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TOWN OF BASSANO

**20
24**

**HOUSING
NEEDS
ASSESSMENT**

Prepared by



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Prepared for the Town of Bassano

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Executive Summary

The Town of Bassano 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

18.9% of households are unaffordable, up from 12.3% in 2016

02

More small units needed

Demand exceeds supply for units with 1-2 bedrooms. For example, 1-bedroom units comprise 2.8% of total housing stock but 35.2% of households are one-person households

03

More seniors' housing needed

Newell Housing Foundation has indicated a shortage in Seniors' housing units. Any added units would allow more Seniors of Bassano to age in place.

04

Up to 109 new dwellings needed

By 2041, Bassano could require an additional 109 new dwelling units if the Town experiences a high rate of growth with an average of 2.0 persons per dwelling

Introduction

The Town of Bassano 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 Bassano and contribute to provincial and federal grant applications.

The Town of Bassano is located within the County of Newell, in Southern Alberta, located on the Trans-Canada Highway approximately 140 km southeast of Calgary and 160 km northwest of Medicine Hat and 58 km northwest of the City of Brooks. *Bassano's vision: "We are most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play."* (www.bassano.ca)

Data was collected from the 1996 - 2021 Statistics Canada Community Profile reports (demographic and housing statistics) and the Alberta Regional Dashboard information from 2021-2022. These sources were analyzed to obtain information on key indicators, demographic profiles (population, households, income, etc.), housing profiles (housing type, size, etc.), projections, and housing needs.

Location of Bassano

Engagement activities involved interviews and consultations with representatives from Newell Housing Foundation (information re: housing options for seniors and low income families) and Family & Community Support Services (information on specific needs and demographics within the Town).



Note: Some total values may not match the sum of individual values due to a random rounding process by Statistics Canada to ensure confidentiality of responses collected. Some values are based on a 25% sample size due to the long-form questionnaire that was given to roughly 25% of households. Italicized terms are defined on page 21.

Housing Trends

KEY INDICATORS

Adequacy, suitability and affordability are the three core affordable housing indicators integral to understanding affordable housing concerns. The 2021 and 2016 Census details the following:



ADEQUACY

Adequate housing refers to housing that isn't in need of any major repairs, including things like defective plumbing and structural issues. 8.3% of Bassano households are inadequate, up from 7.5% in 2016.



SUITABILITY

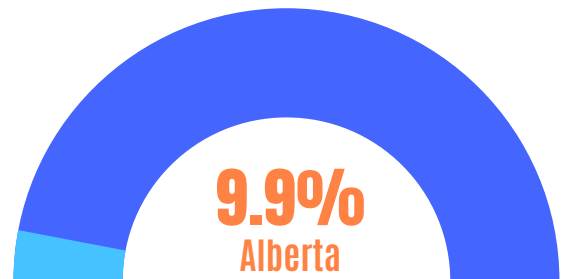
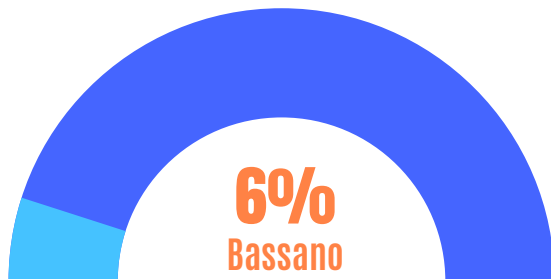
Suitable housing refers to housing that has enough bedrooms for the size and make-up of the household's residents. 2% of Bassano households are not suitable, down from 4% in 2016.



AFFORDABILITY

Housing is considered affordable when it costs less than 30% of before-tax income. 18.9% of households are unaffordable, up from 12.3% in 2016. This increase of 6.6% affects approximately 20 more households than in 2016.

Core Housing Need in Bassano



Core housing need refers to when a household has fallen below at least one of the three indicators listed above and attaining acceptable housing would be unaffordable given the household's income. 6% of Bassano households are in core housing need as of 2021.

Demographic Profile

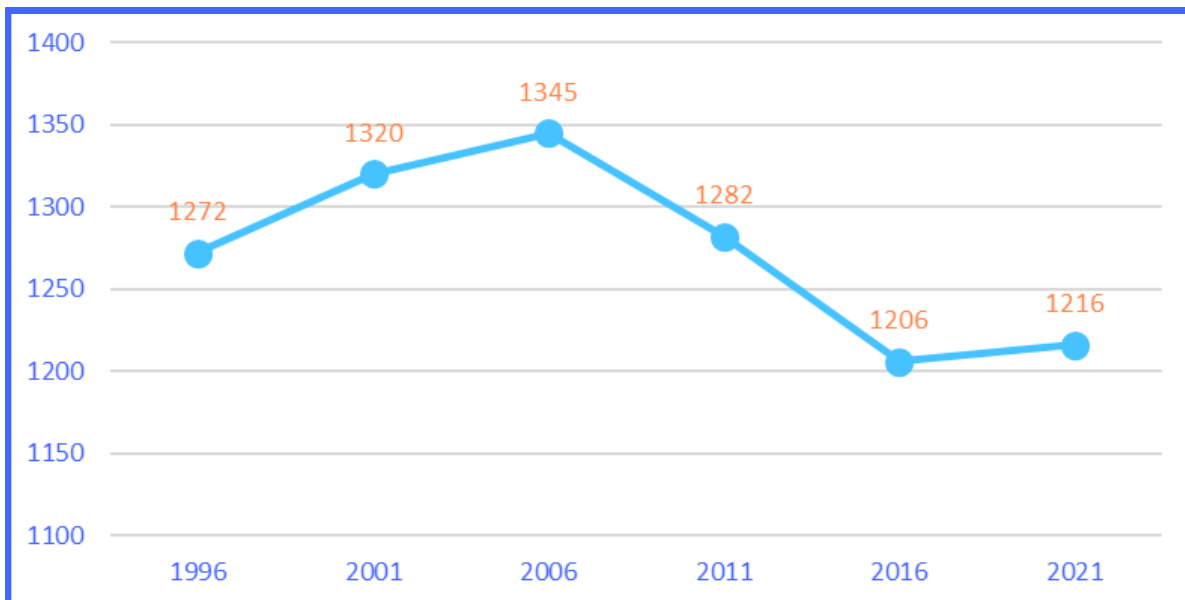
Bassano has a population of 1,216

Understanding who lives in the Town 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 2021, the Town population experienced a peak in 2006 and trended down for the next 10 years possibly due to changes in employment activity. The most recent 5 years of data from the census could indicate the potential for a more secure growth rate that may gradually increase over time.

