Town of Cochrane Housing Needs Assessment

Feast and Chat Event

January 20, 2026

cochrane
HOW THE WEST IS NOW

CitySpaces

Image Source: https://bowvalleyliving.com/wp-content/uploads/2022/11/cochrane-alberta-scaled.jpeg

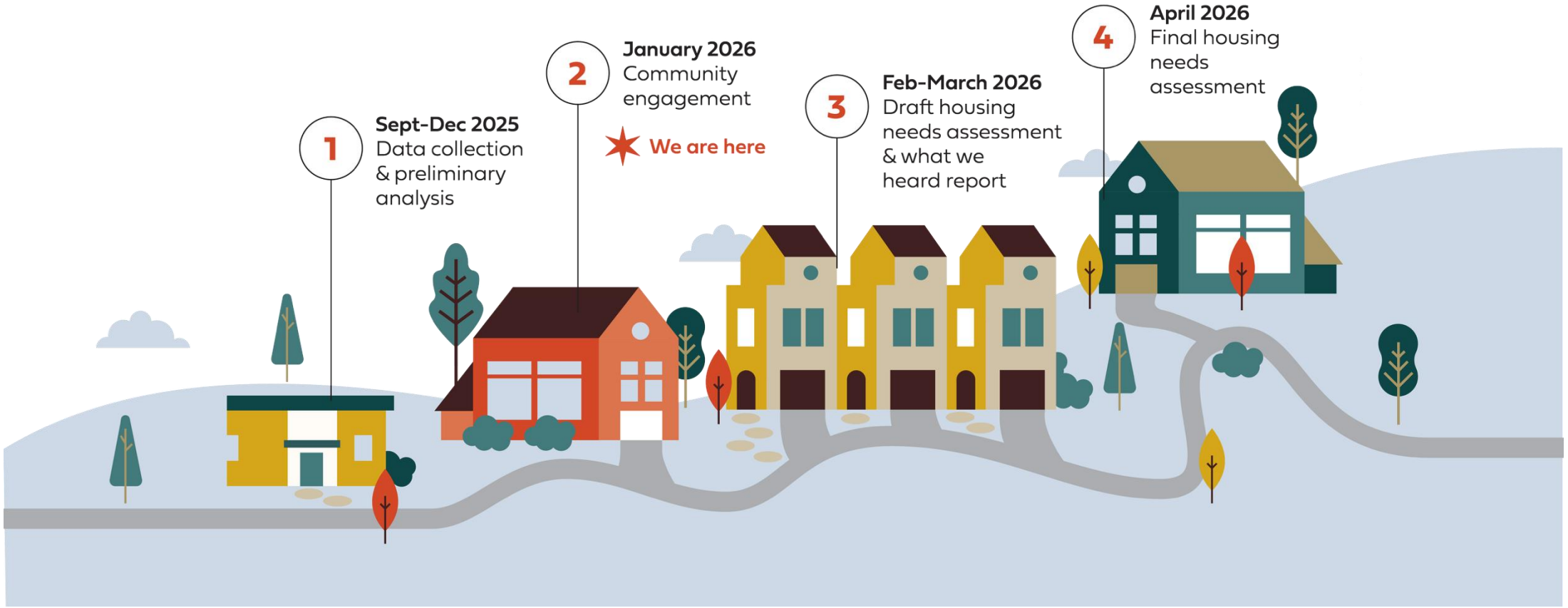
Presentation Outline

- Project Overview
- Key Findings
- Discussion Questions




Project Overview

Timeline


1
Sept-Dec 2025
Data collection & preliminary analysis
2
January 2026
Community engagement
We are here
3
Feb-March 2026
Draft housing needs assessment & what we heard report
4
April 2026
Final housing needs assessment

