 households in 2016 to 14,273 in 2021. While overall household incomes are relatively high, there is a significant income gap between owner and renter households. Owner households have substantially higher median incomes than tenant households, which limits access to homeownership and increases pressure on the rental market.

Nearly one-quarter of households are renters, yet only a small proportion of these households live in subsidized housing, indicating limited non-market supply. A large share of households are smaller in size, with one- and two-person households accounting for over half of all households, reflecting changing household composition and increasing demand for smaller and more attainable housing forms.

One-parent families represent a notable portion of households, with the majority led by women, a group that faces elevated housing affordability challenges. At the same time, a meaningful number of households fall within very low- and low-income categories, increasing the risk of the core housing need. Together, these factors highlight affordability pressures for renters, smaller households, and single-parent families, and underscore the need for a more diverse supply of affordable and appropriately sized housing in Spruce Grove.

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

Analysis of age-based headship rates indicates evidence of suppressed household formation in Spruce Grove, particularly among younger residents. Between 2016 and 2021, the headship rate for individuals aged 15-24 declined from 13.4% to 10.4% despite population growth in this cohort, suggesting delayed household formation likely related to housing affordability pressures.

A household suppression analysis comparing 2021 household formation to expected formation based on 2006 headship rates estimates approximately 99 suppressed households in 2021, primarily among younger adults and mid-life households. In contrast, headship rates for older age groups increased, reflecting population aging and higher rates of independent living among seniors.

Future household formation projections apply age-specific headship rates to projected population growth. Suppressed demand is expected to persist over the next 5-10 years unless additional attainable rental and ownership housing is delivered, at which point some suppressed demand is anticipated to be released.

3.3.1 Household Formation						
HH* Head Age Category	2016			2021		
	Pop.	Headship Rate (%)	HHs*	Pop.	Headship Rate (%)	HHs*
15 to 24	4,255	13.4%	570	4,430	10.4%	460
25 to 34	5,725	46.2%	2,645	5,490	45.7%	2,510
35 to 44	5,230	55.5%	2,905	6,125	54.8%	3,355
45 to 54	4,190	58%	2,430	4,675	57.5%	2,690

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

<b>3.3.1 Household Formation</b>						
<b>HH* Head Age Category</b>	<b>2016</b>			<b>2021</b>		
	<b>Pop.</b>	<b>Headship Rate (%)</b>	<b>HHs*</b>	<b>Pop.</b>	<b>Headship Rate (%)</b>	<b>HHs*</b>
55 to 64	3,430	57.3%	1,965	3,970	60.5%	2,400
65 to 74	2,300	56.7%	1,305	3,015	57.9%	1,745
75 to 84	980	62.8%	615	1,440	64.6%	930
85 plus	255	47.1%	120	345	50.7%	175

\*Household/Households

### 3.3.2 Household suppression

HH* Head Age Category	2006 Actual		2021 Actual		2021 Household Suppression		
	Pop.	HHs*	Pop.	HHs*	Headship Rate (%, 2006)	Potential HHs* (2021)	Suppressed HHs* (2021)
15 to 24	2,845	330	4,430	460	11.6%	513.8	53.8
25 to 34	2,905	1,335	5,490	2,510	46%	2,522.9	12.9
35 to 44	3,000	1,640	6,125	3,355	54.7%	3,348.3	0
45 to 54	2,860	1,665	4,675	2,690	58.2%	2,721.6	31.6
55 to 64	2,100	1,165	3,970	2,400	55.5%	2,202.4	0
65 to 74	1,030	590	3,015	1,745	57.3%	1,727	0
75 plus	575	335	1,785	1,105	58.3%	1,040	0
Total							98.4

\*Household/Households

### 3.4 Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	20,595
Number of workers by industry (Top 10 only)	Construction	2,960
	Retail trade	2,395
	Health care and social assistance	2,065
	Accommodation and food services	1,345
	Public administration	1,340
	Manufacturing	1,200
	Educational services	1,135
	Transportation and warehousing	1,035
	Other services (except public administration)	1,025
	Wholesale trade	1,020
Unemployment rate and participation rate (Percent)	Unemployment rate	10.3%
	Participation rate	70.2%
All classes of workers (Number)	Total	20,065
Employees (Number)	Total	17,905
Permanent position (Number)	Total	15,365
Temporary position (Number)	Total	2,540
Fixed term (1 year or more, Number)	Total	610

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Casual, seasonal or short-term position (less than 1 year, Number)	Total	1,930
Self-employed (Number)	Total	2,160
Number of commuters by commuting destination	Within census subdivision	4,335
	To different census subdivision	6,915
	To different census division	510
	To another province/territory	85
Number of commuters by main mode of commuting for the employed labour force with a usual place of work or no fixed workplace address	Car, truck or van	14,360
	Public transit	175
	Walked	435
	Bicycle	35
	Other method	430

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

Spruce Grove's labour market is diverse, with significant employment in construction, retail, health care, public administration, and service industries. While a majority of workers are in permanent positions, a notable share of employment is temporary, seasonal, or casual, which contributes to income variability and housing affordability challenges for some households.

Lower incomes and employment instability in sectors such as retail, accommodation and food services, and parts of the service economy increase demand for rental and more affordable housing options. At the same time, strong employment in construction and public-sector-related industries supports continued population growth and housing demand.

High levels of commuting, largely by private vehicle, indicate that many residents work outside the municipality, reflecting Spruce Grove's role within the regional labour market. This pattern contributes to housing demand driven by affordability and lifestyle considerations, while also reinforcing demand for lower-cost ownership and rental housing compared to larger regional centres.

