

VILLAGE OF DUCHESS

20
23

HOUSING NEEDS ASSESSMENT



OLDMAN RIVER REGIONAL SERVICES COMMISSION



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Prepared for the Village of Duchess**

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Executive Summary

The Village of Dutchess performed a Housing Needs Assessment in partnership with the Oldman River Regional Services Commission. The final takeaways and recommendations of the assessment are as follows:

01

More affordable housing needed

10.4% of households are unaffordable, and the level of dissatisfaction with affordable housing services has risen sharply in recent years

02

More smaller units needed

Only 5% of household units are 1-bedroom or less, but one-person households make up 18% of the total amount

03

More seniors' housing needed

Seniors make up 11.4% of the overall populace (and rising), but there are only 4 units meant for them (1% of the total supply), and these aren't suitable

04

More Indigenous housing needed

Almost 1 in 10 Dutchess residents have Indigenous identity, but the Village doesn't have any Indigenous housing, which should be culturally appropriate and be able to accommodate multi-generational living

Introduction

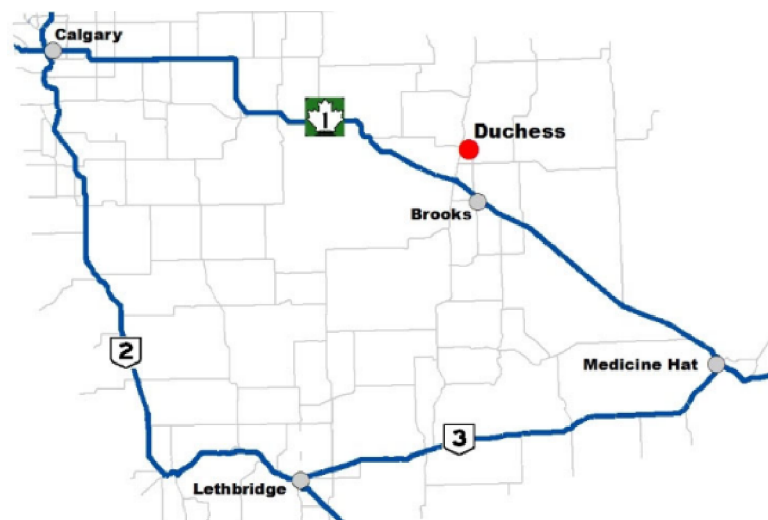
The Village of Duchess partnered with the Oldman River Regional Services Commission to produce this assessment, which will be used to support the development of affordable and non-market housing in Duchess and contribute to provincial and federal grant applications.

Duchess is located in Southern Alberta, approximately 15 kilometres northeast of Highway 1 (Trans-Canada) and 20 kilometres north of the City of Brooks. The location of the Village in relation to these allow residents the convenience of accessing urban amenities, while maintaining a safe and quiet quality of life.

Data was collected from 1996 - 2021 Statistics Canada Community Profile reports (demographic and housing statistics), and the Newell Housing Foundation (seniors' and affordable housing stock). These sources were analyzed to obtain information on key indicators, demographic profiles (population, households, income, etc.), housing profiles (housing type, size, etc.), projections, housing need by number of bedrooms, and non-market housing supply.

Engagement activities involved workshops and interviews with municipal council members and the CAO, as well as representatives from the Newell Housing Foundation. Results from the 2020 Duchess Community Survey and 2022 Duchess Quality of Life Survey were also included in the assessment report to gauge public opinion and perceptions towards affordable housing.

Location of Duchess



Housing Trends

KEY INDICATORS

Adequacy, suitability and affordability are the three core affordable housing indicators integral to understanding affordable housing concerns



ADEQUACY

Adequate housing refers to housing that isn't in need of any major repairs, including things like defective plumbing and structural issues. 7.7% of Dutchess households are inadequate, up from 0% in 2016.



SUITABILITY

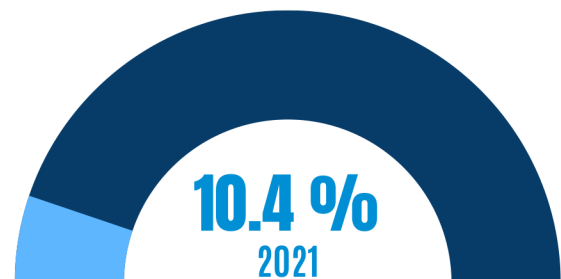
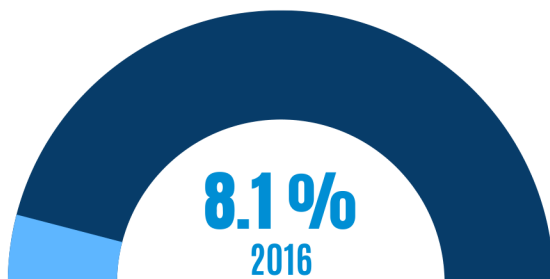
Suitable housing refers to housing that has enough bedrooms for the size and make-up of the household's residents. 3.8% of Dutchess households are not suitable, up from 2.7% in 2016.



AFFORDABILITY

Housing is considered affordable when it costs less than 30% of before-tax income. 10.4% of households were unaffordable in 2021.

Affordability in Dutchess



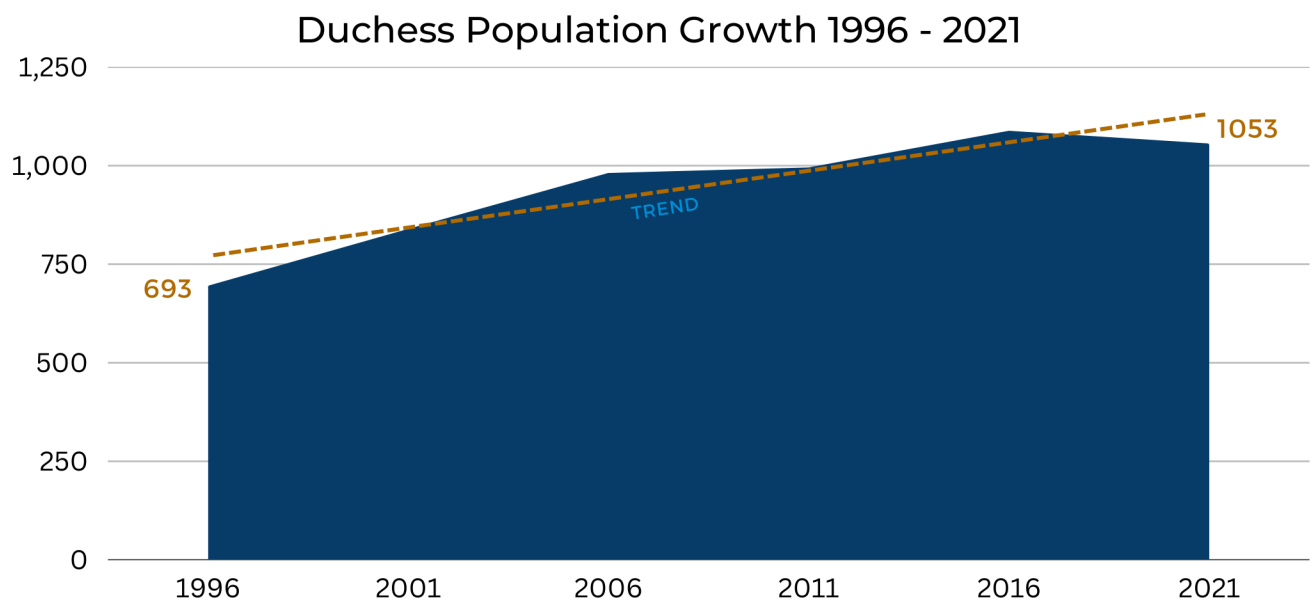
The most pertinent challenge facing Dutchess is affordability. Overall, 10.4% of households spend more than 30% of their income on household costs, up from 8.1% in 2016.

