Town of Cochrane Housing Needs Assessment

Seniors on the Bow

January 19, 2026

cochrane
HOW THE WEST IS NOW

CitySpaces

Image Source: bowvalleyliving.com

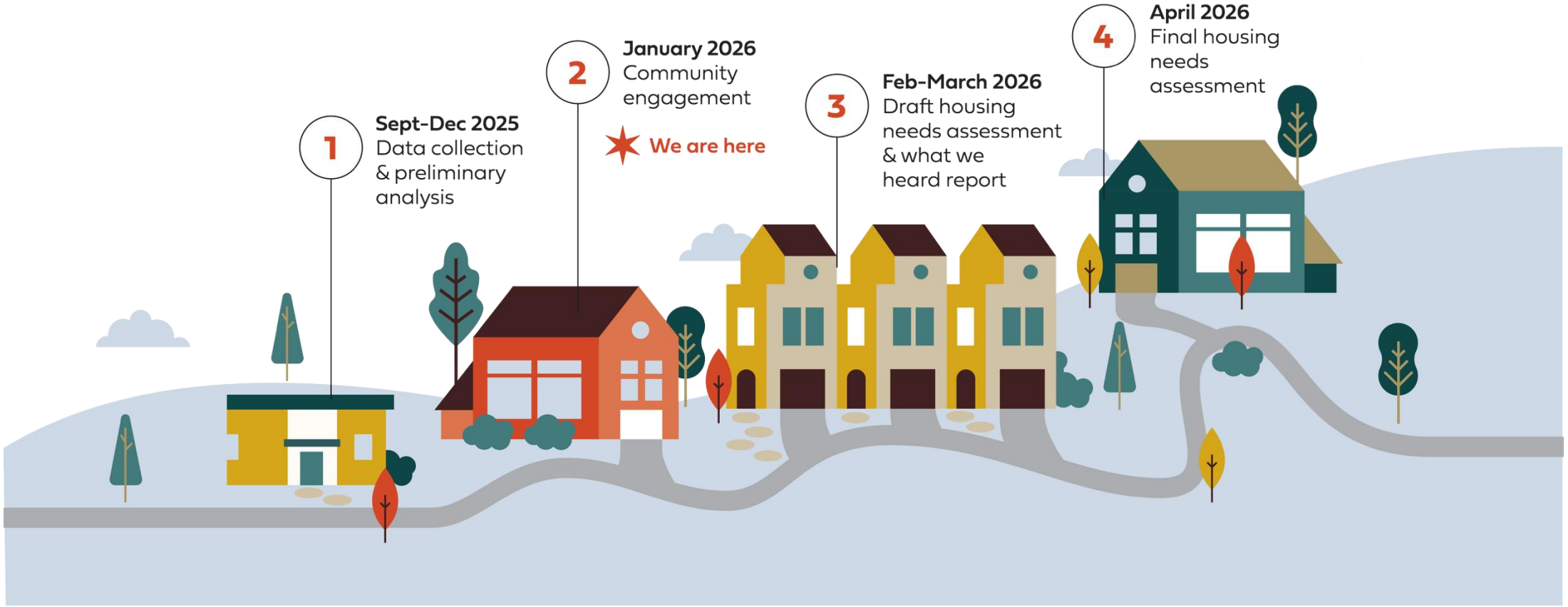
Presentation Outline

- 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

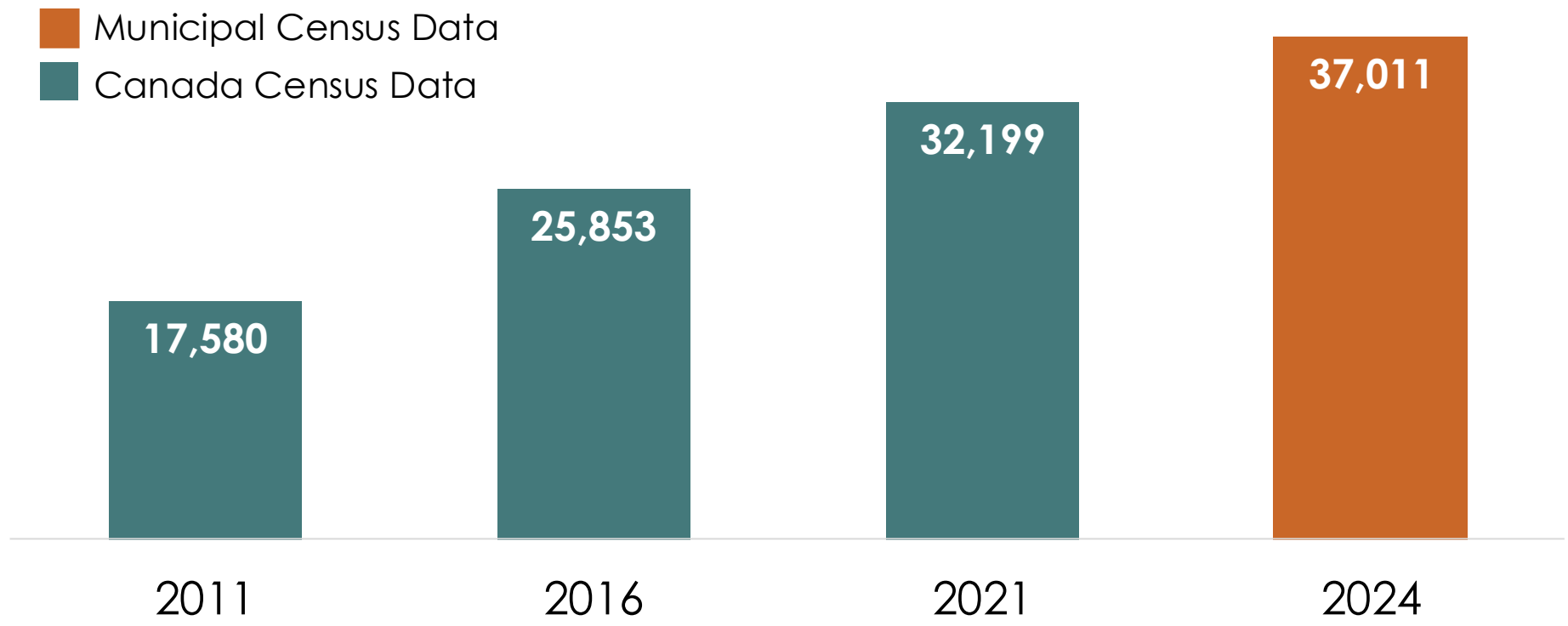
- The Town is conducting a **Cochrane Housing Needs Assessment** to gain a clearer picture of current and future housing requirements.
- This study examines the availability of homes, the types of housing needed, and identifies those facing challenges in securing safe and affordable accommodations.
- The findings will inform upcoming policies, programs, and planning decisions as Cochrane expands.