Even though the population is not yet what it once was, the municipality is seeing a demand for housing from all demographics of people looking for opportunities outside the major cities seeking a more affordable cost of living. This trend would effect the potential for future growth and development within the municipality.

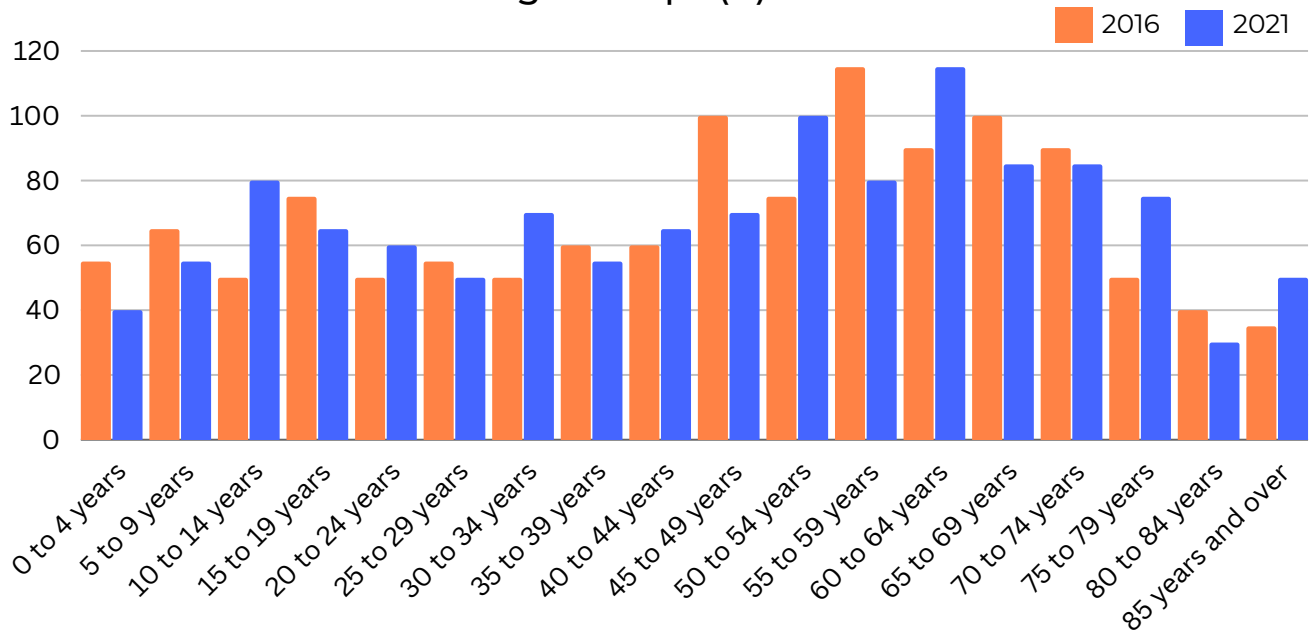
Bassano Population Growth 1996 - 2021



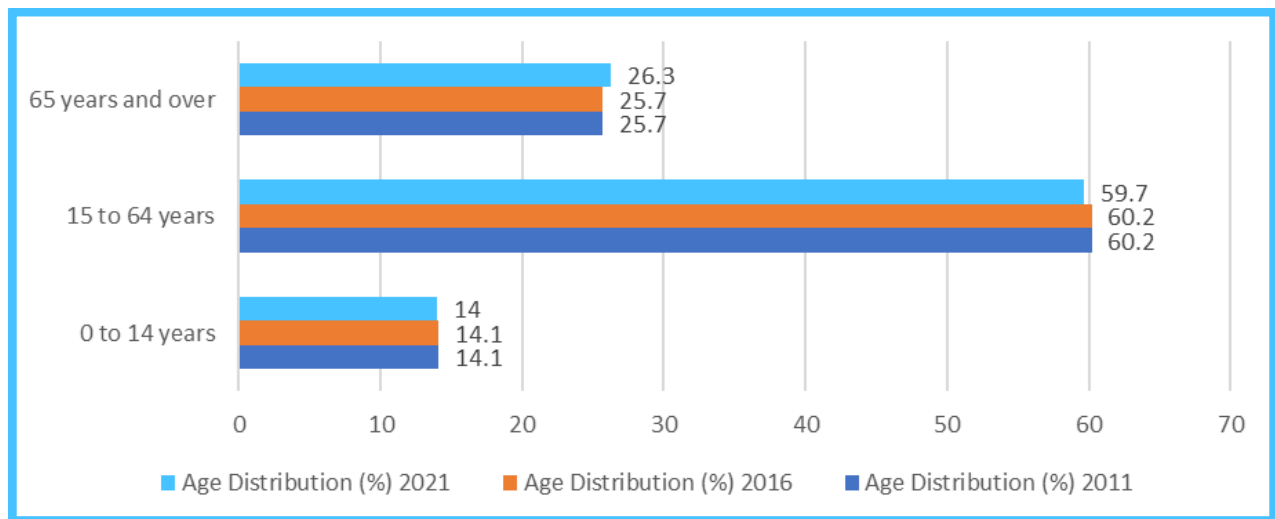
Minimal Movement in Population

The data on population in Bassano shows that the residents of the Town stay in place. There is little movement in the numbers for overall population as well as the age distribution from 2011 to 2021. The age distribution remains fairly stable within the community.

Bassano Age Groups (#)



Bassano Age Distribution (%)

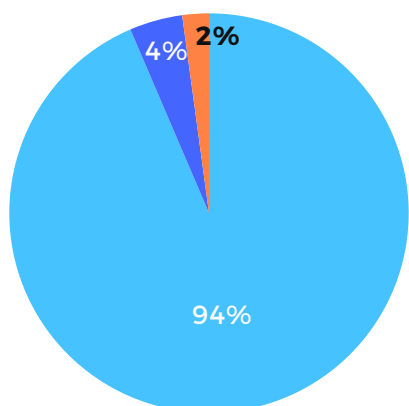


Mobility

Mobility data collects information on a person's place of residence 1 year and 5 years prior to Census Day (May 2021). In Bassano, 10.3% of residents had moved to the Town since May 2020 and 30% since May 2016. These numbers are higher than those for the County of Newell and Alberta as a whole, suggesting that Bassano is an attractive place for potential *movers*. This data shows that 36% of the population is new to the community.