Demographic Profile

Duchess has a population of 1,053

Understanding who lives in the Village is key in helping determine housing needs and goals. Studying past and present population statistics provides a basis for population projections, and the way in which a population has changed may reveal important municipal trends.

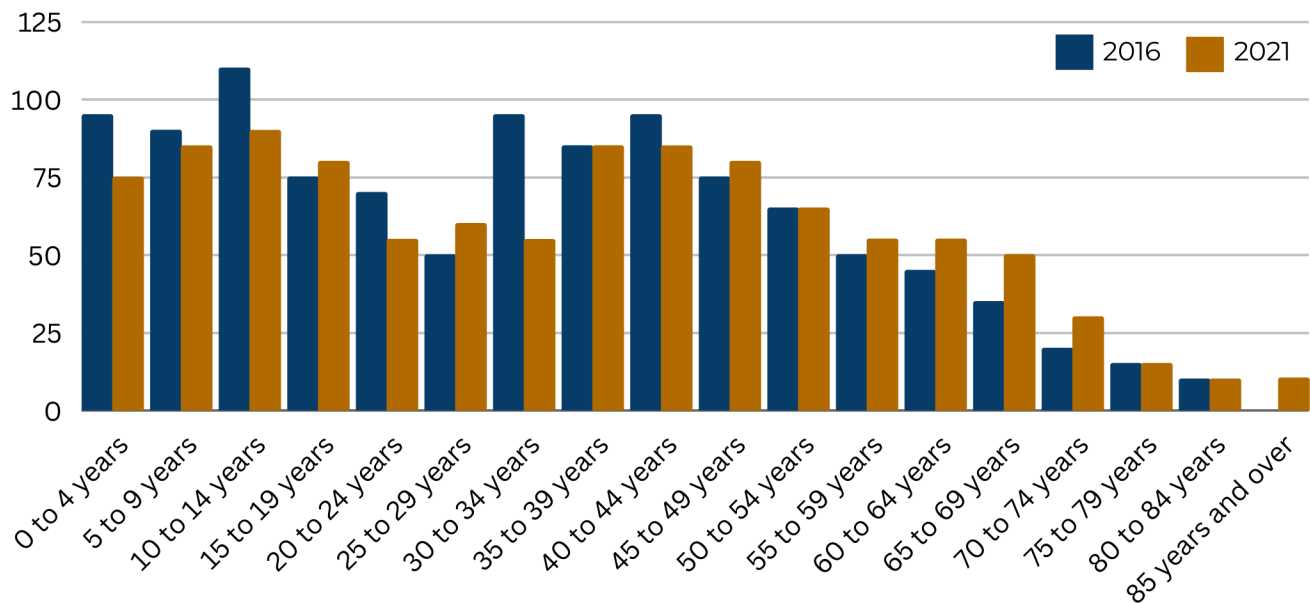
Between 1996 and 2001, the Village experienced a period of rapid growth from 693 to 836 residents - a rate of 4.1% per annum. Since 2001, the population of Duchess has continued to grow, with other notable increases occurring between 2001 and 2006 (2.7% per annum) and again between 2011 and 2016 (1.9% per annum). Despite a small dip from 2016 to 2021 at 1,053 residents, the overall trend shows promise for potential future growth and development within the municipality.



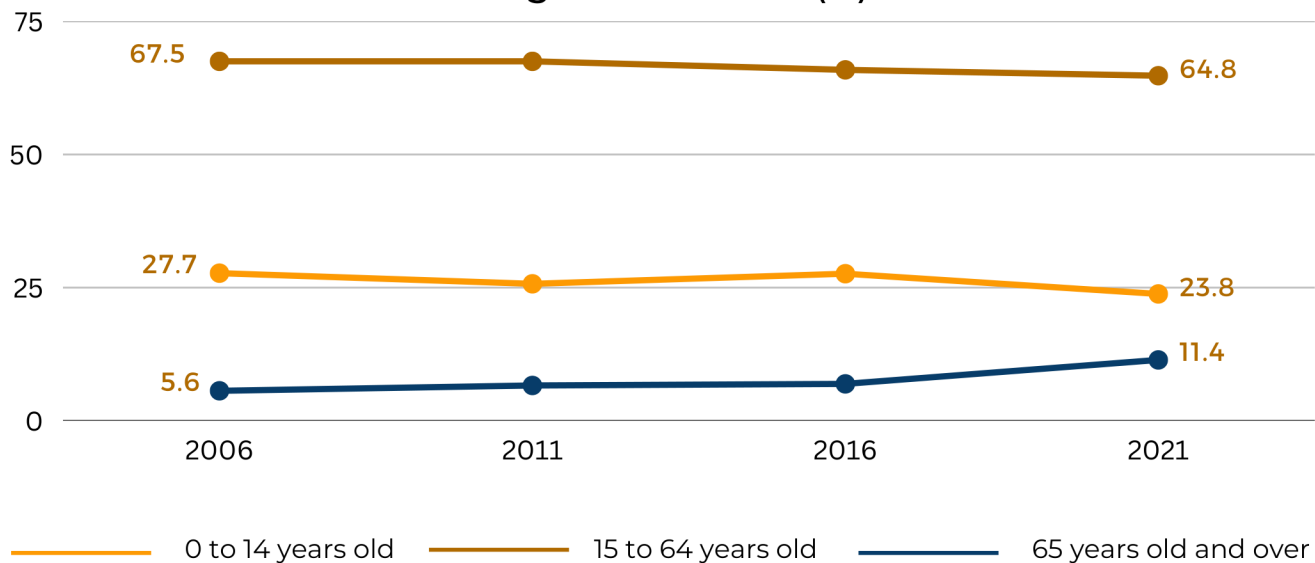
Duchess is aging

While the Village of Duchess has a relatively high number of children and young teenagers (under 14 years old), the overall population is aging and the share of residents aged 65 years and over has increased from 5.6% in 2006 to 11.4% in 2021. The median age has increased from 32.6 (2016) to 36.4 (2021).