Key Findings

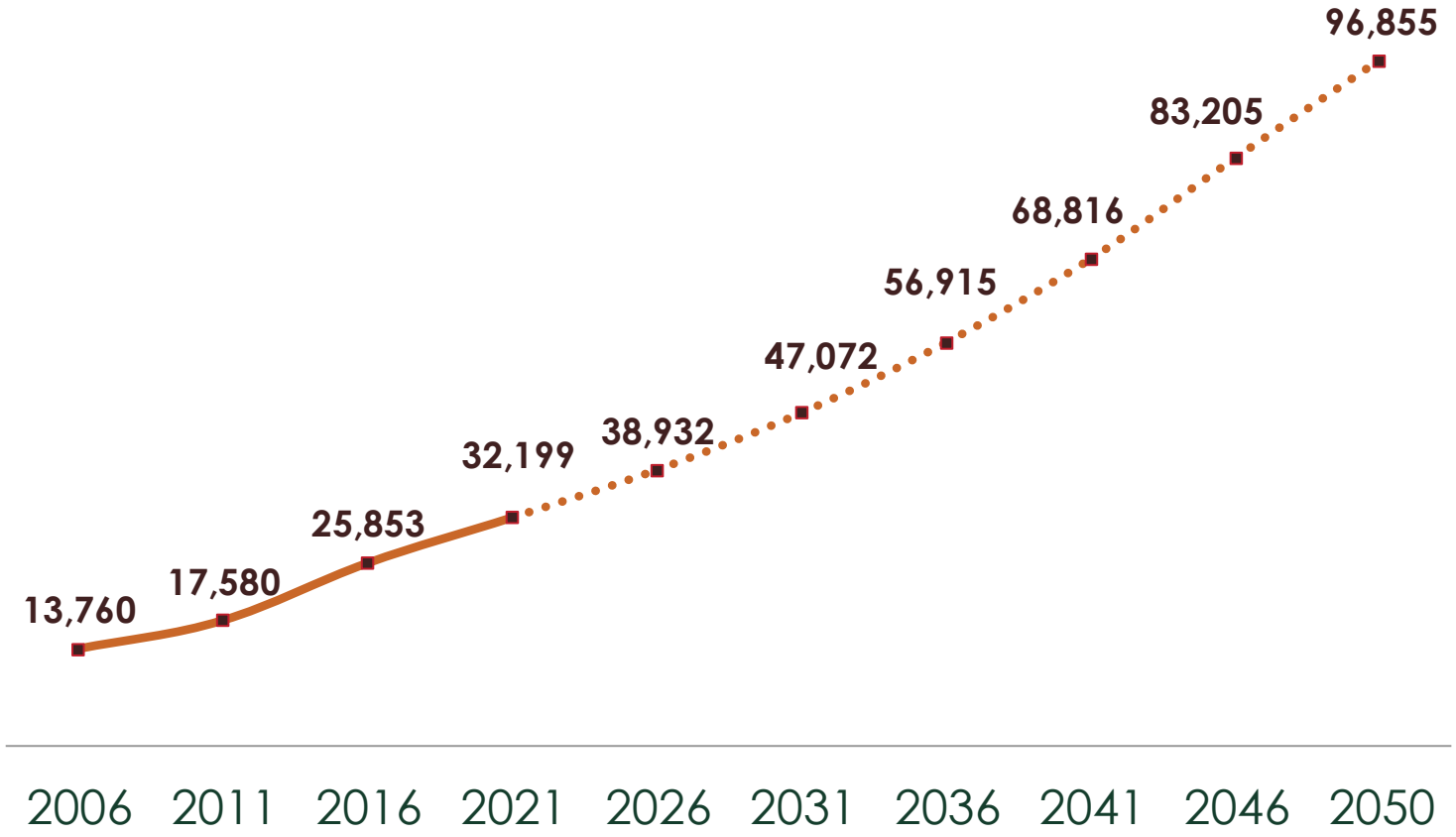
Population Growth

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



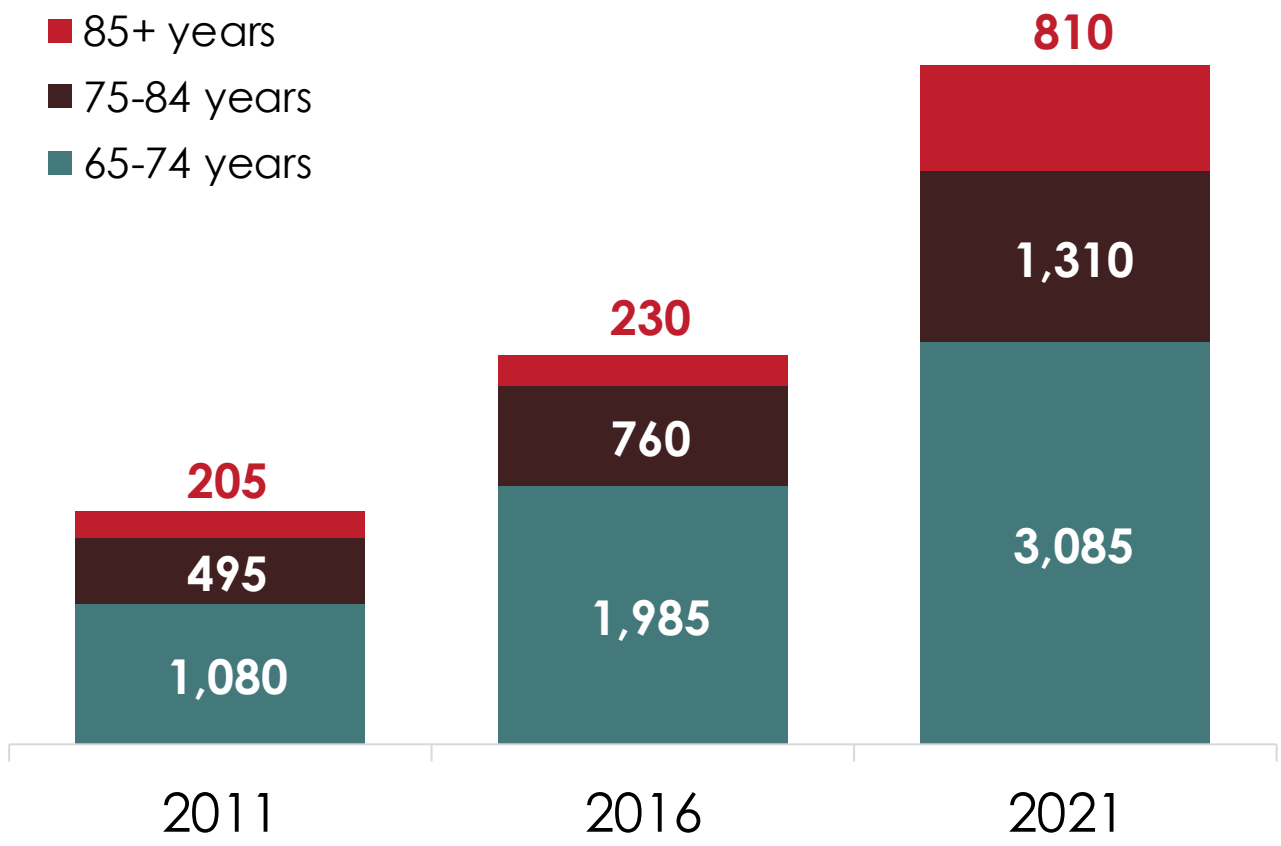
Population + Housing Growth

- 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.