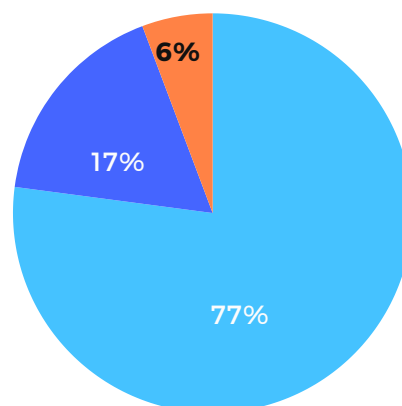
Mobility Status	Bassano		County of Newell		Alberta	
	Non-Movers	Movers	Non-Movers	Movers	Non-Movers	Movers
1 Year Ago	89.7%	10.3%	91.4%	8.6%	95.6%	4.4%
5 Years Ago	64%	36%	73.6%	26.4%	80.6%	19.4%

Bassano Mobility Status 1 Year Ago



- Stayed in Bassano
- Intraprovincial Migrants
- Interprovincial Migrants

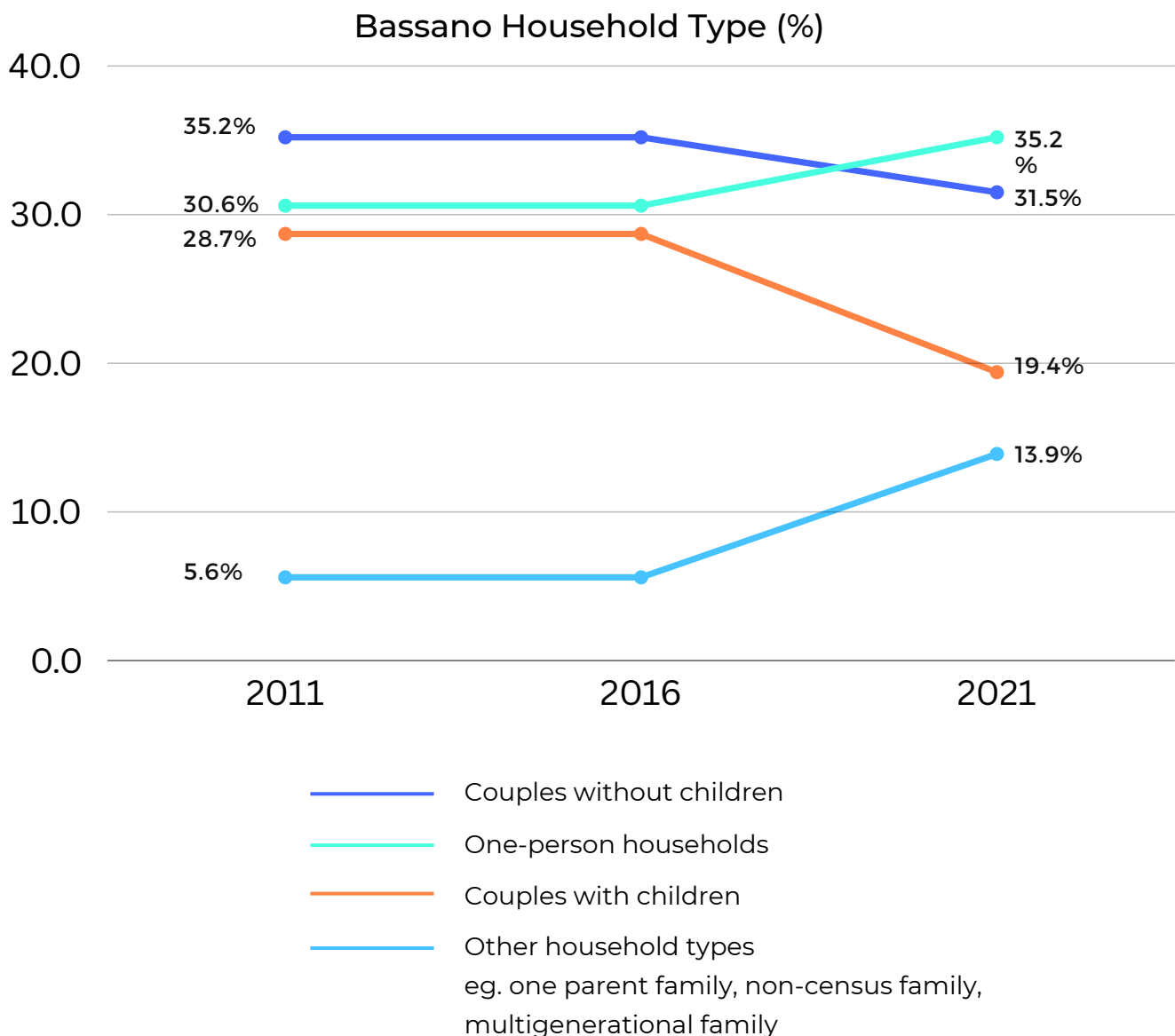
Bassano Mobility Status 5 Years Ago



- Stayed in Bassano
- Intraprovincial Migrants
- Interprovincial Migrants

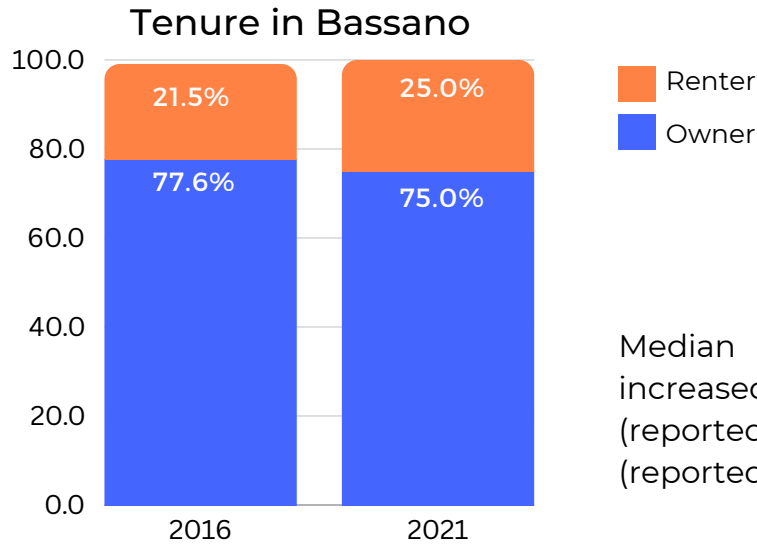
Most households are single occupancy

One person households are the most common household type in Bassano (35%) which is a recent development in the last census cycle. The next most common type of household is couples without children, and this household type saw a decrease of 4% between the last two census. Couples with children makes up 19% and the rest fall into the “other” category of housing types. This data exhibits a high density of single adults and couples with-out children.