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

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

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

Housing is considered to be affordable when housing costs less than 30% of before-tax household income. Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs. Determining the percentage of core housing need would facilitate comparison with forecasts of population growth and household formation, in turn enabling more accurate projection of anticipated housing needs broken down by different factors such as income, household size and priority population, as explained below. It is important to note that official measures of those in core housing need excludes key groups, including those experiencing homelessness, students living independently of their guardians, people living in congregate housing, and migrant farm workers. This means that core housing need figures may underestimate overall housing need. Due to this, communities should also strive to include as much information as possible about these groups in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

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

*Income Categories and Affordable Shelter Costs:*

<b>3.6.1 Income Categories and Affordable Shelter Costs</b>		
<b>Income Category, relative to Area Median Household Income (AMHI)</b>	<b>Annual Household Income (Canadian Dollars per Year)</b>	<b>Affordable Shelter Cost (Canadian Dollars per Month)</b>
Very Low Income (20% or less of AMHI)	<= \$21,200	<= \$530
Low Income (21% to 50% of AMHI)	\$21,200 - \$53,000	\$530 - \$1,325
Moderate Income (51% to 80% of AMHI)	\$53,000 - \$84,800	\$1,325 - \$2,120
Median Income (81% to 120% of AMHI)	\$84,800 - \$127,200	\$2,120 - \$3,180
High Income (121% or more of AMHI)	>= \$127,201	>= \$3,181

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

<b>3.6.2 Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size</b>						
<b>Income Category</b>	<b>Affordable Shelter Cost (Canadian Dollars per Month)</b>	<b>1 Person HH</b>	<b>2 Person HH</b>	<b>3 Person HH</b>	<b>4 Person HH</b>	<b>5+ Person HH</b>
Very Low Income (20% or less of AMHI)	<= \$530	89.4%	10.6%	0%	0%	0%
Low Income (21% to 50% of AMHI)	\$530 - \$1,325	37.5%	32.6%	20.1%	5.4%	4.3%
Moderate Income (51% to 80% of AMHI)	\$1,325 - \$2,120	0%	0%	50%	50%	0%
Median Income (81% to 120% of AMHI)	\$2,120 - \$3,180	*	*	*	*	*
High Income (121% or more of AMHI)	>= \$3,181	*	*	*	*	*

2021 Affordable Housing Deficit:

3.6.3 2021 Affordable Housing Deficit by Household (HH)						
Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH
Very Low Income (20% or less of AMHI)	<= \$530	210	25	0	0	0
Low Income (21% to 50% of AMHI)	\$530 - \$1,325	345	300	185	50	40
Moderate Income (51% to 80% of AMHI)	\$1,325 - \$2,120	0	0	20	20	0
Median Income (81% to 120% of AMHI)	\$2,120 - \$3,180	0	0	0	0	0
High Income (121% or more of AMHI)	>= \$3,181	0	0	0	0	0
Total		550	325	210	70	55

3.6.4 Households in Core Housing Need		
Characteristic	Data	Value
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	2,810
	Percentage	19.7%
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	1,145
	Percentage	8.1%
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	1,310
	Percentage	38.9%
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	735
	Percentage	5.2%
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	1,500
	Percentage	13.8%
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	410
	Percentage	2.9%
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	485
	Percentage	3.4%
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	100
	Percentage	0.7%
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	160
	Percentage	4.7%
	Total	55

3.6.4 Households in Core Housing Need		
Characteristic	Data	Value
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Percentage	0.4%
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	320
	Percentage	2.9%
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	45
	Percentage	0.3%
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	570
	Percentage	4%
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	85
	Percentage	0.6%
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	330
	Percentage	9.8%
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	80
	Percentage	0.6%
Suitability – Owner households in unsuitable dwellings (# and %)	Total	235
	Percentage	2.2%
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	0
	Percentage	0%
Total households in core housing need	Total	1,210
Percentage of tenant households in core housing need	Percentage	23.6%

### 3.6.4 Households in Core Housing Need

Characteristic	Data	Value
Percentage of owner households in core housing need	Percentage	4%

### **3.7 Please provide any other available data or information that may further expand on, illustrate or contextualize the data provided above.**

The 2024 City of Spruce Grove Housing Strategy confirmed that core housing need in the community is primarily **affordability-driven**, with renter households disproportionately affected.

In 2021, 1,210 households were in core housing need. While 19.7% of all households (2,810) spent 30% or more of their income on shelter, 8.1% met the definition of core housing need. Affordability is the dominant factor: 38.9% of tenant households spend more than 30% of their income on housing, and 23.6% of tenant households are in core need, compared to just 4% of owner households.

Income data highlights the severity of the affordability gap. Very low-income households (earning \$21,200 or less annually) can afford no more than \$530 per month in shelter costs, while low-income households (up to \$53,000 annually) can afford between \$530 and \$1,325 per month. Units at these price points are extremely limited in the current market, particularly given low rental vacancy rates and rising rents. It was determined through the 2024 Housing Needs Assessment that an individual with a minimum wage job could not afford housing in Spruce Grove.

Another thing to note is that core housing need is concentrated among smaller households. One and two person households account for the majority of need, particularly at very low and low income levels. The 2021 affordable housing deficit shows a shortfall of 550 units for one-person households and 325 units for two-person households, confirming a significant gap in smaller, deeply affordable units.

While some households face adequacy or suitability challenges, these represent a much smaller portion of overall need. Core housing need data also understates the full extent of housing insecurity, as it does not capture homelessness, precarious living arrangements, or those who have left the community due to unaffordability.

Overall, the data demonstrates that housing pressures in Spruce Grove are most acute among very low and low-income renter households, particularly smaller households. Addressing these gaps will require continued expansion of purpose-built rental housing, increased non-market and affordable supply, and targeted supports for priority populations most at risk of housing instability. With this in mind, and driven by the work done in the City's first Housing Strategy, work is underway to support an affordable housing development that would be managed by the local housing foundation.

