

Town of Olds Housing Needs Assessment

What We Heard Report

June 20, 2025

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Executive Summary

The Town of Olds hired Resilience Planning to complete a Housing Needs Assessment, which included conducting an engagement program between November 2024 and June 2025 to understand residents' housing challenges and identify opportunities to address housing needs, with 375 people participating. Engagement outcomes inform a Housing Needs Assessment, which will guide the development of housing solutions responsive to the community's evolving needs over a five and 20-year timeline. The engagement involved interviews with six organizations, a public survey with 346 respondents, and workshops with service providers for seniors, youth, and post-secondary students, as well as touch points with service providers working with families and children and the business community.

Key themes emerged from the survey, interviews, and workshops, highlighting a pervasive affordability and availability crisis. Many households spend over 50% of their income on housing and utilities, leading to extreme core housing need. Renters and lower-income households face rising rents and a lack of subsidies, while homeowners experience high property taxes, utility bills, and unexpected repair costs. Housing conditions are a concern, with owners unable to afford critical repairs and renters reporting landlord neglect. There is a significant mismatch between housing supply and needs, with an oversupply of large, expensive homes and a shortage of affordable, appropriately sized units, especially one- and two-bedroom options. Seniors struggle to downsize due to a lack of accessible options, and young adults face few studio rentals, prolonging living with their parents. The rental market is characterized by pressure and tenant vulnerability, with long searches, few available units, and concerns about unfair lease agreements and evictions.

Specific demographics face unique challenges. Seniors require more self-contained units with kitchens and wrap-around supports, and struggle to maintain or downsize from large homes. Youth experience widespread couch-surfing due to a severe lack of emergency and long-term housing options. Families struggle to find affordable, quality housing, particularly multi-bedroom units for single-income households and domestic violence survivors. Students are heavily reliant on rooming houses due to a scarce and unaffordable primary rental market. Local businesses are impacted by the housing shortage, which hinders employee attraction and retention, forcing many workers to commute long distances.

Barriers to addressing these housing needs include financial constraints, with difficulties attracting investors and developers for affordable developments and high construction costs. Bureaucracy and restrictive zoning, along with public attitudes against multi-unit housing ("BANANA" and "NYMBism"), further hinder development. A lack of skilled tradespeople and limited in-community emergency services (like shelters) also contribute to the challenges.

Opportunities to address housing needs include incentivizing diverse housing types such as tiny homes and modular housing, mixed-density infill, rent-to-own models, and legal secondary suites to fill the "missing middle". Policy and planning reforms, including zoning flexibility, faster permitting, and clearer building guidelines, are recommended to reduce red tape. Supporting seniors and downsizers through aging-in-place initiatives and creating 55+ walkable communities near amenities are also crucial. Public-private collaboration involving the Town council, builders, landlords, employers, and institutions is suggested for joint problem-solving. Finally, improving rental standards and safety through building code enforcement, landlord education, and proactive inspections is seen as an opportunity.

Background + context

Housing affordability and availability are identified as a growing concern for residents in Olds. To respond to this, the Town of Olds engaged residents to learn about their challenges with housing and where they see opportunities to address their housing needs.

The outcomes of the engagement process provides information to inform the Housing Needs Assessment. This information will guide staff, Council, and key interests in creating housing solutions that are responsive to the evolving needs of Olds residents. The goal is to ensure sufficient housing options meet the full spectrum of community needs.

This report provides a summary of all engagement events.

Purpose

The purpose of the engagement was to learn about the specific housing needs and challenges of residents in Olds and to learn what opportunities might address those needs.

What we did

Between November 2024 and June 2025, Resilience Planning spoke with service providers, educational institutions, the business community, and staff about housing challenges, needs, and potential solutions for the Town of Olds. A total of 375 people were engaged over the course of the project.



Interviews



Survey



Workshops

Interviews

Between November and December 2024 we interviewed representatives from the following six organizations:

- Family and Community Support Services, Olds
- Chinook's Edge School Division
- Mountainview Emergency Shelter
- Olds College
- Chamber of Commerce
- Local Builder

Survey

A public survey was conducted between March 31 and April 21, 2025. There were 346 respondents who completed the survey. A \$50 incentive to complete the survey was offered. The full survey and corresponding responses can be found in the appendices. An analysis of the survey is presented in this report.

Workshops

In May and June we conducted three workshops with the following audiences:

- Providers of services for seniors (8 participants)
- Providers of services for youth (4 participants)
- Olds College and Chinook's Edge School Division for needs of post-secondary student representatives (7 participants, plus one emailed response)

Outcomes from these workshops are summarized in this report.

Engagement - other

- Providers of services for families and children (due to scheduling challenges we were unable to schedule a workshop, we developed a questionnaire and received three responses)
- Local business owners (despite best efforts, we were unable to schedule a workshop session with the business community, we did conduct an interview with the Chamber of Commerce in the fall of 2024 and include responses related to housing from the BREWD survey here)

This feedback is included as part of the summary presented in this report.

What we heard

Survey outcomes

The survey received 346 responses. The following eight key themes are identified from the survey responses.

1. **Affordability and cost burden.** Many households are spending more than 50% of their income on housing and utilities, placing these households in Extreme Core Housing Need. Owners and seniors experience high property taxes and utility bills, as well as unexpected repair costs. Renters and lower-income households experience rising rents and little to no subsidies. Families are seeing housing prices exceed what average working families can afford.
2. **Housing condition and maintenance.** Owners, especially seniors and lower income households cannot afford critical home repairs or upgrades. Renters report neglect from landlords including mold, leaks, and unsafe conditions. Survey respondents report that older homes are overpriced and poorly maintained.
3. **Supply doesn't match needs.** There is not enough affordable, appropriately sized housing (especially one- and two-bedroom units). Families are struggling to find suitable housing, noting that new constructions are primarily large and expensive. This lack of diverse housing stock means seniors can't downsize, particularly in desirable, walkable neighborhoods. Young adults are finding few studio rentals available, leading many to live with their parents longer than desired.

4. **Aging in place and accessibility.** Seniors share that their homes are now too large to manage and there are no accessible options for them to move to. Lower-income seniors can't afford to move, nor can they maintain existing homes.
5. **Rental market pressure and tenant vulnerability.** Renters and lower-income households report long searches, few units are available, and unsafe or overpriced conditions. Tenants fear eviction and feel forced to sign unfair lease agreements¹. Landlords struggle with screening, evictions, and regulations they feel favour tenants.
6. **Family and multigenerational needs.** Families experience overcrowding with few upgrade options. Multigenerational families can't renovate or expand due to costs or bylaw restrictions. And young families are priced out of owning or renting locally.
7. **Policy, zoning, and planning barriers.** Owners and developers are frustrated with restrictive zoning and complex permitting. There is a lack of diverse housing options and a general belief that there are a few developers controlling the market and that the Town is slow to adapt.
8. **Housing and economic stability.** Some businesses can't attract or retain workers due to housing shortages. Employees commute from other towns or live in unstable conditions. This is limiting overall community and economic resiliency.

Key outcomes are arranged according to the different emerging themes and types of audiences we engaged with through the resident survey.

Workshop and interview outcomes

The qualitative engagement, encompassing workshops with seniors, youth, and families, as well as interviews with key community groups like Olds College, Chinook's Edge School Division, and various service providers, revealed critical insights into the housing landscape in Olds. The following five key themes are identified from the interview and workshop outcomes.

1. **Pervasive Affordability and Availability Crisis.** There were consistent reports of "no vacancy" and a severe lack of affordable housing options across all demographics. Rent and living costs are increasingly unaffordable, impacting a significant portion of the population, including working families, seniors, and students. High costs are driving a reluctance among property owners to rent due to limited recourse against tenant issues, further tightening the market.
2. **Housing Mismatch and Lack of Diversity.** There is an oversupply of higher-end, larger single-detached homes contrasted with a critical shortage of diverse housing types needed and desired by the community. Families experience overcrowding in smaller units, while seniors struggle to downsize due to lack of suitable, accessible options. There are specific needs for self-contained senior units with kitchens and multi-family units for families.
3. **Significant Challenges for Vulnerable Populations:**
 - a. **Seniors:** Long waitlists for independent living units with wrap-around supports; desire for smaller, low-maintenance, accessible homes near amenities.

¹ Unlike [British Columbia](#) [direct download to Residential Tenancy Agreement (RTB-1) form], Alberta doesn't have a provincially produced, standard rental agreement.

- b. **Youth:** Widespread issues of couch-surfing due to a severe lack of emergency and long-term housing; urgent need for host home programs and affordable rental options.
 - c. **Families and Children:** Struggle to find affordable, quality housing, particularly multi-bedroom units for single-income households and domestic violence survivors.
 - d. **Students:** Heavy reliance on rooming houses as on-campus accommodation is limited (sufficient units to accommodate approximately 35% of students); primary rental market is scarce and unaffordable, forcing many to commute from outside Olds.
4. **Impact on Economic Development and Workforce.** The housing shortage directly impedes business growth by creating significant challenges for employer attraction and retention. Companies across various sectors (respondents named Shell, Pathways Alliance, and Sunpine as examples) face HR issues due to employees unable to find local housing. Lack of affordable housing forces many workers to commute (some very long distances), impacting local vibrancy and talent acquisition.
5. **Systemic Barriers and Implementation Challenges:**
- **Financial Constraints:** Difficulty in attracting investors for affordable developments; high costs of construction, off-site levies, and leveraging government funding.
 - **Bureaucracy:** Challenges in navigating government and service systems for housing assistance.
 - **Public Attitudes:** "BANANA" (Build Absolutely Nothing Anywhere Near Anyone) and NYMBism (Not In My Backyard) attitudes hinder the development of multi-unit housing.
 - **Lack of Trades:** Shortage of skilled tradespeople to support housing development, exacerbated by non-recognition of foreign credentials.
 - **Limited Emergency Housing:** Critical lack of local emergency shelter, often requiring individuals to be transported to other cities, away from connections and service relationships, without adequate service connections in new locations.

Key themes

Core Housing Need: adequacy, affordability, suitability

When asked if current housing is in good condition (adequate), affordable, and the right size (suitability), we received the following, summarized responses.

Adequacy: Costly repairs and maintenance challenges

- Many respondents can't afford necessary home repairs (e.g., plumbing, furnace, kitchen, toilets).
- Deferred maintenance is common due to limited income or competing priorities.
- Some homeowners have taken out second mortgages or are saving slowly for urgent fixes.
- Pensioners and low-income individuals report particular difficulty with even basic upkeep.

Adequacy: Landlord neglect and rental challenges

- Several renters report that landlords neglect maintenance (e.g., mold, leaks, broken windows, no cleaning).
- Some landlords live out of town and are unresponsive or slow to act.
- A few tenants do repairs themselves, some receive reimbursement, though are not compensated for their time.

Affordability: High cost of housing, utilities, and taxes

- Numerous people spend 50% or more of their income on rent and utilities.
- Olds is seen as increasingly unaffordable. People noted rising property taxes and high utility costs, especially water and electricity.
- Some feel stuck: able to pay their mortgage or rent, but with nothing left to save or invest in other needs.

Suitability: Space mismatches - overcrowded or too large

- Overcrowding is a serious concern for families, especially in small trailers or two-bedroom units with children.
- Others live in homes that are too large now due to family changes, but can't downsize because of lack of options.

Availability

- An urgent need for affordable and low-income housing is needed throughout Mountain View County.
- Owners are less willing to rent due to lack of recourse for damages and / or non-payment of rent, resulting in low or no vacancy.
- Rent is higher due to increased interest rates on mortgages, increased insurance premiums, and land taxes.

Overall challenges for specific demographics

Seniors

- The greatest waitlist is for self-contained senior units with kitchens.
- Seniors desire full independent living options with wrap-around supports.
- Even if they don't want to cook, they want a kitchen (psychological independence).
- Some seniors live in homes that are too large now due to family changes, but can't downsize due to lack of options.
- **Seniors need:** subsidized rent and damage deposits; basic income; more self-contained housing; better long-term usability of housing (e.g., for seniors now, potentially students later).

Other challenges experienced by seniors include homes being too large to maintain, which can lead to housing stock that becomes too expensive to repair. Seniors want affordable downsizing options in Olds so they can stay near family members, friends, and medical practitioners and amenities. Seniors on fixed incomes have limited choices for renting or buying homes.

Youth

- Significant challenges for youth who are couch-surfing or need to commute to Olds.
- Limited options for youth who are out on their own.
- **Youth need:** more rental housing; Host Home program for emergency needs (with focus on safety and trusted community oversight); assistance with finding roommates.

Families with children

- Families, including young families and those living in multigenerational households experience overcrowding (with some living in small units or trailers). They are interested in modest, detached homes around \$400,000. They note there is a lack of affordable options to upgrade and that there are inflexible home designs to support multigenerational living.
- Urgent need for affordable and low-income housing; approximately 75% of domestic violence survivors face housing as a barrier to leaving.
- Respondents shared that most rental properties in Olds are one or two-bedroom suites, which may not accommodate different familial needs.
- Homeownership is often unattainable for student families or those with dependents.
- **Families with children need:** more short-term homes (apartments) for the College community; more affordable and low-income housing for single-income families with a suitable number of bedrooms; more rental subsidies.

Students

- Primary market rental units are mostly unavailable and prices increase significantly in July/August.
- Rooming houses are the most prominent form of housing for students.
- **Students need:** affordable, quality housing while studying; and pathways to more permanent housing for those who wish to stay in Olds post-graduation.

Local businesses

- **Housing Costs Impacting Business Growth**
 - Businesses express concern about employee recruitment and retention due to lack of affordable housing.
 - Lack of housing forcing commutes from other towns.
 - The cost of living undermines workforce stability.
- **Need for Worker Housing**
 - Specific need for temporary worker accommodations and affordable rentals for young or seasonal employees.
 - Businesses want to attract workers but can't provide or find housing for them locally.

Survey analysis

The following survey analysis calls out responses from specific groups to paint a more complete picture of the experiences in Olds.

Renters and Owners

Renters represent 25% of survey respondents, owners represent 67% of respondents, 3% live on campus in student housing and 5% have other housing arrangements (Figure 1).

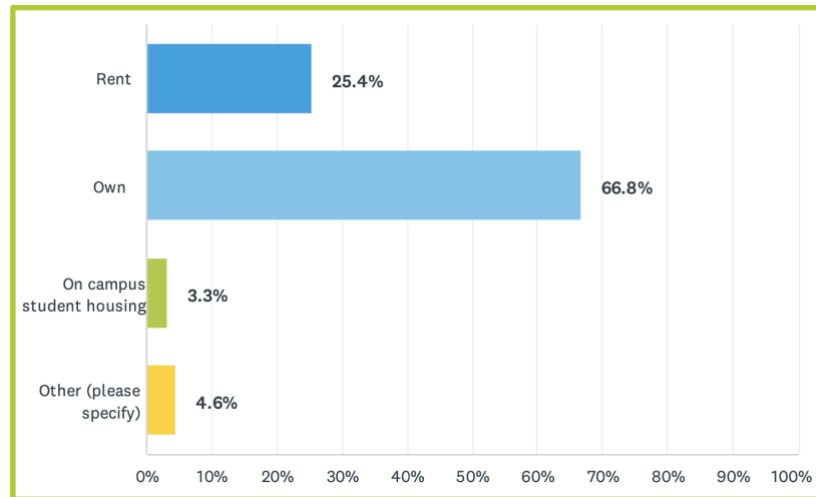


Figure 1. Survey respondents by tenure

Characteristics of renters

The renter profile reflects a predominantly younger population, with 43% under the age of 34. Renters live in various housing types, including detached houses (25%), duplexes and other attached units (39%), and condos or apartments (22%). Household structures vary as well—only 58% live in traditional family arrangements, while 33% live alone or with roommates. On average, renters face lower monthly housing costs than homeowners, with 63% paying under \$1800 per month. Among those who share living expenses (e.g. roommates), 55% spend between \$700 and \$1050 each month (Figure 2). The average cost to rent a room is \$649², though this figure is likely to increase when utilities are included. A notable 24% of renters do not fully understand their rights and responsibilities as tenants, and 6% would like help communicating with landlords about repairs and maintenance issues.

Renters experience high rents with limited affordable options. They are living in inadequate housing that is of poor quality due to landlord neglect. They fear eviction and feel as though they have limited power as tenants. Many renters are living in illegal suites. They spend a lot of time searching for rental units and find themselves in bidding wars. They also desire pet-friendly and smaller units.

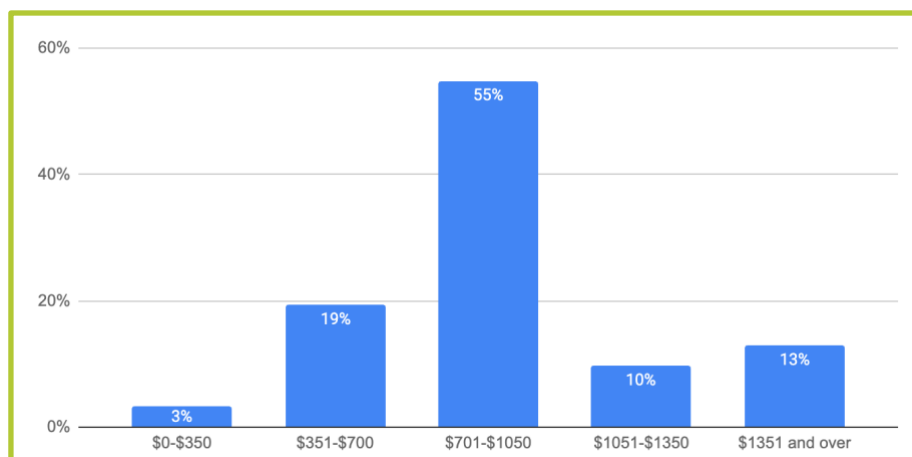


Figure 2. Average monthly expenses per individual renter for shared housing

² Result obtained through tracking online postings from October 2024 to February 2025

Characteristics of owners

The profile of homeowners reveals a distinctly mature demographic, with 10% of respondents below the age of 34. The dominant housing type is single detached (86%), while duplexes account for a further 11%. Household configurations are largely 'traditional', with 79% identifying as families with partners and/or children, and a smaller segment (12%) living independently. 49% of homeowners face monthly housing expenditures exceeding \$1800, with an additional 18% reporting costs between \$1500 and \$1800; 21% experience housing costs under \$1200 per month. The vast majority of owners (88%) do not currently operate rental suites on their properties. When considering measures to incentivize long-term rentals, a reduction in municipal property taxes emerged as the most preferred option, ranking higher than property management assistance or assurances regarding tenant understanding of their obligations. Regarding strategies to encourage the development of long-term rental units by property owners, the most compelling incentives (Figure 3) include:

1. Rebate of forgivable loan (a loan that doesn't have to be repaid if you comply with a program) (21%)
2. Reduced municipal property taxes (19%, this was also the top answer from owners who already have suites)
3. Less restrictive municipal zoning bylaws and policy (15%)

Home owners are challenged with costly home repairs and deferred maintenance, which can lead to aging and unrepairable housing stock. They believe property taxes and utility costs are high. Those who want to downsize or age in place have limited options. Some shared that zoning bylaw restrictions limit their ability to upgrade or do additions.

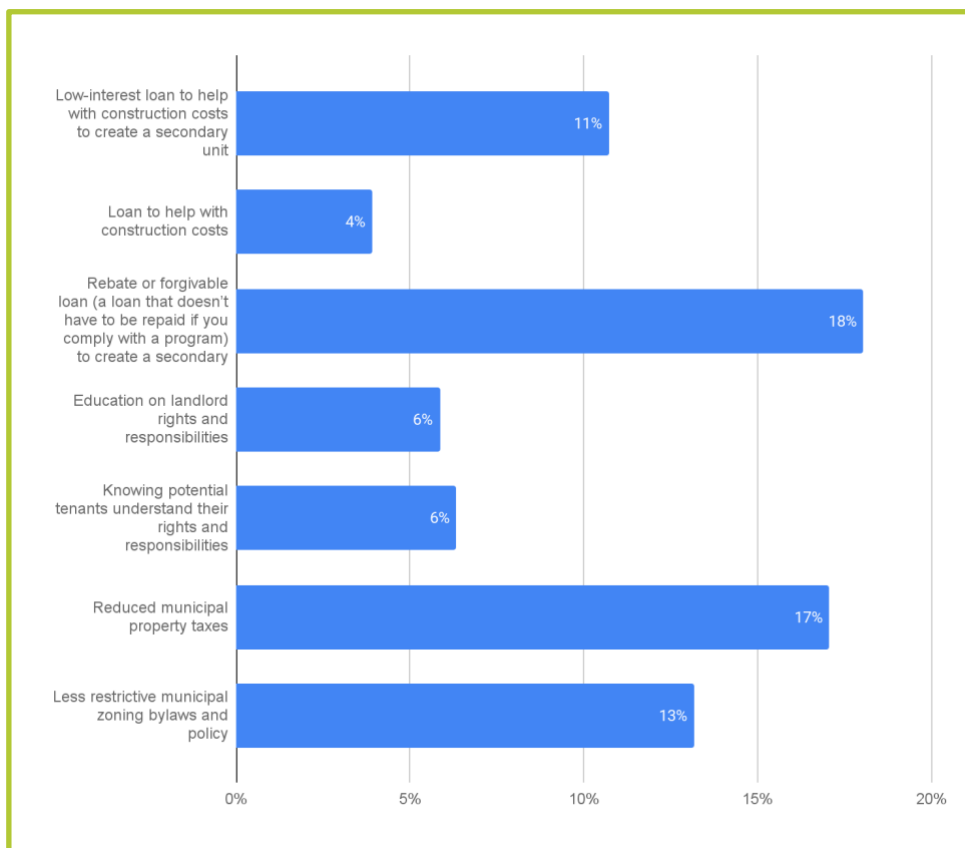


Figure 3. Measures helping owners create long term rental suites

Household composition

Renters tend to have more diverse household composition, with a larger proportion living alone or with roommates (Figure 4). 33% of renters live alone or with roommates. 79% of owners vs 58% of renters live with immediate family (partner and/or children).

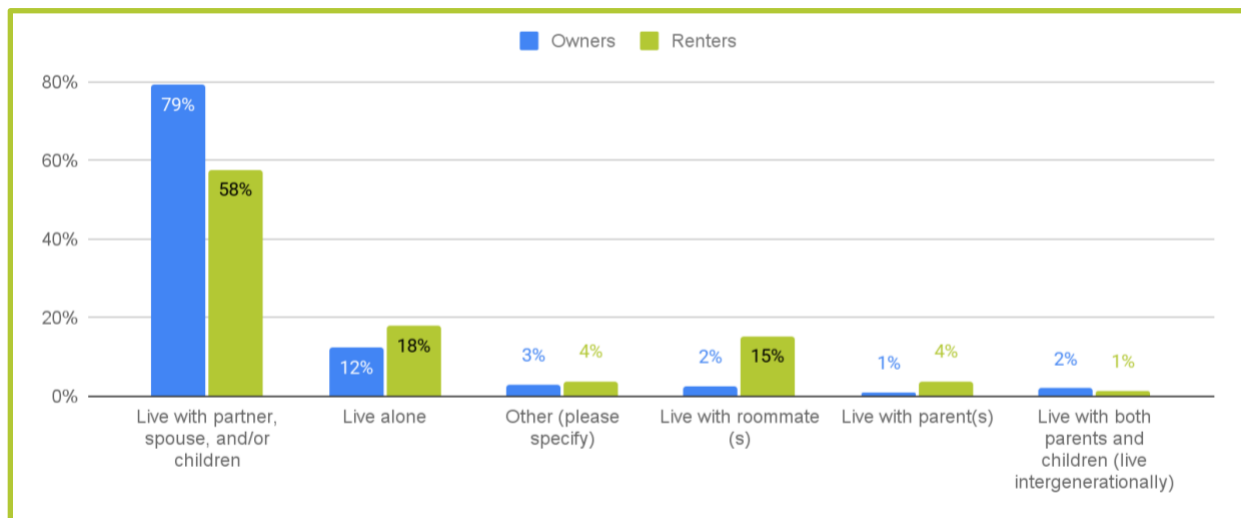


Figure 4. Renters and owners household composition

Core Housing Needs: Adequacy, affordability and suitability

More owners (52%) than renters (42%) experience Core Housing Needs. Figure 5 shows that affordability is the biggest issue where 42% of renters are living in unaffordable housing compared to owners (21%). Every renter who has indicated a Core Housing Need listed affordability as a concern.