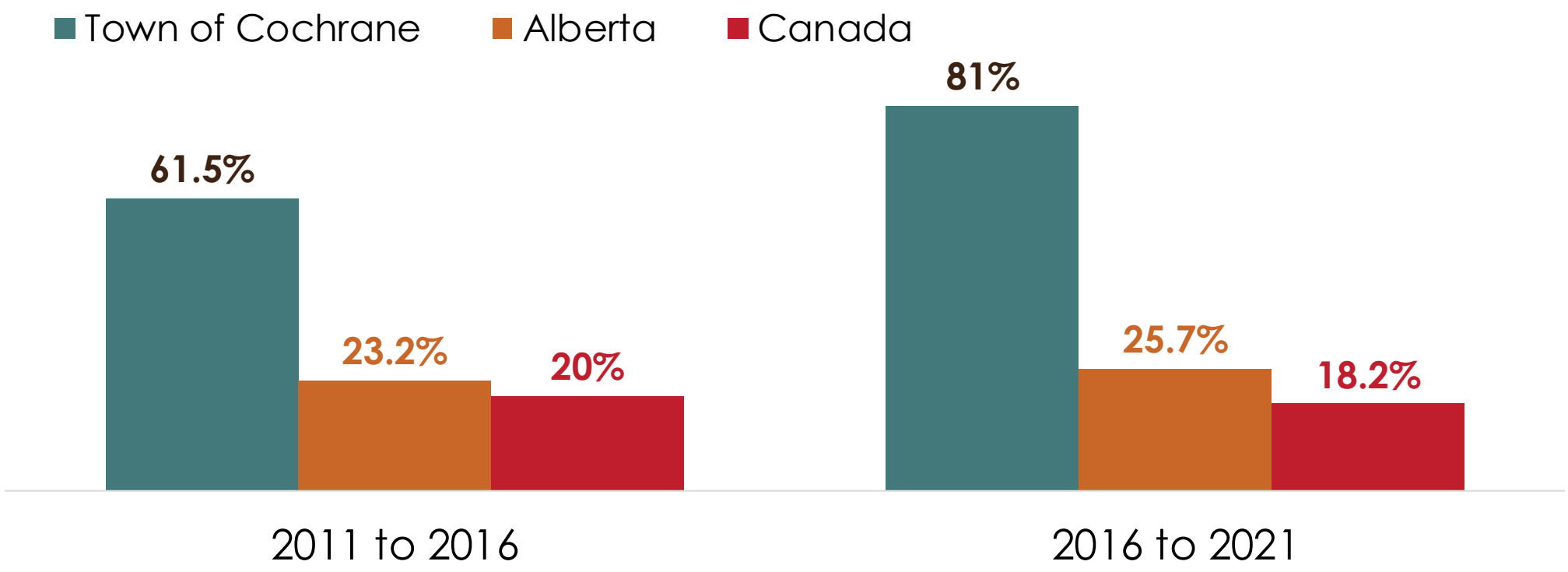
Senior Population Growth

- Cochrane's senior population (ages 65+) has **increased by 192% since 2011**, with the 85+ population nearly tripling over the past 10 years.