Duchess Age Groups (2016, 2021)

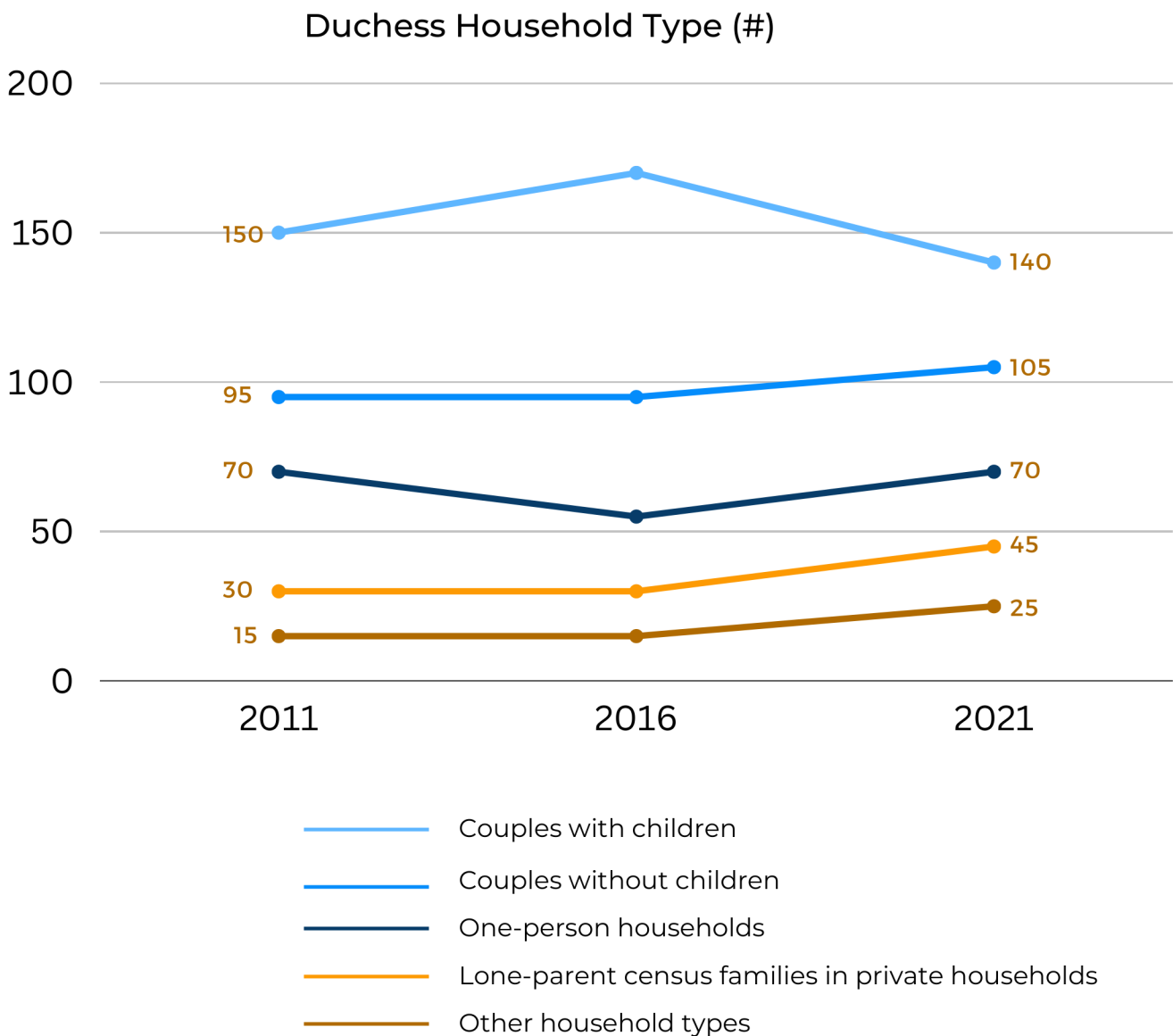


Duchess Age Distribution (%)



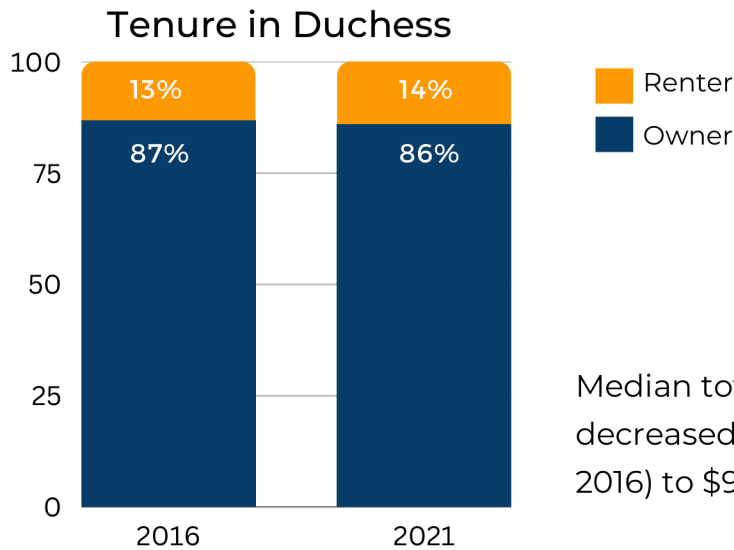
Most households are couples with children

Couples with children are the most common household type in Dutchess (140), but this dominance is declining. The next most common type is couples without children (105) which is increasing, along with all other household types. As couples with children household types require the most bedrooms, the trend in Dutchess is moving towards more demand for smaller-sized houses.