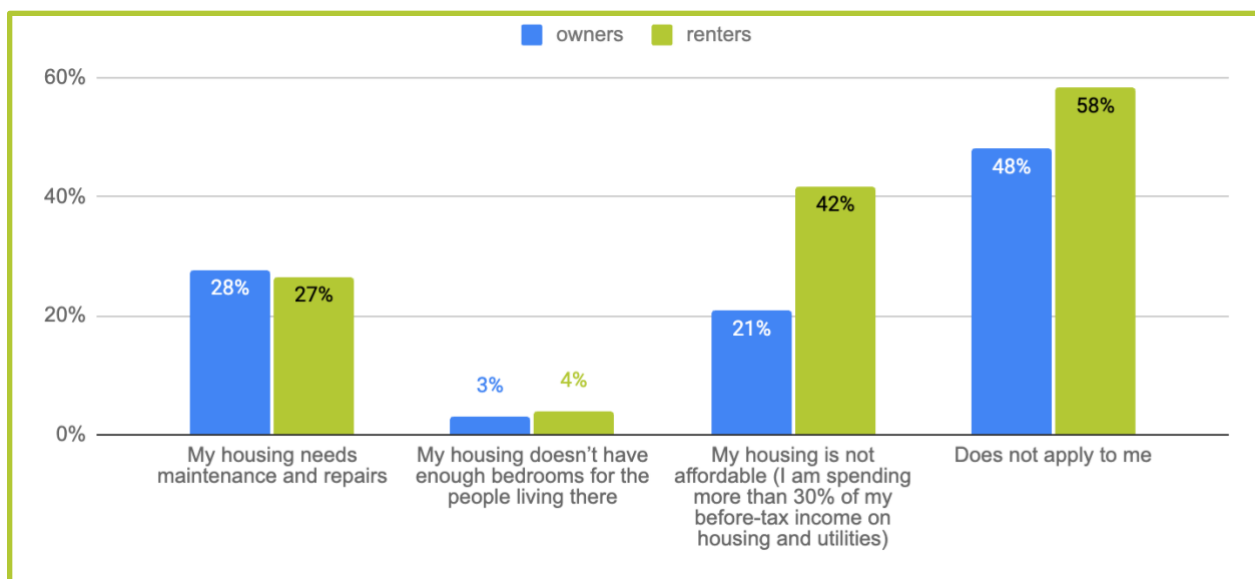


Figure 5. Renters and owners core housing needs

56% of owner respondents are spending more than 30% of their pre-tax income on housing (Figure 6). We note that data in Figure 6 does not align with survey responses about affordability for owners, which shows only 21% of owners reporting an affordability issue. The discrepancy may have its root in the perception of the term “affordability”. It may be that owners feel like their housing costs are affordable despite paying more than 30% of housing.

81% of renter respondents report paying over 30% of their pre-tax income on housing, placing a large number of renter households in Core Housing Need.

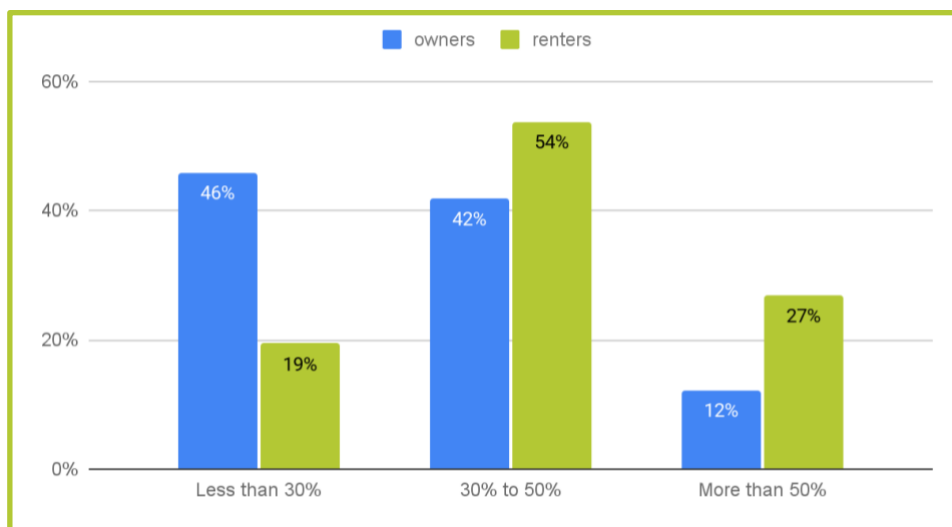


Figure 6. Proportion of income spent on housing

Housing scarcity

Most renters struggle with housing challenges; 8% of renters versus 73% of owners reported that this issue does not apply to them. 66% of renters have challenges finding available rental housing and lack affordable housing purchase options as a primary residence (Figure 7).

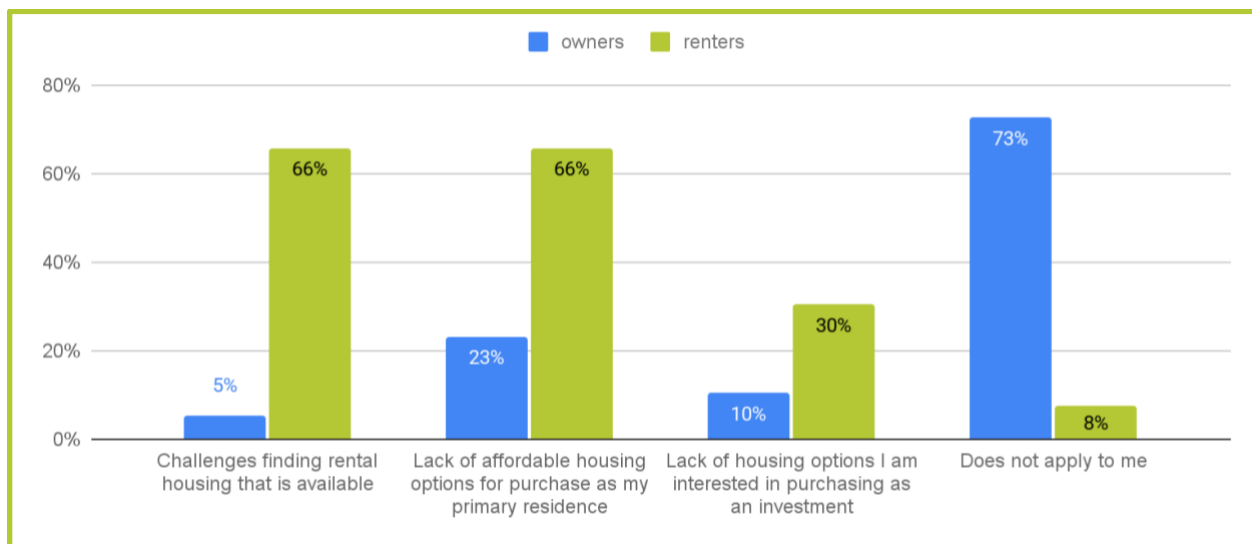


Figure 7. Housing challenges by owners and renters

Housing needs in Olds

Overall, a lower proportion of owners versus renter respondents feel additional housing choices are needed in Olds. This is seen in the lower percentage responses given by owners compared to renters (Figure 8). These outcomes may also validate the trend of younger residents feeling home purchase is beyond their reach, meaning a focus on more rental housing, housing types and innovative home ownership models are needed.

Top priorities for renters include:

1. More affordable/below market housing (72%)
2. More affordable/below market home ownership (59%)
3. More market priced rental units (56%)
4. More diverse housing options (54%)

Top priorities for owners include:

1. More affordable/below market home ownership (44%)
2. More diverse housing options (41%)
3. More seniors' housing (37%)
4. More affordable/below market rental housing (32%)

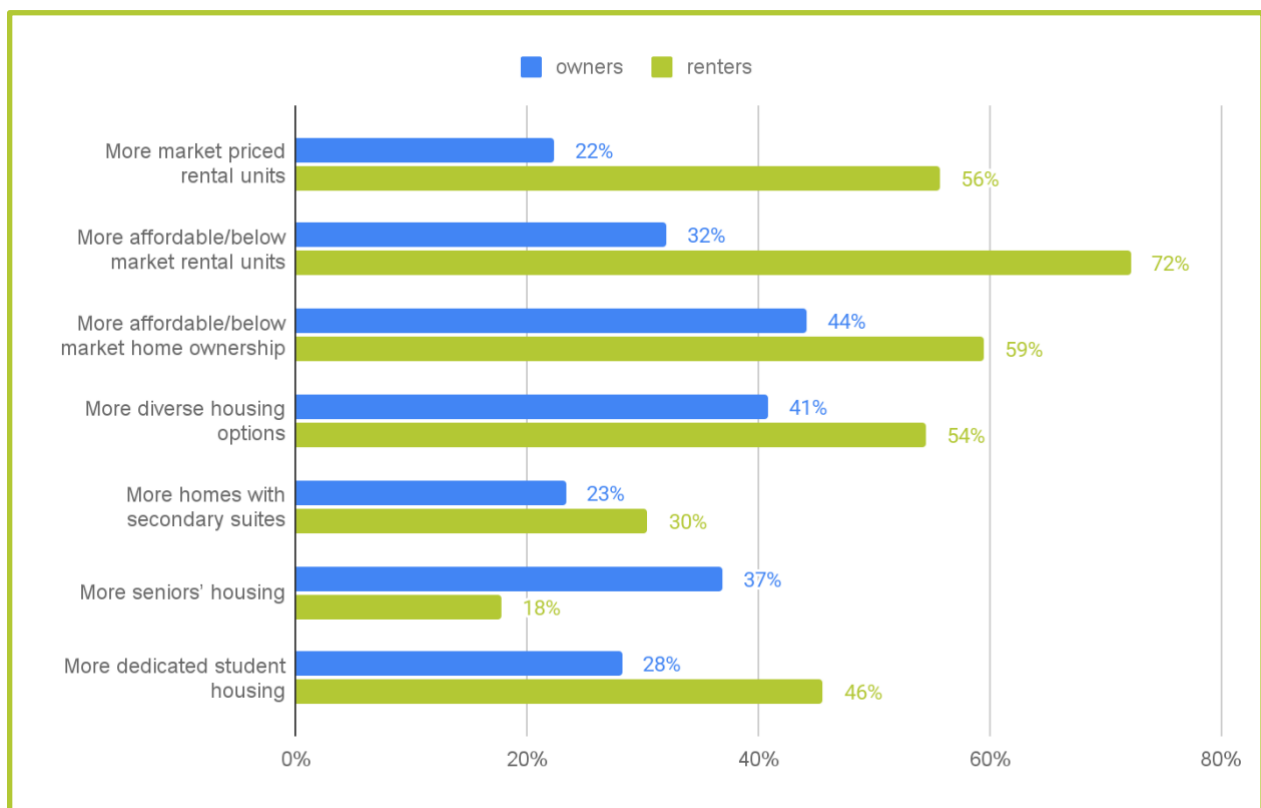


Figure 8. Housing needs in Olds

Low income households

For the purpose of this analysis low income households are those who earn half (50%) or less of the Average Median Household Income for Olds. Meaning that households earning \$41,000 or less are

considered low income. The income bracket in the Olds Residents survey coinciding closest to this number is \$39,999 or less. 38 survey responses were identified as low income households according to their household income.

Low-income households in Olds exhibit distinct characteristics in their education, housing, and household composition. A significant portion are connected to Olds College, with 33% currently attending and 11% being alumni. 47% of these households are renters, 14% live in student accommodation, 17% are owners, and 22% have other tenure arrangements (Figure 9). Low income households disproportionately occupy denser housing types, including duplexes (28%), condos/apartments (25%), and basement/secondary suites (14%). Survey data reveals a higher prevalence of single-person households (36% vs. 16% general population) and those living with roommates (17% vs. 6% general population), contrasting sharply with the general population's common household structure of spouses and/or children (25% vs. 69%). A notable 90% of low-income respondents dedicate over 30% of their income to housing costs.

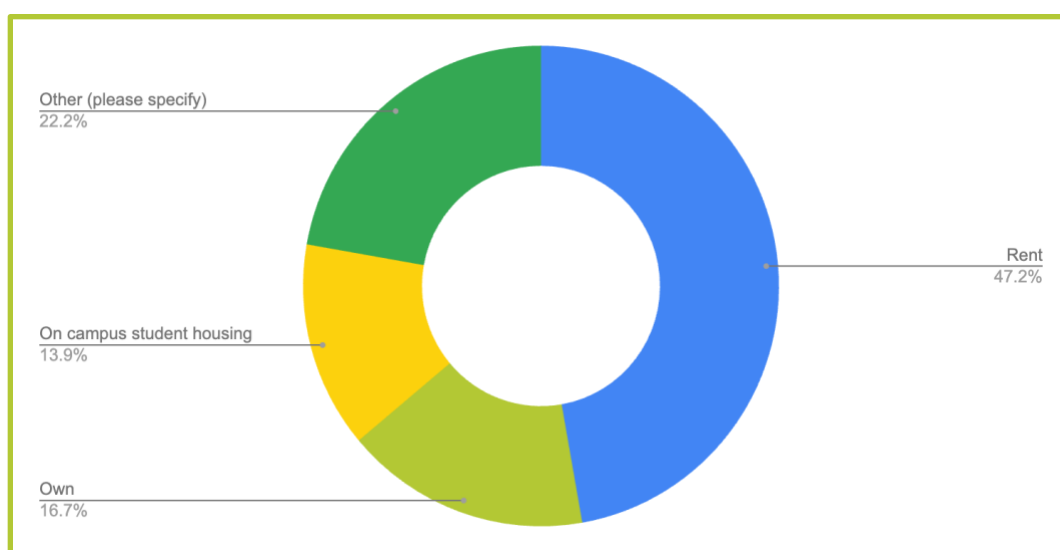


Figure 9. Housing tenure for low income households

Low-income households are spending a high percentage of their income on housing with little subsidized housing available. Renters are living in substandard rental conditions with questionable lease agreements. They require information about income supports and help with accessing rental subsidies.

Seniors

The majority of seniors (76%) live in detached homes, with 16% residing in duplex-style housing. While 89% live alone or with a partner and/or children (Figure 10)—suggesting a two-bedroom home would generally meet their needs—45% still expressed a preference for three-bedroom or larger homes. Half of the seniors reported spending over \$1,550 per month on housing, yet 66% indicated spending less than 30% of their monthly income on housing. When asked about future housing needs, 64% of seniors expressed a desire for more seniors-specific housing, 47% called for greater housing diversity, and 42% emphasized the need for more affordable or below-market rental options. Additionally, 11% of seniors reported that a physical or mental health issue affects their ability to access suitable housing.

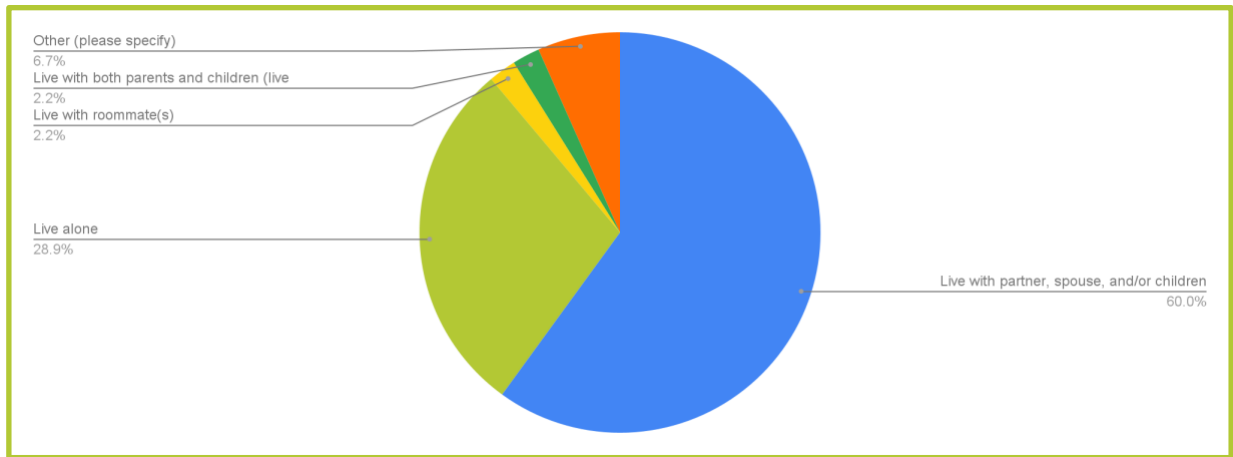


Figure 10. Seniors' household composition

Special needs affecting access to housing

Pet ownership (33%) and children (22%) and physical/mental disabilities (8%) are the top special needs impacting respondents overall from accessing suitable housing (Figure 11). Renters display about half of these rates compared to owners.

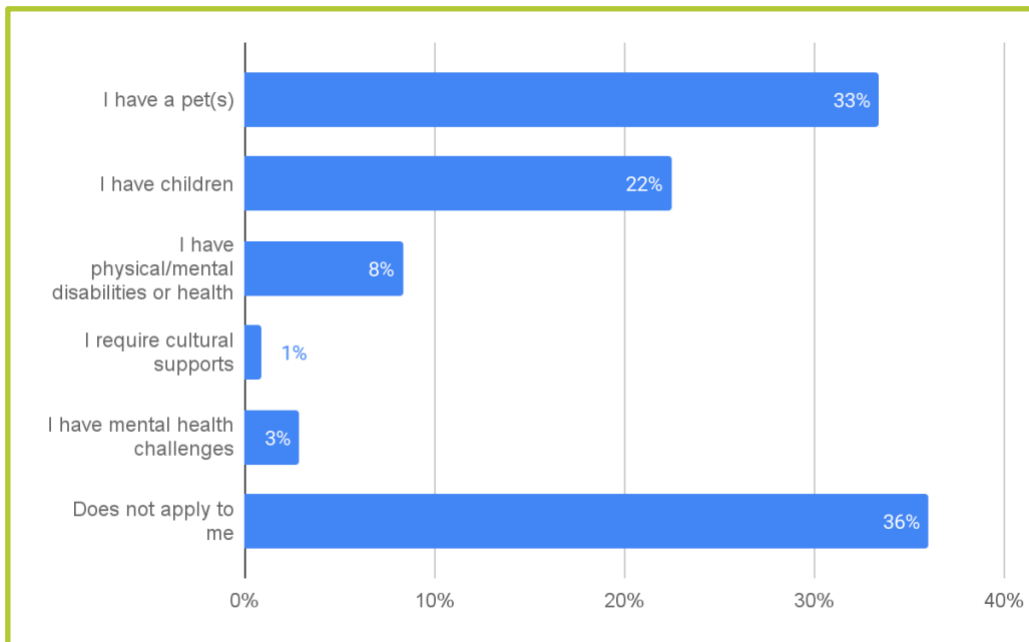


Figure 11. Special needs affecting access to suitable housing

Disconnect between minimum needs, wants and affordability

The future need and affordability analysis³ showed a mismatch between the minimum need of households and housing products available on the market. To test this with survey respondents, we analyzed the reported desired home size of individuals who live alone. We focused specifically on those earning under \$60,000 (moderate income or less) as these income brackets are most constrained in

³ Conducted by Resilience Planning as part of the Olds Housing Needs Assessment, 2025

their purchase power on the Olds housing market according to the affordability analysis.

For respondents who live alone with annual income under average median household income (i.e. under \$60,000), 76% indicated needing a two-to-three bedroom home (Figure 12). However, from the affordability analysis we know that this income bracket can only afford to purchase a one bedroom home, rent a two-bedroom home or three-bedroom apartment (on the primary rental market). This shows a disconnect between respondents' indicated need and ability to afford.

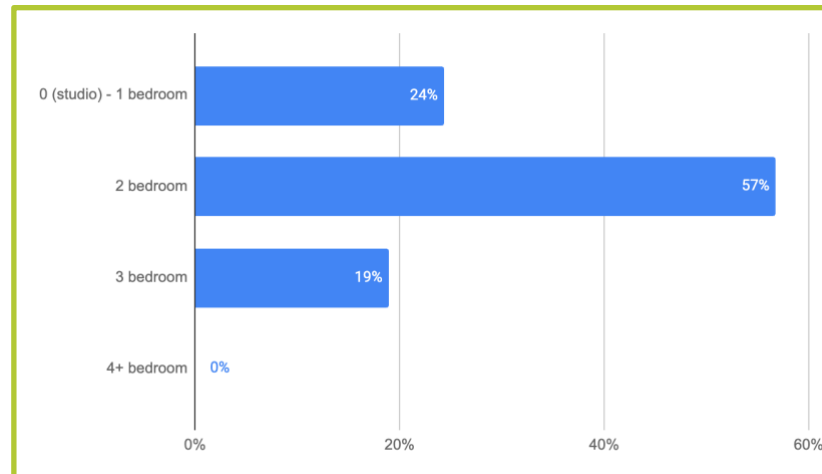


Figure 12: Desired home size by single-person households earning \$60,000 or less

Impact on businesses in Olds

Among the 21 survey participants who identified as business owners or managers, opinions were divergent concerning the influence of affordable housing on both talent acquisition and retention, as well as overall business expansion (Figure 13). A notable 43% of respondents perceived minimal to no impact on their ability to hire and retain employees. In contrast, 38% indicated that business growth was moderately affected by the availability of affordable housing. This split in perspectives could be attributed to the different needs of different businesses (e.g., a service-based business like a restaurant will have different needs than an office-based business), suggesting that the impact of affordable housing is not uniformly experienced across different sectors and organizational structures.

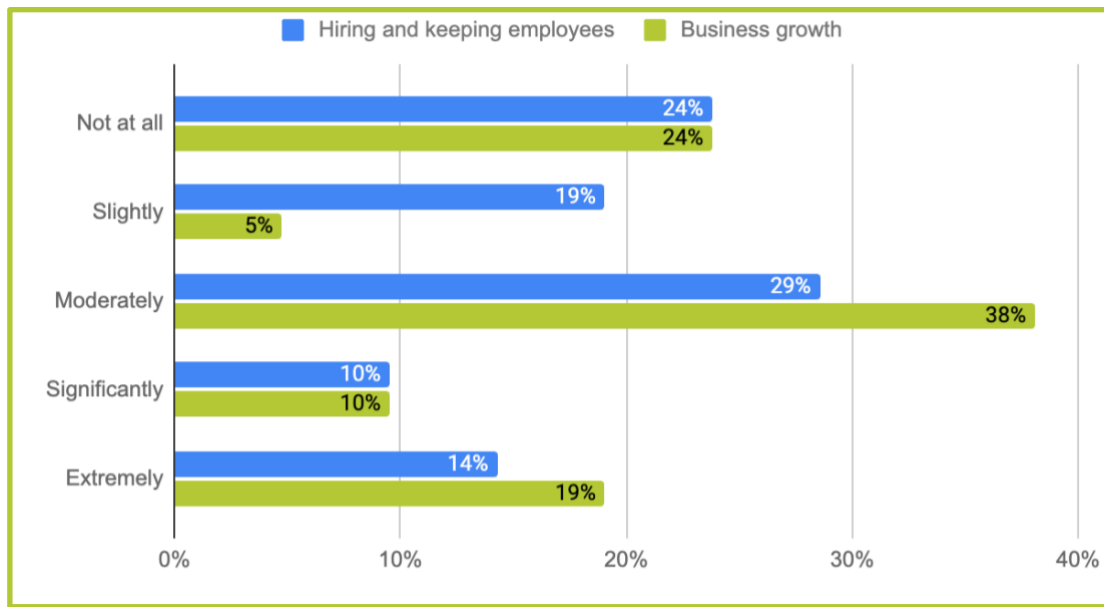


Figure 13. The impact of lack of affordable housing in Olds on businesses

The BREWD survey⁴, administered collaboratively between the Town and the Chamber of Commerce revealed that housing availability and costs are concerns of business owners.

- 10% of businesses identify lack of housing as an issue.
- Up to 25% of employees commute over 85 kms to get to work in Olds.
- Approximately 30% of BREWD respondents responded neutral to satisfaction of housing supply.
- Approximately 30% of BREWD respondents are dissatisfied with housing costs.
- Addressing lack of affordable housing was listed as the third highest identified solution by respondents.

Solutions to support housing development and affordability by respondents include:

- Simplify and speed up zoning and permitting process
- Allow more flexible zoning (e.g., multi-dwelling acreages, relaxed development rules, etc.)
- Offer financial incentives or delayed levies to home builders

Opportunities to address housing needs

Across engagement activities, these opportunities emerged from the community.