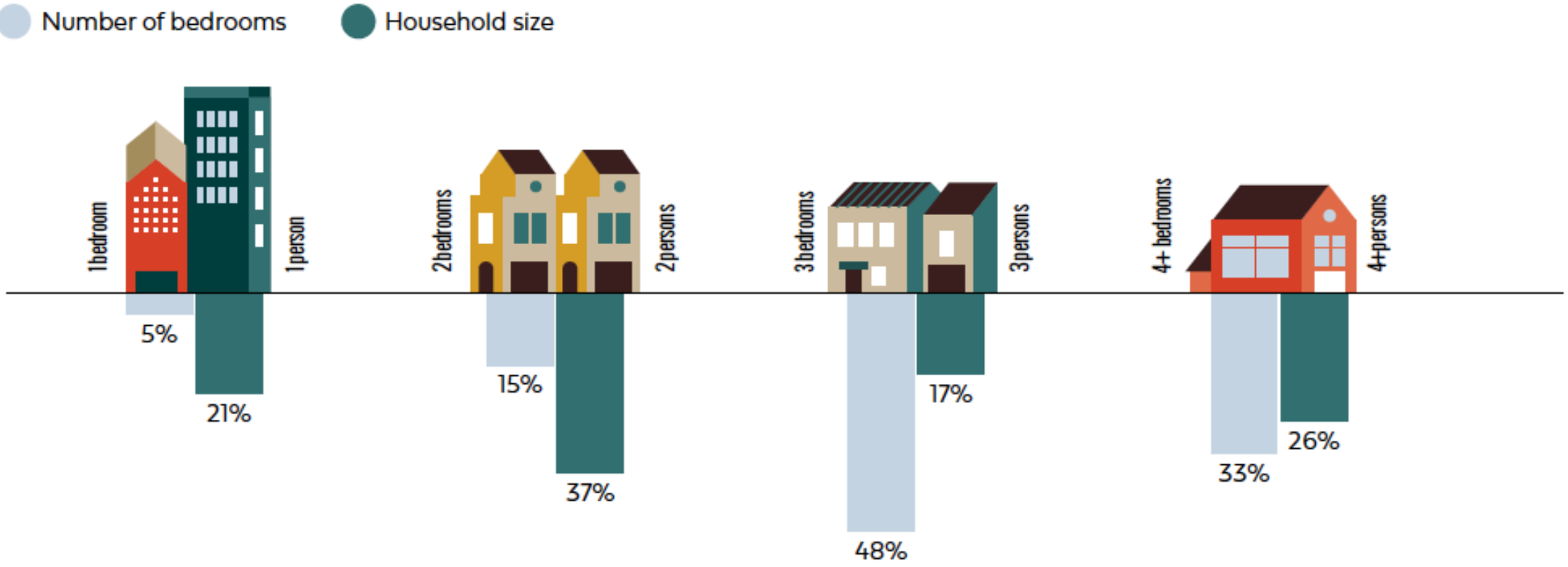
Compared Senior Population Growth

- Cochrane has experienced a **significantly higher rate of senior population growth from 2011 to 2021** compared to Alberta and Canada.