## **4. Priority Groups**

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

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

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

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

<b>4.1.1 Core Housing Need (CHN) by CMHC Priority Groups</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
All households experiencing CHN	Total (Households)	1,210
	Percentage (of all households)	8.6%
CHN in households with women and/or children fleeing domestic violence	Total (Households)	The City of Spruce Grove does not track this data. Anecdotal information from frontline staff indicates this total to be less than ten individuals.
	Percentage (of priority group)	
CHN in households led by women	Total (Households)	790
	Percentage (of priority group)	13.3%
CHN in households led by single mothers	Total (Households)	320
	Percentage (of priority group)	25.9%
CHN in households led by senior(s) aged 65-84	Total (Households)	325
	Percentage (of priority group)	11.4%
CHN in households led by senior(s) aged 85+	Total (Households)	40
	Percentage (of priority group)	22.2%
CHN in households led by young adult(s) aged 18-29	Total (Households)	145
	Percentage (of priority group)	9.9%
	Total (Households)	175

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
CHN in Indigenous-led households	Percentage (of priority group)	11%
CHN in visible minority-led households	Total (Households)	65
	Percentage (of priority group)	4.8%
CHN in Black-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in new-immigrant-led households	Total (Households)	20
	Percentage (of priority group)	8.5%
CHN in refugee-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s)	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with Non-Binary member(s)	Total (Households)	The City of Spruce Grove does not track this data. Anecdotal information from frontline staff indicates this total to be less than ten individuals.
	Percentage (of priority group)	
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	260
	Percentage (of priority group)	6.6%
	Total (Households)	235

#### 4.1.1 Core Housing Need (CHN) by CMHC Priority Groups

Characteristic	Data	Value
CHN in households with member(s) with developmental disabilities	Percentage (of priority group)	7.8%
CHN in households with member(s) dealing with mental health and addictions issues	Total (Households)	135
	Percentage (of priority group)	6.7%
CHN in households with Veteran member(s)	Total (Households)	25
	Percentage (of priority group)	4.2%
CHN in people experiencing homelessness	Total (people)	Approximately 50
	Percentage (of priority group)	4.1%

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

Homelessness in Spruce Grove is present but relatively small in scale compared to larger urban centres. It is estimated that approximately 50 individuals experience homelessness locally, including a mix of visible, hidden, and episodic homelessness. This includes individuals couch-surfing, living in unstable or unsafe housing situations, or temporarily staying in vehicles or informal arrangements.

The community does not regularly conduct formal Point-in-Time counts, and available data relies on local service provider knowledge and frontline staff observations. While the number of individuals experiencing chronic homelessness is limited, housing instability remains a concern, particularly for individuals facing mental health challenges, addictions, domestic violence, or limited income. These conditions point to the need for preventative measures, access to supportive housing, and stronger connections between housing and social supports.

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

Homelessness in Spruce Grove is primarily driven by housing affordability pressures, including rising rents, low vacancy rates, and limited non-market and supportive housing options. These conditions disproportionately affect low-income households and individuals with fixed or precarious incomes.

Gaps in access to mental health, addictions, and supportive services, as well as challenges faced by individuals leaving unsafe situations such as domestic violence, contribute to housing instability. Regional mobility within the Edmonton area also plays a role, with housing and service pressures extending across municipal boundaries.

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

Spruce Grove has no local emergency shelters or transitional housing, apart from a Winter Emergency Response (WER) program. Individuals experiencing homelessness typically access regional shelters and services in the Edmonton area, supported by referrals from municipal frontline staff and local service providers.

Local supports focus on outreach, navigation, and connection to regional resources, including income and social services. While regional services provide essential relief, reliance on out-of-community resources creates access barriers and means current capacity is not fully aligned with local need, particularly for low-barrier and supportive options.

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

Some populations in Spruce Grove, including students, individuals in congregate housing, and temporary foreign workers, are not fully reflected in core housing need data but may face housing challenges related to affordability and availability. Reliance on shared, transitional, or employer-linked housing can increase vulnerability to instability when suitable rental options are limited, meaning overall housing need is likely understated.

## **5. Housing Profile**

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

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

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

Housing in Spruce Grove has been shaped by sustained employment growth within the Edmonton metropolitan region, with the city functioning as a residential community for a large commuting workforce. Population growth driven by regional migration and relative affordability has increased housing demand, particularly for family-oriented and entry-level housing.

Infrastructure investment and highway connectivity have supported outward growth, reinforcing lower-density development patterns and car-oriented housing. More recently, rising construction costs, interest rate increases, and climate-related considerations have constrained housing affordability and supply. Long-term challenges include limited non-market housing, reliance on regional services, and the need to diversify housing types to better meet the needs of renters, seniors, smaller households, and priority populations as the community continues to grow.

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	14,275
Breakdown by structural types of units (number of units)	Single-detached	9,045
	Semi-detached	1,815
	Row house	835
	Apartment/flat in a duplex	60
	Apartment in a building that has fewer than 5 storeys	2,115
	Apartment in a building that has 5 or more storeys	70
	Other single attached	10
	Movable dwelling	335
Breakdown by size (number of units)	Total	14,275
	No bedrooms	70
	1 bedroom	705
	2 bedrooms	2,710
	3 bedrooms	6,125
	4 or more bedrooms	4,660
Breakdown by date built (number of units)	Total	14,275
	1960 or before	170
	1961 to 1980	2,695
	1981 to 1990	1,150
	1991 to 2000	1,705
	2001 to 2005	1,445

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
	2006 to 2010	2,450
	2011 to 2015	2,845
	2016 to 2021	1,810
Rental vacancy rate (Percent)	Total	2%
	Bachelor	*
	1 bedroom	2.2%
	2 bedrooms	1.9%
	3 bedrooms+	5.6%
Number of primary and secondary rental units	Primary	1,182
	Secondary	2,183
Number of short-term rental units	Total	14

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

5.3.1 Change in Units Affordable to Low-Income Households		
Characteristic	Data	Value
Affordable units built (number of units)	2016 to 2021	85
Change in number of affordable units built before 2016 (number of units)	2016 to 2021	25
Change in number of affordable units (number of units)	2016 to 2021	110

**5.3 Analysis and Context:**

Between 2016 and 2021, 85 affordable units for low-income households were constructed in Spruce Grove. An additional net increase of 25 units built prior to 2016 resulted in a total increase of 110 affordable units over this period.