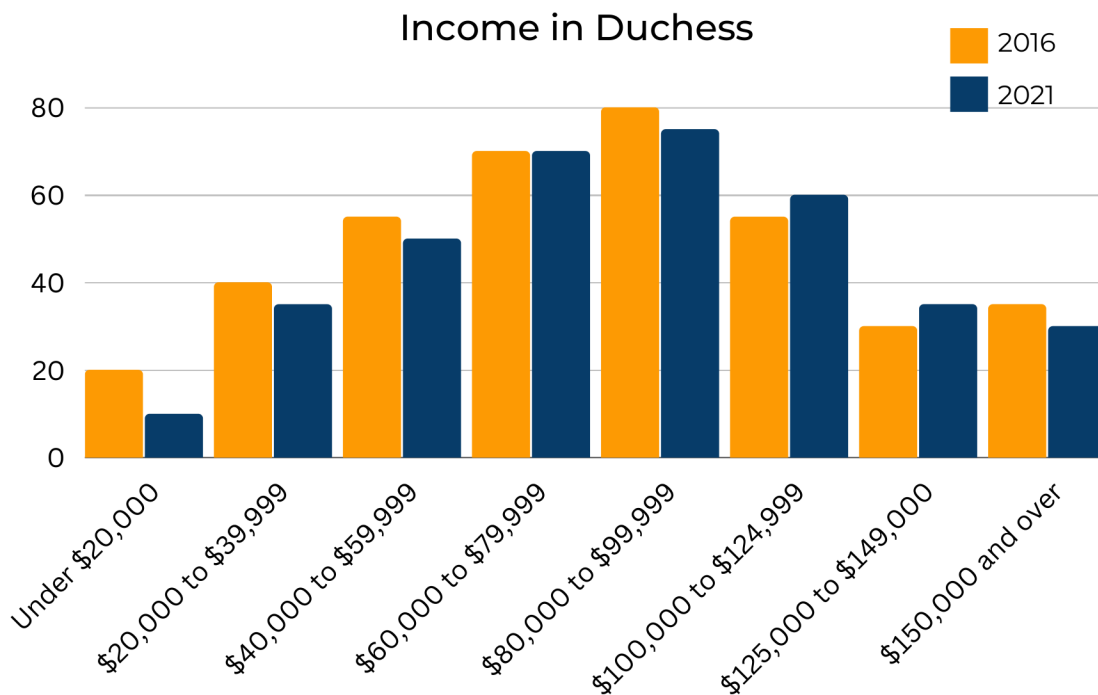


Most households are owners

In Duchess, 85.9% of households are owned and 14.1% are rented (2021). The share of owners is larger than that across Alberta, where 71% of households are owners and 29% are renters. In Duchess, the median monthly shelter cost for owned households is \$1,1140, and just slightly lower for renters at \$1,120.



Median total household income has decreased from \$97,707 in 2015 (reported in 2016) to \$95,000 in 2020 (reported in 2021).



Non-census families earn less

People not living in census families have significantly lower incomes than those living with a partner or a family, and therefore a lower amount of money to spend on housing (just \$1,050 per month). Lone parents with children also have a lower income, with \$1,775 to spend on housing, especially when considering the size of housing units they require. The overall average household size in Dutchess is 2.8.

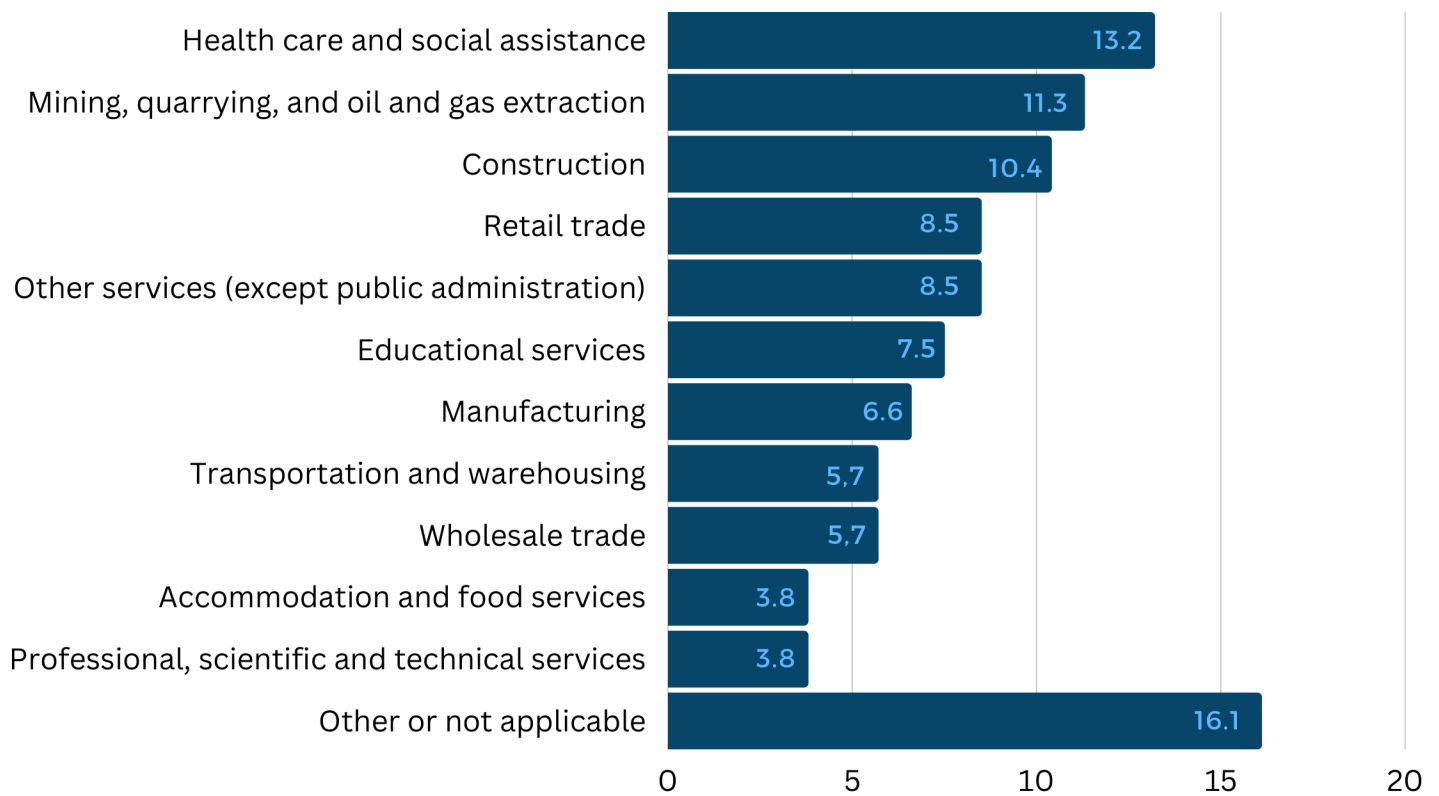
Median income by household type in Dutchess, 2021

	Couples with children	Couples without children	Lone parents with children	People not living in census families
# of Households	150	100	50	85
Median total income	\$119,000	\$95,000	\$71,000	\$42,000
Maximum to spend on shelter monthly before it becomes unaffordable	\$2,975	\$2,375	\$1,775	\$1,050
Average family size	4.1	2	2.8	-
Required # of bedrooms for average family size	3	1	2-3	-

Labour Force

The top industry that people in Duchess are employed in is health care and social assistance (13.2%). Other top industries include mining, quarrying, and oil and gas extraction (11.3%) and construction (10.4%). The "other" category includes public administration (2.8%), and agriculture, utilities, finance and insurance, administrative and support, and arts, entertainment and recreation (each at 1.9%).