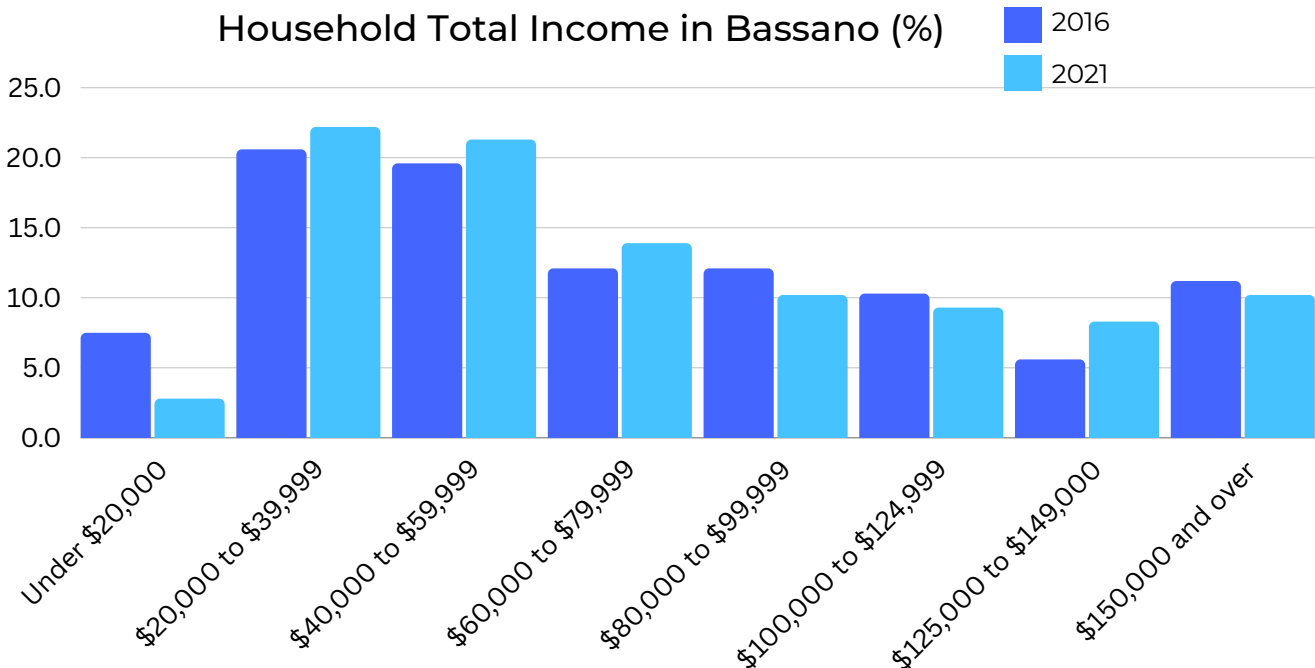


Most households are owners

In Bassano, 75% of households are owned and 25% are rented (2021). The share of owners is larger than that across Alberta, where 71% of households are owners and 29% are renters. The median monthly shelter cost for owned households in Bassano is \$840, and slightly higher for renters at \$890.



Median total household income has increased slightly from \$62,805 in 2015 (reported in 2016) to \$64,000 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 \$800 per month. Lone parents with children also have a lower income, with \$1,420 to spend on housing, especially when considering the size of housing units they may require. The overall average household size in Bassano is 2.2. This data suggests that those not living in census families may not be able to afford to rent or own a dwelling in Bassano.

Median Total Income by Household Type in Bassano, 2021

	Couples with children	Couples without children	Lone parents with children	People not living in census families
# of Households	110	175	45	230
Median total income	\$123,000	\$73,000	\$56,800	\$32,000
Maximum to spend on shelter monthly before it becomes unaffordable	\$3,075	\$1,825	\$1,420	\$800*
Average family size	4.1	2	2.5	1
Required # of bedrooms for average family size	3	1	2-3	1

Average Monthly Shelter Cost for Owned Dwellings

\$948

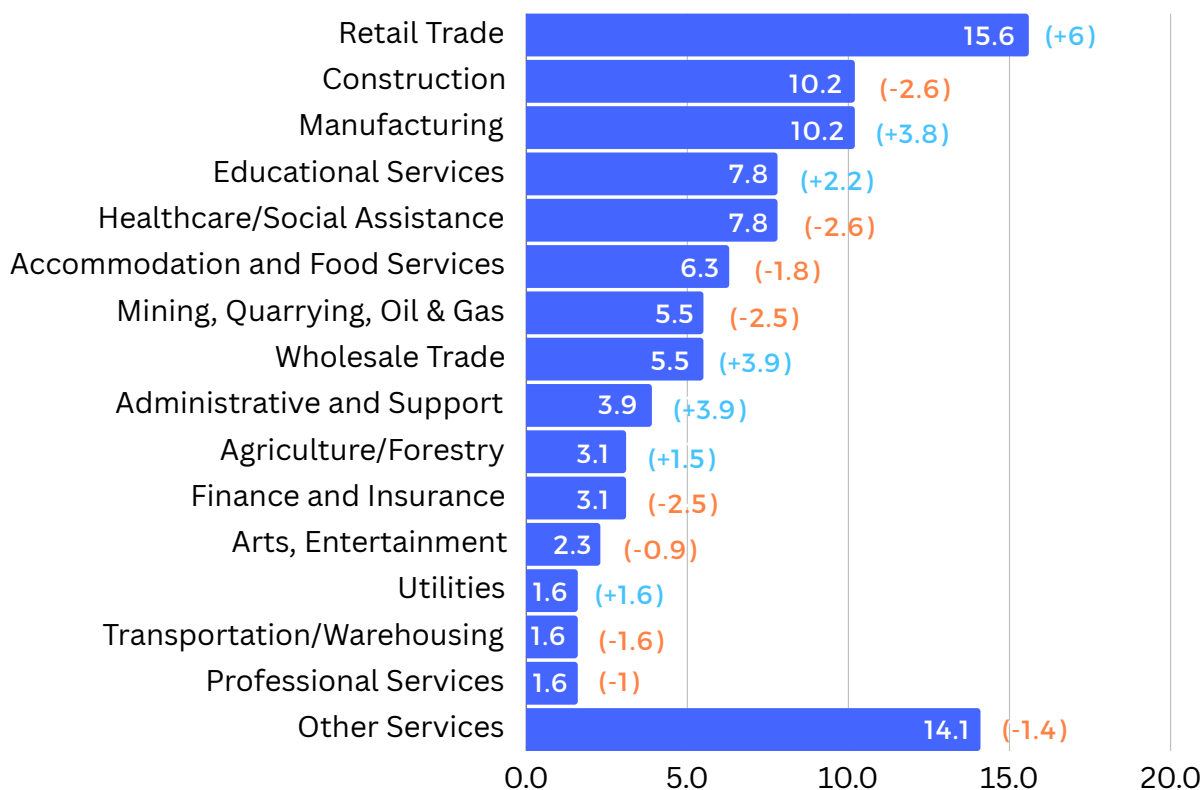
Average Monthly Shelter Cost for Rented Dwellings

\$960

Labour Force

The top sector that people in Bassano are employed is the retail trade (15.6%), followed by construction and manufacturing both at 10.2%. The other services category, which includes general labour, employs 8.6% of the population of Bassano. Educational service and health care are close, both with 7.8%. This data is shown using the North American Industry Classification System (NAICS) of 2017. Numbers in brackets below show % change from the 2016 census.