Incentivize diverse housing types

- Encourage development of tiny and modular homes, mixed-density infill, rent-to-own or co-op models, and legal secondary suites.
- Focus on options that fill the 'missing middle' between apartments and large homes.
- Specific interest in tiny home communities and smaller rentals for seniors and those on lower incomes.
- Support developments where multi-family units are available.

Policy and planning reform

- Recommendations included zoning flexibility, faster permitting, and clearer building guidelines.

⁴ April 25, 2025. Email communication from Town of Olds CAO, Brent Williams to Lisa Moffatt at Resilience Planning.

- Desire to reduce red tape, especially for homeowners trying to add a unit.
- The Town should partner to keep rather than sell empty units (e.g., Habitat for Humanity homes).
- The Town can encourage growth of businesses with rentals above to boost employment and housing in tandem.

Support seniors and downsizers

- Provide aging-in-place supports: snow removal, smaller homes, maintenance assistance.
- Create 55+ and walkable communities near amenities.
- Through bylaw changes, allow smaller accessible homes on properties so seniors can live close to family/friends.

Public-private collaboration

- Suggest bringing together Town council, local builders and landlords, employers, and institutions for collaborative solutions.
- Focus on joint problem-solving rather than isolated efforts.

Improve rental standards and safety

- Enforce the Building Code for rentals, support landlord education on roles and responsibilities, and more proactive inspection.
- Provide or advocate for financial incentives for landlords to upgrade illegal suites or build new suites on their property.

Barriers

Barriers to these solutions were also identified and include:

Financial Constraints. There's a need for investors committed to developing and preserving affordable housing.. The cost of new builds and renovations are expensive.

Lack of Recourse for Landlords. Owners are less willing to rent out their homes due to limited recourse when renters damage property or don't pay rent.

Coordination and Capacity. Agencies need better communication channels to partner effectively and streamline funding applications.

Appendix A. Qualitative survey responses summarized

Is your home in good condition, affordable, and the right size for your family?

Costly repairs and maintenance challenges

- Many respondents can't afford necessary home repairs (e.g., plumbing, furnace, kitchen, toilets).
- Deferred maintenance is common due to limited income or competing priorities.
- Some homeowners have taken out second mortgages or are saving slowly for urgent fixes.
- Pensioners and low-income individuals report particular difficulty with even basic upkeep.

High cost of housing, utilities, and taxes

- Numerous people spend 50% or more of their income on rent and utilities.
- Olds is seen as increasingly unaffordable — with rising property taxes and high utility costs, especially water and electricity.
- Some feel stuck: able to pay their mortgage or rent, but with nothing left to save or invest in other needs.

Landlord neglect and rental challenges

- Several renters report that landlords neglect maintenance (e.g., mold, leaks, broken windows, no cleaning).
- Some landlords live out of town and are unresponsive or slow to act.
- A few tenants do repairs themselves, sometimes receiving reimbursement — but not compensation for their time.

Space mismatches: overcrowded or too large

- Overcrowding is a serious concern for families, especially in small trailers or 2-bedroom units with children.
- Others live in homes that are too large now due to family changes, but can't downsize because of lack of options.
- Some want to renovate to support multi-generational living, but cannot afford the upgrades.

Aging-in-place concerns

- Seniors approaching retirement or already on fixed incomes are worried they can't stay in their homes.
- They desire smaller or more manageable places but report nothing affordable is available to move into.

Good experiences (minority)

- A few people report:
 - Homes are affordable and in good repair
 - Sufficient space and helpful landlords
- These responses are exceptions, often attributed to past purchases or good fortune with rental rates.

Perception of Town policy and housing environment

- Several feel that town services (e.g., snow removal) are lacking despite high taxes.

- One respondent strongly opposes housing expansion, believing it will harm Olds' "small-town" charm.
- Others feel limited by bylaws, such as being blocked from building a garage.

Understanding rights and responsibilities for tenants and landlords – Tell us more about other challenges or how these challenges impact you.

Knowledge of rights and responsibilities

- Many tenants and landlords report being informed about their rights and responsibilities.
- Several respondents referenced provincial government resources as clear and accessible.
- A few said the question options were too narrow, but still affirmed understanding their roles.

Tenant vulnerability and limited housing options

- Renters expressed concern about having little choice, leading them to sign unfavorable leases (e.g., responsible for furnace or plumbing repairs).
- Fear of eviction is a real concern because vacancy is low and prices are high, making it difficult to find alternative housing.
- Some feel pressured into unfair terms due to a lack of viable housing options in Olds.

Landlord challenges and power imbalance

- Some landlords reported issues with screening tenants and removing problematic renters.
- There's a belief among some landlords that tenants have more legal protections than property owners, making it hard to collect rent or manage damage.
- One landlord highlighted the risks of property damage and lack of legal recourse.

Interest in becoming a landlord

- A few individuals expressed interest in becoming landlords, noting they would seek out their legal responsibilities when the time comes.

Skepticism about more rentals or policy role

- One respondent strongly opposed expanding rental options in Olds, suggesting demand is exaggerated and further development would be a policy misstep.
- Another emphasized this was not a municipal issue, implying tenant-landlord regulation belongs at the provincial level.

Positive landlord-tenant relationships

- Some respondents noted positive relationships with their landlords or tenants and no issues dealing with rights or expectations.
- These individuals typically reported little need for intervention or concern.

What challenges might you be experiencing with housing?

Severe lack of affordable housing options

- Renters and first-time homebuyers struggle to find homes within reach.
- Many respondents report spending 50%+ of their income on housing.

- Some are living with family due to unaffordability despite full-time work or post-secondary education.
- Concerns that students and young professionals are being priced out or forced into unsafe living conditions.

Insufficient rental supply and high demand

- Extremely limited rental options, especially:
 - Pet-friendly units
 - Bachelor and 1–2 bedroom units
 - Legal secondary suites
- People describe months-long searches and bidding against others.
- Facebook groups and online listings are unreliable, and low-quality units still command high prices.

Poor quality and overpriced housing

- Reports of older homes in poor condition being sold or rented at inflated prices.
- Many rentals are described as unmaintained, unsafe, or unhealthy (e.g., mold, poor insulation).
- Respondents feel forced to compromise safety or quality just to have a roof over their head.

No middle-ground or downsizing options

- Strong demand for “missing middle” housing:
 - Small single-family homes (2–3 bedrooms)
 - Tiny home subdivisions
 - Duplexes and bungalows
- Seniors, individuals with disabilities, and downsizing families cannot find appropriate low-maintenance homes.
- Condos and apartments are either age-restricted or too expensive.

Multi-generational and overcrowded living

- Many adult children live with parents due to:
 - Low wages
 - No affordable housing
 - Disability income or fixed income
- Families feel cramped in small homes with few viable upgrade options in town.

Barriers to homeownership

- Home prices are seen as over-inflated, with little correlation to home condition.
- Small, outdated homes sell for \$300K–\$400K, while new homes are \$600K+ with few basic features.
- Multiple cash offers and low supply further squeeze out potential buyers.

Frustration with local housing policy and developers

- Some cite the town council’s resistance to development as a major barrier.
- Developers build large family homes, not what the market (young families, singles, seniors) needs.
- Perception that a few developers control the market, limiting choice.

Senior and disability-specific gaps

- Seniors want walkable, accessible housing (e.g., downtown condos, low-maintenance rentals).

- Adults with disabilities or limited income can't live independently due to housing cost.
- Need for housing with support services or flexible space options.

Stigma and safety concerns

- Affordable housing is still seen by some as negative.
- International students and single renters face unsafe or discriminatory situations.
- Some are afraid of eviction or unable to advocate due to social or cultural barriers.

Recommendations from Respondents

- Allow tiny home and modular home communities
- Build small detached starter homes with capped rent/purchase prices
- Create a public registry of legal rental suites
- Incentivize diverse builders (not just large developers)
- Promote student and senior housing solutions
- Avoid one-size-fits-all approaches and consider livability + affordability balance

What types of housing do you feel is needed in Olds?

Tiny homes and modular housing

- Strong support for tiny homes and small modular housing, especially for:
 - Downsizing seniors
 - Singles
 - Environmentally conscious residents
- Desire for ownership rather than mobile park-style rental structures.
- Emphasis on yard space, independence, and affordability.

"I want to own my lot and home, not rent in a mobile park... the in-between is what Olds is lacking."

Single-level and accessible housing

- Call for bungalows, duplexes, and accessible single-level homes.
- Needed by seniors, people with disabilities, and those planning for aging in place.
- Emphasis on small footprint, low maintenance, and proximity to amenities.

"Would like to downsize but can't find a 55+ bungalow or walkable condo in town."

1–2 bedroom rentals and starter homes

- Major gap identified in 1 and 2-bedroom homes and rentals.
- Young adults, students, and seniors struggle with large, expensive units being the norm.
- Preference for detached small homes rather than just apartments or townhouses.

"Even duplexes that could fit us are almost half a million dollars."

"With the housing shortage, could we limit Olds College student intake to campus housing availability?"

Smaller family homes with yards

- Strong feedback that new builds are too large and unaffordable for young families.
- Need for modest detached homes with outdoor space, especially under \$400K.

- Respondents dislike that small homes get snapped up for rentals or investments.

“We need homes for young families, not just large homes for high-income earners.”

Student, young adult and transitional housing

- Repeated calls for:
 - College student housing
 - Young professional apartments
 - Transitional housing for new workers or single adults
- Suggestion to partner with the college for residence-style solutions to avoid straining the rental market.

55+ and senior-oriented housing

- Requests for more condos, rentals, and communities for 55+ residents.
- Desire for:
 - Walkability
 - Snow removal/maintenance support
 - Downsizing without isolation
- Observations that existing 55+ housing is either too expensive or already full.

Missing middle and flexible zoning

- Multiple suggestions to create the “missing middle”:
 - Row housing
 - Laneway suites
 - Legal secondary suites
- Emphasis on balanced development — not just single-family or high-density.
- Interest in zoning reforms to allow infill development or small additions.

“We need something between a condo and a detached house... duplexes, legal suites, garden suites.”

Concerns about density and poor design

- A few respondents expressed:
 - Concern over too many large homes being turned into rentals
 - Frustration with dense new neighborhoods with no parking, no green space
- Call for better urban planning and design — not just more units.

“Don’t cram everyone onto one street. Make communities liveable, not just dense.”

What types of housing do you feel is needed in Olds?

Small, affordable units for singles

- Strong need for bachelor, 1- and 2-bedroom homes or apartments.
- Singles, young professionals, and seniors often don't need large spaces but have no smaller alternatives.

Owner-occupied units with flexibility

- Calls for homes that offer:

- Homeownership with affordability
- Space for rentals or suites
- Flexibility in design for family, income, or aging

Senior living with services

- Requests for seniors' communities or 55+ housing with:
 - Maintenance included
 - Proximity to downtown/health care
 - Non-condo options (e.g., bungalows)

Diverse housing options

- Desire for more variety: tiny homes, modular units, garden suites
- Avoid "cookie-cutter" developments — offer options by income and life stage.

Are there other supports that would help you construct a unit to rent long-term, or that would help you rent an existing unit long-term?

Financial and incentive supports

- Respondents would welcome:
 - Grants or low-interest loans for building or upgrading rental units
 - Property tax incentives or deferrals
 - Assistance with permitting and fees to reduce upfront costs

Simpler permitting and zoning

- Barriers mentioned:
 - Complex permitting process
 - Zoning restrictions on suites or small units
- Support is needed to streamline approvals, especially for adding secondary or garden suites

Education and guidance

- Some would like guidance or resources on:
 - Legal requirements for landlords
 - Safety/code compliance
 - Best practices for property management

Anything else you'd like to share regarding your business and housing?

Housing costs impacting business growth

- Businesses express concern about:
 - Employee recruitment and retention due to lack of affordable housing
 - Lack of housing forcing commutes from other towns
 - The cost of living undermining workforce stability

Need for worker housing

- Specific need for:
 - Temporary worker accommodations

- Affordable rentals for young or seasonal employees
- Businesses want to attract workers but can't provide or find housing for them locally.

What do you think are opportunities to address housing challenges?

Incentivize diverse housing types

- Encourage development of:
 - Tiny homes
 - Modular homes
 - Mixed-density infill
 - Rent-to-own or co-op models
 - Legal secondary suites
- Focus on options that fill the middle between apartments and large homes

Policy and planning reform

- Recommendations included:
 - Zoning flexibility
 - Faster permitting
 - Clearer building guidelines
- Desire to reduce red tape, especially for homeowners trying to add a unit

Support seniors and downsizers

- Provide aging-in-place supports: snow removal, smaller homes, maintenance assistance
- Create 55+ and walkable communities near amenities

Public-private collaboration

- Suggest bringing together:
 - Town council
 - Local builders and landlords
 - Employers and institutions
- Focus on joint problem-solving rather than isolated efforts

Improve rental standards and safety

- Calls for:
 - Enforcement of building codes for rentals
 - Landlord education or licensing
 - More proactive inspection

Appendix B. Resident survey - raw data



Housing Needs Assessment Survey Results

(April 7th – April 21st, 2025)

The Town of Olds Housing Needs Survey reveals significant challenges in housing affordability, availability, and suitability. Nearly half of respondents reported spending more than 30% of their income on housing, with some paying over 50%. Rising rents, utility costs, and property taxes are common concerns, and many homeowners cannot afford needed repairs. Rental availability is also a major issue, with residents describing difficulty finding places to rent, forcing some to live with family, stay in temporary accommodations, or commute from other communities.

The survey highlights a mismatch between available housing and household needs: most households are one or two people, yet housing options are largely large, single-detached homes. Seniors are looking to downsize, and younger adults are seeking starter homes or affordable rentals; neither group is well-served by the current housing supply. Residents also emphasized the need for more duplexes, townhouses, and secondary suites. Several renters described poor housing conditions or fear of eviction due to limited alternatives.

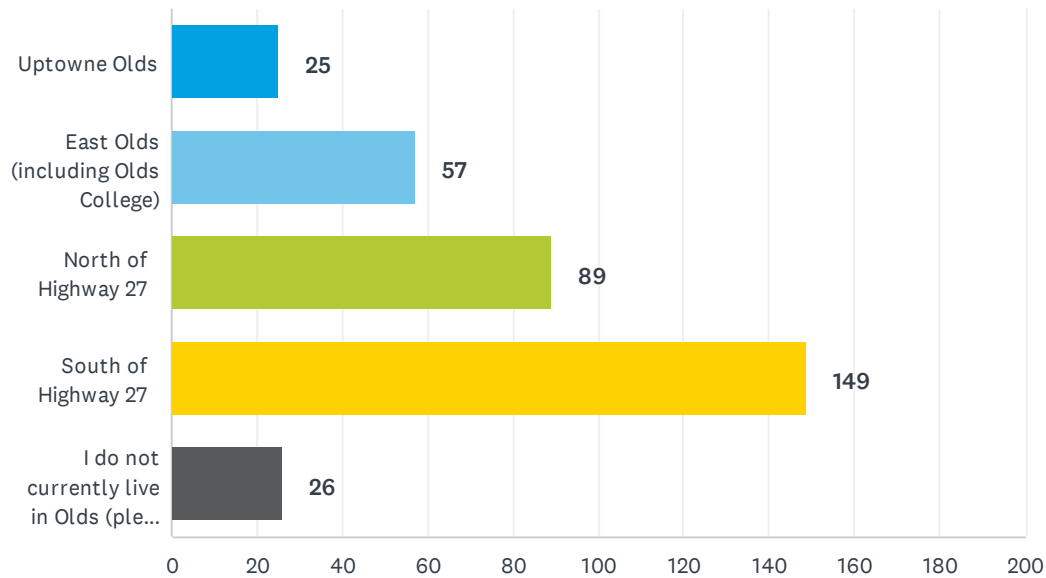
There is also growing frustration over student housing shortages, which some say are tightening the rental market for long-term residents. Overall, the survey paints a picture of a housing market under pressure, where residents across demographics are struggling to find secure, affordable, and appropriate places to live.

This survey reinforces the Housing Strategy's priorities by highlighting the demand for smaller homes, more rentals, and a wider range of housing choices in Olds. A finalized Housing Needs Assessment will be released in May 2025.

Below are the complete survey results. Note that some comments were redacted due to inappropriate language.

Q1 Where in Olds do you live?

Answered: 346 Skipped: 0



ANSWER CHOICES	RESPONSES	
Uptowne Olds	7.23%	25
East Olds (including Olds College)	16.47%	57
North of Highway 27	25.72%	89
South of Highway 27	43.06%	149
I do not currently live in Olds (please specify)	7.51%	26
TOTAL		346

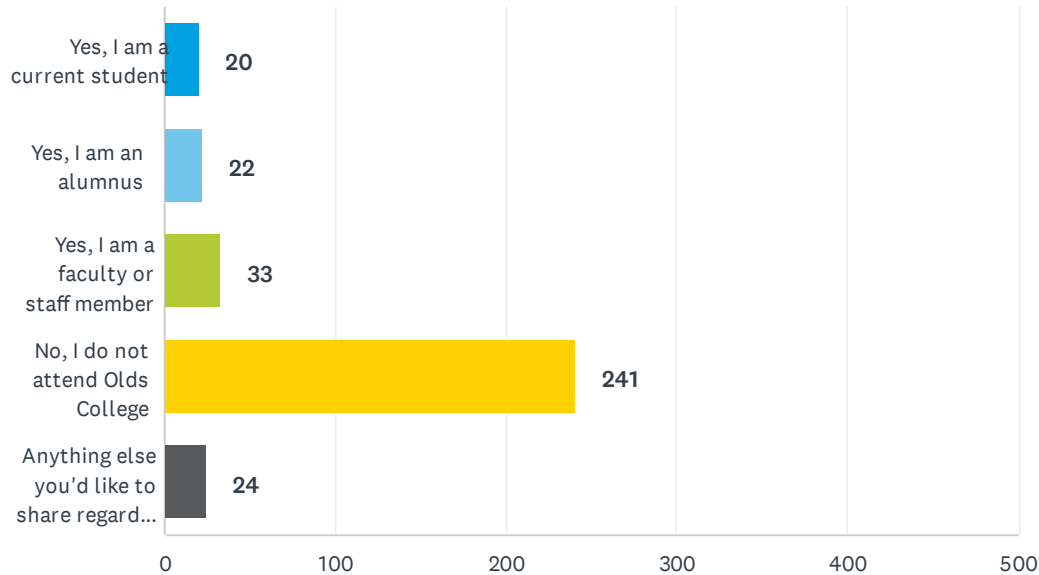
#	I DO NOT CURRENTLY LIVE IN OLDS (PLEASE SPECIFY)	DATE
1	I own a rental home in Olds, but live in Mountain View County. Olds has been my home town my whole life	4/21/2025 1:13 PM
2	By deer meadow school	4/21/2025 12:09 PM
3	I was forced to move out of olds due to inaffordabilty of homes and rentals	4/19/2025 5:06 PM
4	I live in Didsbury, but would like to live in Olds	4/16/2025 10:26 AM
5	Moving in may [REDACTED]	4/15/2025 12:58 PM
6	I rent out of town. I would love to live in town, to buy a house but they all cost to much.	4/14/2025 7:42 PM
7	I commute from Calgary	4/14/2025 3:41 PM
8	I am east of Didsbury	4/14/2025 11:02 AM
9	Can't find housing, so living in didsbury at the moment	4/14/2025 10:09 AM
10	I live outside of Olds in Mountain View County	4/9/2025 9:05 AM

Olds Housing Needs Assessment Resident Survey

11	Sylvan Lake	4/9/2025 8:50 AM
12	Airdrie, but work in Olds and considering moving back	4/8/2025 4:10 PM
13	I live in Calgary but work at Olds College.	4/8/2025 10:21 AM
14	I live in Olds seasonally, May-September	4/7/2025 11:10 PM
15	I live in Bowden, sold my home in olds a few years ago. In hopes to find something in olds and it's next to impossible	4/7/2025 6:19 PM
16	Moved from Olds to Innisfail because of poor housing and rental market in Olds.	4/7/2025 6:11 PM
17	I live in Calgary, and Commute daily.	4/7/2025 11:43 AM
18	I live on a farm NW of Olds	4/7/2025 11:20 AM
19	Airdrie	4/7/2025 11:15 AM
20	I live in Red Deer and commute to Olds College. I have been following the housing market hoping to purchase a property since 2022.	4/7/2025 10:56 AM
21	I want to return to Olds if I can secure affordable housing.	4/6/2025 11:06 AM
22	Carstairs	4/4/2025 2:36 PM
23	Kneehill County	4/4/2025 1:50 PM
24	West of olds [REDACTED]	4/3/2025 11:03 AM
25	Sundre	4/3/2025 7:17 AM
26	Just outside of Olds	4/2/2025 9:35 PM

Q2 Do you attend Olds College of Agriculture & Technology (select all that apply)?

Answered: 306 Skipped: 40



ANSWER CHOICES	RESPONSES	
Yes, I am a current student	6.54%	20
Yes, I am an alumnus	7.19%	22
Yes, I am a faculty or staff member	10.78%	33
No, I do not attend Olds College	78.76%	241
Anything else you'd like to share regarding Olds College and housing?	7.84%	24
Total Respondents: 306		

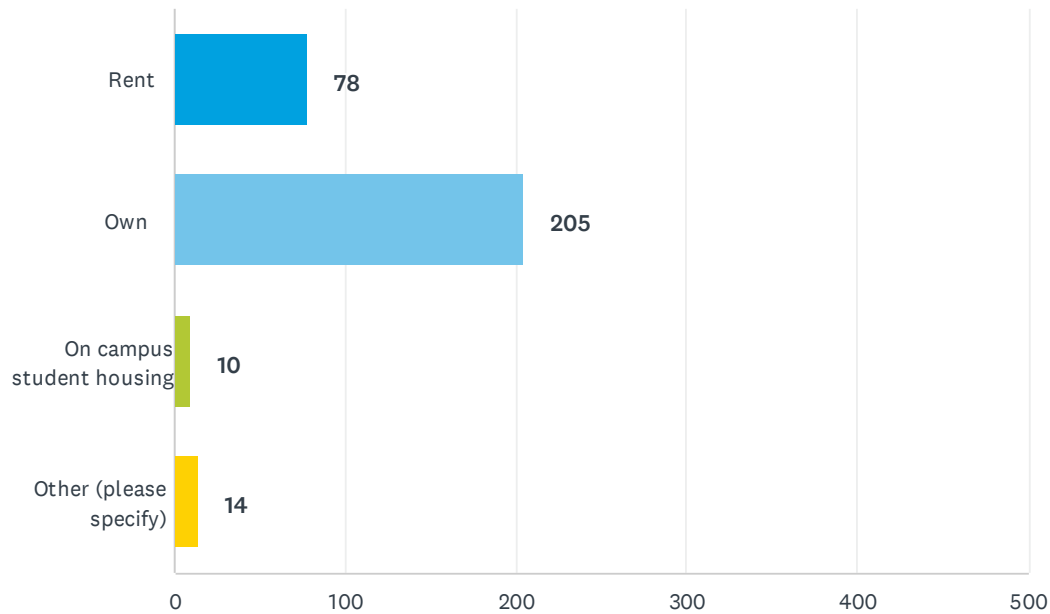
#	ANYTHING ELSE YOU'D LIKE TO SHARE REGARDING OLDS COLLEGE AND HOUSING?	DATE
1	Recognizing The landscape for international students has changed since 2022/23.....the college needed/(s) to have a plan in place for housing international students as part of executing their strategy to recruit. the college strategy in the past seemed to be poorly thought out and poorly executed.	4/21/2025 6:59 PM
2	Their campus housing is old & expensive! I know this as my daughter attended there and for her 2nd year we bought a place in Olds and rented to her colleagues for over \$300/student cheaper that the [REDACTED] they lived in on campus	4/21/2025 11:32 AM
3	A more affordable meal plan might help some students afford the dorms...	4/16/2025 9:04 AM
4	Yes there's not enough. The cafeteria food is disgusting. students are essentially forced to eat there when living in the dorms which is unfortunate.	4/15/2025 10:44 PM
5	No	4/15/2025 8:36 PM
6	Rentals are extremely hard to find and the prices of rent are as high as they would be in a city.	4/15/2025 11:28 AM

Olds Housing Needs Assessment Resident Survey

7	We need to have more townhouses affordable to people in Olds and not just building detached houses that only wealthy people can afford.	4/15/2025 11:02 AM
8	Olds college should be building more housing on college land to meet the needs of their students You should be asking if students plan on living in Olds upon graduation	4/15/2025 9:04 AM
9	so many student houses with cars parked on the lawns	4/14/2025 11:36 PM
10	Rental house is so expensive	4/14/2025 9:59 PM
11	Insufficient and unaffordable for international students	4/14/2025 11:14 AM
12	The old Frank Grisdale building needs to be utilized for something.	4/11/2025 5:06 PM
13	We strongly feel that we as taxpayers should not be required/expected to fund/ monetarily support the development of any housing that may be required for students attending Olds College.	4/10/2025 1:01 PM
14	My daughter attended Olds College	4/9/2025 5:31 PM
15	Olds college needs to build more accommodations for their students	4/8/2025 4:31 PM
16	There isn't enough on campus housing for the number of students attending. The college students take up other rentals in olds that could be for families	4/7/2025 10:51 PM
17	The influx of students without proper accommodations raises rent drastically. Olds is becoming a town students will come for 2-3 years and head back home while the young professionals who call Olds home get drove out.	4/7/2025 6:44 PM
18	I attended the Olds College Meat Processing program in [REDACTED],	4/7/2025 5:47 PM
19	Not currently a student - I am an alumnus	4/5/2025 7:41 PM
20	Don't build more residences. Have students stay closer to downtown.	4/5/2025 5:01 PM
21	A plan to renovate the former residencies (Frank Grisdale Hall) should be looked at so students can stay on campus and lighten the load of rental needs in the community so full time employees and young families can live close to work.	4/5/2025 9:44 AM
22	I'm puzzled as to why the city is suddenly asking if we need more low-cost rentals and student housing. Isn't this already addressed by the college? It has dorms, after all. If there's a genuine need for more student accommodations, the solution is simple: build additional dorms. There's plenty of property near the college that could be utilized for this purpose. Olds doesn't need to clutter the town with low-cost rentals or extra housing when the college can handle its own students.	4/4/2025 4:13 PM
23	I believe houses being purchased for rentals because of the lucrative rental market due to the college has had a negative impact on affordable housing in Olds	4/2/2025 4:12 PM
24	International students should have first dibs of dorms.	4/2/2025 3:09 PM

Q3 Do you currently rent or own your home?