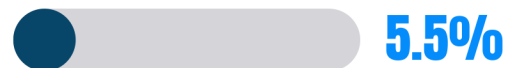
Occupation by Industry (%)



Labour Participation Rate



Unemployment Rate

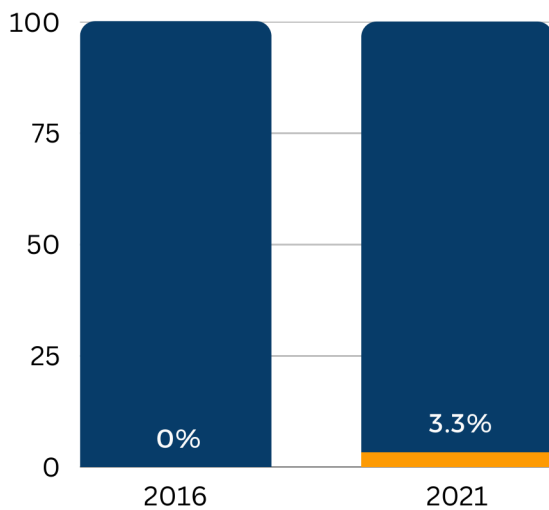


Based on March 2022 data from Lethbridge-Medicine Hat economic region

Indigenous Identity

In 2021, 3.3% of Duchess residents were Registered or Treaty Indians under the *Indian Act* of Canada, and 9.9% of the population noted that they have Indigenous identity to Statistics Canada for the census. Duchess is approximately 40 kilometres east of the Siksika First Nation reserve, which is the second largest land-based reserve in Canada.

Registered or Treaty Indian Status (%)



3.3% of people have Registered or Treaty Indian status in 2021, up from 0% in 2016

Indigenous Identity (%)

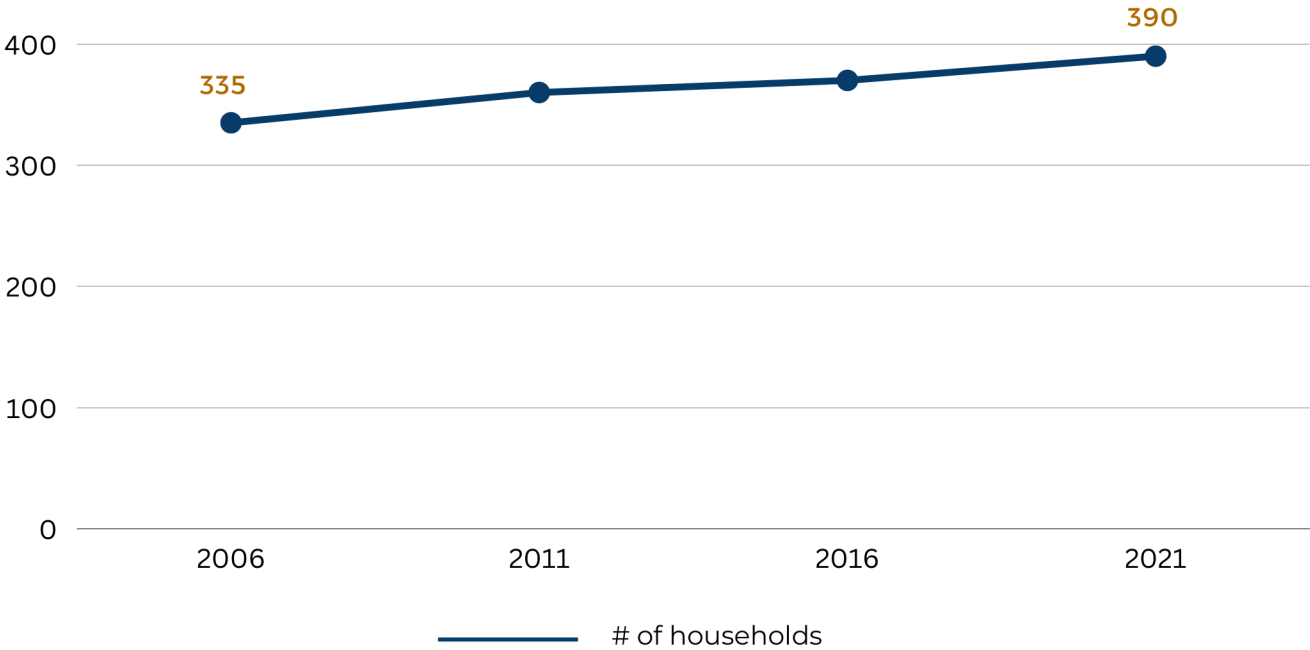


100 people have Indigenous identity, representing 9.9% of the total population (2021)

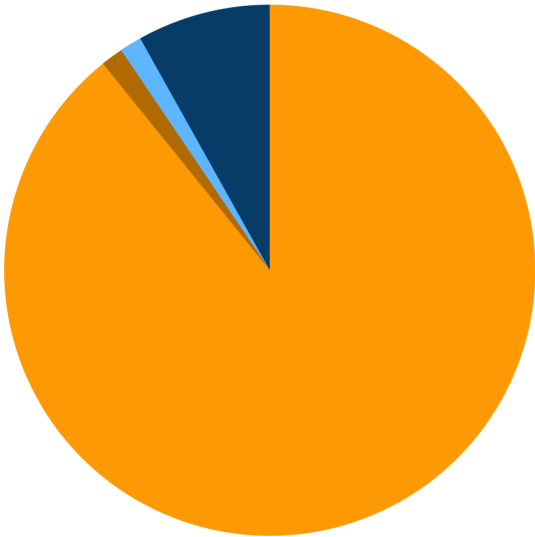
Housing Profile

Each five-year growth period has seen increases in the number of overall housing units in Duchess, growing from 335 in 2006 to 390 in 2021.