While this reflects progress, affordable housing supply has not kept pace with household growth and rising affordability pressures. During the same timeframe, the number of households increased significantly, and renter households continued to experience disproportionately high levels of core housing need.

Local drivers influencing these trends include population growth within the Edmonton Metropolitan Region, a competitive housing market, rising construction costs, low rental vacancy rates, and limited funding available for deeply affordable housing. Although there has not been a significant loss of designated affordable housing stock, rent increases have reduced the availability of naturally occurring affordable units.

At a local level, the limited growth in affordable supply has resulted in increased competition for available units, longer wait lists for subsidized housing, and greater pressure on lower-income renter households. This underscores the need for continued partnerships and targeted strategies to expand affordable and non-market housing options in line with demonstrated need. These tactics are identified in the City’s 2024 Housing Strategy.

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

5.4.1 Average Rent by Year		
Characteristic	Data	Value
Average Monthly Rent (number, by year)	2016	1,169
	2017	1,142
	2018	1,190
	2019	1,202
	2020	1,173
	2021	1,213
	2022	1,256
	2023	1,412
Change in Average Monthly Rent (percent, by year)	2016-2017	-2.3%
	2017-2018	4.2%
	2018-2019	1%
	2019-2020	-2.4%
	2020-2021	3.4%
	2021-2022	3.5%
	2022-2023	12.4%

**5.4 Analysis and Context:**

Average monthly rents in Spruce Grove remained relatively stable between 2016 and 2021, fluctuating between \$1,142 and \$1,213. During this period, modest annual increases were interspersed with small declines, reflecting broader provincial economic conditions and slower population growth earlier in the cycle.

However, it is important to note that the cost of rental prices in Spruce Grove increased by 21% between 2018 and 2023, with average rents growing from \$1,200 per month to \$1,450. This trend is comparable to neighbouring communities.

Several factors have influenced these changes:

- Strong population growth and in-migration within the Edmonton Metropolitan Region.
- A competitive ownership market, particularly for homes under \$500,000, which has kept more households in the rental sector.
- Low rental vacancy rates, limiting tenant mobility and increasing competition for available units.
- Rising construction and financing costs, affecting new rental supply.
- Broader national inflationary pressures and interest rate increases, which shifted some prospective buyers into the rental market.

At a local scale, the rapid rent increases since 2021 have had significant implications. For very low and low-income households (who can afford between \$530 and \$1,325 per month) market rents are increasingly unaffordable. This has intensified affordability pressures, increased competition for existing affordable units, and contributed to elevated levels of core housing need among renter households.

Overall, while rents were relatively stable for several years, the sharp increase since 2021 reflects tightening market conditions and growing demand, reinforcing the need for additional purpose-built rental and affordable housing supply. These needs have been identified in the City's Housing Strategy and actions are in place to start addressing them.

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

5.5.1 Rental Vacancy Rate by Year		
Characteristic	Data	Value
Rental vacancy rate (percent, by year)	2016	4.2%
	2017	7.4%
	2018	3.6%
	2019	4.5%
	2020	3.9%
	2021	2%
	2022	2%
	2023	0.7%

### 5.5 Analysis and Context:

Rental vacancy rates in Spruce Grove have declined significantly in recent years. After remaining relatively stable between 2016 and 2020 (generally between 3.6% and 4.5%, with a temporary peak of 7.4% in 2017), vacancy rates dropped to 2% in 2021 and 2022, and further to 0.7% in 2023, thereby indicating an extremely tight rental market.

As outlined in Section 5.4, this decline is closely linked to strong population growth, rising home prices and interest rates, limited purpose-built rental construction, and broader inflationary pressures. Together, these factors have increased demand for rental housing while supply has not kept pace.

At a local level, very low vacancy rates have intensified competition for units, contributed to recent rent escalation, and limited options for lower-income households. This reinforces the need for additional rental supply, particularly affordable and purpose-built units, to stabilize market conditions and reduce housing pressure.

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

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	Data	Value
Owner households in Core Housing Need (number)	2016	455
	2021	430
	Total Change	-25
	Percent Change	-5.49%
Tenant households in Core Housing Need (number)	2016	630
	2021	775
	Total Change	145
	Percent Change	23.02%
Owner households in Core Housing Need (percentage)	2016	4.78%
	2021	3.99%
Tenant households in Core Housing Need (percentage)	2016	22.78%
	2021	23.48%

### 5.6 Analysis and Context:

Between 2016 and 2021, trends in core housing need diverged significantly between owner and tenant households.

Owner households in core housing need decreased slightly, from 455 households in 2016 to 430 in 2021 (a 5.5% decline). The percentage of owner households in core housing need also declined from 4.78% to 3.99%. This suggests relative stability among ownership households, likely supported by higher household incomes and low interest rates during much of this period.

In contrast, tenant households in core housing need increased from 630 in 2016 to 775 in 2021, representing a 23% increase. The proportion of renter households in core housing need rose slightly from 22.78% to 23.48%, meaning nearly one in four renter households is in core housing need.

As discussed in Sections 5.4 and 5.5, rising rents, declining vacancy rates, income disparities between renters and owners, and limited non-market housing supply have contributed to growing affordability pressures for renters. While owner households have

generally benefited from income growth and housing equity, renter households have experienced increasing cost burdens and limited mobility.

At a local scale, this widening tenure gap highlights that housing affordability challenges in Spruce Grove are increasingly concentrated in the rental market, reinforcing the need for expanded rental supply and targeted affordability interventions.