Project Overview

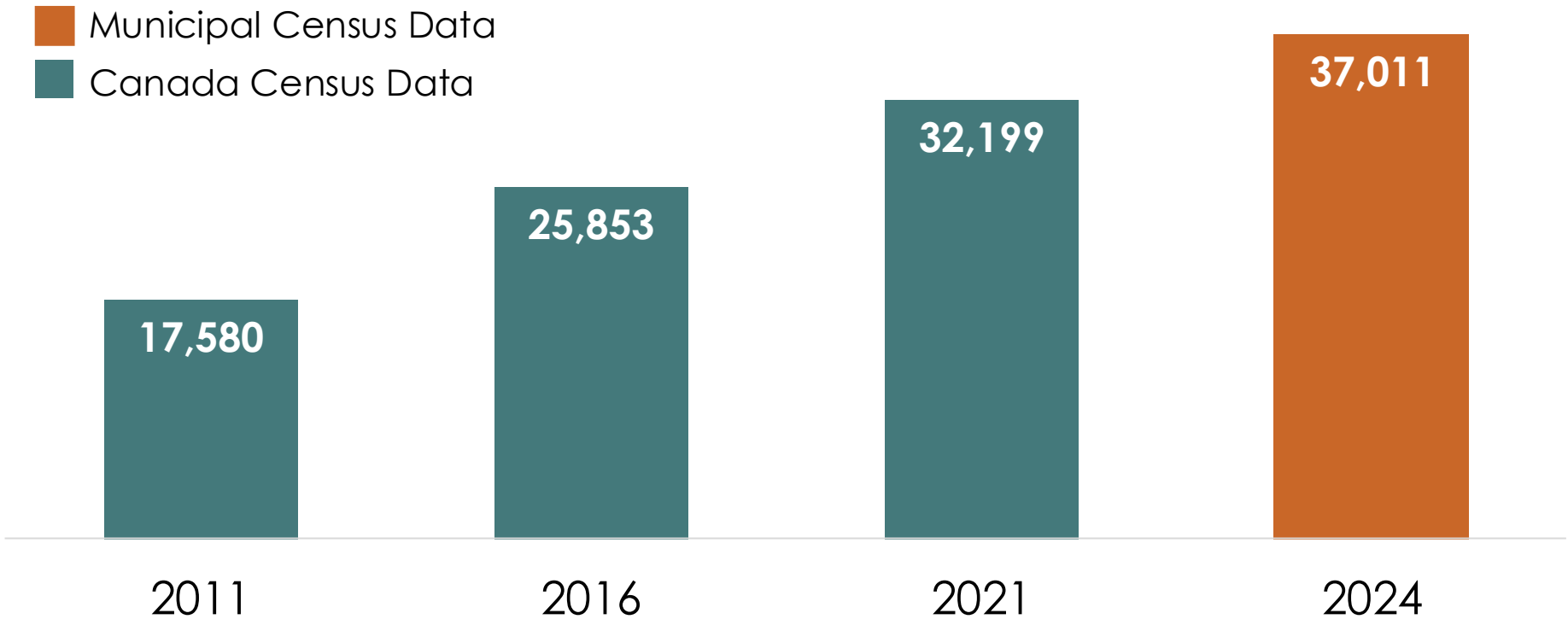
- The Town is conducting a **Cochrane Housing Needs Assessment** to gain a clearer picture of current and future housing requirements.
- This study examines if there is an adequate supply of homes, the kinds of housing needed, and identifies those facing challenges in accessing safe and affordable housing.
- The findings will inform future policies, programs, and planning decisions as Cochrane develops.