Occupation by Industry (%)



Labour Participation Rate



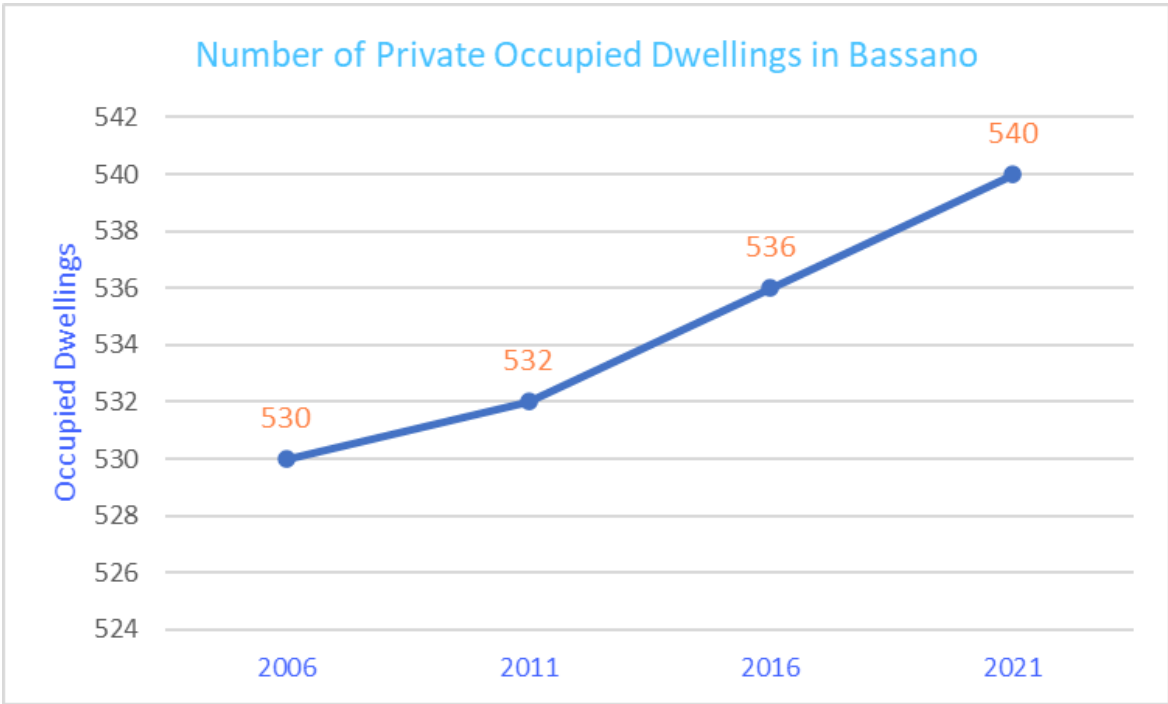
Unemployment Rate



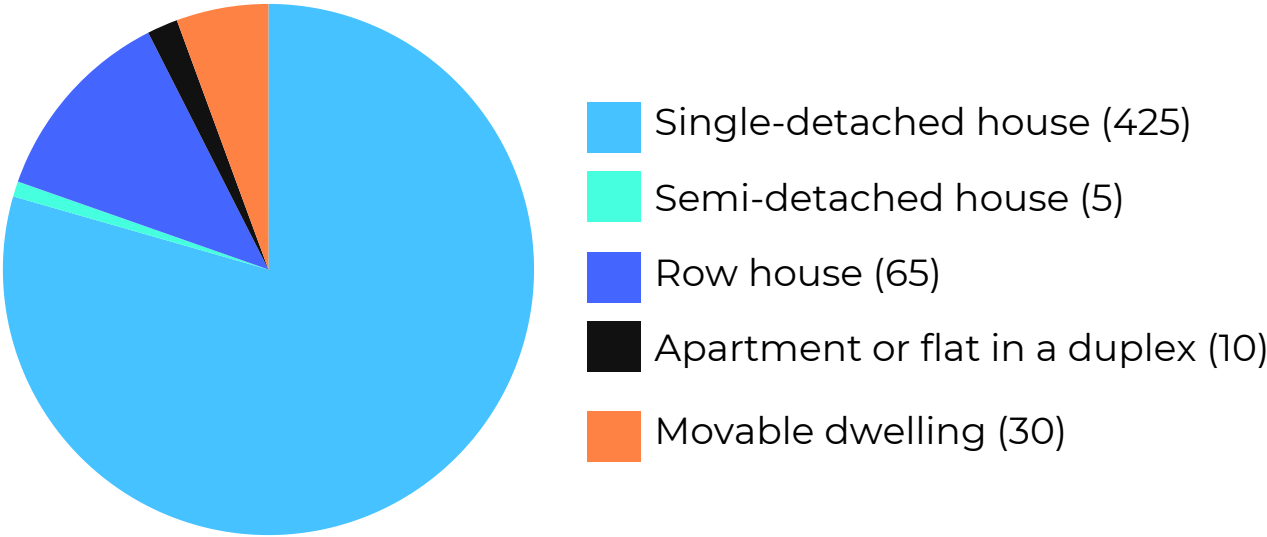
Based on 2021 Census data

Housing Profile

There has been a minimal increase of occupied dwellings in Bassano from 2006 to 2021, only increasing the number of dwellings by 10. The housing stock is primarily single-detached houses, representing 79.4% of total units. The next most prominent household type are row houses (12.1% of total).