**5.7 Non-Market Housing**

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	150
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	2,905
Number of co-operative housing units	Total	89
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	0

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

Examples can include:

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

Spruce Grove has a limited supply of housing specifically designed for low-income seniors, individuals with accessibility needs, and residents requiring supportive housing. While some seniors-oriented developments exist, many operate at price points that are not affordable to very low and low-income seniors. There is limited deeply affordable seniors housing, and no permanent supportive or transitional housing units within the municipality. Residents requiring supportive housing with wrap-around services, including individuals experiencing homelessness, persons with disabilities, or those facing complex mental health or addiction challenges, often rely on services outside the community, primarily in Edmonton.

The City does not directly operate housing or rent supplement programs; these are delivered through provincial or regional housing providers. Although some residents access subsidized housing or rent supports, overall non-market supply remains limited relative to demand, and wait lists persist. As identified in the HNA, affordability pressures are most acute among renter households, smaller households, and seniors on fixed incomes, reinforcing the need for a broader range of accessible and deeply affordable options.

The 2024 Housing Strategy includes actions intended to address these gaps within municipal influence. These include identifying opportunities on municipally owned lands that could support affordable or mixed-income housing, strengthening partnerships with non-profit housing providers, advocating to senior levels of government for supportive and affordable housing investments, and reviewing land use and development policies to reduce barriers to multi-unit, accessible, and rental housing forms. The Strategy also commits to improving coordination with community partners to better understand local supportive housing needs and position the City for future funding opportunities.

At a local scale, the absence of supportive and transitional housing increases pressure on community-based social services and can disrupt residents’ ability to remain connected to employment, education, and family supports. Addressing these gaps will require continued collaboration with regional partners and senior governments; however, the Housing Strategy establishes clear municipal actions to help create conditions that enable expanded affordable, accessible, and supportive housing options within Spruce Grove over time.

**5.9 Housing Trends**

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	1,400
Purpose-built rental prices by unit size (Average, Canadian dollars)	Total	1,213
	Bachelor	*
	1 bedroom	1,054
	2 bedrooms	1,278
	3 bedrooms+	*
Purpose-built rental prices by unit size	Total	1,225
	Bachelor	*

5.9.1 Housing Values		
Characteristic	Data	Value
(Median, Canadian dollars per month)	1 bedroom	1,079
	2 bedrooms	1,289
	3 bedrooms+	*
Sale prices (Canadian dollars)	Average	Detached: 539,212 Apartment: 186,542
	Median	Detached: 535,000 Apartment: 178,000
Sale prices by unit size (Average, Canadian dollars)	Average	*
	Bachelor	*
	1 bedroom	*
	2 bedrooms	*
	3 bedrooms+	*
Sale prices by unit size (Median, Canadian dollars)	Median	*
	Bachelor	*
	1 bedrooms	*
	2 bedrooms	*
	3 bedrooms+	*

\*There is no breakdown available of sales data per bedroom, but there is an average rent per bedroom available below:

As of January 2026	
Floor Plan Type	Average Rent
Studio	\$1,410/month
One Bedroom	\$1,447/month
Two Bedroom	\$1,611/month
Three Bedroom	\$2,173/month

Average and Median sales data is pulled from this YTD data for 2025:

	December 2025 YTD	December 2024 YTD	December 2023 YTD
<b>Detached Sales</b>	731	749	553
<b>Detached Average Price</b>	539,212	492,298	457,885
<b>Detached Median Price</b>	535,000	472,500	445,000
<b>Apartment Sales</b>	68	83	62
<b>Apartment Average Price</b>	186,542	196,241	184,104
<b>Apartment Median Price</b>	178,000	182,500	173,000
<b>Total Sales Volume</b>	526,169,853	530,526,685	362,886,549

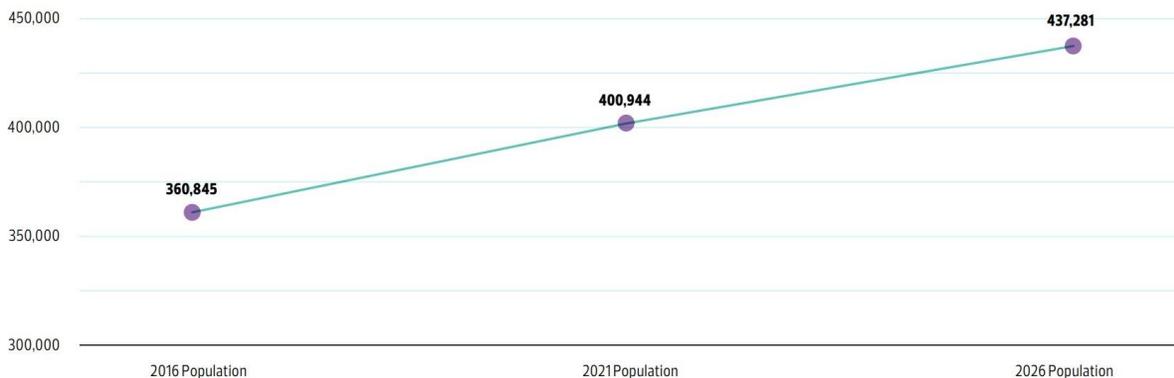
5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	In 2025, the City of Spruce Grove issued three demolition permits. There is no data on whether these are tenant or owner units.
	Owner	
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	*
	Single	*
	Semi-detached	*
	Row	*
	Apartment	*
Completed – Breakdown by tenure (annual, number of structures)	Tenant	*
	Owner	*
	Condo	*
	Coop	*
Starts – Overall and breakdown by structural type (2021, number of structures)	Total	437
	Single	200
	Semi-detached	118
	Row	55
	Apartment	64

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Starts – Breakdown by tenure (2021, number of structures)	Tenant	64
	Owner	349
	Condo	24
	Coop	*

## 6. Projected Housing Needs and Next Steps

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

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



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

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

### 6.1 Projection Methodology Guidelines

There are several projection methodologies that can be used to project housing demand, [including the HART housing needs projection here](#). The federal government recommends using the HART methodology as a reference point, with additional considerations and data points to improve the validity of the methodology. These considerations, including economic data integration and supply capacity and gaps as well as steps for calculating the methodology are noted below. Provinces and territories, in consultation with their municipalities/communities, are invited to use a methodology that fits their regional circumstances, ensuring the assumptions that inform their

preferred methodology are also clearly explained. The federal government will review the HNAs as a requirement for its various funding programs and assess the methodology and assumptions that inform it for their validity and robustness. If needed, further engagements can take place to better align the preferred methodology with the federal government's expectations.