Answered: 307 Skipped: 39



ANSWER CHOICES	RESPONSES	
Rent	25.41%	78
Own	66.78%	205
On campus student housing	3.26%	10
Other (please specify)	4.56%	14
TOTAL		307

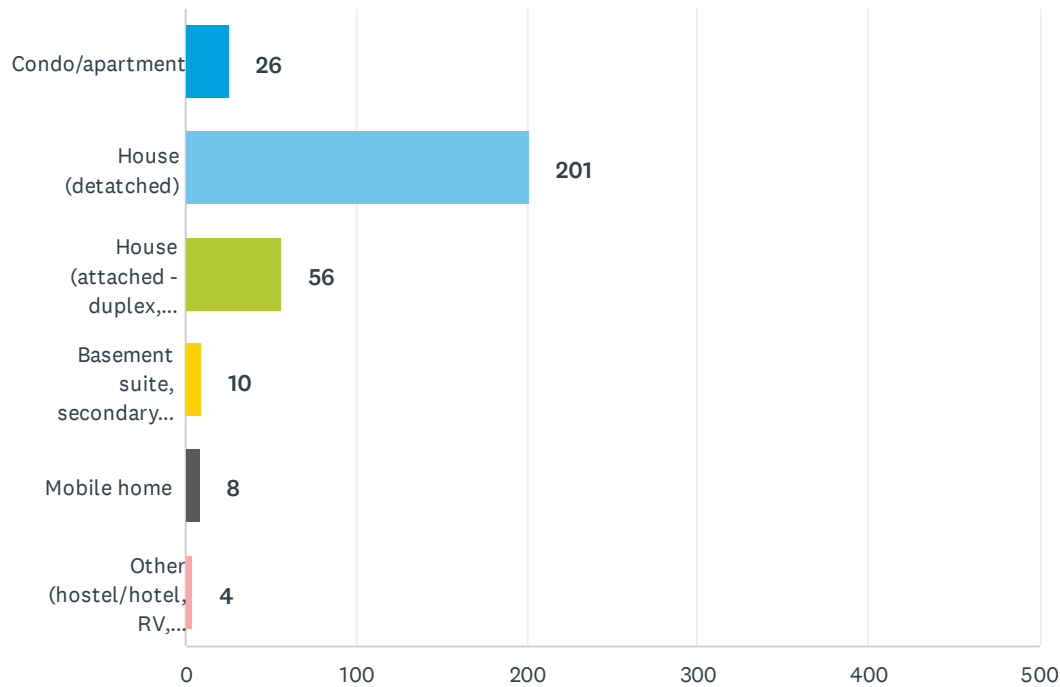
#	OTHER (PLEASE SPECIFY)	DATE
1	My son bought the home for me	4/15/2025 12:07 PM
2	Live with family	4/15/2025 9:26 AM
3	live with family	4/15/2025 9:18 AM
4	Living with parents	4/8/2025 3:06 PM
5	8	4/7/2025 6:05 PM
6	Paying a mortgage	4/7/2025 5:18 PM
7	Rent a room	4/7/2025 5:05 PM
8	I own my trailer but pay rent on land	4/7/2025 12:28 PM
9	I am in shared accommodations with a friend	4/7/2025 11:09 AM
10	Share a duplex, 1 room.	4/5/2025 11:04 AM
11	Own my home and 2 rental properties in town.	4/4/2025 3:35 PM

Olds Housing Needs Assessment Resident Survey

12	Live with family	4/4/2025 9:13 AM
13	Live with parents	4/3/2025 1:53 PM
14	stay with parents	4/2/2025 5:56 PM

Q4 What type of housing do you currently live in?

Answered: 305 Skipped: 41

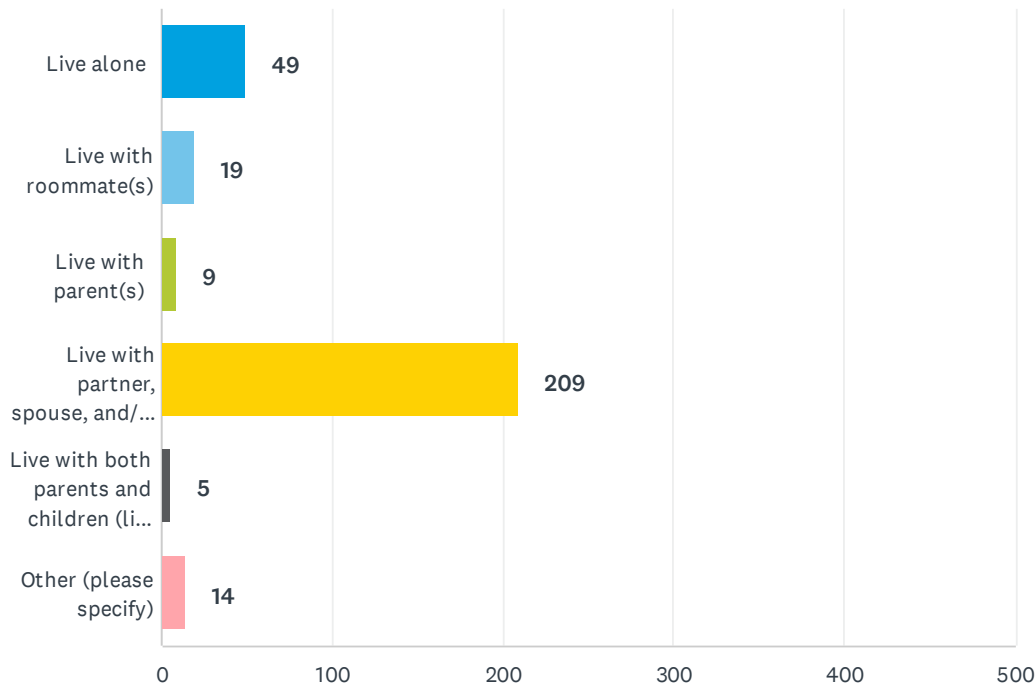


ANSWER CHOICES	RESPONSES	
Condo/apartment	8.52%	26
House (detached)	65.90%	201
House (attached - duplex, townhouse, etc.)	18.36%	56
Basement suite, secondary suite, or separate unit like a carriage house	3.28%	10
Mobile home	2.62%	8
Other (hostel/hotel, RV, couchsurfing)	1.31%	4
TOTAL		305

#	OTHER (HOSTEL/HOTEL, RV, COUCHSURFING)	DATE
1	Would like to see more seniors housing	4/14/2025 4:23 PM
2	Dorm	4/8/2025 10:03 AM
3	There is no affordable place to rent so staying in a Motel	4/7/2025 11:39 AM
4	shared accommodations with a friend	4/7/2025 11:09 AM

Q5 Who lives in your home with you?

Answered: 305 Skipped: 41



ANSWER CHOICES	RESPONSES	
Live alone	16.07%	49
Live with roommate(s)	6.23%	19
Live with parent(s)	2.95%	9
Live with partner, spouse, and/or children	68.52%	209
Live with both parents and children (live intergenerationally)	1.64%	5
Other (please specify)	4.59%	14
TOTAL		305

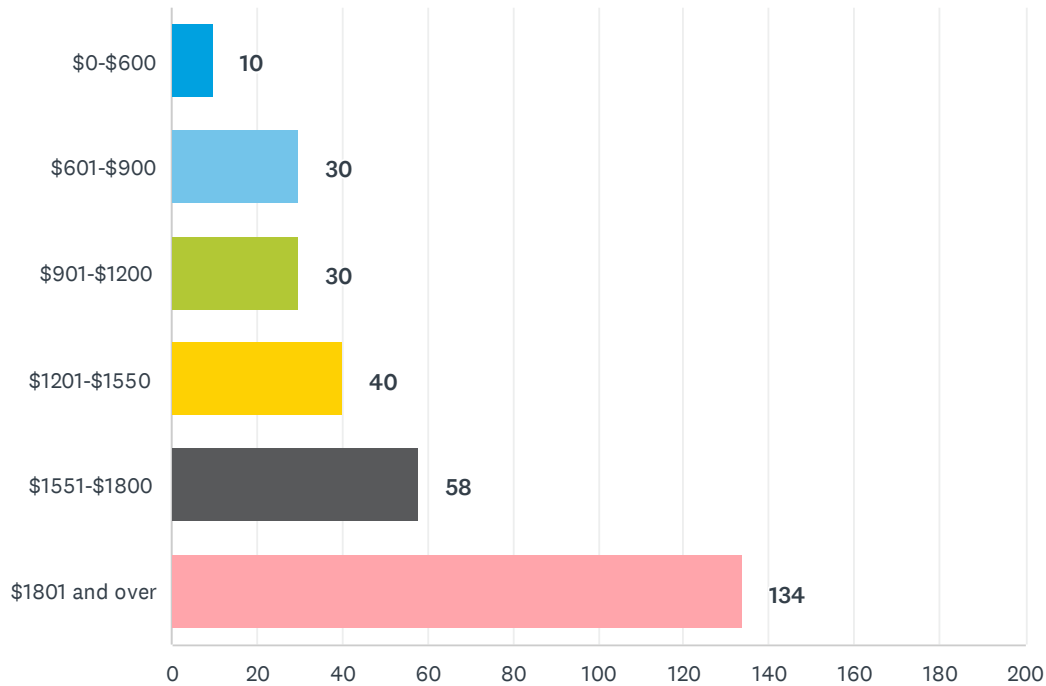
#	OTHER (PLEASE SPECIFY)	DATE
1	Live with spouse	4/18/2025 9:22 PM
2	Is this a survey or a census	4/16/2025 9:04 AM
3	Daughter & granddaughter	4/15/2025 12:07 PM
4	daughter son in law grand daughter	4/15/2025 9:18 AM
5	live with sibling	4/14/2025 10:16 AM
6	Intergenerational with 1 of my parents	4/8/2025 11:48 AM
7	3 kids, no partner	4/7/2025 1:55 PM
8	1 parent. dependant	4/7/2025 1:27 PM

Olds Housing Needs Assessment Resident Survey

9	Live with my 3 children	4/7/2025 12:28 PM
10	Adult Children live with me	4/6/2025 1:47 PM
11	Daughter & ex-husband, and 2 grandchildren.	4/5/2025 11:04 AM
12	Brother in law and nephew	4/4/2025 9:13 AM
13	Single mom with kids	4/2/2025 11:19 PM
14	Live with my children	4/2/2025 3:43 PM

Q6 What is your household's total monthly housing costs (including utilities)? If you're an owner, please include mortgage costs, property taxes, condominium fees, maintenance, and utilities.

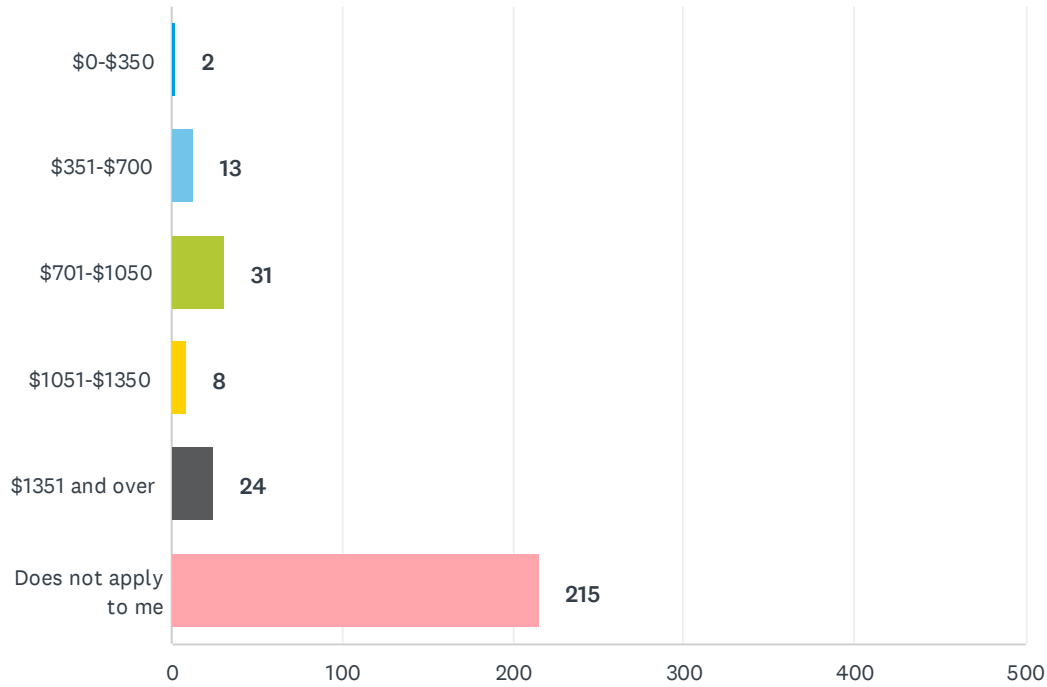
Answered: 302 Skipped: 44



ANSWER CHOICES	RESPONSES
\$0-\$600	3.31% 10
\$601-\$900	9.93% 30
\$901-\$1200	9.93% 30
\$1201-\$1550	13.25% 40
\$1551-\$1800	19.21% 58
\$1801 and over	44.37% 134
TOTAL	302

Q7 If you share housing expenses with others (e.g. roommates, partner, etc.), how much is your portion of costs (including utilities)

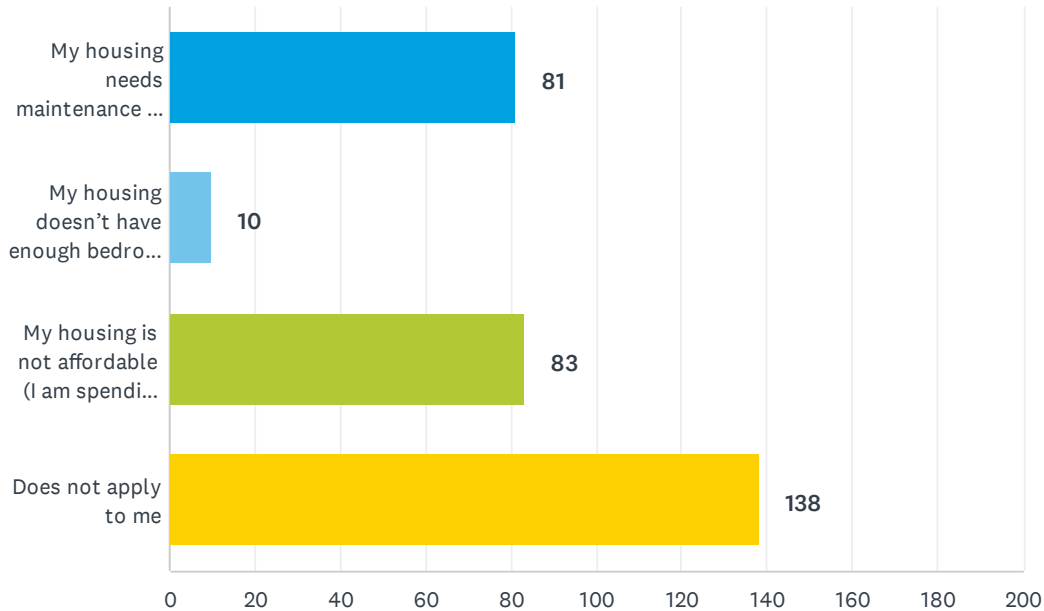
Answered: 293 Skipped: 53



ANSWER CHOICES	RESPONSES	
\$0-\$350	0.68%	2
\$351-\$700	4.44%	13
\$701-\$1050	10.58%	31
\$1051-\$1350	2.73%	8
\$1351 and over	8.19%	24
Does not apply to me	73.38%	215
TOTAL		293

Q8 Is your home in good condition, affordable, and the right size for your family? (select all that apply)

Answered: 279 Skipped: 67



ANSWER CHOICES	RESPONSES	
My housing needs maintenance and repairs	29.03%	81
My housing doesn't have enough bedrooms for the people living there	3.58%	10
My housing is not affordable (I am spending more than 30% of my before-tax income on housing and utilities)	29.75%	83
Does not apply to me	49.46%	138
Total Respondents: 279		

#	TELL US MORE ABOUT HOW THESE CHALLENGES IMPACT YOU (E.G., CAN'T AFFORD REPAIRS, LANDLORD ISN'T DOING REPAIRS, MY HOUSE IS OVERCROWDED)	DATE
1	A three bedroom main floor of the house with the square footage of my parents living room should not cost more than their mortgage payments. The rent here is ridiculous	4/21/2025 7:10 PM
2	our primary residence is 25 years old and requires structural mtce/repairs and updating you would expect with a 25 year old house.	4/21/2025 7:04 PM
3	Does not have as many bedrooms upstairs. A lot of new developments are just doing two upstairs as well. Does not come in handy when you have two children and need to have them both upstairs.	4/21/2025 10:53 AM
4	Property taxes are a major hit compared to our previous town.	4/20/2025 9:28 AM
5	House has an inefficient furnace and energy inefficient windows and doors. Although I know this is costing us even more in expensive utilities, we cannot shell out the cost to replace the furnace and the windows. General maintenance is also needed: siding, exterior lights, garage door.	4/19/2025 12:03 PM
6	Our house is in good condition as we do constant maintenance.	4/19/2025 9:36 AM

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7	My house is a good size and does not need maintenance	4/18/2025 9:22 PM
8	The house is too big because I now live alone even tho it is just a small bungalow.	4/17/2025 5:35 PM
9	Everything has gone up in price since Covid (2019). Property taxes in Olds, AB is too high	4/17/2025 2:21 PM
10	Laundry room/half bath not completed yet (\$5000 or more), we have an older furnace that needs servicing annually - too expensive to buy a new one (\$9,000)	4/16/2025 12:50 PM
11	I end up having to do the repairs myself because my landlord won't do it. She does reimburse me but doesn't pay for my time.	4/15/2025 10:51 PM
12	The building is not well maintained and very dirty when I moved in. The landlord did not clean or maintain the building	4/15/2025 11:54 AM
13	House is extremely over crowded. Myself and 4 kids in a 2 bedroom upstairs unit. Basement is completely undeveloped and i believe the house is not up to today's codes.	4/15/2025 11:30 AM
14	i know the utilities here are extremely high	4/15/2025 9:20 AM
15	I don't have the money to afford preventative maintenance or non-emergent repairs. It's difficult to see the house I've paid hard-earned money for starting to look/ become shabby.	4/14/2025 7:30 PM
16	Utilities and taxes are way out of line.	4/14/2025 7:00 PM
17	Monthly tax is out of control. Had a \$100 hike in amount	4/14/2025 3:37 PM
18	There's almost nothing to save at the end of each month.	4/14/2025 2:08 PM
19	The townhouse is currently the right size for us and our landlord is excellent. The only downside is we do not have a garage and our neighbors who we share a wall with are not the greatest neighbors	4/14/2025 11:36 AM
20	My landlord is up to task when it come to repairs of facilities and problems in the house.	4/14/2025 11:29 AM
21	Although none of the options above apply to me, the process of looking for housing in Olds was extremely challenging. As a renter, there's always the fear that if my landlord decides to sell the place, I would not be able to find a place in town.	4/14/2025 10:17 AM
22	Taxes are so high for the service that we get on [REDACTED] not once did we see a snow plow this winter and the sanding truck applied so much sand that everyone has been frustrated with the mess and cleanup this spring from this sand	4/11/2025 8:33 AM
23	I can't afford to do any repairs	4/10/2025 10:45 AM
24	would like to build mother in law suit over my garage to rent out as house can only accommodate room mates which i do not want	4/10/2025 8:40 AM
25	Options are too narrow They only deal with negatives not positives	4/9/2025 10:30 AM
26	Our house needs repairs on the toilets, foundations. As well as updating or cosmetic stuff but that's not a priority. But with cost of living there isn't room to do any of those things.	4/9/2025 9:30 AM
27	Minimum wage isn't enough to rent on your own, and barely for two people. I'm lucky my partner has a little bit more pay than me.	4/8/2025 3:09 PM
28	My landlord doesn't do repairs and maintenance. He lives in [REDACTED]	4/8/2025 3:09 PM
29	We can not afford repairs, and rely on others help to get the "urgent repairs" done.	4/8/2025 1:03 PM
30	Bedrooms are small, repairs are expensive and utilities are outrageous. We have to try and save to make repairs	4/8/2025 11:51 AM
31	Taxes on our home are steadily increasing. You add this on top of increased mortgage and living costs. The value you spend in taxes is not managed well by the town to have the costs as high as they are and what the town is providing.	4/8/2025 8:05 AM
32	Simply put: affordability isn't there anymore.	4/7/2025 10:54 PM
33	Need to replace plumbing in the house but cannot do it yet as costs of everything are high	4/7/2025 6:33 PM