Number of Households in Duchess



Housing in Duchess - by Type (#)



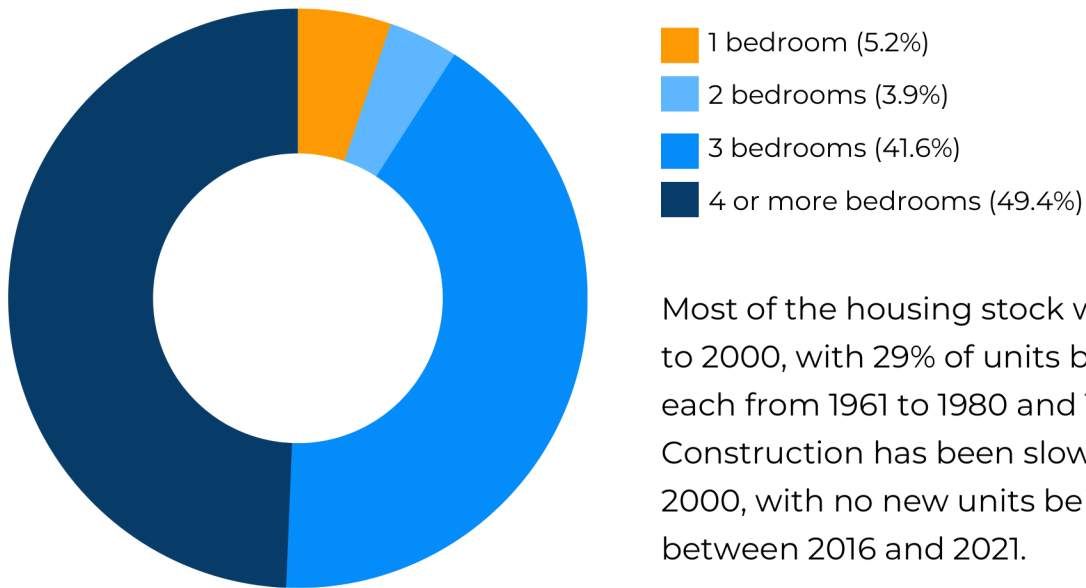
- Single-detached house (330)
- Apartment, fewer than five storeys (5)
- Row house (5)
- Movable dwelling (30)

The housing stock in Duchess is primarily single-detached houses, representing 86.8% of total units. This is higher than Alberta's rate which is 60.9%. The next most prominent household type is movable dwellings (7.9% of total).

Most households have 3 or more bedrooms

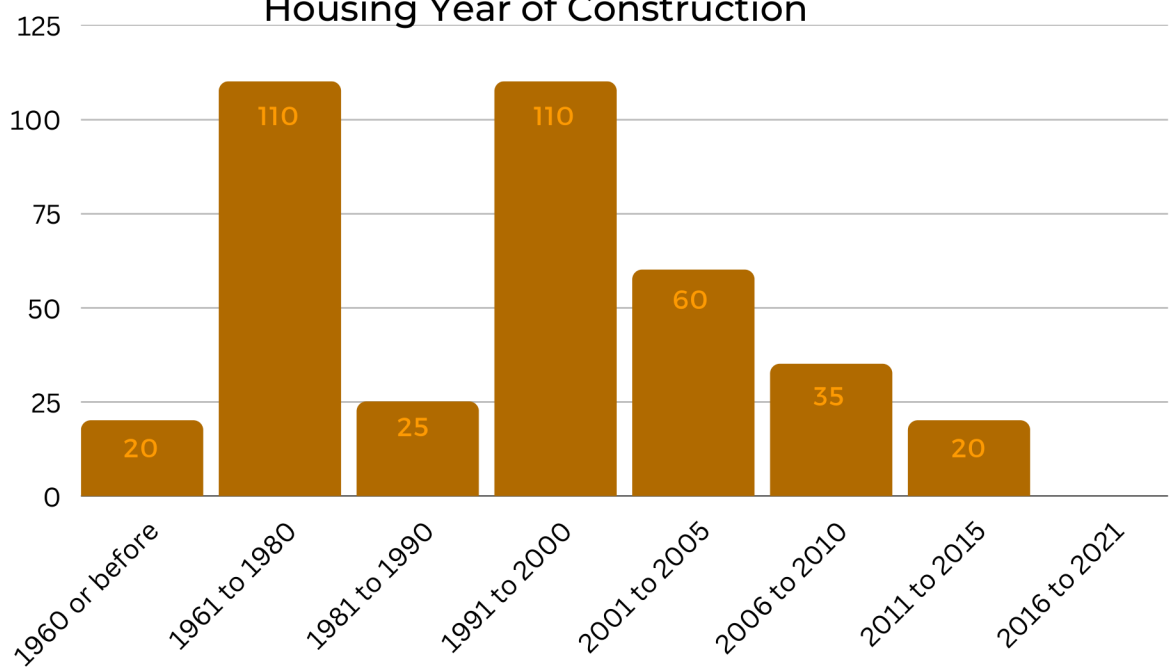
In Dutchess, the vast majority of households have three (41.6% in 2021) or 4 or more bedrooms (49.4%). There are no studio or bachelor suites (0 bedrooms), and very few that have 1 bedroom (5.2%) or 2 bedrooms (3.9%).

Housing Size in Dutchess



Most of the housing stock was built prior to 2000, with 29% of units being built each from 1961 to 1980 and 1991 to 2000. Construction has been slow ever since 2000, with no new units being built between 2016 and 2021.