Key Findings

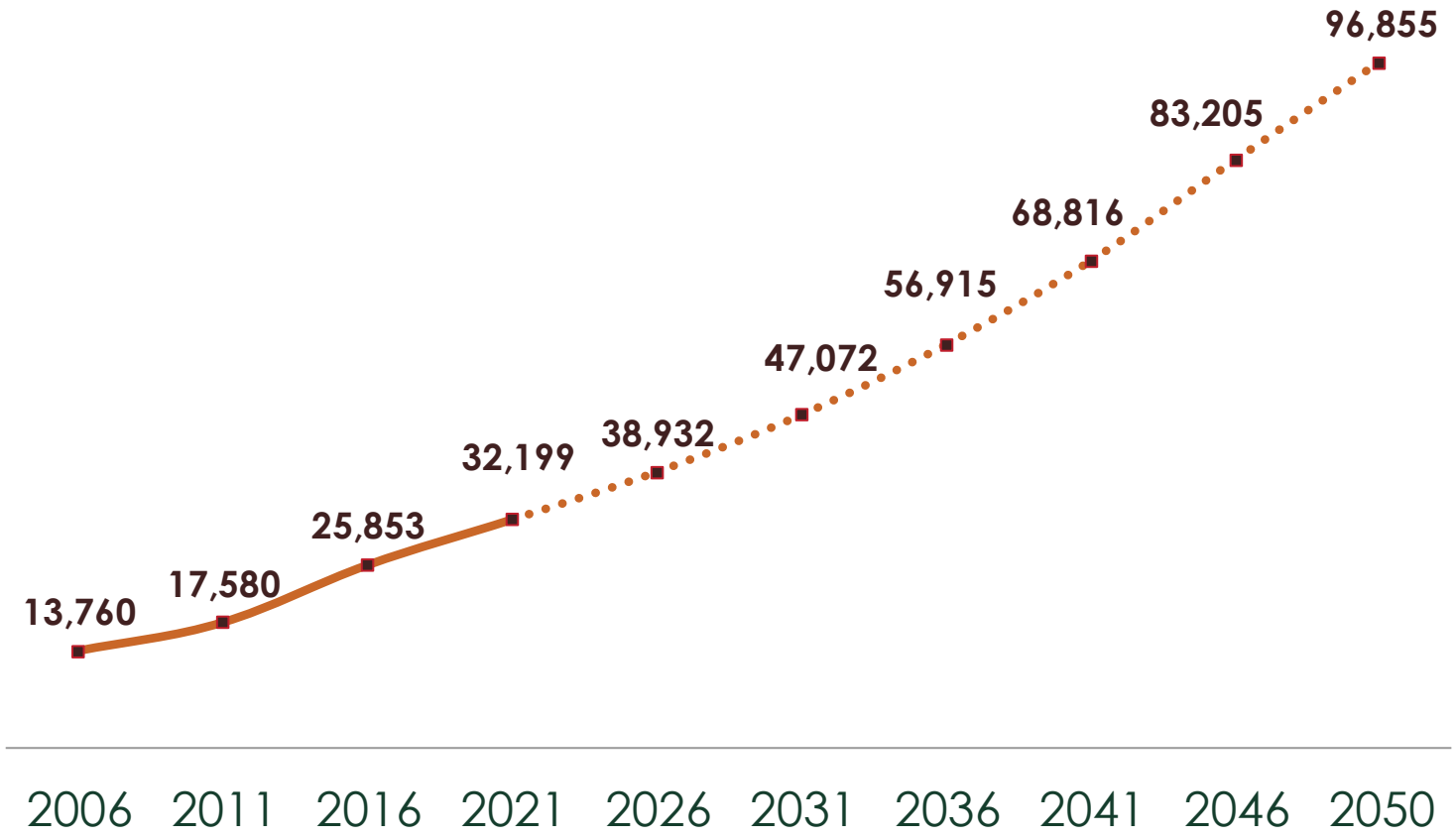
Population Growth

- Cochrane's population **increased by 83%** between 2011 and 2021.
- Cochrane's 2024 municipal census reports a further **increase of 15%** since 2021.