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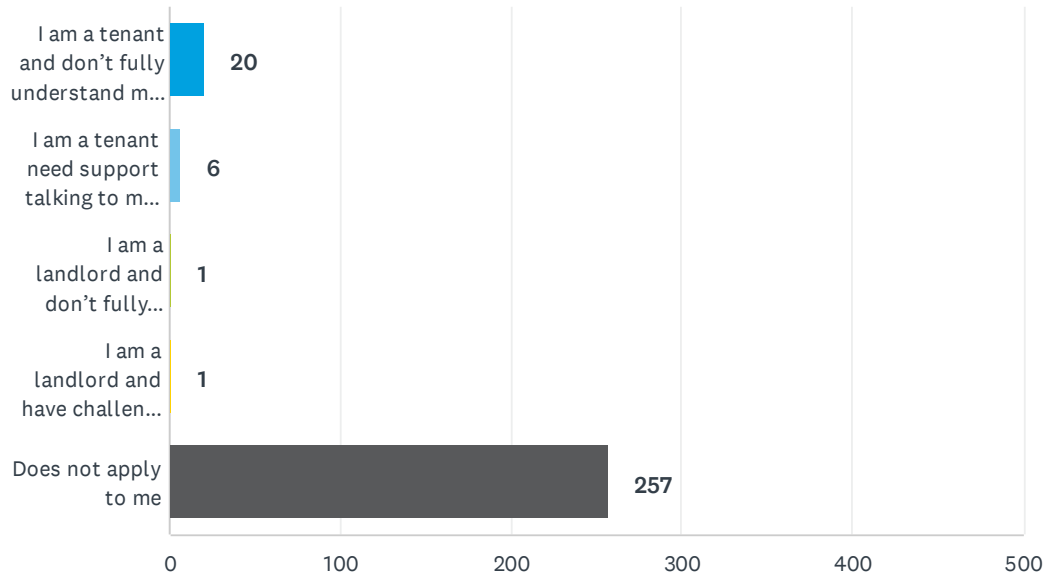
34	House is fine, meets our needs	4/7/2025 3:53 PM
35	I am spending at least 80% of my income trying to pay for our housing and utilities. It is extremely difficult to get housing in Olds and I believe that is what has driven up the rental costs, places that went for \$1400 in 2022-2023 now rent for \$2000	4/7/2025 2:09 PM
36	utility fees including olds water are substantially overpriced	4/7/2025 1:29 PM
37	It's a trailer. We have many issues ... first it's way too small for all of us . My youngest currently sleeps in a room that's just big enough for his bed . My daughters room constantly grows black mold which we bleach constantly, my room and daughters room gets attic rain, my bedroom has a window that will fall out at any time and most of the wall is rotted away ... the trailer constantly moves with the frost heaves causing the additions to pull away from the trailer. It's [REDACTED] but there is nothing around to buy that is affordable and can fit all of us we need 4 bedrooms but the price of housing is outrageous	4/7/2025 12:34 PM
38	I am facing retirement and with pension, CPP and OAS I will not be able to afford my home and I have diminishing capacity to maintain it. I would love to sell and rent or buy a smaller place but there is nothing available.	4/7/2025 11:46 AM
39	Rent and utilities are just too high. I currently spend 50% of my monthly income on rent and utilities only.	4/7/2025 10:51 AM
40	I'm on a very limited income, AISH, and 1/2 of my support goes to rent and utilities.	4/7/2025 8:31 AM
41	Adult children living with me, they cannot find a house to buy that is in good condition and affordable.	4/6/2025 10:45 PM
42	Our house is older, which I love because we have a big lot - but it needs maintenance and repairs. Recently we had to take a second mortgage to update the kitchen. It will hopefully pay for itself in the long run but between it and the cost of taxes and utilities, the cost of living is getting high and other repairs (like aging roof and furnace) have to wait.	4/6/2025 8:45 AM
43	Can't afford repairs as I've all ready spend 80,000.00 The water is poor quality and very expensive	4/5/2025 9:17 PM
44	Repairs are hard to afford. Road/storm drain maintenance is poor	4/5/2025 7:48 PM
45	Our rental is old but well maintained.	4/5/2025 9:48 AM
46	would desire a larger space but adequate for our needs (married couple with adult children, who are challenged to find adequate housing for themselves in Olds)	4/5/2025 12:28 AM
47	pensioners do not have the money for repairs, even to a house they own outright.	4/4/2025 7:03 PM
48	We live paycheck to paycheck, rising costs don't allow for repairs to be done	4/4/2025 4:48 PM
49	Saving money to fix up the house.	4/4/2025 4:21 PM
50	My house is 45 years old & is in need of a lot of repairs	4/4/2025 4:18 PM
51	Olds is a premium community, valued for its small-town charm, and people are willing to pay top dollar to live here because of it. This area does not require expansion or additional rentals. If you persist with this misguided approach, you'll only invite problems and undermine what makes this community special. Stop before you ruin it!	4/4/2025 4:13 PM
52	Takes longer to save up for repairs, spend less in community as a result of how much we spend on housing	4/4/2025 4:04 PM
53	No challenges or impacts	4/4/2025 3:37 PM
54	My house is a little bit too big for me, it's old but doesn't need repairs. It's affordable because we bought at a good time and had a good downpayment.	4/3/2025 1:38 PM
55	I've spoken to the town about the possibility of building a garage on my property, so I could move some of my family's belongings from inside the house and around the yard to a secure garage... and they told me "no", because no one else has a garage on our block, BUT THERE ARE THREE GARAGES on our block and 2/3 are RENTED OUT. I would not rent mine out, I would use it to alleviate space issues in my home.	4/3/2025 9:43 AM
56	Yes it is in good repair and affordable for my family	4/3/2025 12:10 AM

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57	Insurance and utility costs are outrageous	4/2/2025 11:21 PM
58	Landlord is not maintaining the property and it takes weeks to get things fixed.	4/2/2025 8:43 PM
59	parents house requires maintenance no one can afford, lived in a undeveloped illegal basement suite before that spending more than 42% of my income maintain on rent and utilities	4/2/2025 5:58 PM
60	We have an adult daughter who needs housing. Want to make a living space in the house for her but too expensive to do that	4/2/2025 4:16 PM
61	It is not that we can't afford our house but if the criteria for being labeled is unaffordable is that we are spending more than 30% of income on housing and utilities then yes it is considered unaffordable. The cost of living in Olds is very very high.	4/2/2025 4:15 PM
62	Landlord isn't doing repairs	4/2/2025 3:47 PM
63	Too expensive,with too many roommates	4/2/2025 3:45 PM
64	We need a larger home with more storage as our family is growing. Landlords are wonderful here, but we are at the top of our budget and cannot afford anything larger. We spend over 50% of our monthly income on housing.	4/2/2025 3:25 PM
65	We want to be able to increase property value by repairing the house and yard, but it's just not possible. Even smaller things, like downspouts, small fence repairs, or landscaping costs are not attainable.	4/2/2025 3:23 PM
66	Can't afford any repairs. Maybe small ones but major no. Always in over draft after bills are paid.	4/2/2025 3:12 PM
67	Landlord not doing some repairs	4/1/2025 4:56 PM

Q9 Understanding rights and responsibilities for tenants and landlords (select all that apply)

Answered: 281 Skipped: 65



ANSWER CHOICES	RESPONSES	
I am a tenant and don't fully understand my rights and responsibilities as a renter	7.12%	20
I am a tenant need support talking to my landlord about their responsibilities for repairs and maintenance	2.14%	6
I am a landlord and don't fully understand my rights and responsibilities	0.36%	1
I am a landlord and have challenges talking to my tenants about rental agreement violations	0.36%	1
Does not apply to me	91.46%	257
Total Respondents: 281		

#	TELL US MORE ABOUT OTHER CHALLENGES OR HOW THESE CHALLENGES IMPACT YOU	DATE
1	we own a rental close to the college. challenge screening and finding suitable, dependable tenants. availability of on street parking can be limited.	4/21/2025 7:04 PM
2	Water bills are not given to tenants but to landlords. They are often stuck with bills not paid. We dont do this with power bills.	4/16/2025 9:07 AM
3	Landlord and tenants rights are clearly available thru provincial government	4/15/2025 9:02 AM
4	I am a landlord and understand my rights and responsibilities	4/13/2025 3:44 PM
5	Again too narrow. I am a tenant I understand my rights and responsibilities. And deal quite easily with to owners	4/9/2025 10:30 AM
6	I understand my rights and responsibilities however with the limited access to housing, if evicted my family would have no where to go to have to pay higher rental prices.	4/8/2025 3:09 PM
7	My landlords had me sign a lease saying that Iam responsible for any costs associated with	4/7/2025 2:09 PM

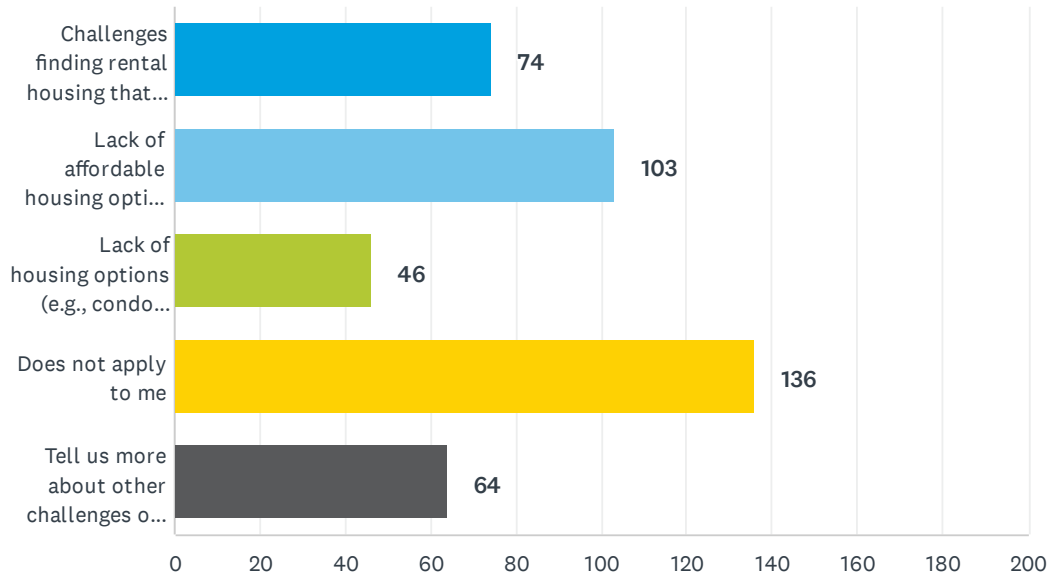
Olds Housing Needs Assessment Resident Survey

plumbing, furnace, and repairs. There were no other housing options so I signed it out of desperation. When we did our walk through she marked everything as in perfect repair and was mad that I pointed out any damage, this makes me worried that they are looking to take my DD

8	home owners have very minimal rights when it comes to removing a BAD tenant and / or collecting rent - the tenants have more rights than the homeowners and that is not right... BAD tenants can destroy a rental property and walk away, if they leave at all	4/7/2025 12:46 PM
9	Insulation is poorly done. The main floor of my house is useless in Winter. We cannot stay there as it is extremely cold due to poor insulation. Unfortunately, my kitchen and sitting room is on the main floor. Using this spaces in winter means turning up the heater which doubles my energy bill. Securing another accommodation is almost impossible in Olds as the cost is even higher.	4/7/2025 10:51 AM
10	No comment	4/6/2025 10:45 PM
11	I might be interested in becoming a landlord in the future, and will research my rights and responsibilities when the time comes.	4/5/2025 11:51 AM
12	we are short 1 bedroom.	4/5/2025 11:12 AM
13	This would not be a town issue!!	4/5/2025 10:41 AM
14	We have a good landlord and understand our rights but know many people struggling with bad landlords.	4/5/2025 9:48 AM
15	Inadequate answers available. I am a tenant and I do understand my rights and responsibilities as a renter	4/5/2025 12:28 AM
16	As someone who has owned multiple rental properties, I'm well aware of the challenges they bring. Olds has no need for more low-cost housing or additional rentals. The demand simply isn't there, and pushing for it would be a mistake.	4/4/2025 4:13 PM
17	I have had no issues dealing with tennants or regulations or rules.	4/4/2025 3:37 PM
18	Why do you need a comment	4/3/2025 4:47 PM
19	?	4/3/2025 1:38 PM

Q10 What challenges might you be experiencing with housing? (select all that apply)

Answered: 285 Skipped: 61



ANSWER CHOICES	RESPONSES	
Challenges finding rental housing that is available	25.96%	74
Lack of affordable housing options (e.g., condo, duplex, single detached dwelling, etc.) for purchase as my primary residence	36.14%	103
Lack of housing options (e.g., condo, duplex, single detached dwelling, etc.) I am interested in purchasing as an investment	16.14%	46
Does not apply to me	47.72%	136
Tell us more about other challenges or how these challenges impact you	22.46%	64
Total Respondents: 285		

#	TELL US MORE ABOUT OTHER CHALLENGES OR HOW THESE CHALLENGES IMPACT YOU	DATE
1	I wish the town had an option for a tiny home or small modular home subdivision. I like having a yard for gardening and my dog but I'm 50+ and would like to lead a downsized lifestyle. I want to own my lot and home not rent in a mobile park. Lot rent in Mobil home parks is ridiculous. I would like to sell my 4 bedroom 3 bathroom home to a growing family and live in a 2 bedroom one level living home. My utilities would be lower. My environmental footprint would be smaller. I'm not interested in an apartment or duplex or condo. It's the in between that olds is lacking.	4/22/2025 8:49 AM
2	town should publish a listing of legal, approved rental and secondary suite rentals.	4/21/2025 7:04 PM
3	My husband and I are very fortunate to have found the housing situation that we have. Certain things are not ideal such as minimal bedrooms (more of suite style rental) and very minimal storage space. However, the rental is clean, updated and our landlords are wonderful. Our concerns with the housing market (having both lived in different rental prior) include that cheap	4/21/2025 10:08 AM

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rentals are usually run down and in desperate need of repairs. More expensive rentals you almost always need to live without a roommate to afford it. Often these more expensive rentals are not ideal either - landlords won't perform repairs, the layout is poor or rundown and the house is small. My husband and I both have really good jobs and save a lot. However, our living costs would almost double if we had to pay something that is more than \$1600 not including utilities - this makes the reality for students even more problematic. When you are in need of housing, it is very difficult to find adequate housing opportunities within a reasonable budget (this includes Facebook groups, Real Estate sites and more). We volunteer with IVCF, which has a student club on campus. We hear multiple stories from students regarding a lack of suitable housing (clean, affordable, close to the college and landlords who put the work in). We would love to see this change, not just for ourselves but for our friends and students we work alongside.

4	The challenge is finding affordable rentals that allow pets.	4/21/2025 9:28 AM
5	This town needs to take care of existing residents and not increase they tax burden. Do not increase taxes and let private industry take care of building more houses if they wish to.	4/20/2025 9:28 AM
6	Utility costs not related to consumption. We conserve more than ever and our costs keep rising.	4/19/2025 12:03 PM
7	Just keeping up with maintenance.	4/19/2025 9:36 AM
8	The push for more and more housing puts further strain on infrastructure like schools, water, policing, doctors, roads etc... the housing issue needs a wholistic approach.	4/16/2025 9:07 AM
9	There are not enough affordable housing options. There are plenty of options if you are 55 and older. However there is only 1 apartment complex in olds I'm aware of that doesn't have a 55+ restriction. It is ridiculous especially for a college town. We need to make more row/townhouses and apartments that don't have an age restriction.	4/15/2025 10:51 PM
10	I'm almost 80. Don't know if there are enough options in Olds for seniors to be independent	4/15/2025 12:10 PM
11	I struggle to properly feed my family and keep up with bills because my rent payment is over half of monthly income.	4/15/2025 11:30 AM
12	This own has a huge lack of affordable housing, especially being a college town. I am very lucky to have the rental I do but most people don't get that.	4/15/2025 10:18 AM
13	rentals that might be available are not pet friendly and i need my dog	4/15/2025 9:20 AM
14	I own my home and it is affordable for me to maintain and keep.	4/14/2025 10:28 PM
15	Property tax	4/14/2025 9:01 PM
16	To many low income homes in olds	4/14/2025 7:39 PM
17	While this does not apply to me directly, I know of many friends and coworkers who are frustrated that they cannot find rental housing or affordable housing options.	4/14/2025 7:30 PM
18	My son has to live with us because he can't afford a place and can't find a job	4/14/2025 2:24 PM
19	There are just not enough houses in Olds to rent. The best alternatives are usually to rent in Calgary, Red Deer, or their surrounds and commute daily from these cities to work in Olds. This increases expense gasoline, wear and tear on the vehicle, stress levels, especially having to make such a long commute after a very busy and tiring day at work. It is, generally, inconvenient for doing some routine things.	4/14/2025 2:08 PM
20	Being able to afford housing in Olds is getting harder and harder especially if you own pets. Then looking at purchasing a home is also unrealistic as a first time home buyer. The house pricing in Olds is way more expensive than the surrounding areas and therefore we have been forced to look outside of Olds for places to live	4/14/2025 11:36 AM
21	Issues with transportation.	4/14/2025 11:29 AM
22	Dealing with neighbors being very loud at nights and having a hard time sleeping some days	4/14/2025 10:23 AM
23	As my partner and I have now started to look for a house to purchase, the options are extremely limited and prices way too high for homes that are not worth the cost. Homes that were sold 2 years ago for 350k, are now listed at almost 500k. Standard 3-bedroom homes that are not fully finished are being sold for over 500k. The search for a house has been very	4/14/2025 10:17 AM

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challenging as we try to purchase a home that is worth its cost, while taking into account the supply and demand reality in Olds.

24	We only rent to seniors (due to restrictions on the building) but when we list a unit for rent, we have people almost begging us to let them rent. Very unfortunate situation.	4/13/2025 3:44 PM
25	<p>I think there is a stigma about what affordable housing looks like. I moved back to town last year after over 10 years away for school and work. It's shocking to be in your 30s, university educated (in finance), working full time, and yet needing to move back in with your parents because there is nothing affordable for you on a single income. I expected to live with my parents for a few weeks while I found something, but I know right now I will stay with them for over a year (at which point I plan to buy and skip rentals altogether). Financial planners recommend spending no more than 25-30% of your income on total housing costs. To pay \$1,000 in rent, you better be making at least \$3,500. Where are you finding a decent place to live in town for \$1,000? I've looked at units for \$1,500 that are disgusting and poorly maintained. Why should I be compromising my safety by settling for black mold or illegal fire windows? I'm pretty good with money, but Olds is so much more unaffordable to live than other places I have been. I have also met a few of the young international college students who have ended up in some nasty landlord situations because they didn't see the cultural cues that Canadians could see about their landlords, and therefore, they got the bottom of the barrel. Have you gotten phone calls on Friday night by terrified girls scared for their safety? This is the situation Olds is currently in, and we are getting an international reputation for it in certain circles. Yet, everyone older than me that I have talked to since being home has said how many times the town council has blocked housing development in the last 5 years. The council is [REDACTED]</p> <p>[REDACTED] It's been surprising to see just how agitated residents of Olds are right now compared to even a few years ago, and in comparison to other communities. Taxes are higher, roads & street cleaning are suffering, living is unaffordable, and we don't exactly have a hot employment market for young professionals. Of my graduating high school class, I can count on 1 hand who stayed in town. None of my friends who went to college or university came back here, because there aren't any options for young professionals. Why did I move back to Olds? What is the benefit of this town anymore?</p>	4/11/2025 11:10 AM
26	I would like to see more 55 plus options as I consider downsizing from my detached house in the near future.	4/10/2025 1:27 PM
27	Prices to high for quality & quantity available	4/9/2025 5:44 PM
28	My daughter is 21 and lives with us as she cannot afford to rent an apartment even while working full-time	4/9/2025 5:32 PM
29	As a Property Manager I see every day people frantically for housing to meet their need. They move here for school and employment and can't find a place to live	4/9/2025 10:30 AM
30	We need to stop building these huge family homes and build more starter family homes. Smaller simpler houses for young families and people starting out. Most new builds are unaffordable and way too large and the older small/starter homes sell so fast. There isn't enough. And have rent caps on them so they don't get bought as investment properties. Or seconds homes.	4/9/2025 9:30 AM
31	Everything available is way too expensive, the cheapest options are 1300 minimum without utilities included.	4/8/2025 3:09 PM
32	The housing market in Olds is similar to Calgary but lacks a job market. We couldn't afford a home here.	4/8/2025 3:09 PM
33	We have a young adult wanting to move out. They are trying to get on disability, yet can live on their own, so doesn't need a group home. It is hard for them to even rent, or gain enough employment to make ends meet. They would love to actually buy a home, but are stuck in a catch 22 situation because of the way things are with the housing market, and job situation.	4/8/2025 1:03 PM
34	We rented for 19 yrs here with the current market for rent we were given no real option but to buy the house we now own	4/8/2025 11:51 AM
35	My wife and I would like to buy houses for renting and the houses are way over inflated. In our neighbourhood similar houses are going for almost double what we paid for our primary residence in 2021.	4/7/2025 9:27 PM

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36	I have been looking for affordable housing for a few years to move out and rent my own place but options for housing are very limited.	4/7/2025 5:44 PM
37	The college students inflate housing/rent costs and you have no choice but to pay more than your wage can support or not have anywhere to live. Because there are more people looking for rentals or homes than there are spaces you get stuck with little options and have to put up with bad situations in fear of being homeless. It took me over 6 months to find something that wasn't completely run down and the only reason I was able to wait that out was I had family in the area.	4/7/2025 4:56 PM
38	Too many single family homes are being converted to multi family rentals. High density housing should be new, and not take over existing neighbourhoods.	4/7/2025 4:28 PM
39	Lack of land and build opportunities; under the guise of 2-3 main developers/builders whom do not provide what we are looking for	4/7/2025 3:53 PM
40	lack of affordable rental housing these are items that have been told to me by people looking to live in Olds	4/7/2025 12:46 PM
41	It's unbelievable to me that even duplexes that could fit us as a family are almost half a MILLION dollars! There is no way we can afford a mortgage like that!	4/7/2025 12:34 PM
42	More small apartment style spaces that individuals can afford. People are forced to have room-mates in order to afford housing. Single women/men have few options other than living as a room-mate somewhere.	4/7/2025 11:11 AM
43	The town decided my suite is an illegal suite and I have 2 months to find a new place.	4/7/2025 8:31 AM
44	There needs to be homes that are suitable for young families. Small homes with yards, garage, driveway. The cramped neighborhoods that everyone parks on the street is just so tight.	4/6/2025 10:45 PM
45	Difficult to find a house under \$600,000 that doesn't need full interior upgrades done. Anything between \$6 -800,000 is brand new, with a backyard that barely fits a patio set, no fence, no grass, unfinished basement, and the whole neighborhood is still under construction. Anything >\$800,000 is a 2 bedroom bungalow, with the second bedroom immediately off the front door; so, entirely unsuitable for families with children.	4/5/2025 7:48 PM
46	lack of affordable bachelor suites and 1 bedroom apartments.	4/5/2025 11:12 AM
47	Would be nice to have downsizing options besides condos	4/5/2025 10:41 AM
48	We were shocked at the cost of rentals, the attitudes of landlords and cost of homes when we moved here 3 years ago. We pay more in rent than we ever paid in mortgage. It is horrifying.	4/5/2025 9:48 AM
49	Homes in Olds are too expensive. A house built in 1930-1950 that has not been updated should not cost 300-400K which would be the same as a new built home. Town needs more, smaller homes. Does not need 4-5 bedroom homes like those in northwest. Need more 2-3 bedroom homes that are in the 300K range. Town needs more apartments in the \$1700/month range. Support the college to get more residence rooms so students are not needing to compete for limited housing in town (or live in motels or commute from Calgary).	4/5/2025 12:28 AM
50	As a senior we are concerned about the duties of living in our own home. Snow removal in the winter and yard work in the summer.	4/4/2025 9:17 PM
51	I would like to sell and purchase/rent a condo. There is a shortage of 55+ condos in the downtown area. I am turning 75 and drive but want a walkable location for amenities and in the event I can not drive.	4/4/2025 8:39 PM
52	My observation of new houses being built is that there is a lack of detached starter homes in Olds. A developer should see this as an opportunity but the town should not get involved with this beyond help highlight the opportunity for a developer.	4/4/2025 7:55 PM
53	I would downsize if I could find a duplex to purchase.	4/4/2025 7:03 PM
54	We had a terrible time purchasing a home a few years ago. Most things in our price range (under 400K) was in terrible condition and would have needed a lot of work)	4/4/2025 4:48 PM
55	There needs to be more 1 - 2 bedroom houses available for rent as this is the most popular size.	4/4/2025 3:37 PM
56	Finding fair rates to get repairs done, sometimes even finding any trades people is a challenge.	4/4/2025 3:33 PM

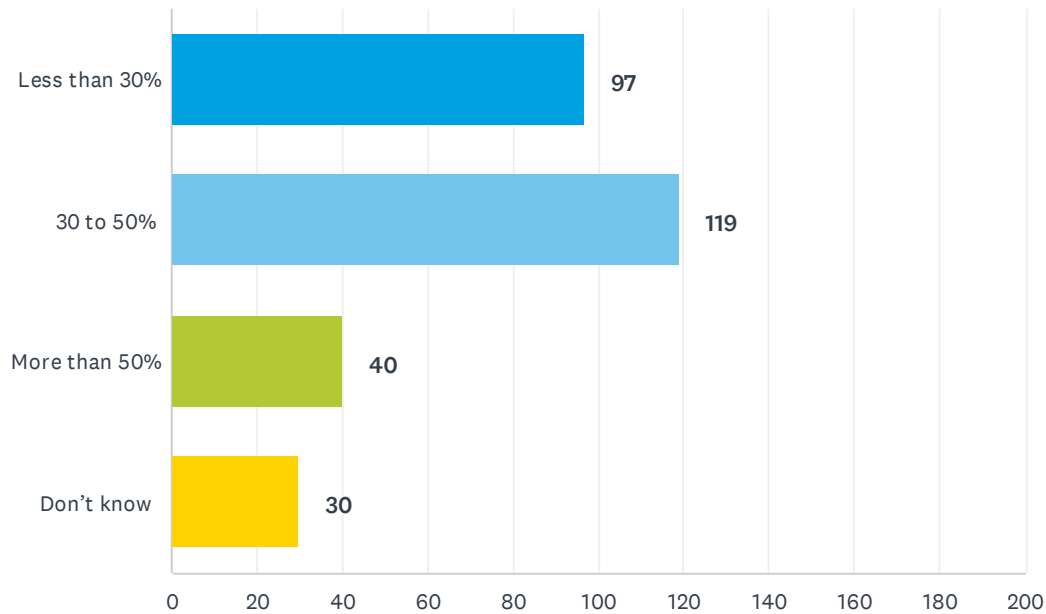
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I would like to sell and move but it takes a long time to get things done because there are so few options on trades people.