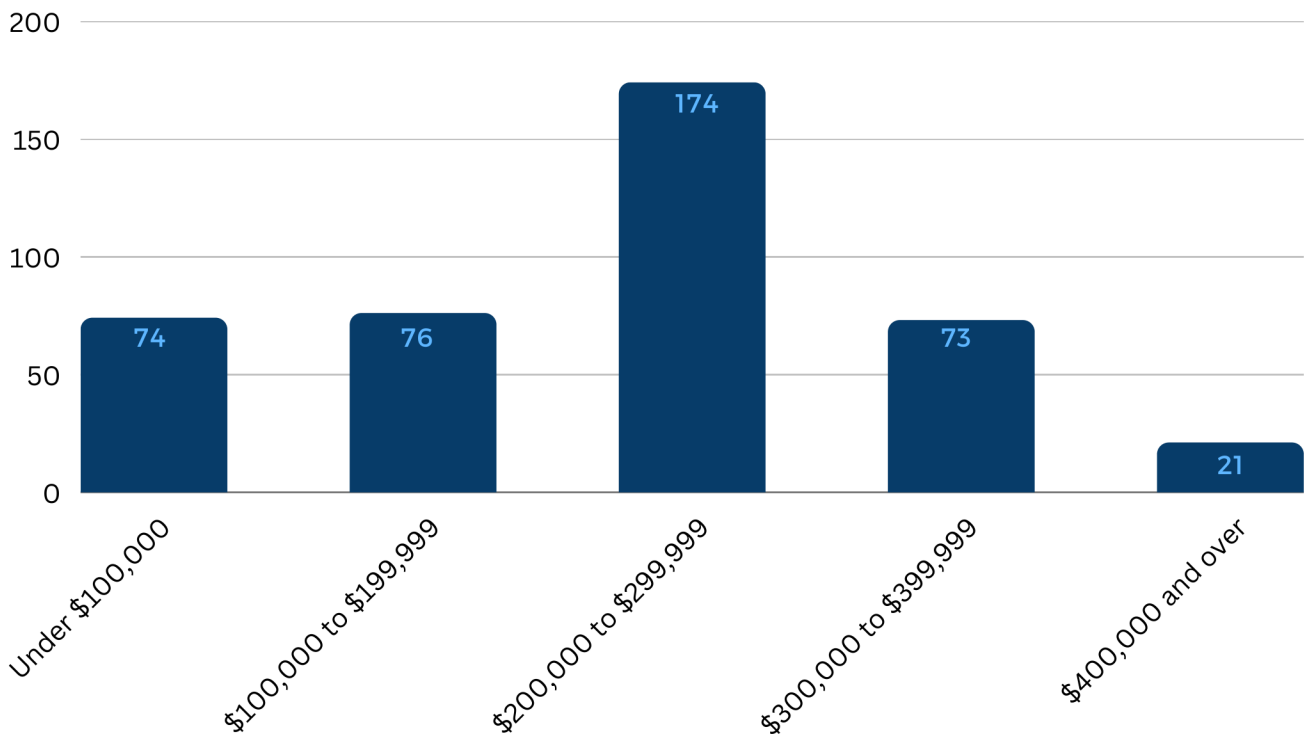
Housing Year of Construction



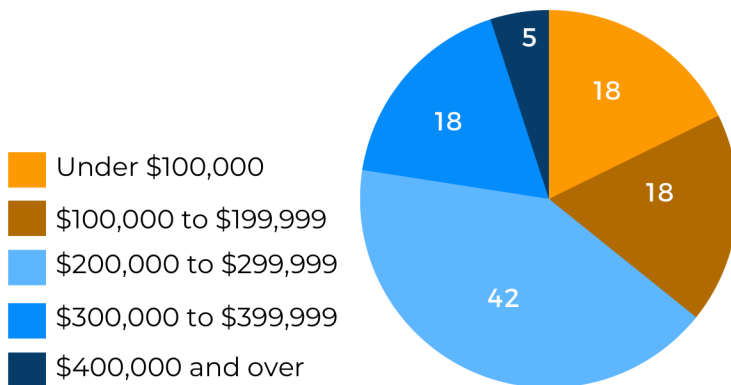
Residential Assessed Property Values

In Dutchess, the average assessed residential property value is \$225,050. This number includes both the land value of the property, as well as the improved value (taking into account things like buildings, landscaping, and other enhancements that increase the overall value).

Number of Residential Properties by Total Assessed Value (2022)



Total Assessed Value (%) - 2022



\$116,946

Average assessed value of properties zoned "Residential Manufactured Home - RMH"

\$234,355

Average assessed value of properties zoned "Residential - R"

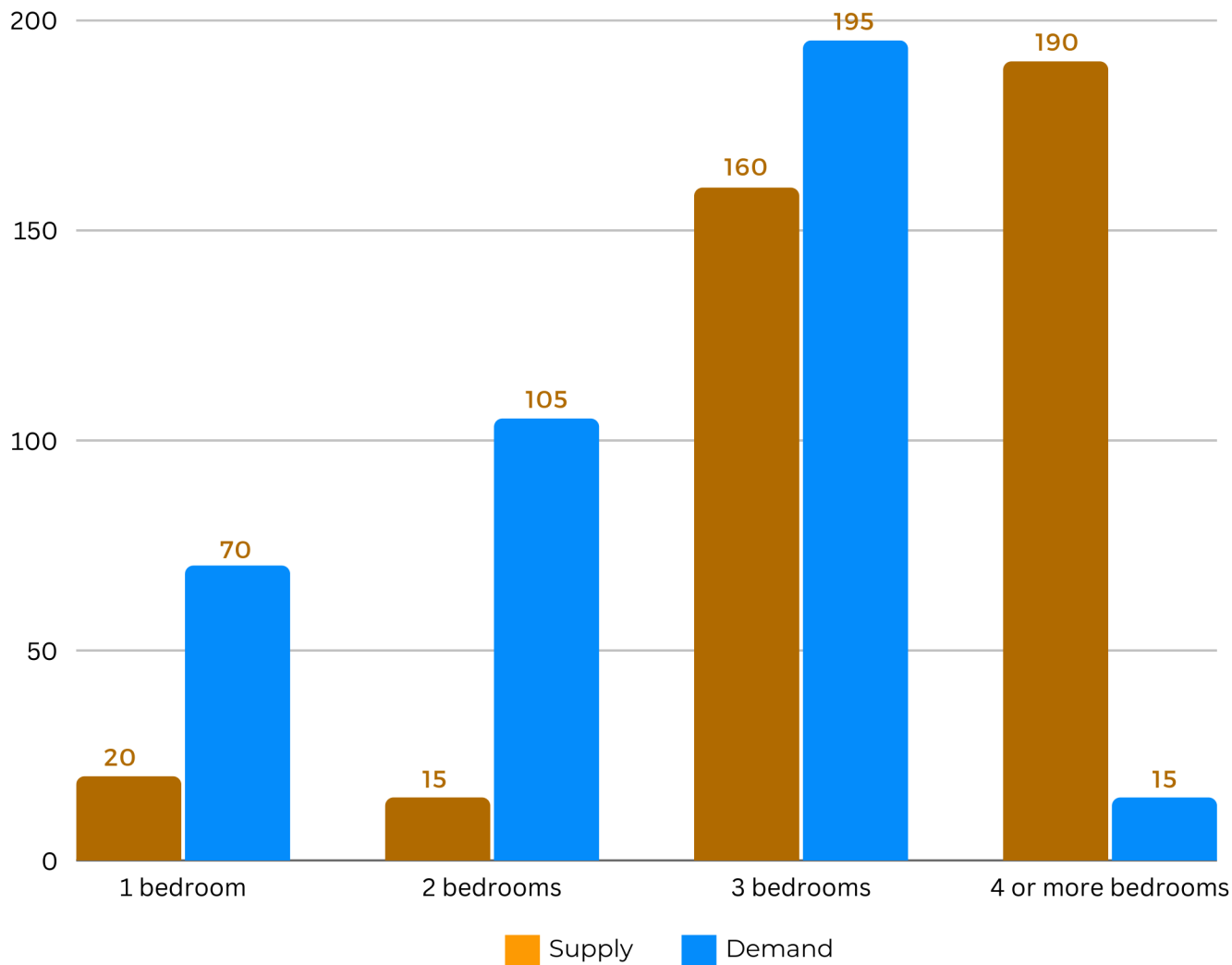
Housing Supply & Demand

According to Alberta Seniors' Housing Directory and Newell Housing Foundation, the Village of Duchess only has 3 household units under the Rental Assistance Benefit and 4 Senior's Self Contained units as part of Heritage Villa, with no other non-market affordable units.