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

### Step 1: Population Projection

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

### Step 2: Household Projection

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

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

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

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

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

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

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

6.1.1 Projected Households by Household Size and Income Category, 2031						
HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	471	86	32	1	0	590
Low Income	1,580	908	316	69	56	2,929
Moderate Income	1,116	1,532	446	296	170	3,560
Median Income	820	2,034	874	823	399	4,950
High Income	306	2,176	1,593	2,052	1,234	7,361
Total	4,293	6,736	3,261	3,241	1,859	

## Key Considerations

### Population

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

### Household Projections

- Headship rate is commonly defined as the ratio of the number of households by age to the population of adults by age in each community and can be used to project future households.

- If historical headship rates data is not trending or stable by age, apply the average historical census family/non-family headship rates by age group to the corresponding population within each age group.
- If historical headship rates by age is showing a trend over time, include the average historical census family/non-family headship rates percentage point change to the current headship rate. Subsequently, apply these adjusted headship rates by age to the corresponding population within each age group. By incorporating average historical headship rates into household projections, communities can mitigate the impact of potential decreases in recent headship rates that may be due to housing unaffordability, therefore avoiding artificially low household projections.
- **Optional for Smaller Communities:**
  - For the younger population aged 18-34, predict family/non-family headship rates using economic modeling. See UK study in annex for further guidance.
  - Project household composition by family/non-family households using latest census proportions by family type.
  - Project household size by age for family/nonfamily type by dividing population by households.

## Housing Demand

### To project housing demand by tenure:

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

### To project housing demand by dwelling type:

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

### Economic Data Integration

- Relying solely on traditional demographic approaches to forecast housing needs can underestimate housing demand.
- Headship rates by age and family type can be projected by considering economic factors as explanatory drivers. These factors could include income, unemployment rates, prices, rents, and vacancy rates.
- CMHC is developing models to project headship rates for household maintainers aged 18-34 in provinces and larger metropolitan areas. Larger communities can benefit from leveraging these projections.
- Using an economic approach to project headship rates and incomes facilitates the estimation of household counts by age, size, tenure, and income. When integrated with dwelling type, price, and rent data, this approach assists in identifying potential households in core housing need.

### Supply Capacity & Supply Gaps

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

## 6.2 Projection Methodology

Projections were developed for Spruce Grove through the following major steps:

1. Population projections for the Edmonton Census Metropolitan Area (CMA, of which Spruce Grove is a part) using a cohort-component model
2. Allocation of growth at the CMA level to Spruce Grove according to historical patterns
3. Household projections for Spruce Grove using historical headship rates, applied to projected population

### Edmonton CMA population projections

Population projections were developed for Edmonton using a cohort-component model. The main inputs for this cohort-component model were the following:

- Components of population change by census metropolitan area and census agglomeration, 2021 boundaries<sup>[1]</sup>
- Tables relating to Statistics Canada's national and provincial population projections
  - Projected population by projection scenario, age and gender, as of July 1<sup>[2]</sup>
  - Components of projected population growth, by projection scenario<sup>[3]</sup>
  - Custom tables from Statistics Canada relating to the underlying assumptions of their projections (e.g. fertility rates, mortality rates, migration rates, etc.)

Main assumptions include the following:

- Projected fertility rates are adjusted from provincial rates on the basis of overall births at the CMA level as compared to births predicted by provincial level fertility rates
- Mortality rates are used as-is from the provincial projections
- Immigration is based on provincial level immigration projections, allocated to Edmonton CMA on the basis of historical shares of provincial level immigration
- Emigration is based on historical rates of net emigration
- Inter-provincial migration is modelled using historical rates of net-inter-provincial migration in the Edmonton CMA, adjusted to be consistent with projected net inter-provincial migration at the provincial level
- Intra-provincial migration is modelled using historical rates of net-intra provincial migration at the provincial level to the Edmonton CMA.
- Net non-permanent residents are based on provincial level net non-permanent resident projections, allocated to Edmonton CMA on the basis of historical shares of provincial level immigration

Statistics Canada M1 scenario is used for projections used for this HNA.

### 6.2.1 Components of projected population change for the Edmonton CMA

Period	Births	Deaths	Immigrants	Net emigration	Net interprovincial migration	Net intraprovincial migration	Net non-permanent residents
2024/2025	16,983	11,900	18,015	1,862	6,051	4,259	-8,636
2025/2026	16,944	11,876	16,280	1,880	6,110	4,308	-11,811
2026/2027	16,838	11,859	15,608	1,890	6,137	4,340	-6,351
2027/2028	16,836	11,878	15,290	1,906	6,199	4,396	-682
2028/2029	16,955	11,958	15,431	1,928	6,301	4,476	-771
2029/2030	17,105	12,045	15,573	1,950	6,404	4,555	653
2030/2031	17,313	12,171	15,714	1,975	6,514	4,634	594
2031/2032	17,558	12,312	15,891	2,001	6,624	4,706	564
2032/2033	17,839	12,456	16,033	2,027	6,731	4,771	535
2033/2034	18,160	12,722	16,210	2,055	6,836	4,828	475
2034/2035	18,515	13,104	16,387	2,083	6,935	4,877	446
2035/2036	18,910	13,502	16,564	2,113	7,028	4,921	446
2036/2037	19,339	13,923	16,741	2,145	7,114	4,960	416
2037/2038	19,801	14,386	16,953	2,177	7,191	4,997	416
2038/2039	20,292	14,829	17,130	2,211	7,261	5,031	416
2039/2040	20,798	15,254	17,307	2,246	7,324	5,062	446
2040/2041	21,317	15,685	17,519	2,282	7,381	5,089	446
2041/2042	21,832	16,095	17,696	2,318	7,433	5,115	446
2042/2043	22,337	16,513	17,909	2,355	7,482	5,142	475
2043/2044	22,818	16,942	18,086	2,392	7,528	5,172	505
2044/2045	23,259	17,368	18,262	2,428	7,575	5,207	535
2045/2046	23,653	17,780	18,439	2,464	7,623	5,247	565
2046/2047	23,989	18,186	18,616	2,499	7,673	5,292	624
2047/2048	24,267	18,557	18,793	2,533	7,727	5,343	654
2048/2049	24,466	18,899	18,935	2,566	7,784	5,397	713