57	Limited housing inventory	4/4/2025 3:20 PM
58	affordable housing for kids will be an issue in Olds. No selection or availability	4/4/2025 2:34 PM
59	Autistic Adult son can not afford to move out	4/3/2025 3:52 PM
60	I don't have these challenge's	4/3/2025 12:10 AM
61	Lack of housing that suits the needs of my social needs children. And lack of starter homes for sale. Starter homes are all purchased and used as rentals so first time home buyers don't have any options	4/2/2025 4:22 PM
62	House was purchased in 2024 and it was almost impossible to buy at that time as houses on market for 24 hours already had multiple cash offers. There is not enough supply of available affordable homes in Olds.	4/2/2025 4:15 PM
63	We have a 2 bedroom, 900square ft house with 3 children, and can't afford a bigger house due to massive increases in living costs and the housing market. Also, the houses just aren't available anymore in town. To buy a 3 bedroom house that isn't duplex, or over \$350,000 isn't available in town.	4/2/2025 3:23 PM
64	My children will not be able to have their own places in future if there are no affordable housing.	4/2/2025 3:12 PM

Q11 How much of your before-tax income do you spend on housing?

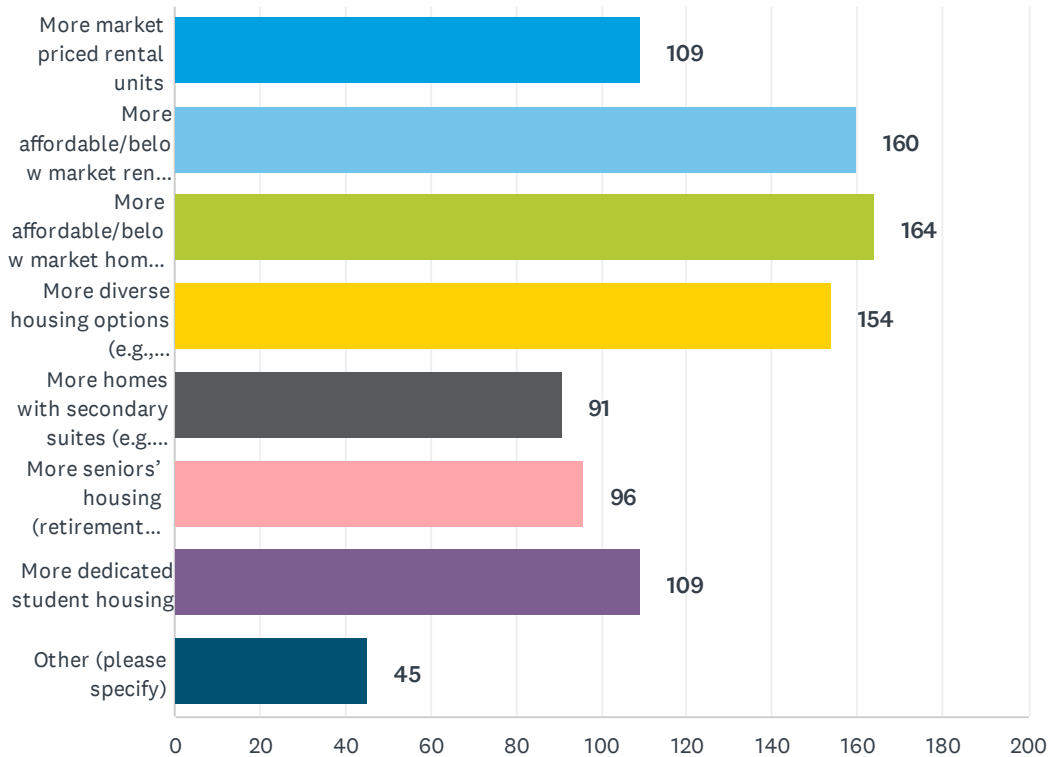
Answered: 286 Skipped: 60



ANSWER CHOICES	RESPONSES	
Less than 30%	33.92%	97
30 to 50%	41.61%	119
More than 50%	13.99%	40
Don't know	10.49%	30
TOTAL		286

Q12 What types of housing do you feel is needed in Olds? (select all that apply)

Answered: 302 Skipped: 44



ANSWER CHOICES	RESPONSES
More market priced rental units	36.09% 109
More affordable/below market rental units	52.98% 160
More affordable/below market home ownership	54.30% 164
More diverse housing options (e.g., townhomes, duplexes, tri-plexes, etc.)	50.99% 154
More homes with secondary suites (e.g., basement suite, converted garage, or detached accessory dwelling unit on the property)	30.13% 91
More seniors' housing (retirement homes, long term care homes, independent living, etc.)	31.79% 96
More dedicated student housing	36.09% 109
Other (please specify)	14.90% 45
Total Respondents: 302	

#	OTHER (PLEASE SPECIFY)	DATE
1	As I stated above I would like to see a tiny home subdivision.	4/22/2025 8:50 AM
2	the town needs to encourage and facilitate affordable home ownership. the town needs people to establish roots in the community; raise families and be 'invested' in the community. there is	4/21/2025 7:11 PM

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a caution and balance with having a proliferation of below market rentals.....a transient population can present various challenges and most notably short term renters do not have the same sense of community.

3	By diverse housing I mean more single detached houses with more options of bedrooms.	4/21/2025 10:54 AM
4	I feel that Olds needs to have not only a current housing strategy but one that is visionary for the future of Olds. I am sure all of the above are needed in some way shape or form but it is how they are built (structurally, appearance, integrated successfully and well in the surrounding community adding to the community and not taking away from it). There are towns that are able to do this. Heritage trees are decimated off of streets and lots without any thought to replacing thinking of the future. Parking is adjusted accordingly with who is building and paying the town for absent parking needs. Sounds like future problems for existing communities.	4/21/2025 10:37 AM
5	Low cost housing for young families is sorely needed here	4/21/2025 9:59 AM
6	High density housing increases traffic and takes a toll on existing services in our town. We do not need to go down this road.	4/20/2025 9:29 AM
7	modern building technology allowing to build faster and cheaper	4/20/2025 12:29 AM
8	Yards big enough for a vegetable garden	4/19/2025 4:39 PM
9	Diversity of options is the most important thing. I don't know much about the rental market here, but I think diversity there would help too (my uninformed theory is that if there are more options for ownership that this would translated into more options for rentals too -- at least where independent landlords are concerned). Again, not knowing, I would think there is room for corporate apartment building style rentals too.	4/19/2025 12:08 PM
10	It's not strictly necessary to build new below-market units in order to provide more cheaper housing. Simply building more at-market or even above-market units results in existing units filtering down as those who can afford new units choose to move into them!	4/18/2025 1:07 PM
11	there will be more rental units available if young families can buy affordable homes. Small dwellings of about 1,800sqft. are priced well here but there arent many of them around. Prices are also going up on housing as there are more people moving here from out of province (myself included)	4/16/2025 12:54 PM
12	More responsible building projects that address infrastructure and housing.	4/16/2025 9:09 AM
13	The ability for seniors, especially low income, is absolutely terrible. We are now getting to a point that even seniors with money are struggling to find residence.	4/16/2025 9:07 AM
14	We certainly do not need more senior housing. This town would be nothing without the college. We should be providing students with more low cost housing options. We should also have more diverse affordable housing options to purchase ex: townhouses, duplexes, apartments, row houses etc. We want these college kids to stay in Olds so that we can retain their talent and grow our community. Having restrictions of 55+ communities do the exact opposite. Students are paying \$1000 fir a bedroom and even commuting from Calgary as they simply cannot find a place here.	4/15/2025 10:56 PM
15	More low income rentals	4/15/2025 11:31 AM
16	More gated detached bungalow senior housing	4/15/2025 10:25 AM
17	More manufactured home parks.	4/15/2025 10:20 AM
18	The town Definately does not need more dedicated student housing. [REDACTED] [REDACTED]	4/14/2025 10:32 PM
19	More family homes	4/14/2025 7:40 PM
20	More affordable single family properties.	4/14/2025 7:02 PM
21	It would be great if Olds College offered housing for mature students that was not dorm style living (no shared accommodations) and would allow for a spouse or dependent to reside with the student, as well as pets.	4/14/2025 3:43 PM
22	The town REALLY needs to have rules and restrictions on secondary suites. Primarily making sure the windows are egress. I see landlords on the buy and sell ALL of the time advertising	4/14/2025 10:20 AM

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suites for rent that do not have egress windows or blatantly lie that they are . IE: [REDACTED]

23	To foster a more vibrant community, we should consider increasing housing above businesses, especially south of 54th Street, to enhance convenience for residents. Additionally, promoting more businesses in residential areas can greatly benefit local neighborhoods. It is also important to develop apartments and condominiums designed for families, ensuring that our housing options are inclusive and meet the needs of all residents.	4/12/2025 9:47 PM
24	This says "market priced rental units", but we need more rental units "below CURRENT market". The inflation of the rental market over the last few years has gone way higher than it should have. I don't think people even realize how much the housing limits this town for bringing in new business professionals, tax payers, etc.	4/11/2025 11:10 AM
25	I'm not sure where Olds lacks in the housing. No comment	4/11/2025 8:35 AM
26	Less McMansions (west Olds) and more small homes and 'nice' apartments/townhouses.	4/10/2025 1:29 PM
27	There is plenty of senior housing. The college needs more campus housing. Landlords are renting by the room making that home unavailable families. The market is too high, rent or own. Not sure how the Town of Olds can force landlords to lower costs or lower the market.	4/8/2025 3:13 PM
28	Single family homes.	4/7/2025 9:01 PM
29	More condos as well	4/7/2025 7:48 PM
30	Bylaws and space that allow for tiny homes.	4/7/2025 6:12 PM
31	The olds college should be building more residence if they are inviting all of the international students to Olds. That would be the problem why there are no rentals!!	4/7/2025 5:18 PM
32	Land, affordability, competition, less supply driven and room for aggressive growth and new communities	4/7/2025 3:55 PM
33	No one really wants to live in a basement suite. Apartments, condos, so you can have some privacy.	4/6/2025 10:47 PM
34	Rent alone is too expensive for students and other renters to live comfortably and stress free	4/5/2025 9:19 PM
35	there needs to be more "communities " for individuals wanting smaller detached homes in quiet communities. no high density. no secondary suites. olds seems to have the mentality of just building high density anywhere but the need is also for like "communities" within the town also more communities for students. we have a world class college in this town but we don't utilize that fact in many ways	4/5/2025 12:25 PM
36	Small duplexes for 55 plus that are not condo	4/5/2025 10:42 AM
37	More small homes. Many older people want to downsize but builders are only building 4 bedroom homes. This leads to people renting out the basement to help pay for mortgage and many times, these "landlords" are ignorant of the tenants act demanding that renters help with "chores" and look after pets of the homeowner. This is very concerning.	4/5/2025 9:52 AM
38	Olds, like many communities, needs more "missing middle" housing. Get rid of restrictive zoning requirements and unleash the free market to builders and developers. It is ridiculous that a housing project gets killed over a parking space.	4/5/2025 9:26 AM
39	all of the above	4/5/2025 12:29 AM
40	More 55 plus condos.	4/4/2025 8:42 PM
41	Affordable is key; however you can't afford to provide subsidized prices. The developer needs to manage the construction process, and finishes to bring in housing product at the starter home and lower end price points.	4/4/2025 7:57 PM
42	I firmly believe that Olds does not need any additional housing. Properties already sit on the market for days, proving there's no demand for more development. The council's push to expand Olds threatens to ruin the very essence of this community. This notion that growth is inherently good is misguided and harmful to what makes our town special. The city is poorly managed—property taxes are outrageously high, roads are in deplorable condition, and all we get is patchwork fixes. The infrastructure is falling apart, and yet residents are charged a premium for water that costs less in nearby towns like Didsbury. Rather than chasing	4/4/2025 4:13 PM

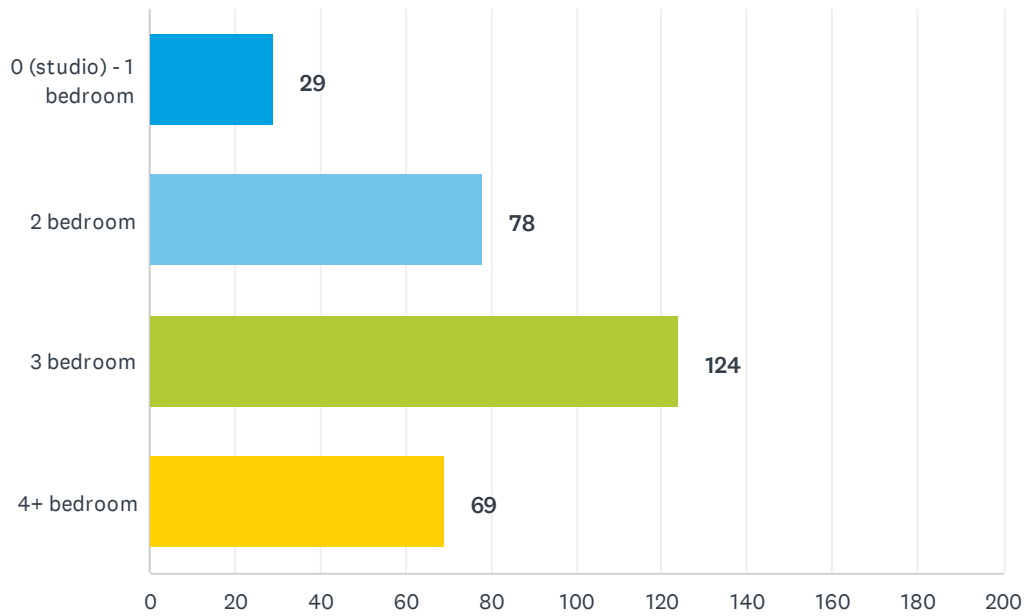
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development—likely driven by developers eager to profit from their land—the focus should be on repairing our roads and maintaining what we have. Spending money on summer student crews to fill potholes is a pointless expense. Bailing out O-Net to avoid insolvency was a waste of funds. And constructing that oversized outdoor play area north of 27? Another squandered investment—especially since you won't even let football teams use it. Olds is being mismanaged by [REDACTED]

43	market will look after itself	4/4/2025 4:06 PM
44	Olds College should be building family friendly housing on campus	4/3/2025 4:49 PM
45	More rental property for families with more then 3 bedrooms.	4/3/2025 11:05 AM

Q13 What size of dwelling would suit your current needs?

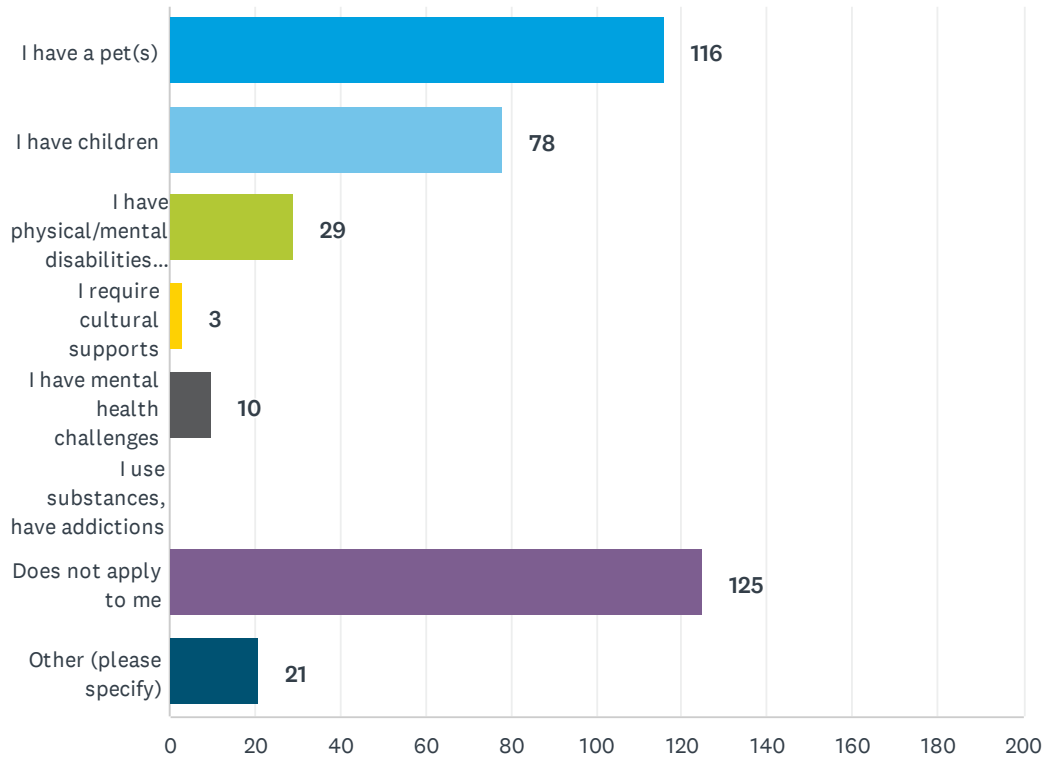
Answered: 300 Skipped: 46



ANSWER CHOICES	RESPONSES	
0 (studio) - 1 bedroom	9.67%	29
2 bedroom	26.00%	78
3 bedroom	41.33%	124
4+ bedroom	23.00%	69
TOTAL		300

Q14 Do you have any special needs that affect your ability to access suitable housing? (select all that apply)

Answered: 296 Skipped: 50



ANSWER CHOICES	RESPONSES	
I have a pet(s)	39.19%	116
I have children	26.35%	78
I have physical/mental disabilities or health problems	9.80%	29
I require cultural supports	1.01%	3
I have mental health challenges	3.38%	10
I use substances, have addictions	0.00%	0
Does not apply to me	42.23%	125
Other (please specify)	7.09%	21
Total Respondents: 296		

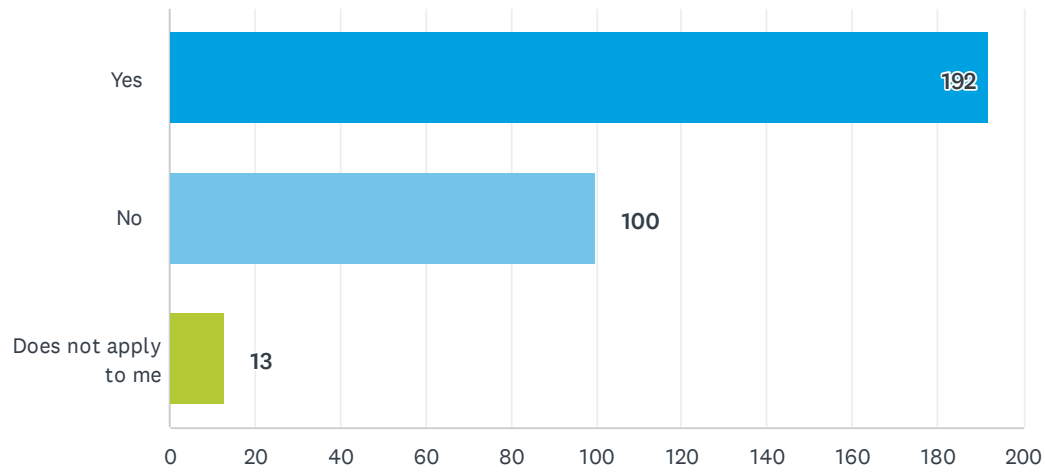
#	OTHER (PLEASE SPECIFY)	DATE
1	need housing for that transition phase.....from a 1600 sq foot family home to the 'tweener' stage.....not yet ready for seniors/lodge living.....want to maintain independence.....and benefits of home ownership.....with lower costs; less mtce and repair work; less yard work. simplify and minimalist approach.	4/21/2025 7:11 PM

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2	My husband and I have not gotten animals simply because of the added rental costs and the difficulty finding a rental that allows you to have animals. I know multiple people who have had to give up their animals due to renting a house.	4/21/2025 10:10 AM
3	More apartment buildings with affordable units would solve a lot of problems	4/21/2025 9:59 AM
4	We have mental health challenges in our family that do impact what we need in a living situation.	4/19/2025 12:08 PM
5	Seniors are facing a sandwich situation. They want to stay in their homes because nursing homes and assisted living is very expensive but with rising property taxes and cost of living, staying home is also too expensive.	4/16/2025 9:09 AM
6	Cat	4/15/2025 10:56 PM
7	8	4/15/2025 9:04 AM
8	My spouse is currently unemployed due to physical health problems	4/15/2025 6:34 AM
9	I have young adult children who have special needs and live at home.	4/14/2025 7:43 PM
10	I have a spouse and financial restrictions	4/14/2025 3:43 PM
11	I am currently a dog owner but they are aging and I do not intend on adopting another.	4/10/2025 1:29 PM
12	We had a child living with us that has recently moved out that really could have used a place to go to that accepted "pets" as she needed a theraputic animal.	4/8/2025 1:10 PM
13	Need for grocery shopping within walking distance	4/7/2025 5:21 PM
14	Would like to have a pet to assist with mental wellbeing but basically forget finding a place to live if you have to rent with a pet.	4/7/2025 4:57 PM
15	I require a home with option for aging parents to move into.	4/7/2025 4:22 PM
16	There are no specific rentals for people under 65 I've found for people with physical disabilities in AISH.	4/7/2025 8:33 AM
17	I want a smaller home. Not a 4 or 6 bedroom home.	4/5/2025 9:52 AM
18	Desire a downtown locatiom that is close to amenities such as Evergreens and library.	4/4/2025 8:42 PM
19	Affordability for a single parent	4/3/2025 11:05 AM
20	I am a single parent with one income which makes qualifying for a mortgage more challenging	4/2/2025 11:22 PM
21	Two adult children with special needs	4/2/2025 4:17 PM

Q15 Do you own a home in Olds?