Housing Type	Existing Units	Notes
Rental Assistance Benefit	3	Intended to assist households with affordability by subsidizing rents
Seniors' Self Contained (Heritage Villa)	4	Doesn't meet Alberta guidelines for suitable senior living
Seniors' Housing (Other)	0	-
Specialized Needs Housing	0	-
Indigenous Housing	0	-
Near Market Housing	0	-

There aren't enough 1 and 2-bedroom units

Duchess Demand vs. Supply by Size (2021)



Housing demand was calculated using the following assumptions:

- 1-bedroom units: demand calculated to be all one-person households
- 2-bedroom units: demand calculated to be all couple households without children
- 3-bedroom units: demand calculated to be the sum of all couples with children, one-parent families, and two-or-more person non-census-family households
- 4-bedroom units: demand calculated to be the sum of all multigenerational family households and one-census family households with additional persons

Projections

Duchess is projected to continue growing

Using the arithmetic straight line trend, the population of Duchess is projected to continuously grow to a population of 1,368 and have 507 households by the year 2046.

Projected Population and Households in Duchess
(2011 to 2046)

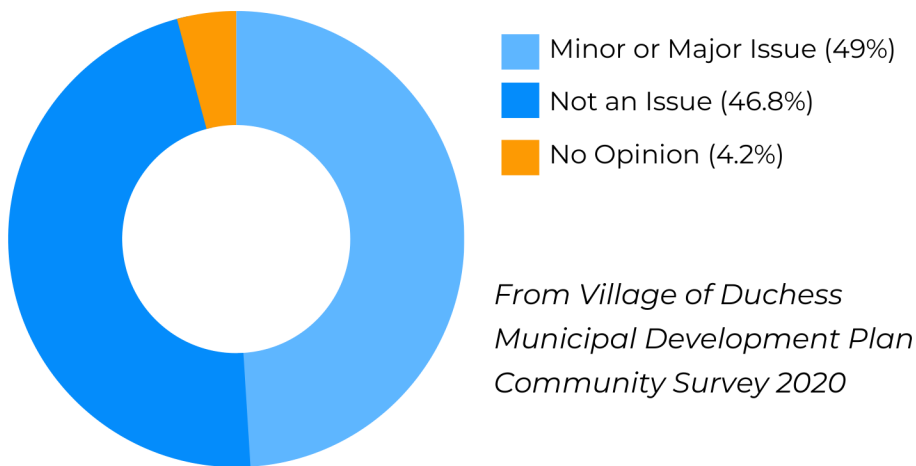
Year	Population	Households
2011	992	360
2016	1085	370
2021	1053	390
2026	1151	411
2031	1205	433
2036	1259	456
2041	1313	481
2046	1368	507

Projected

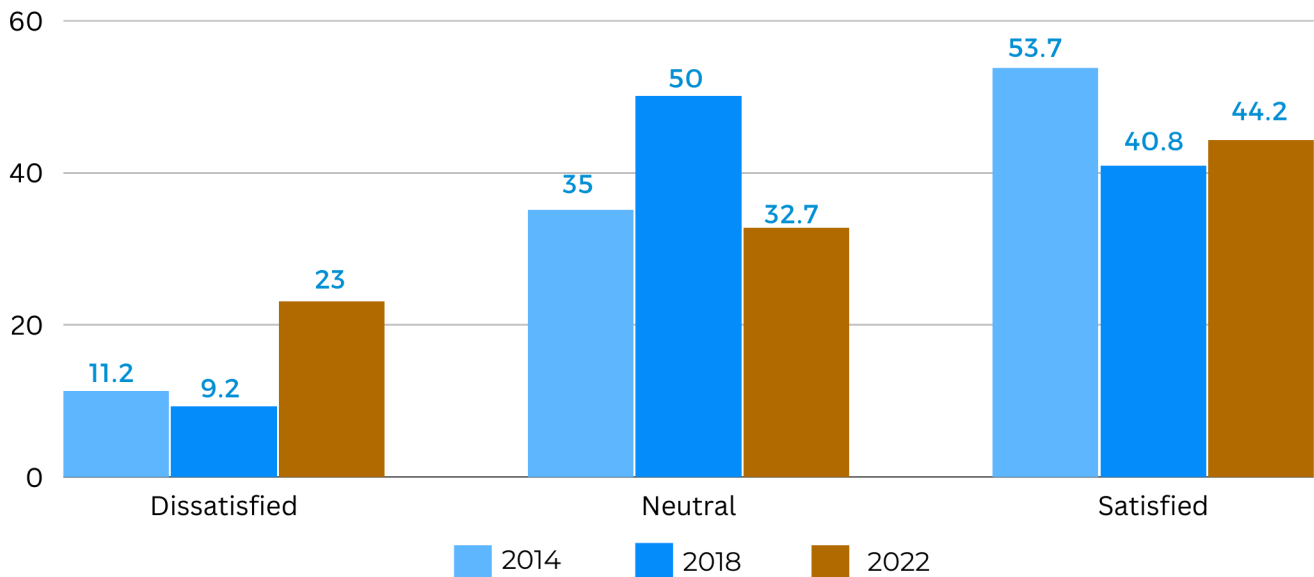
Community Survey Results

Housing affordability is a concern for many Dutchess residents. 49% of residents indicated housing costs were an issue in the 2020 Community Survey, and the level of dissatisfaction with affordable housing services increased majorly from 9.2% in 2018 to 23% in 2022.

Are housing costs an issue in Dutchess?



Satisfaction with Affordable Housing Services (%)



From Village of Dutchess Quality of Life Survey

Review & Update Timeline

The Housing Needs Assessment will be reviewed annually to measure progress performance and updated every two years to accurately capture the Village's housing situation. The 2027 update and 2032 review will coincide with the release of Statistics Canada's 2026 and 2031 census results respectively.

Action	Date
Assessment Release	Summer 2023
Progress Review	Fall 2024
Assessment Update	Fall 2025
Progress Review	Fall 2026
Assessment Update*	Fall 2027*
Progress Review	Fall 2028
Assessment Update	Fall 2029
Progress Review	Fall 2030
Assessment Update	Fall 2031
Progress Review*	Fall 2032*

**New federal census results*

**New federal census results*