Housing in Bassano - by Type (#)

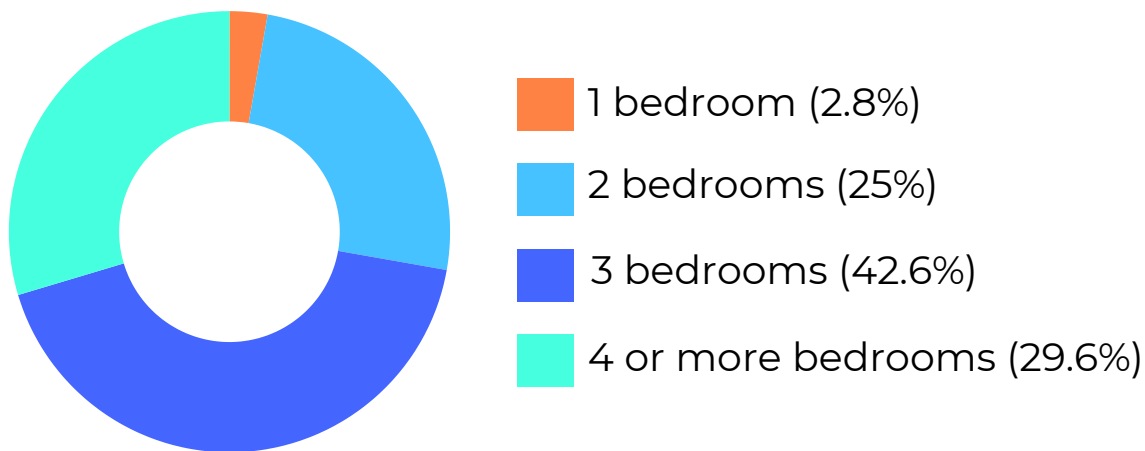


3 or more bedroom units dominate

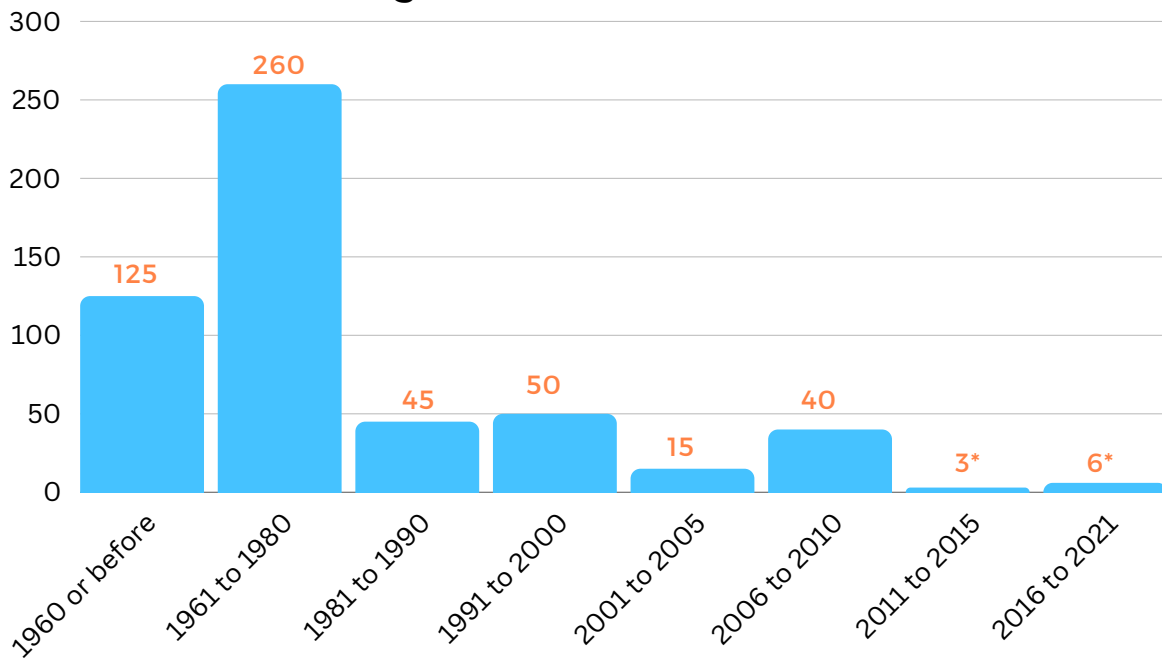
In Bassano, the census information shows that more than 72% of housing has three or more bedrooms. Approximately 25% have 2 bedrooms and only 2.8% of the housing in Bassano has 1 bedroom. Most of the housing stock in Bassano was constructed prior to 1980, (71%).

There were a total of 9 new constructed dwellings between 2011 and 2021. This shows that the town continues to expand their residential inventory allowing for growth of the population.

Housing Size in Bassano



Housing Year of Construction

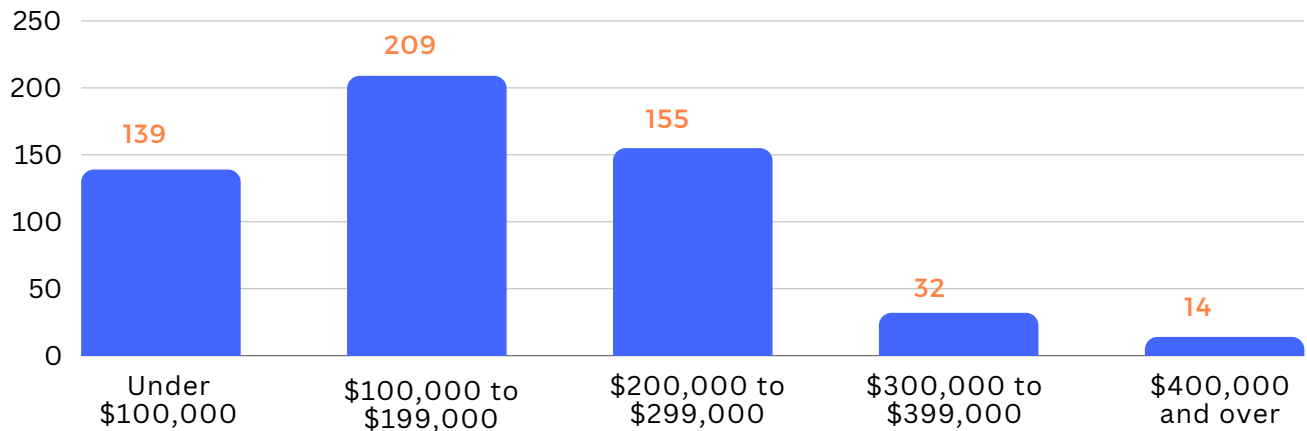


(2021 Census data except *2011-2021 data from Town of Bassano)

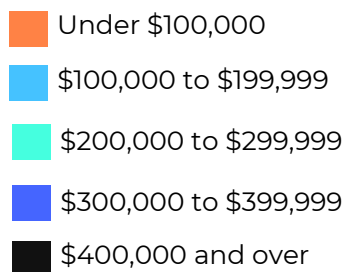
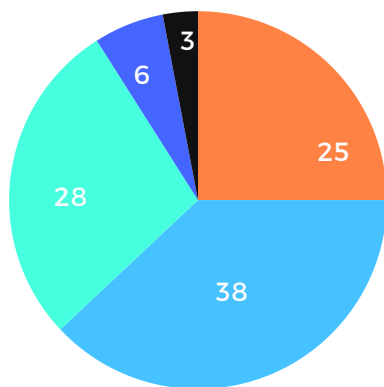
Residential assessed property values

In Bassano, the average *assessed residential property value* with improvements is \$171,514. This value includes the size and physical condition of the land and any buildings and structures built or placed upon the land.