#### Spruce Grove (CSD) population projections

Spruce Grove projections are developed by assuming that Spruce Grove captures a certain proportion of the growth projected at the CMA level. Based on longer term (20 year) and short term (past 3-5 years) patterns, the share of growth assumed to be captured by the Spruce Grove CSD is 3%.

Age-sex specific projections are developed using Iterative Proportional Fitting, using the age-sex totals at the CMA level, the projected total population at the CSD level (and for the “rest of Edmonton CMA”) and using the age-sex population distribution from the 2021 Census as the starting point.

A cohort-component based model is not used directly at the CSD for both conceptual reasons, and due to practical data limitations.

#### Spruce Grove (CSD) household projections

Household projections are developed using the age-specific population projections for Spruce Grove, and combining these with household-maintainer rates (or headship rates) based on Census 2016 and 2021.

As no notable trend in age-sex specific headship rates is identifiable in the data, 2016 and 2021 headship rates were averaged to deliver a “target” rate. To ensure smooth transition, it was assumed that the age-sex specific headship rates transitioned from 2021 rates to the target rate by 2031 using linear interpolation.

6.2.2 Headship rates by year and age		
Year	Age	Headship rate
2021	15 to 24 years	10%
2021	25 to 34 years	46%
2021	35 to 44 years	55%
2021	45 to 54 years	58%
2021	55 to 64 years	60%
2021	65 to 74 years	58%
2021	75 years and over	62%
2016	15 to 24 years	13%
2016	25 to 34 years	46%
2016	35 to 44 years	55%
2016	45 to 54 years	58%
2016	55 to 64 years	57%
2016	65 to 74 years	57%
2016	75 years and over	60%

<sup>[1]</sup> [Statistics Canada table 17-10-0149](#)

<sup>[2]</sup> [Statistics Canada table 17-10-0057](#)

<sup>[3]</sup> [Statistics Canada table 17-10-0058](#)

The data sets available for these tables are too comprehensive to include and the methodology is described above. Contact the City of Spruce Grove for more information.

6.2.1 Projections		
Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	
	15-19	
	20-24	

6.2.1 Projections		
Characteristic	Data/Formula	Value
	25-64	
	65-84	
	85+	
Male Births	Births x Estimated Proportion of Male Births	
Female Births	Total births – Male Births	
Survival Rate	Survival rate for those not yet born at the beginning of the census year	
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	
Projected Family Households	Age-group population x projected age-specific family headship rate	
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	
Total Projected Headship Rate	Family headship rates + non-family headship rates	
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	

6.2.1 Projections		
Characteristic	Data/Formula	Value
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	

## 6.3 Population and Households Projections

6.3.1 anticipated population <sup>[1]</sup>		
	Count	Percent
Population (2029)	46,411	
Population growth (2025-2029)	2,930	6.7%
Average age (2029)	37.6	
Median age (2029)	37.4	
Age group, 0-14 (2029)	8,650	19%
Age group, 15-19 (2029)	3,189	7%
Age group, 20-24 (2029)	2,653	6%
Age group, 25-64 (2029)	25,059	54%
Age group, 65-84 (2029)	6,447	14%
Age group, 85+ (2029)	412	1%

6.3.2 anticipated households <sup>[2]</sup>		
Households (2025)		15,983
Households (2029)		17,401
By structure type (2029)	Single	11,166
	Semi-detached	2,100
	Row	1,060
	Apartment	2,731
	Other	348
By tenure (2029)	Owner	13,468
	Non-owner	3,937
By family type (2029)	Family	12,983
	Non-family	4,422
Average household size (2029)		2.6
By bedrooms (2029) <sup>[3]</sup>	No bedrooms	74
	1 bedroom	851
	2 bedrooms	3,299
	3 bedrooms	7,449
	4 or more bedrooms	5,732

<sup>[1]</sup> Population projections are at the level consistent with Statistics Canada's demographic estimates.

<sup>[2]</sup> Household projections are at the level consistent with the Census, and average household size is reported in this table based on population projections consistent with the Census level of population.

<sup>[3]</sup> Projected households by bedroom type is based on the distribution of bedroom types by structure types in Census 2021.

6.3.3 Anticipated Population by [2029]		
Characteristic	Data	Value
Anticipated population	Total	45,476
Anticipated population growth	Total	
	Percentage	
Anticipated age	Average	
	Median	
Anticipated age distribution (# and %)	0-14	
	15-19	
	20-24	
	25-64	
	65-84	
	85+	

6.3.2 Anticipated Households by [2029]		
Characteristic	Data	Value
Current number of households	Total	15,213 (2024)
Anticipated number of households	Total	17,553 (2029)
Anticipated Household Age	Average	
	Median	
Anticipated Households by Tenure	Renter	
	Owner	
Anticipated Units by Type	Total	17,553
	Single	11,118
	Semi-detached	2,268
	Row	1,045
	Apartment	2,686
	Others (Single-attached, Movable)	436
Anticipated Units by Number of Bedrooms	1 bedroom	
	2 bedroom	
	3 bedroom	
	4 bedroom	
	5 bedroom	
Anticipated Households by Income	Average	
	Median	
	Very Low	
	Low	
	Moderate	