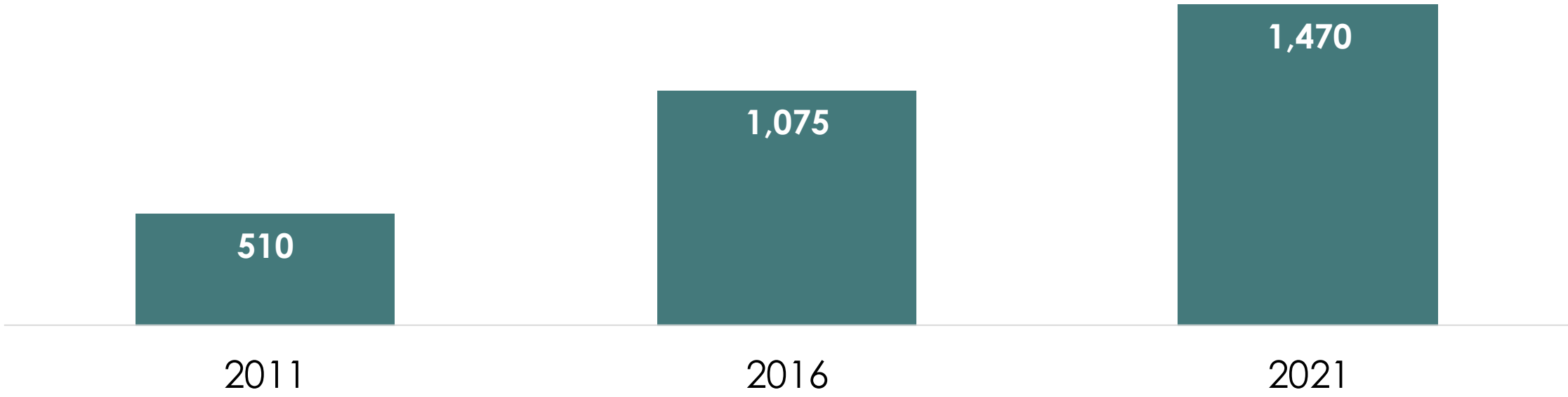
Population + Housing Growth

- The Town is projected to reach a population of **90,000 by 2050.**
- The Town is projected to need **16,063 additional housing units** over the next 20 years



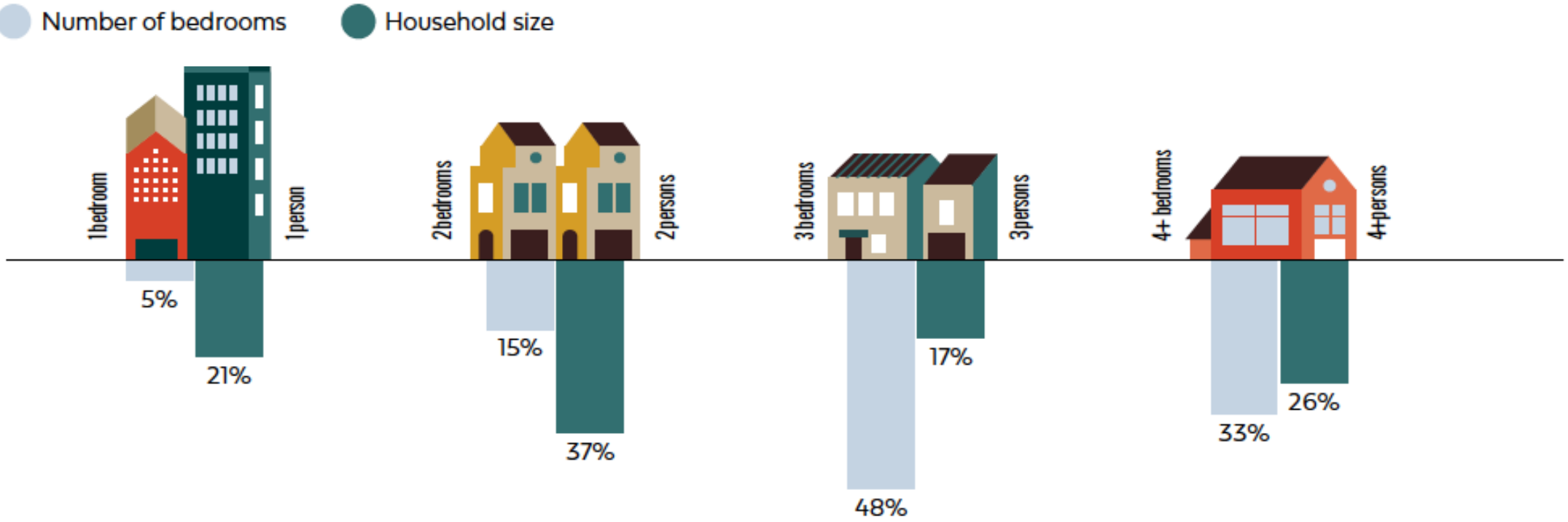
Indigenous Population Growth

- Cochrane's Indigenous population has **increased by 188% between 2011 and 2021.**
- This number has likely increased since 2021, estimated around 1,800 based on citizenship records.