Number of Residential Properties by Total Assessed Value - # (2023)



Total Assessed Value (%)
2023



Average Property Values

Residential Manufactured Home Park - RM	\$65,091
Residential - R1	\$183,171
Medium Density Residential - R2	\$188,171
Large Lot Residential - R3	\$156,373

Above are the average assessed values for each of the four residential zones in Bassano as set out in the Town of Bassano Land Use Bylaw No. 921/21.

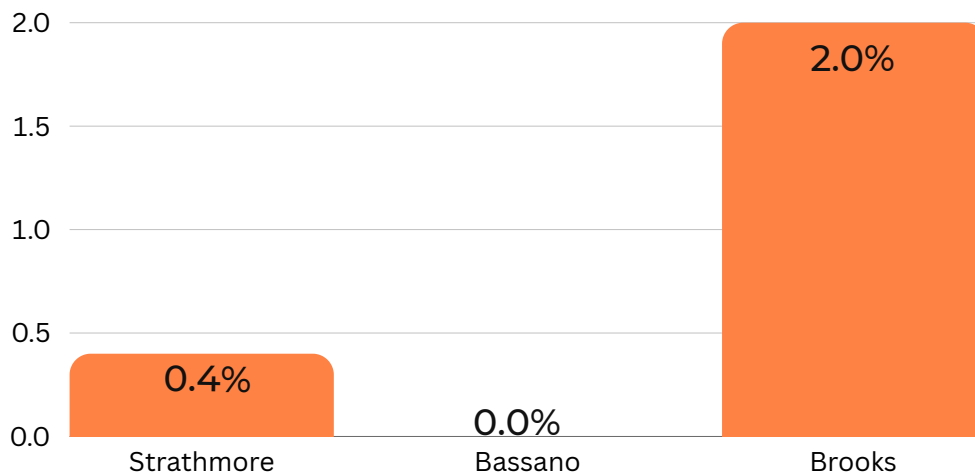
Assessment data gathered from Town of Bassano 2023 Property Assessments.

Residential Vacancy

Residential vacancy rates are extremely low

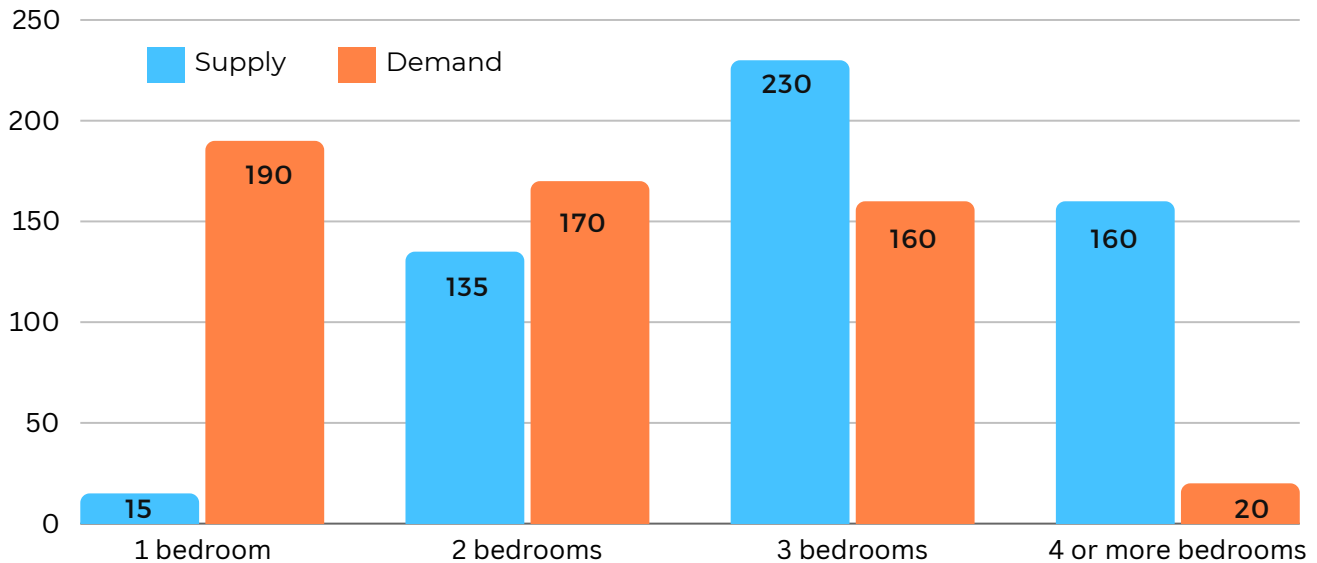
According to Regional Dashboard, in 2022, there were no residential vacancies in the Town of Bassano, a 2% vacancy rate in the City of Brooks (51 km driving distance away) and 0.4% vacancy rate in the City of Strathmore (88 km driving distance away). This shows a lack of resources in residential housing options locally as well as in the expanded area.

Vacancy Rates in Neighbouring Municipalities (%)



There aren't enough smaller units

Bassano 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

Due to the nature of assumptions, it is important to note that this calculation primarily offers a broad overview of significant disparities in housing availability, rather than reflecting the specific preferences or needs of individual households.

These assumptions generally allocate more space to a household than the minimum required to meet suitability standards. These assumptions also imply that many households might desire additional space; for instance, couples may require only one bedroom, but they are assumed to desire two-bedroom units. The main factor limiting the size of units is typically affordability, meaning that people would ideally prefer larger units but can only afford smaller ones. Furthermore, households may seek more space to accommodate remote work, particularly in the context of the increased prevalence of virtual and flexible work arrangements.

Housing Supply & Demand



According to the Newell Housing Foundation, the Town of Bassano has one assisted living facility with 32 units (Playfair Lodge) and one independent living facility with 8 units (Dr. Scott Apartments), both for seniors. These facilities are generally full even though the existing assisted living facility has very small units and may not meet the desires of today's aging population. The town could benefit from additional seniors' housing units to allow more of the population to age in place. The Newell Housing Foundation is also seeing increased interest in senior housing from seniors' wishing to leave the congestion and expense of the cities



There are currently no subsidized housing units in Bassano other than an option for subsidized rates in the seniors' housing, the only assistance available to low income households is through the Rental Assistance Benefit program. This program can assist tenants to obtain suitable rental housing by subsidizing the rent to a maximum of \$600 in assistance. The Newell Housing Foundation administers this program and assists approximately 160 households throughout the region each month. The funds are allocated by the Government of Alberta and the foundation distributes the rental assistance to those in the most need. This program currently has a waiting list as there are not enough funds to accommodate all the applications for assistance.