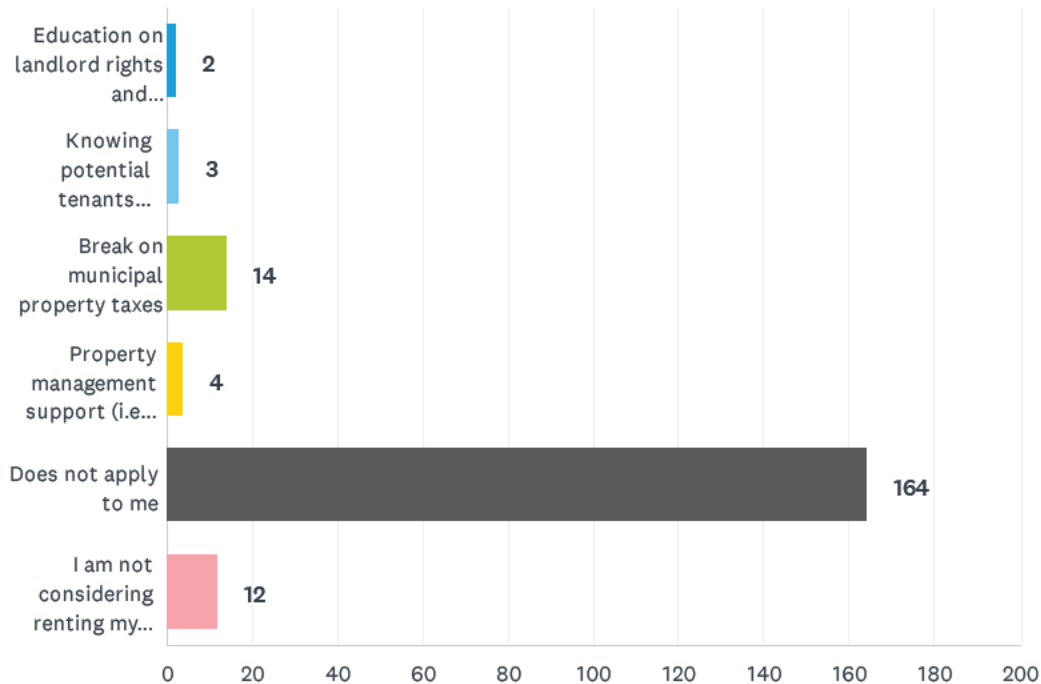
Answered: 305 Skipped: 41



ANSWER CHOICES		RESPONSES
Yes	62.95%	192
No	32.79%	100
Does not apply to me	4.26%	13
TOTAL		305

Q16 If you are a homeowner with an existing separate suite on your property (i.e. secondary suite, accessory dwelling unit or other separate unit), what would help you rent the unit long-term? (select all that apply)

Answered: 182 Skipped: 164



ANSWER CHOICES	RESPONSES	
Education on landlord rights and responsibilities	1.10%	2
Knowing potential tenants understand their rights and responsibilities	1.65%	3
Break on municipal property taxes	7.69%	14
Property management support (i.e., someone to interact with the tenants on your behalf)	2.20%	4
Does not apply to me	90.11%	164
I am not considering renting my suite long-term at any point. Please tell us why.	6.59%	12
Total Respondents: 182		

#	I AM NOT CONSIDERING RENTING MY SUITE LONG-TERM AT ANY POINT. PLEASE TELL US WHY.	DATE
1	Does not apply to me.	4/16/2025 5:51 PM
2	Not interested in renting	4/16/2025 11:47 AM
3	98	4/15/2025 9:05 AM
4	People with secondary suites should be paying more property tax, not less	4/15/2025 9:00 AM
5	I would not consider renting a room or suite in my home because it would have to be claimed	4/14/2025 10:40 PM

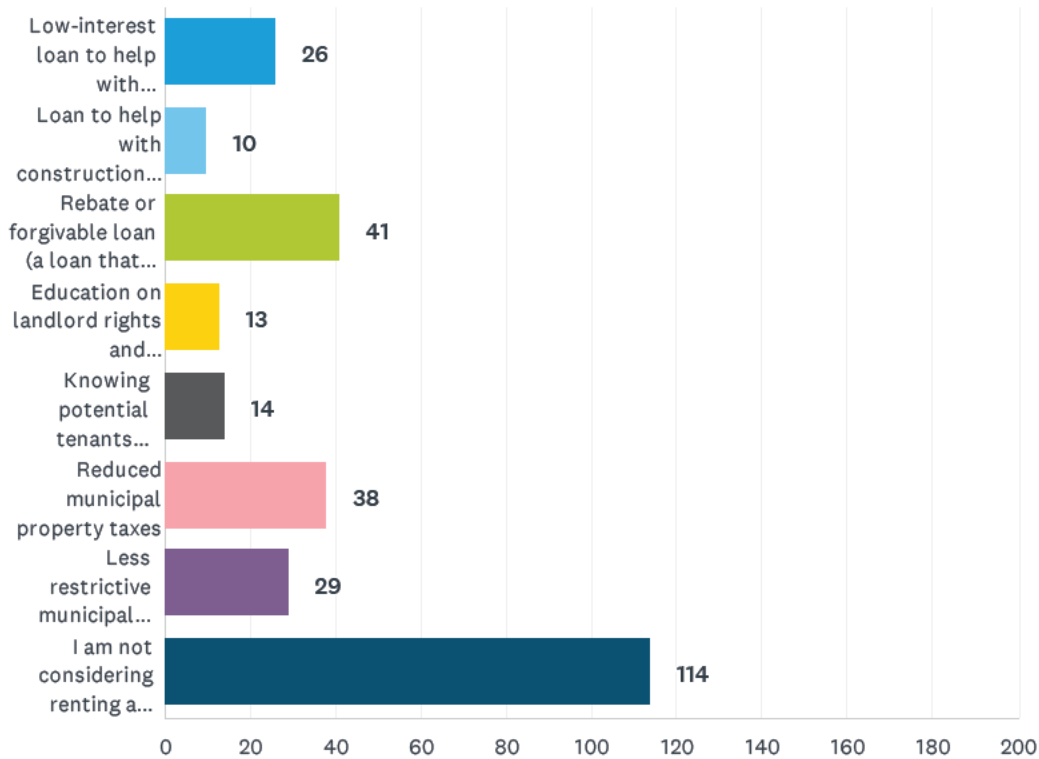
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as income, which as a senior would potentially impact my Old Age Security and supplement payments and could also potentially place me in a higher income tax bracket.

6	We are financially sound and do not need to rent. Furthermore, we live in a subdivision that is considered higher end & would not like to see any type of rental situation here.	4/10/2025 1:25 PM
7	As there is no tax cut for renting out property or a way to insure responsible and respectable renters, I do not feel comfortable renting out any part of my home that would cost me long term and bring down the value of my property	4/8/2025 8:08 AM
8	Would never rent any suit if we had one.	4/7/2025 9:05 PM
9	Fear of potential tenants abusing the legal system which heavily favours tenants.	4/5/2025 5:34 PM
10	Noise issues, parking issues. i don't want to inflict that on my neighbours.	4/5/2025 12:27 PM
11	No designed to do this	4/4/2025 5:21 PM
12	Not applicable	4/4/2025 4:49 PM

Q17 If you are a homeowner with the potential to create a separate suite (i.e. secondary suite, accessory dwelling unit or other separate unit) on your property, what would help you construct a rental unit to rent long-term? (select all that apply):

Answered: 171 Skipped: 175



ANSWER CHOICES	RESPONSES	
Low-interest loan to help with construction costs to create a secondary unit	15.20%	26
Loan to help with construction costs	5.85%	10
Rebate or forgivable loan (a loan that doesn't have to be repaid if you comply with a program) to create a secondary suite	23.98%	41
Education on landlord rights and responsibilities	7.60%	13
Knowing potential tenants understand their rights and responsibilities	8.19%	14
Reduced municipal property taxes	22.22%	38
Less restrictive municipal zoning bylaws and policy	16.96%	29
I am not considering renting a portion of my property at any point. Please tell us why.	66.67%	114
Total Respondents: 171		

#	I AM NOT CONSIDERING RENTING A PORTION OF MY PROPERTY AT ANY POINT. PLEASE TELL US WHY.	DATE
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1	I don't want to live with strangers.	4/22/2025 8:52 AM
2	I don't have a desire to do so	4/21/2025 8:17 PM
3	Not interested in renting out for safety reasons	4/21/2025 6:53 PM
4	My house is small and all room is taken	4/21/2025 3:47 PM
5	House isn't set up for it and we are raising a family at the moment	4/21/2025 2:07 PM
6	We live with multi-generations and that works well.	4/21/2025 10:39 AM
7	Please do not pursue an area that increases more regulation and administrative costs in our town. Olds is an amazing town for many reasons but one reason being there is less government regulation and a small town feel.	4/20/2025 9:33 AM
8	My house isn't ideal to set up a rental, plus my family uses all of the space.	4/19/2025 2:28 PM
9	We currently need all the square footage of our existing home and have plans to improve the basement for our own use.	4/19/2025 12:09 PM
10	We use our "potential suite "to have room for family to visit.	4/18/2025 9:23 PM
11	My property is not suitable for creating a secondary suite, but I may rent out the entire property at some point in the future. Much of the above options could be useful for that!	4/18/2025 1:09 PM
12	privacy	4/18/2025 12:28 PM
13	I don't want to deal with the hassles without a husband to manage a rental suite.	4/17/2025 5:38 PM
14	Don't want renters	4/17/2025 3:51 AM
15	We are not considering this option.	4/16/2025 5:51 PM
16	My property is not large enough, and zoning laws would stop any progress anyways	4/16/2025 12:56 PM
17	Not interested in renting	4/16/2025 11:47 AM
18	No room	4/16/2025 9:16 AM
19	We need better support for landlords removing tenants and for tenants receiving appropriate upgrades and rent guarantees. Perhaps a mediation board?	4/16/2025 9:12 AM
20	I have no ability to make a separate entrance, but if I did I would consider creating a secondary suite.	4/16/2025 9:08 AM
21	I enjoy my privacy and do not want anyone other than direct family living in my residence	4/16/2025 8:58 AM
22	It won't let me deselect this question	4/15/2025 8:40 PM
23	No way to be sure you get a responsible tenant and no recourse if you don't.	4/15/2025 6:47 PM
24	Just not interested	4/15/2025 3:52 PM
25	I really don't want other people than myself and my spouse living with me. I've never wanted to be a landlord or have a room-mate even though I might make some extra money out of it. I had another home in [REDACTED] while in the one here in Olds but sold it rather than rent it out. My spouse owns a place in [REDACTED] and rents it to her son's family but wants to sell it ASAP, as he's also found a job in the [REDACTED] area and wants to get a place in Olds. It's expensive here though, and rentals are non-existent.	4/15/2025 2:46 PM
26	Privacy	4/15/2025 1:01 PM
27	We are semi retired and we do not want the hassle of renters. We are fortunate to be mortgage free. We worry for the younger generations	4/15/2025 12:39 PM
28	Sharing personal space	4/15/2025 11:23 AM
29	Really don't want to be a landlord.	4/15/2025 11:04 AM
30	There is no way to create a separate suite in the house and I have children and would not be comfortable with strangers in my house.	4/15/2025 10:59 AM

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31	I am not in a position to create a secondary suite on my property as I live in a mobile home. Park rules would not allow it.	4/15/2025 10:57 AM
32	I don't want renters period	4/15/2025 10:26 AM
33	I do not believe it appropriate to change existing zoned areas or to over burden an already existing area. Owners move and build in an area for reasons, and to rezone after the fact, I feel inappropriate. An example is creating parking issues that were never originally allocated for.	4/15/2025 9:31 AM
34	Town should not be in the business of loans, tax breaks or relaxing bylaws regarding parking requirements	4/15/2025 9:00 AM
35	Privacy. There is no second entrance to the basement. Renters would have to walk through the main living area.	4/15/2025 6:37 AM
36	I would not consider renting a room or suite in my home because it would have to be claimed as income, which as a senior would potentially impact my Old Age Security and supplement payments and could also potentially place me in a higher income tax bracket.	4/14/2025 10:40 PM
37	I work hard to own my own home, why would I want [REDACTED] living in my basement not paying there rent.	4/14/2025 7:43 PM
38	I just want to live in my home in peace. Seniors don't need or want any disruptions. We earned it. We paid our dues and then some, so don't think you're going to force us to [REDACTED] [REDACTED]	4/14/2025 7:06 PM
39	This will devalue my property and create additional traffic. I absolutely do not support changing zoning to allow secondary suites in my area (the Vistas)	4/14/2025 6:56 PM
40	It would not accommodate it	4/14/2025 4:27 PM
41	This property is primarily intended for its current use and may not be suitable for additional rental opportunities.	4/12/2025 9:51 PM
42	i am considering downsizing myself.	4/12/2025 9:57 AM
43	Don't have room for it	4/11/2025 5:08 PM
44	House is not designed to accommodate such modification.	4/11/2025 8:36 AM
45	We enjoy our privacy and do not want others living with us.	4/10/2025 6:42 PM
46	Noy comfortable with other people living in our house as we are away quite a bit.	4/10/2025 4:42 PM
47	As mentioned above, there should not be rental units be allowed in certain areas of town.	4/10/2025 1:25 PM
48	Cost of making a rental space and the problems dealing with some renters	4/10/2025 1:17 PM
49	don't need my property destroyed	4/10/2025 1:06 PM
50	We prefer to live a simple, quiet life without the hassle of a renter.	4/10/2025 1:06 PM
51	It will change the established neighborhood. Everyone in the neighborhood invested in the neighborhoods characteristics and what is provided within the neighbourhood. Established neighborhoods will lose their identity and what make the Olds neighbourhoods great. Rentals and suites would change the existing neighborhoods to the detriment with parking issues, tennant issues etc. Build new neighbourhoods where zoning allows for suites etc, then everyone purchasing and living there will have the understanding of that neighborhood.	4/10/2025 12:43 PM
52	Not interested in renting. Barely have enough space when my kids come to visit.	4/9/2025 10:51 AM
53	Our home wouldn't allow that.	4/9/2025 9:32 AM
54	We have mental/disabilities and can not handle the stress of renting our property out.	4/8/2025 1:12 PM
55	I will not give up my home or property to have damages or other issues with renters	4/8/2025 11:54 AM
56	Town of olds won't allow it	4/8/2025 11:50 AM
57	Have small kids and need the space for our family	4/7/2025 11:17 PM
58	We have are a young family and with having a 4 level split house and need all the space the house has.	4/7/2025 9:30 PM

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59	I would need to build a seperate entrance to basement.	4/7/2025 9:07 PM
60	My house is important to me and too many times landlords get messed over by bad tenants.	4/7/2025 9:05 PM
61	No room	4/7/2025 8:33 PM
62	I don't care to have renters, as we have children and no space. Not my style.	4/7/2025 8:02 PM
63	Do not want strangers in my home...Scary times	4/7/2025 7:31 PM
64	Don't have any spare rooms as I have 3 kids	4/7/2025 6:07 PM
65	I don't want to share my house	4/7/2025 5:52 PM
66	No way would I rent my basement.	4/7/2025 5:19 PM
67	My place is not big enough with all our family	4/7/2025 4:57 PM
68	Do not want renters, want investment opportunities and the opportunity to build a place for family assistance	4/7/2025 3:56 PM
69	short term rentals are not cost effective and GOOD long term are almost impossible to find	4/7/2025 1:34 PM
70	renters can be hard to deal with (personally and legally)	4/7/2025 12:48 PM
71	I'm in a trailer park I cannot	4/7/2025 12:38 PM
72	We have adult children that still come home on weekends and over the summer months while they are attending post secondary	4/7/2025 12:10 PM
73	It would require costly renovations. I wish I could.	4/7/2025 11:48 AM
74	I do not want the hassle of renting	4/7/2025 11:06 AM
75	Does not apply to me. House/property doesn't have room for it.	4/7/2025 9:18 AM
76	I don't like the idea of sharing my private space with strangers. I've worked hard for what I have and I don't want someone disrespecting it - and too many tenants do. If the cost of reno was something that could be covered easily though, I might consider it because we do have the space.	4/6/2025 8:51 AM
77	Fear of potential tenants abusing the legal system which heavily favours tenants.	4/5/2025 5:34 PM
78	No interest	4/5/2025 4:55 PM
79	I don't have the room or do I want some stranger(s) living here.	4/5/2025 3:29 PM
80	as above noise issues, parking issues. How it affects the neighbourhood (community) in general. Its not just about me.	4/5/2025 12:27 PM
81	My home's layout would not be practical to separate into multiple units. I may rent out the entire unit at some point in the future, if I decide to move.	4/5/2025 11:54 AM
82	Rental comes with a whole host of problems; additional parking, rowdy tenants, late night traffic & parties, property damage, high insurance cost, tenant complaints, smokers, drug use, annoyance of neighbours. I've owned a rental in the past.	4/5/2025 10:49 AM
83	Not interested. Town should not be looking at lowering taxes for this but raising them. [REDACTED] [REDACTED] These options offered should never be an optional use of tax payers dollars	4/5/2025 10:47 AM
84	My house is not set up and cant be set up to do this.	4/5/2025 5:56 AM
85	Because I have no need to .	4/4/2025 10:52 PM
86	Can't have renters here in our trailer park - park rules	4/4/2025 10:31 PM
87	Don't what the bother.	4/4/2025 9:23 PM
88	I prefer to sell.	4/4/2025 8:43 PM
89	We are not at a point where we want to have someone in a suite in our home. This may change in the future. I do not agree with ideas where someone is subsidized to build a suite in	4/4/2025 8:00 PM

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their home. The only role the town should play is to ensure development is done with minimal town imposed development costs, and reasonable consideration of building bylaws.

90	homes built in the era of mine do not meet the standards for rental.	4/4/2025 7:04 PM
91	More trouble than it's worth	4/4/2025 5:42 PM
92	Poor experience sharing space with renters in the past	4/4/2025 5:32 PM
93	No need	4/4/2025 5:21 PM
94	Our house does not have the space to create a portion for rent	4/4/2025 4:56 PM
95	I am a senior and do not need these responsibilities.	4/4/2025 4:49 PM
96	Privacy and parking problems	4/4/2025 4:31 PM
97	I value my privacy and do not want others living with me.	4/4/2025 4:22 PM
98	I am writing to express my opposition to any policies that would pressure homeowners like me to rent out extra space. At this time, I have no interest in doing so, and the current situation in Olds makes it an impractical idea. Our streets are already overcrowded with off-street parking, and most properties lack the driveway or yard space to handle additional vehicles. If Olds continues to push for more rentals and permits street parking to accommodate them, the town's appearance will quickly deteriorate, turning it into an eyesore and driving down property values for homeowners. This is the last thing we need. Instead of focusing on increasing rentals, please prioritize improving our roads—they're in desperate need of repair. And whatever you do, do not raise property taxes to fund these misguided plans. Taxes are already absurdly high as it is. Focus on maintaining and enhancing what we have, not adding burdens that will harm the community's character and the value of our homes.	4/4/2025 4:13 PM
99	bought in single family area and expect it to stay that way!	4/4/2025 4:09 PM
100	Too much effort to get it to a point where it could be suited	4/4/2025 4:07 PM
101	professional renters have to many rights	4/4/2025 3:51 PM
102	Property/house too small; want to keep independence.	4/4/2025 3:42 PM
103	Not interested in having renters on my property.	4/4/2025 3:37 PM
104	No room, small lot.	4/4/2025 3:35 PM
105	Currently need all the space; value privacy.	4/4/2025 3:26 PM
106	Dwelling is not set up for a secondary suit including entrance.	4/4/2025 2:36 PM
107	Don't have the space or the desire to	4/4/2025 1:43 PM
108	Current house is not big enough to want to turn into having a rental suite.	4/4/2025 1:15 PM
109	Being a landlord comes with lots of headaches especially if you don't have a good tenant Town should NOT be giving any type of tax breaks for people who want to have a secondary suite in their home	4/3/2025 4:51 PM
110	I would do it if I was motivated by cost or if we had lots of extra space. We aren't and don't.	4/3/2025 1:40 PM
111	Not interested.	4/2/2025 9:59 PM
112	Just not wanting to.	4/2/2025 6:43 PM
113	Not interested	4/2/2025 4:18 PM
114	We do not have the infrastructure to create it. Unless we tear down and rebuild. But that requires \$\$ we do not have	4/2/2025 3:25 PM

Q18 Are there other supports that would help you construct a unit to rent long-term, or that would help you rent an existing unit long-term?

Answered: 73 Skipped: 273

#	RESPONSES	DATE
1	an approved renters/rental unit list confirming legal suite and compliance	4/21/2025 7:13 PM
2	No, not interested in renting out	4/21/2025 6:53 PM
3	n/a	4/21/2025 3:47 PM
4	resource list of local contractors	4/21/2025 1:17 PM
5	Yes	4/21/2025 12:11 PM
6	Keep things simple in this town. Use the finances wisely and responsibly and let private industry look after building homes.	4/20/2025 9:33 AM
7	Update the outdated regulations and zoning	4/20/2025 12:31 AM
8	No	4/18/2025 9:23 PM
9	not currently	4/18/2025 12:28 PM
10	No	4/17/2025 5:38 PM
11	No	4/17/2025 2:25 PM
12	No, there are not.	4/16/2025 5:51 PM
13	No	4/16/2025 9:16 AM
14	Less taxes and more reasonable rules for both tenant and landlords	4/16/2025 9:12 AM
15	No	4/16/2025 9:08 AM
16	No	4/16/2025 8:58 AM
17	Help with renting - for example, college contacts or rental groups.	4/15/2025 8:40 PM
18	No	4/15/2025 6:47 PM
19	Assistance with leasing and finding appropriate renters	4/15/2025 4:53 PM
20	No	4/15/2025 3:52 PM
21	None	4/15/2025 2:46 PM
22	Need to allow people to build a secondary suite if they wish to do so, that way housing becomes affordable to the tenantsband to the landlords	4/15/2025 11:09 AM
23	Not at this time.	4/15/2025 11:04 AM
24	no	4/15/2025 10:57 AM
25	Build in a new zoned area that supports new rental options.	4/15/2025 9:31 AM
26	N/a	4/15/2025 9:05 AM
27	No	4/15/2025 6:37 AM
28	No, for above reasons. Plus I have been a landlord previously and the headaches and hassles far outweigh any benefits. A bad tenant can destroy the property or seriously damage it, and it will cost more to repair than any income (if the tenant has not defaulted on payments) you the landlord could potentially make.	4/14/2025 10:40 PM
29	n/a	4/14/2025 7:36 PM

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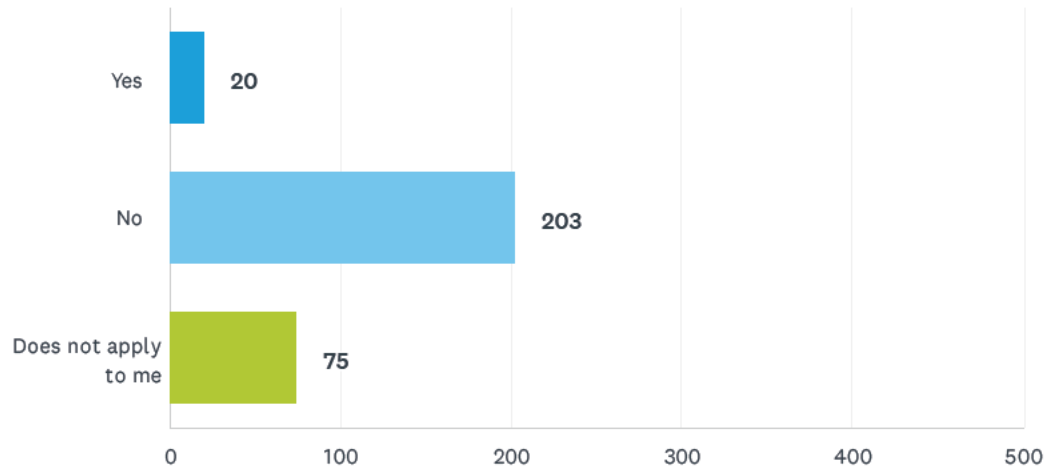
30	No. Just [REDACTED] NO!	4/14/2025 7:06 PM
31	Clear guidelines and approval processes	4/14/2025 5:41 PM
32	No tax consequence or bi-law rules that infringe on my property.	4/13/2025 3:47 PM
33	No	4/12/2025 9:51 PM
34	N/A	4/11/2025 8:36 AM
35	Get rid of property taxes. Town offering interest free loans.	4/10/2025 4:24 PM
36	No	4/10/2025 1:25 PM
37	n/a	4/10/2025 1:06 PM
38	Not sure	4/9/2025 5:46 PM
39	No	4/8/2025 11:54 AM
40	No	4/8/2025 11:50 AM
41	no	4/7/2025 9:07 PM
42	Nothing. Too many basement suits do not meet the code. Small windows = not safe.	4/7/2025 9:05 PM
43	No	4/7/2025 8:33 PM
44	Not at this current time	4/7/2025 6:35 PM
45	No	4/7/2025 5:19 PM
46	Constructing suites shouldn't be considered. Olds needs more affordable single family housing.	4/7/2025 4:31 PM
47	Land for sale, competitive pricing	4/7/2025 3:56 PM
48	n/a	4/7/2025 12:48 PM
49	Money	4/7/2025 11:48 AM
50	No.	4/7/2025 9:18 AM
51	no	4/5/2025 4:55 PM
52	none	4/5/2025 12:27 PM
53	No.	4/5/2025 10:49 AM
54	Don't think town needs to be focused on finding rental properties	4/5/2025 10:47 AM
55	NO	4/4/2025 10:52 PM
56	none	4/4/2025 10:31 PM
57	no	4/4/2025 9:23 PM
58	Encouraging good employers so prospective tenants have the opportunity to have reasonable income.	4/4/2025 8:00 PM
59	Clear and defined development requirements and process. Funding grants to offset costs.	4/4/2025 7:08 PM
60	NO	4/4/2025 5:21 PM
61	No	4/4/2025 4:49 PM
62	no	4/4/2025 4:31 PM
63	No	4/4/2025 4:22 PM
64	I strongly urge you to abandon any plans to create rentals specifically for international students. I am firmly against the introduction of long-term rentals in my neighborhood and will actively oppose any such initiatives. Please redirect your efforts away from this idea and focus on addressing the needs of the existing community instead.	4/4/2025 4:13 PM
65	town should stay out of building and look after our roads etc!	4/4/2025 4:09 PM

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66	No	4/4/2025 4:07 PM
67	n/a	4/4/2025 3:42 PM
68	Any tax breaks would be amazing	4/4/2025 3:38 PM
69	N/A	4/4/2025 3:37 PM
70	Na	4/4/2025 3:26 PM
71	no	4/4/2025 1:43 PM
72	NA	4/3/2025 4:51 PM
73	nope	4/3/2025 1:40 PM

Q19 Are you a business owner who relies on hiring employees who live in Olds?