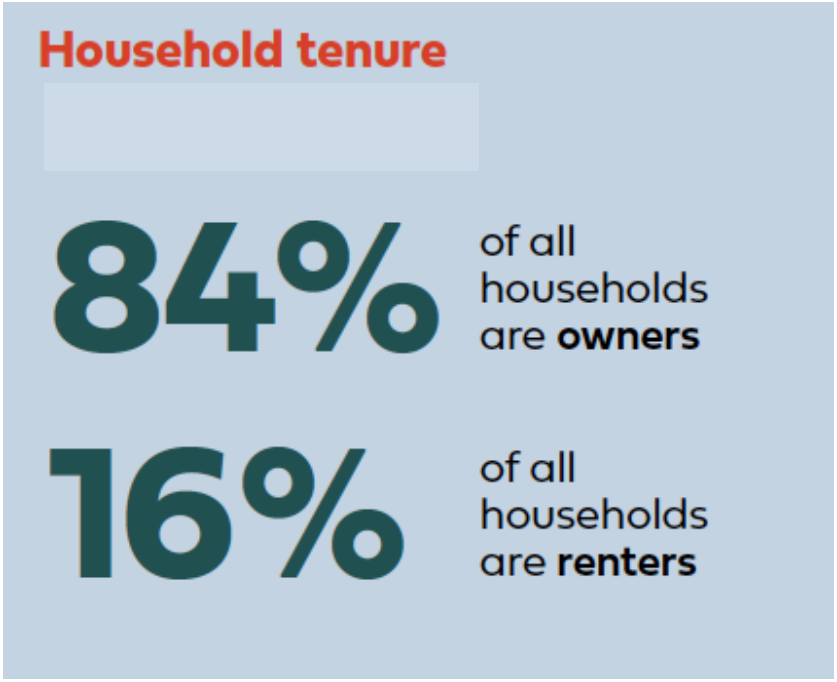
Housing in Cochrane

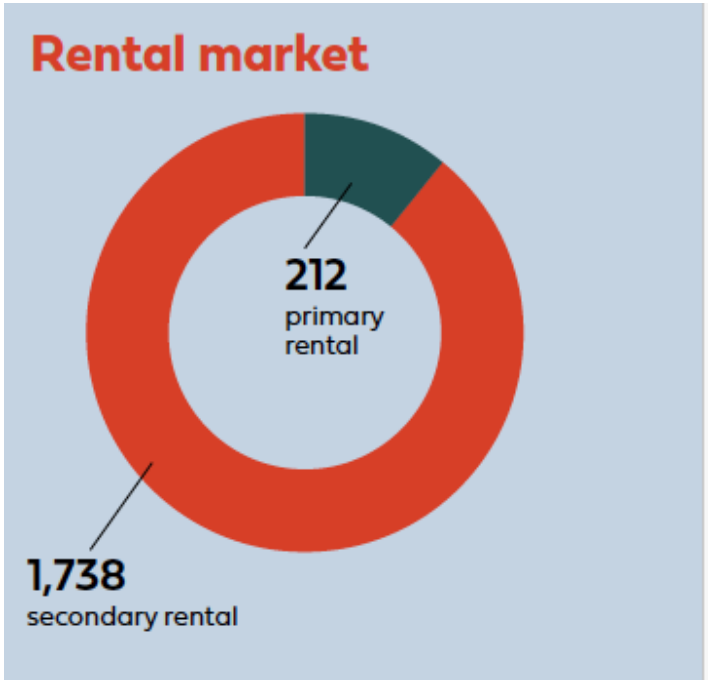
- While over half (58%) of Cochrane's households consist of 1- or 2-persons, **the majority (81%) of housing units have 3 or more bedrooms**.



Housing in Cochrane

- Most households (84%) **own their homes** with 16% renting; 73.5% of Indigenous households own, with 26.4% renting.
- Nearly all (89.2%) of Cochrane's rental market is **secondary suites**.





Core Housing Need

- Core Housing Need means housing does not meet one of the three housing standards:



Affordability – shelter costs (rent or mortgage + utilities) are no more than 30% of the household's before-tax income.



Adequacy – dwelling does not need major repairs (such as plumbing, electrical, or structural repairs).



Suitability – dwelling has enough bedrooms, according to the National Occupancy Standard.

Core Housing Need

- **9.5% of Indigenous households** in Cochrane are categorized as being in Core Housing Need.
    - Of these households, **84.6% do not meet the affordability standard.**
- Indigenous households in Core Housing Need **increased by 30%** between 2016 and 2021.



Discussion Questions

Discussion Questions

1. What information in the presentation was a surprise to you?
2. Who do you think needs housing the most in Cochrane?
3. What makes it hard to find housing in Cochrane?
4. What barriers do **youth** face when looking for housing in Cochrane?
5. What barriers do **seniors and Elders** face when looking for housing in Cochrane?
6. What housing support services are community members using, if any?
7. What additional housing or support services are needed?

Thank you!

Questions?

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