The lack of available housing for rent could be driving the rental rates up, therefore increasing applications into the Rental Assistance Program. FCSS in Bassano indicated that a 2 bedroom apartment two years ago (2022) was renting for \$750 and now (2024) will rent for \$1,200. The regional dashboard evidences that this rate increase is happening in Brooks and Strathmore as well and likely across the province. The Town of Bassano tries to assist potential tenants in finding available rental units by posting contact information of the local landlords on the Town website.

Projections

Bassano population is on the climb

Based on the last five years of census data, Bassano’s population is climbing again. Using the straight linear method with a slow growth rate of 0.5%, the population of Bassano could be expected to grow to 1247 by 2046 and the number of households could be up to 557 by the same year.

These projected numbers do not account for any significant changes that may occur in the community such as an increase in residential development projects to assist the residential vacancies issue throughout the County of Newell.

**Projected Population and Households in Bassano
(2011 to 2046)**

Year	Population	Households
2016	1206	536
2021	1216	540
2026	1222	543
2031	1228	546
2036	1234	550
2041	1241	553
2046	1247	557

Projected

Projections

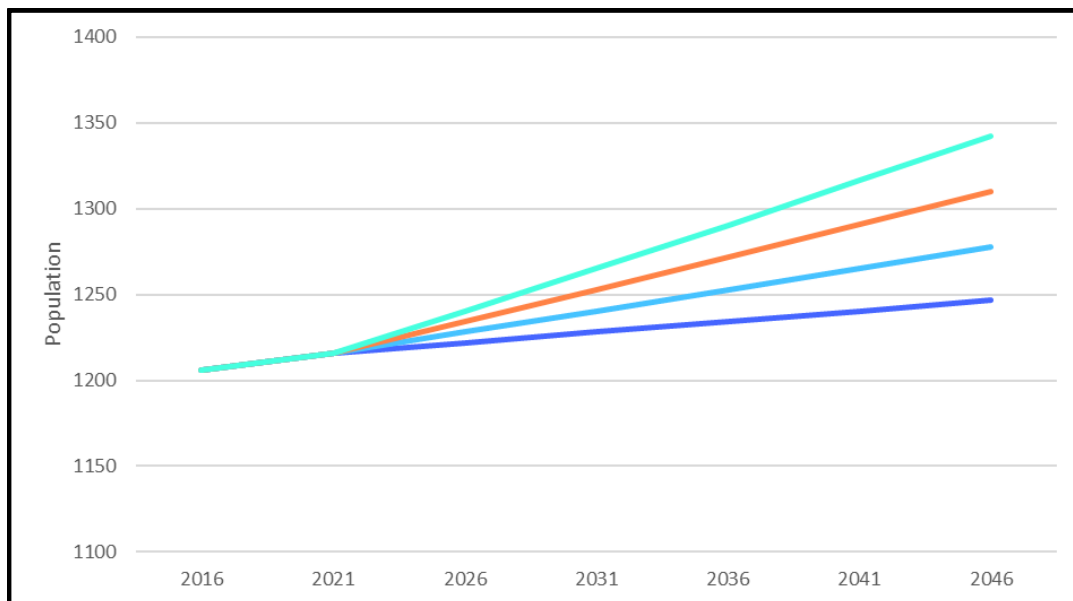
Bassano is projected to grow

One model to show population projections is to use an annual percentage growth method. In the chart below, you will see a twenty year growth forecast showing four projections with different growth rates: slow growth at 0.5%, average growth at 1%, moderate growth at 1.5% and a strong rate of growth at 2%. For the last 5 years prior to the 2021 census, Bassano saw an increase in their population of 0.8%.

These growth rates can be impacted by interprovincial and intraprovincial migration, economic and residential development, fertility and mortality.

The implementation of any programs to actively promote growth in the community would have a significant impact on the projections below.

Projected Population Growth in Bassano
(2016 to 2046)



0.5% increase

1.0% increase

1.5% increase

2.0% increase

Projections

Up to 109 new dwelling units are needed

The number of new dwelling units required in Bassano is dependent upon present consumption and future population growth. The current density for all types of residential land uses in Bassano is 6.6 housing units per hectare, with 82.75 hectares of total residential land. The table below shows the land area requirements for two population projections over the next 20 years. Projections are calculated using 2% population increase as the high rate of growth and 0.5% population increase as the low rate. The number of persons per dwelling (currently 2.2) has also been varied as this may change over time. The density of dwellings is held constant at 6.6 units per hectare. According to the analysis below, by 2041, if the Town grows at a rate of 2% it will require 109 dwellings on approximately 16.4 hectares at 2.0 persons per dwelling.

Bassano Residential Land Requirements With Population Increase

Year	Population		Assumed Persons Per Dwelling Unit (Current In Bold)	Total Required Dwelling Units		Existing Dwelling Units	New Dwelling Units Needed		New Land Area Required (Hectares)	
	High	Low		High	Low		High	Low	High	Low
2026	1240	1222	2.0	620	611	549	71	62	10.7	9.3
			2.2	564	555		15	6	2.2	1.0
			2.4	517	509		0	0	0	0
2031	1265	1228	2.0	633	614	549	84	65	12.6	9.8
			2.2	575	558		26	9	3.9	1.4
			2.4	527	512		0	0	0	0
2036	1290	1234	2.0	645	617	549	96	68	14.5	10.2
			2.2	586	561		37	12	5.6	1.8
			2.4	538	514		0	0	0	0
2041	1316	1241	2.0	658	621	549	109	72	16.4	10.8
			2.2	598	564		49	15	7.1	2.3
			2.4	548	517		0	0	0	0

Definitions & Key Terms

Assessed Residential Property Value

The dollar value assigned to a property to determine applicable taxes which includes both land value and improvement value (buildings, landscaping, and other enhancements)

Census Family

A married couple (with or without children), a common-law couple (with or without children) or a one-parent family

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)

Labour Participation Rate

The total labour force (persons who are working or are actively looking for work) relative to the working age population

Movers

Persons who have moved from one residence to another

Multi-Generational Household

Households where there is at least one person who is both the grandparent of a person in the household and the parent of another in the same household. They also represent all households where there is at least one person who is both the child of a person in the household and the grandchild of another person in the same household

Non-Migrants

Persons who moved but remained in the same city, town or village

Non-Movers

Persons who have not moved residences

Unemployment Rate

The percentage of the total labour force that is unemployed