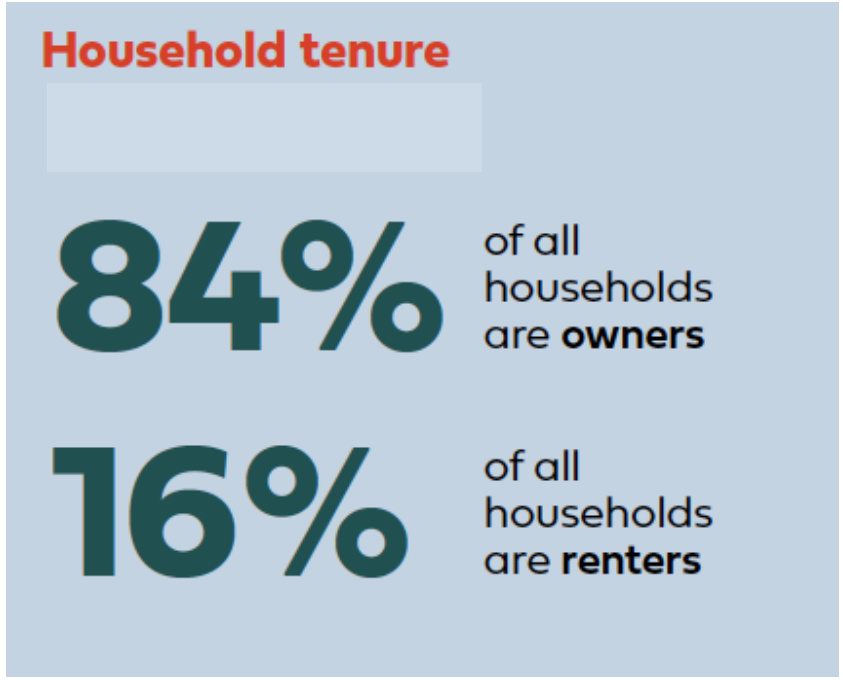
Housing in Cochrane

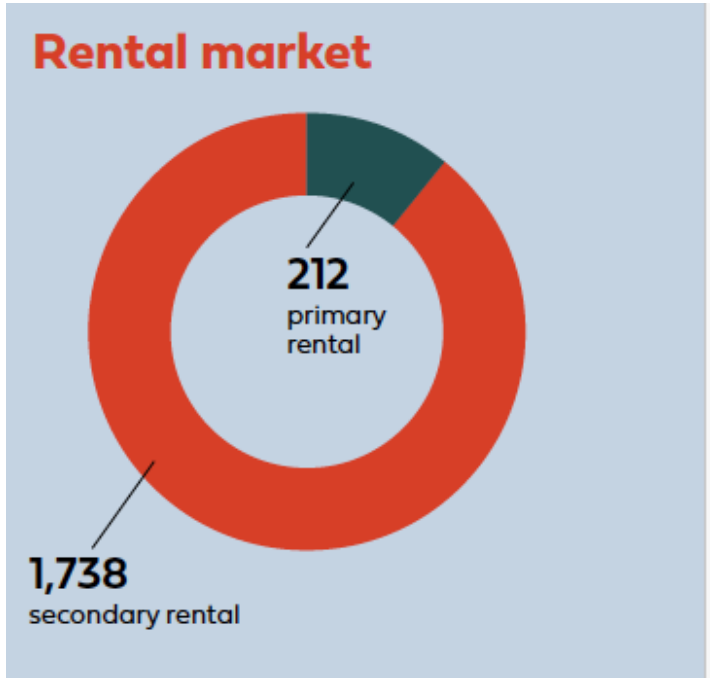
- Although over half (58%) of Cochrane's households consist of 1- or 2-persons, while **the majority (81%) of housing units have 3 or more bedrooms.**



Housing in Cochrane

- Most households (84%) **own their homes** with 16% 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

- Out of all households ages 65+
  - 9.4% are in Core Housing Need
  - **92.3% do not meet the affordability** standard
- Out of all households ages 85+
  - 22% are in Core Housing Need
  - **54.5% of renter households** are in Core Housing Need

65+ Income + Affordable Shelter Costs

Income Category	Annual Household Income	Affordable Shelter Cost	# of 65+ Households	% of 65+ Households
Very Low	< $22,600	< $565	90	3.3%
Low	$22,600 – $56,499	$565 – $1,412	895	32.5%
Moderate	$56,500 – $90,399	$1,413 – $2,259	740	26.9%
High	$90,400 – $135,600	$2,260 – $3,390	615	22.3%
Very High	> $135,600	> $3,390	410	14.9%

85+ Income + Affordable Shelter Costs

Income Category	Annual Household Income	Affordable Shelter Cost	# of 85+ Households	% of 85+ Households
Very Low	< $22,600	< $565	0	0%
Low	$22,600 – $56,499	$565 – $1,412	140	68.2%
Moderate	$56,500 – $90,399	$1,413 – $2,259	35	17%
High	$90,400 – $135,600	$2,260 – $3,390	20	9.8%
Very High	> $135,600	> $3,390	0	0%

Senior Housing in Cochrane

- Cochrane offers a variety of independent and assisted senior housing through Big Hill Lodge, Evergreen Manor, Bethany Cochrane, and Quigley Manor.
- **23% of current tenants with the Cochrane Society for Housing Options are 65 years old or older.**
- Local housing organizations indicate that waitlists remain lengthy.