6.3.2 Anticipated Households by [2029]		
Characteristic	Data	Value
	High	
Anticipated average household size	Total	
Draft approved lots by planned housing type	Total	1418
Draft approved lots by tenure	Tenant	The City of Spruce Grove does not collect data on whether lots/properties are tenant or owner units.
	Owner	

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

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

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

**Examples may include:**

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

## **How the City of Spruce Grove has used, is using, and will continue to use the Housing Needs Assessment**

The 2024 Housing Needs Assessment (HNA), and future HNAs to be completed every four years following the municipal census (next one planned for and funding allocated for 2028), will serve as a foundational planning tool for the City of Spruce Grove. The Strategy and Policy Development (SPD) Department leads the HNA process and works collaboratively with all departments in Administration to ensure housing planning is integrated into broader municipal decision-making.

HNA findings, including income distribution, core housing need, housing deficits, population projections, and projected demand, inform implementation of the recently approved Municipal Development Plan (2024), neighbourhood development planning processes, the City's Housing Strategy, and the Growth Strategy currently underway.

The 2024 Housing Needs Assessment (HNA) served as the foundation for the City's 2024 Housing Strategy, translating identified housing gaps into clear, actionable steps within municipal influence. The HNA not only identified priority populations and market pressures, but also shaped the design and focus of the engagement process used to develop the Strategy. Using the data to guide outreach, the City undertook a targeted engagement approach that included focus groups, stakeholder roundtables, surveys, and direct outreach to residents experiencing core housing need, individuals who are unsheltered or at risk of homelessness, seniors, renters, developers, builders, rental agencies, and housing providers. This ensured that the quantitative findings of the HNA were complemented by lived experience, industry expertise, and market insight. The results of this engagement are summarized in the "What We Heard" report, which highlights the key themes that directly informed the Strategy's priorities and actions (available here: <https://www.sprucegrove.org/media/7895/housing-strategy-what-we-heard-report-final.pdf>).

Building on the HNA's findings related to limited rental supply, affordability pressures, and the need for greater housing diversity, the Housing Strategy includes actions such as updating land use policies, streamlining development processes for multi-unit and purpose-built rental projects, and identifying opportunities on municipally owned lands to support affordable housing. The Strategy also strengthens partnerships with non-profit housing providers (including working closely with the Meridian Housing Foundation on a proposed new affordable housing development) and works closely with builders and developers to support housing supply that more closely reflects community needs in a market-driven system. In this way, the HNA has moved beyond analysis and is actively guiding implementation of the Housing Strategy.

Identified gaps across the housing continuum (such as demand for smaller units, medium density housing options, rental supply, senior-oriented housing, and more affordable units, particularly for households in core housing need) guide:

- Land use policies and bylaws that enable greater housing diversity.
- Streamlined processes that support purpose-built rental and multi-unit housing.
- Strategic partnerships to expand affordable and non-market housing options.

- Targeted supports for priority populations through the City’s Community Social Development team.

### **Integrated and Coordinated Planning Approach**

The City of Spruce Grove applies an integrated planning approach, where housing is considered as part of a broader municipal system rather than in isolation. Data from the HNA supports:

- **Transit and transportation planning**, particularly as density increases. Work continues on improving Spruce Grove’s transit system, including construction of a park and ride facility (completed in 2025) and increasing the number of accessible bus stops.
- **Active transportation and complete communities planning**, allowing denser and more diverse housing forms that are complemented by walkability, trails, parks, and accessible community amenities.
- **Economic development**, as housing affordability directly affects workforce attraction, labour market stability, and business competitiveness.
- **Social planning**, including supports for seniors, newcomers, and single-parent households.
- **Environmental and climate planning**, ensuring growth aligns with sustainability and resilience objectives.

This coordinated approach and sharing of data, insights, and trends from the HNA ensures growth decisions are aligned across departments rather than occurring in silos.

### **Infrastructure and Growth Pressures**

Projected housing needs identified in the HNA also informs infrastructure planning required to support new development. As new housing is considered, capacity considerations include:

- Water and wastewater servicing.
- Road and regional transportation networks.
- Transit expansion as density supports service viability.
- Parks, recreation facilities, and community infrastructure.
- School capacity coordination.
- Broadband connectivity.
- Stormwater management and climate resilience infrastructure.

Water, wastewater, transportation, and servicing capacity will need to align with projected housing growth. Infrastructure sequencing and capital planning through the Long-Term Capital Plan will be critical to ensuring sufficient serviced land supply. The HNA and associated population and household projections are also informing the City’s next Growth Strategy, helping determine how much housing will be needed, what types

of units are most in demand, and where growth should be directed. By identifying housing gaps and projecting future demand, the HNA provides a data-driven foundation for land supply planning, density targets, and phasing decisions. This ensures servicing capacity, transportation networks, and community infrastructure are aligned with anticipated growth and that the City is prepared to accommodate new housing in a coordinated and strategic manner.

## **Conclusion**

By updating the HNA and Housing Strategy every four years, the City establishes a continuous evidence-based planning cycle linking demographic trends, housing supply, and infrastructure investment. The HNA serves as a key data set guiding the City's planning processes and strategy development, with the Housing Strategy taking that information and applying it to clear and practical actions for our municipality to take.

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

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

[Housing Statistics - Statistics Canada](#)

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

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

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

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

[Housing Market Information Portal](#)

[UrbanSim – Scenario Modeling](#)

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

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

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

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

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

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

[Ontario Land Needs Assessment Methodology](#)

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

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

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

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

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

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

- *Adequate* – Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable* – Has enough bedrooms for the size and make-up of resident households, according to guidelines outlined in National Occupancy Standard (NOS).
- *Affordable* – All shelter costs total less than 30% of a household's before-tax income.

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

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

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

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

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

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

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

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