Seniors Accessing Supports

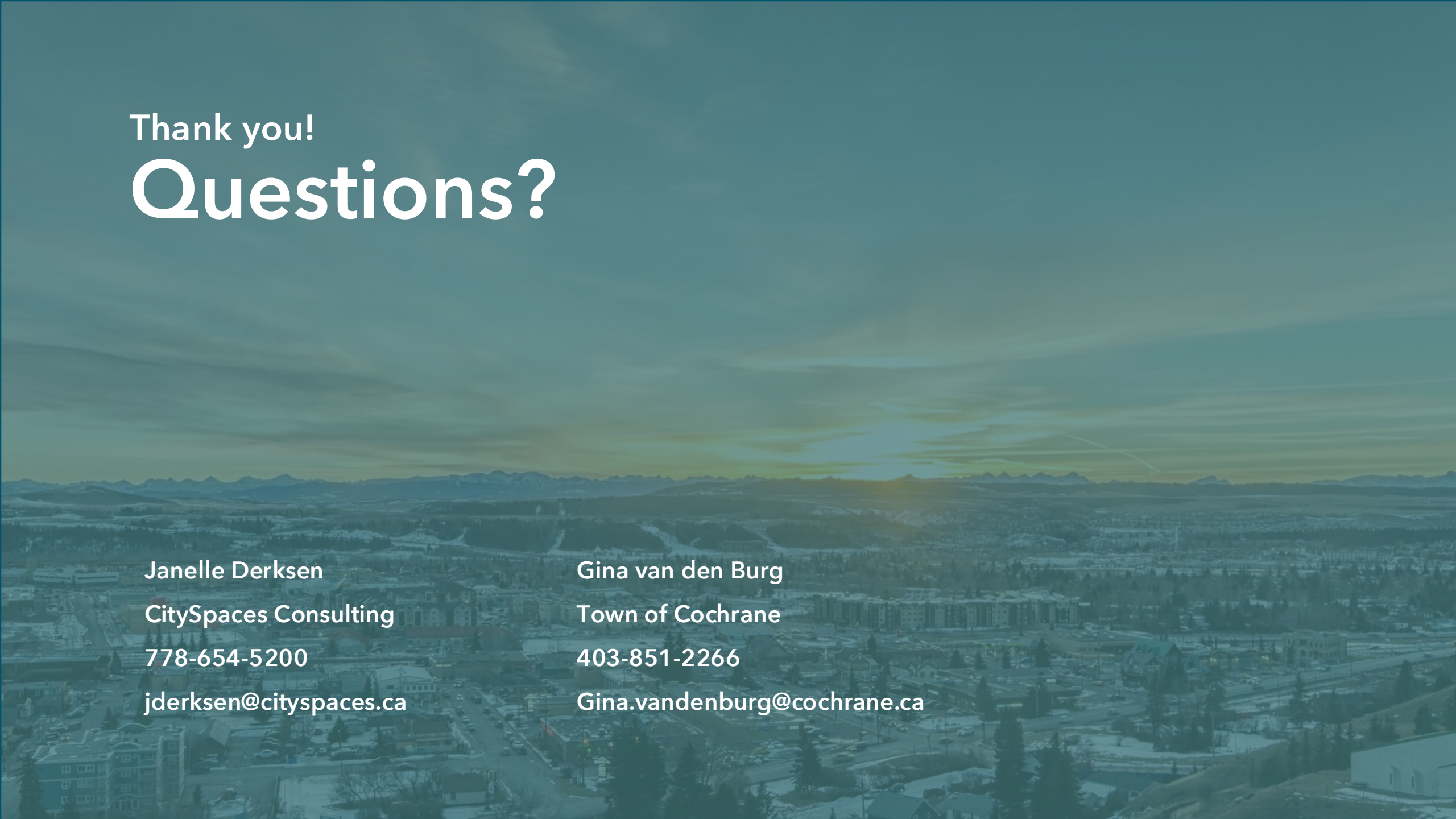
- Family and Community Support Services provides local services.
  - Out of the total individuals/families accessing the organization's services, **12.4% are aged 65 or older**.



Discussion Questions

Discussion Questions

1. Does the information we shared match your experience living in Cochrane?
2. How does your current housing meet/not meet your needs (size, accessibility, distance from services)?
3. What barriers do seniors face when looking for housing in Cochrane?
4. Are seniors leaving Cochrane due to lack of housing options?
5. What support services are needed to help residents age-in-place?
6. Do you have any other thoughts or ideas about how to improve seniors housing in Cochrane?



Thank you!

Questions?

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