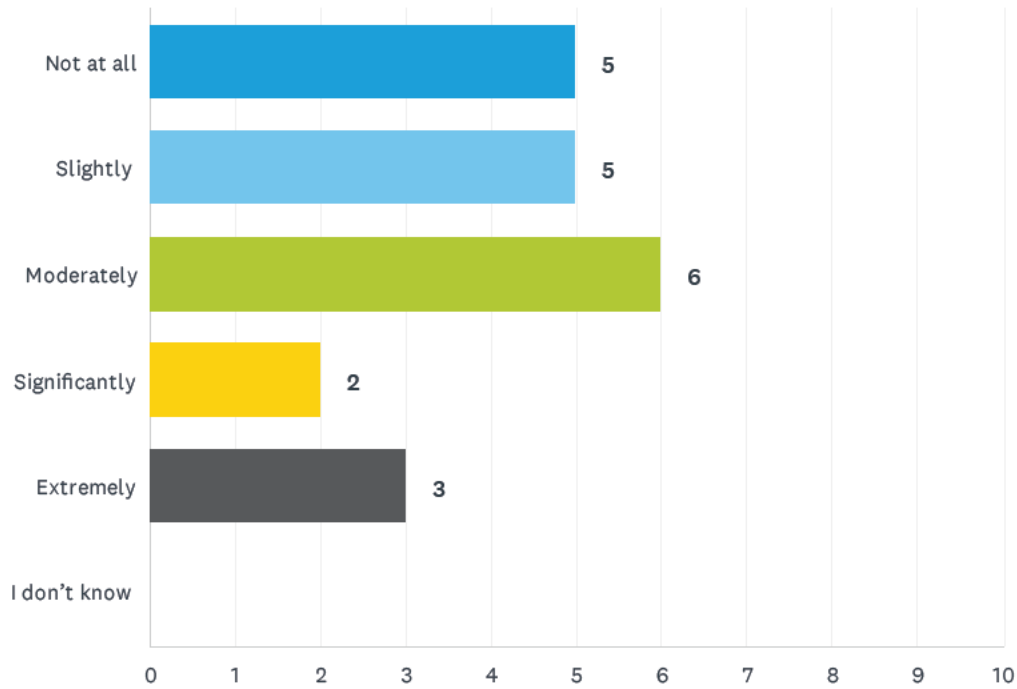
Answered: 298 Skipped: 48



ANSWER CHOICES	RESPONSES	
Yes	6.71%	20
No	68.12%	203
Does not apply to me	25.17%	75
TOTAL		298

Q20 To what extent has the lack of affordable housing affected your ability to hire or keep employees?

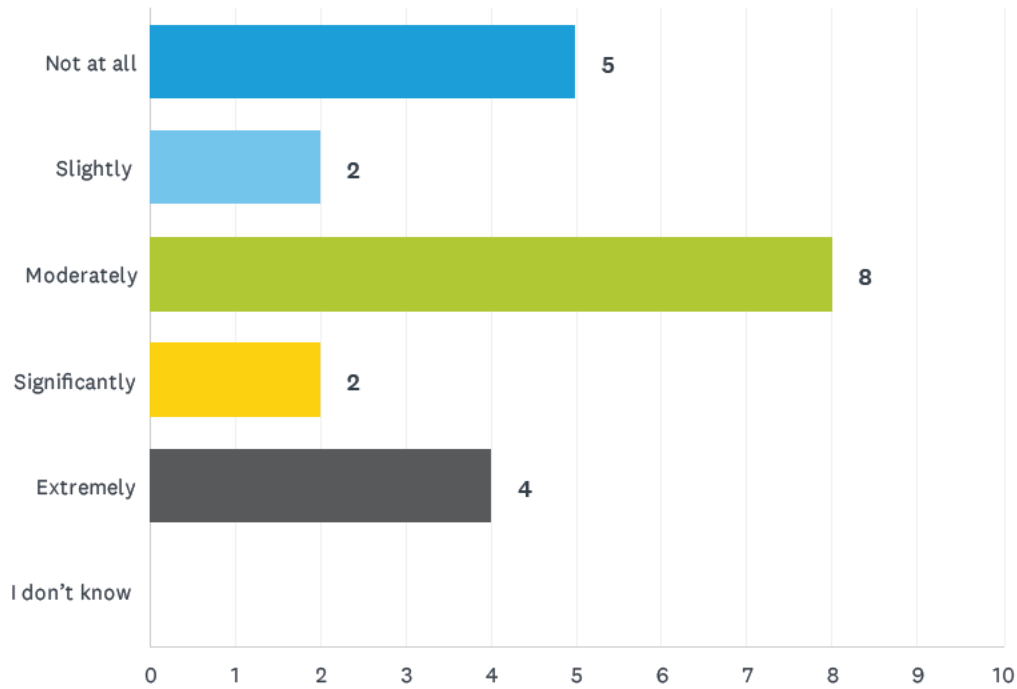
Answered: 21 Skipped: 325



ANSWER CHOICES	RESPONSES	
Not at all	23.81%	5
Slightly	23.81%	5
Moderately	28.57%	6
Significantly	9.52%	2
Extremely	14.29%	3
I don't know	0.00%	0
TOTAL		21

Q21 Do you feel that the lack of affordable housing is impacting the growth of your business?

Answered: 21 Skipped: 325



ANSWER CHOICES	RESPONSES	
Not at all	23.81%	5
Slightly	9.52%	2
Moderately	38.10%	8
Significantly	9.52%	2
Extremely	19.05%	4
I don't know	0.00%	0
TOTAL		21

Q22 Anything else you'd like to share regarding your business and housing?

Answered: 8 Skipped: 338

#	RESPONSES	DATE
1	The low disposable income limits the ability of local population to spend money on goods and services outside housing. The high housing costs requires higher salaries.	4/20/2025 12:33 AM
2	People pay too much for housing they don't eat out as much	4/14/2025 7:50 PM
3	Not necessarily housing, but would be nice to find affordable shop space.	4/10/2025 8:56 AM
4	You can't expect a 20-25 year old to start a career and pay 160k for an empty lot and then have to build a 7500-700k house to meet the town of olds requirements	4/8/2025 11:52 AM
5	Our business hours don't accommodate hiring students, with so many students in the community taking up available housing it can make it difficult to find employees that live in the community or are able to afford living in the community. It has had a slight impact on finding the skills we need in an employee.	4/7/2025 5:01 PM
6	We own a landscaping business. It's effectively a luxury - the first thing people will cut or DIY when times get tough. When folks are spending 50-70% of their income on just staying alive, there isn't much left for improvements to the land. A lot of builders are doing their own sod and a tree (not having a landscaper do it) so it's tough to get known and get business. This is the first year we've tried hiring a crew ONLY from Olds and we're trying hard to cut Red Deer from our service area but I am not confident it will work!	4/6/2025 8:54 AM
7	Olds needs a lot more high density rental units.	4/4/2025 9:15 PM
8	I urge you to reconsider your priorities and cease the efforts to clutter Olds with affordable housing and student housing projects. This direction is misguided and fails to address the pressing needs of our community. Instead, your attention should be directed toward repairing our deteriorating roads and crumbling infrastructure—issues that have long been neglected. The recent survey you conducted reveals a troubling lack of critical thinking and engagement with the real challenges facing Olds. It's baffling that you're seeking input on initiatives like affordable housing, which will inevitably increase the tax burden on existing homeowners, when you can't even allocate sufficient funds to tackle the problems we already have. Before expanding Olds with new developments, the focus must shift to strengthening the foundational needs of our town—roads, utilities, and essential services should take precedence. It's disappointing to see our small government lose sight of its core responsibility: serving the current residents of Olds. The pattern of squandering taxpayer money on misplaced priorities has gone on long enough. This trend must stop. Please realign your efforts to support the people who sustain this community, rather than pursuing projects that strain our resources and ignore our immediate needs.	4/4/2025 4:14 PM

Q23 What do you think are opportunities to address housing challenges?

Answered: 168 Skipped: 178

#	RESPONSES	DATE
1	I think it is important to evaluate the number of students the college is admitting and holding them accountable to providing enough affordable and appropriate housing options so that supply for people who don't attend the college isn't being squeezed by students.	4/21/2025 8:23 PM
2	More apartments, duplex etc with 3+ bedrooms. Stop renting single rooms over priced. The prices in Olds to rent are ridiculous and need to be looked at. Catering to students needs to stop especially for long term residents.	4/21/2025 7:28 PM
3	there needs to be a balanced, well thought out and phased approach to housing growth for the town of Olds. focus on growth in uptown and immediate surrounding area to re energize and revitalize this area, rather than straining resources by expanding in areas such as vistas; highlands. hands on project management (oversight) will be essential to earn trust of existing residents to ensure housing expansion fit for purpose with respected developers and home builders. do not want a haphazard approach to any type of housing development	4/21/2025 7:15 PM
4	I think there are people who can afford to buy their own home, but they need to be starter homes, not the giant McMansions that are normally being built. I think there needs to be incentives to builders to build starter homes so that this group can get into the market. People who are established in their own homes are more likely to take pride in community, invest in it, stay in it and be a positive force for the community. I think as much as possible, we want to encourage people to buy when they can, instead of being forced to rent. Right now, most of the homes being built are out of the starter home-buyers range, so this is discouraging.	4/21/2025 3:50 PM
5	a architect that could consult on unique solutions for land use	4/21/2025 1:19 PM
6	It's great	4/21/2025 12:11 PM
7	Actually developing houses that are more affordable. In the Highlands and vistas houses are selling anywhere from 600,000 to \$800,000 for just a three bedroom home. This does not make it feasible for ordinary families. By building more houses, it could potentially help drop down housing prices due to the fact that there would be competing offers for houses. This would also help increase population in the town and help businesses thrive.	4/21/2025 10:58 AM
8	For students who live on campus in residence, parking spots need to be expanded prior to building more residential buildings. It is not feasible to expand the number of students living in residence before ensuring that they will have a parking spot available to them. My husband used to live in the student residence buildings, and at times, there were no parking spots available to him. I have heard this concern voiced by other students as well. I have a lot of respect for landlords that are willing to have limited rental costs, who fix up their rentals and who are willing to work with their tenants. I feel like most of the housing prices in Olds are expensive. When these houses are purchased for rentals it can be difficult to not have higher rent due to the higher purchasing cost. However, in general, I feel that most rental costs can be lowered. There seems to be an increase cost to living in Olds due to the college presence. Unfortunately, I feel that this increases the cost to rentals and purchasing houses when you compare it to places in Didsbury or Sundre (at least from our experiences). It feels that many places are facing a similar scenario. Starting with more rentals and lowered rental costs would allow for a solution, but many people would have to become willing to do this.	4/21/2025 10:18 AM
9	Builders should be encouraged to build cost friendly units,,,,,,affordable basic homes,used to be called starter homes	4/21/2025 10:04 AM
10	There needs to be restrictions on the amount of rent that can be charged. More townhouses with a little yard to allow for pets	4/21/2025 9:32 AM
11	Less regulation. Lower taxes.	4/20/2025 9:37 AM
12	Create smaller house units with community garden, guest units for visiting relatives and a shared kitchen/hall for family dinners. Allow young people and old people rent or own those	4/20/2025 12:55 AM

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	units rather than segregate elderly from the rest of the population. Build all season RV park.	
13	Get more home builders which would offer different home options, maybe develop different neighborhoods	4/19/2025 2:42 PM
14	Zoning and tax structure to encourage housing diversity -- even if detached single-family homes are the most popular and profitable for developers. Continued focus on rational and measured expansion. The plans I have seen from the town make a lot of sense so far.	4/19/2025 12:15 PM
15	Loosening restrictive zoning, loosening unnecessarily restrictive building codes (e.g. eliminating parking minimums and requirements for small apartment buildings to have multiple stairwells), and reducing opportunities for NIMBYs to block projects. An absurd portion of the costs of modern construction in North America comes from soft costs!	4/18/2025 1:16 PM
16	Greater population growth would spur multi-unit growth. With extremely low population growth the return on investment is too low with increased risk.	4/18/2025 12:31 PM
17	We need more affordable manors for seniors to live in so they can stay independent. The manors in Olds are very old, too small and lived out their life. Seniors need places to go to stay independent because the food is so bad in these facilities here- Seasons & Encore is worse.	4/17/2025 5:41 PM
18	Town Discussion with Builders and community groups. Setting aside an open house for Information and ideas.	4/16/2025 5:56 PM
19	I think the town has a well thought out plan currently.	4/16/2025 1:54 PM
20	I think there is a lot of opportunity to partner with the college to address student housing concerns, and allow for more integration of students into the larger Olds community. I also think there is opportunity to provide high-density housing options so that more people can work and live in the town.	4/16/2025 10:28 AM
21	More affordable lot prices	4/16/2025 9:22 AM
22	Big picture planning around infrastructure... first. Keep Olds a small town. We are trying to grow too big too quickly and that's when mistakes are made.	4/16/2025 9:22 AM
23	More options close to the collage	4/16/2025 9:09 AM
24	The college could build a multi unit facility either on or near the college property to assist student residency. Portions of downtown Olds which has dilapidated buildings such as next to Sims furniture should be demolished and multi family units built on that space. Stop encroaching on single family areas creating parking issues and excessive noise to once quiet neighborhoods	4/16/2025 9:03 AM
25	Instead of developing single family units we should create multiple 6 unit row houses as there are great government incentives to do so right now. Lowering property taxes would also stimulate the house building market.	4/15/2025 11:06 PM
26	More new builds, secondary suite options.	4/15/2025 8:41 PM
27	Renovated the old residence on Olds College campus.	4/15/2025 7:20 PM
28	Attract builders and developers to develop starter homes and other affordable living. I see many communities doing special programs to attract these types of businesses. It shocks me that Olds is so far behind and that we have so many very unaffordable homes for sale.	4/15/2025 6:07 PM
29	Reduce cost of land development. Seems to be inflated beyond normal profits. First purchasing a lot is the first and biggest challenge	4/15/2025 4:56 PM
30	Encourage development of townhouses and row housing. Encourage development of apartment buildings	4/15/2025 4:02 PM
31	Not many options for town homes here in Olds for potential rentals except for the plus 55+ condos and plus 55+ (nicer trailer park). Maybe build another trailer park for lower incomes that welcomes all? Prices for homes in town have jumped, my assessment from last year went from \$450k to \$550k and also increased my taxes at the same time. Taxes in town are fairly high. I'm paying \$400 a month, and the water bill is 2x that of what I was used to in Didsbury, \$150 a month in Olds vs \$75 in Didsbury. (water, sewer, garbage). Mortgage jumped almost	4/15/2025 2:55 PM

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\$1000 a month thanks to the interest rates going up, but thankfully have dropped a little since last year.

32	More apartment complexes to meet the needs of the student population who only requires housing for part of the year. More pet friendly housing	4/15/2025 11:56 AM
33	Rental caps Town investment into low income rentals	4/15/2025 11:32 AM
34	People should not be living in Olds if they can't afford to build or rent.	4/15/2025 11:24 AM
35	Property taxes	4/15/2025 11:11 AM
36	More apartments near college.	4/15/2025 11:06 AM
37	More affordable property taxes	4/15/2025 11:00 AM
38	I don't know	4/15/2025 11:00 AM
39	More commercial with housing above	4/15/2025 10:28 AM
40	High density zoning relaxations	4/15/2025 10:22 AM
41	building more affordable rental units for students like duplexes, 4-plexs, or townhouses. I think that it gets ridiculous when students or other people in the community have to pay well over \$1000 a month for only a basement suite.	4/15/2025 10:22 AM
42	Create more student rental options for College students.	4/15/2025 9:40 AM
43	build affordable pet friendly townhouses or apartments	4/15/2025 9:24 AM
44	Students Immigration	4/15/2025 9:06 AM
45	Garage/shop suites. Apartments above businesses. A variety of options; studio to 1, 2, or 3 bedroom. Subsidized row/townhouses for low income/single income (single parent) families. For Students & Temporary Renters: - use preexisting dormitories - studio rooms with a central community kitchen/laundry - a program to encourage households to rent out extra rooms and how to set up for that.	4/15/2025 6:55 AM
46	Building more smaller homes (1200 ish sq ft) that are affordable instead of all the huge new home starts in the Vistas and Highlands that are 1800 to 4000 sq ft.	4/14/2025 10:43 PM
47	Affordable price	4/14/2025 10:04 PM
48	Nil	4/14/2025 10:03 PM
49	The town needs to stop blocking the construction of multi-family dwellings.	4/14/2025 7:40 PM
50	Get out of the UN sustainability agreement, and all [REDACTED] garbage.	4/14/2025 7:07 PM
51	N/a	4/14/2025 6:57 PM
52	Bigger lot sizes	4/14/2025 5:42 PM
53	I do not understand the question	4/14/2025 4:29 PM
54	-mature student housing - non-dorm style living, no shared accommodations -pets (support animals with proper documentation and vaccine/veterinary health records)	4/14/2025 3:47 PM
55	- Perhaps, give more incentives to builders - As Olds College is a primary reason for many who come to live in Olds, perhaps support the College in building diverse housing units for staff, especially those new to Olds - Encourage landlords to be more considerate in their rental fees	4/14/2025 2:18 PM
56	More apartments would never be a loss	4/14/2025 1:35 PM
57	I think starter homes need to be built in Olds and then the market value of the Olds area needs to be addressed as this is increasing rental pricing and the overall housing market value	4/14/2025 11:41 AM
58	Build affordable housing	4/14/2025 11:32 AM
59	I think development plans should include consideration of our College students, more affordable homes for young families to promote them moving to Olds.	4/14/2025 11:04 AM

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60	Making things more affordable, hopefully with the election coming up something is changed and people can live again without being scared about what they're going to eat or where they're going to sleep	4/14/2025 10:31 AM
61	Getting rid of trailer parks in town and making new housing options there.	4/14/2025 10:26 AM
62	Build more houses	4/14/2025 10:23 AM
63	Affordable housing grants. Partner with a developer! I have been saying this to town council members for years on deaf ears!	4/14/2025 10:21 AM
64	The College will always impact the housing market in Olds, so it's important to address that demand by understanding what type of housing students need and seek.	4/14/2025 10:21 AM
65	reduction in taxes to get a builder interested building new properties in areas where people can walk to groceries and services	4/13/2025 3:51 PM
66	The housing challenges we face present a unique array of opportunities for innovative solutions and transformative change. By embracing sustainable practices, we can develop environmentally friendly housing options that not only meet the needs of our communities but also respect and preserve our planet. Collaborative efforts between governments, private sectors, and non-profit organizations can pave the way for groundbreaking policies and initiatives that drive affordable housing projects forward. Furthermore, leveraging technology to create smart, efficient housing can enhance accessibility and reduce costs for prospective homeowners. We must also prioritize inclusivity in our designs and plans, ensuring that housing solutions cater to diverse populations and foster vibrant communities. Ultimately, by viewing housing challenges as opportunities, we can not only provide shelter but create a sense of belonging, stability, and hope for all individuals. Together, we can build a future where everyone has access to safe and affordable housing.	4/12/2025 10:00 PM
67	The cornerstone community seems nice, however it is too close to the hiway, and mall for my tastes. The noise that comes with loud vehicles is ridiculous in this town. I would be quite interested in a community like cornerstone but in a better setting.	4/12/2025 10:00 AM
68	- Olds College should be required to have more on campus housing before they can take on additional students. I currently know 30-40 college students, and only about 4 of them live on campus. Some of that is choice, but even when they have wanted to live on campus, they can't. - Smaller housing units of 1-2 bedrooms that are proper houses. I don't need 3 bedrooms, but I love to cook and host, so I don't want to be cooking in a shared kitchen or only able to fit 3 chairs in my living room.	4/11/2025 11:19 AM
69	N/A	4/11/2025 8:42 AM
70	Changes to the LUB.	4/10/2025 9:29 PM
71	I feel like so many homes being built are huge and inaccessible but for couples and small families who want a simple home that variety doesn't seem to exist outside of an apartment. In other regions I see more of that variety, detached homes that are 2-3 bedrooms with a small yard and therefore more attainable and appropriate for a wide range of people. Laneway housing is also such an interesting solution that I love.	4/10/2025 8:50 PM
72	Build more small homes. Stop with the mansions and huge lots.	4/10/2025 1:32 PM
73	Only allow rental units in certain areas of town. For example not in the higher end subdivisions.	4/10/2025 1:27 PM
74	Please do not try and solve problems that does not exist.	4/10/2025 12:44 PM
75	Perhaps rent to own options for those who don't have enough of a down payment to own a home	4/10/2025 10:48 AM
76	The college needs to have enough housing for their students for the programs they are offering. They are now offering 2, 3 & 4 month programs running year round which leaves almost no rentals for local residents to find affordable housing. They shouldn't be allowed to put pressure on town infrastructure and facilities with new courses which drives rental properties way up making them unaffordable for seniors, lower income & young families trying to build a life in Olds.	4/10/2025 9:51 AM
77	Olds needs to incentivize builders to build more affordable duplex's & rows of town homes like in the city, for young families to get into the housing market, not everyone home needs to be \$650,000 +. Not everyone can afford and not everyone needs that much space.	4/10/2025 8:57 AM

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78	Limit number of lots sold to builders, so people can get at an affordable price	4/9/2025 5:47 PM
79	We need more affordable apartments, preferably with a small grocery store on the main level. All grocery shopping is on the west end of town, far from the college and residence on the east side of the train tracks.	4/9/2025 5:40 PM
80	Advocacy for changing zoning restrictions and exploring funding opportunities- I wonder about opportunities for laneway homes/ age in place opportunities, cottage clusters Opportunity to connect senior households and students	4/9/2025 12:14 PM
81	I don't see the Olds market slowing down for rental so multiple unit housing would help a lot for students and single workers	4/9/2025 10:35 AM
82	More needs for affordable starter homes. <400k. We had such a hard time finding a 2/3 bed under 400 when we moved to olds late last year. Everything in that price range sold so fast and there weren't many options considering families and pets.	4/9/2025 9:41 AM
83	College needs to build accommodations for their students!!	4/8/2025 4:38 PM
84	Taxation on housing is pretty high on newer homes. Housing on the north side of Highway 27 are unattractive due to the distance to any schools and risk factor of crossing a major road.	4/8/2025 4:15 PM
85	Put a cap on corporate rentals.	4/8/2025 3:11 PM
86	Have open houses about the challenges. Do a suggestion box. Listen to the occupants of those that are renting, or need housing because still being in their parents basement, and help them out with what you can that can accommodate especially if they have special needs/ disabilities.	4/8/2025 1:18 PM
87	More affordable housing for students. Housing that is government funded to help fight the homeless frequenting our parks at night.	4/8/2025 11:55 AM
88	Lot prices. Lack of lots to purchase. Cost of requirements from town of olds on developments	4/8/2025 11:53 AM
89	Perhaps a program where students are selected to reside with seniors. They can help with chores like snow removal, lawn mowing etc.	4/8/2025 11:26 AM
90	There are not enough affordable starter homes. And there are no rentals.	4/8/2025 10:25 AM
91	More Houses going up that first time home buyers have access to with a smaller income. Right now all the houses going up are priced for well off families. Me and my partner cannot afford any of the new houses, and everything that comes up on the market is way out of our price range considering how old/run down/ how much work needs to go into these houses and they're already way above what we're able to spend. It's very hard for young adults starting out to buy a place in Olds.	4/8/2025 10:17 AM
92	Bring down taxes to make homes more affordable to buy into this market to. 3000 to 6000 in property tax for a single in town property is expensive and the town does not manage these funds well to justify the inflated costs.	4/8/2025 8:11 AM
93	Start building more affordable apartment buildings.	4/8/2025 12:20 AM
94	College campus needs to expand their housing	4/7/2025 10:55 PM
95	Create a new development for new housing to drive down the price of the houses.	4/7/2025 9:31 PM
96	No one can afford to buy a house need to [REDACTED].	4/7/2025 9:07 PM
97	I don't really feel there are housing challenges. I purchased a very affordable home that is within my means to afford, and doesn't need to be any bigger then we require	4/7/2025 8:36 PM
98	More attached homes in newer areas, such as The Highlands. I understand that home builders are able to get ocean front prices for detached two story homes - good on them. But using that land for more (subsidized) attached home would allow for densification of the area. More people = more tax payers. That allows for new construction of things we require, such as new arena, etc. We need to use the space we have to our advantage.	4/7/2025 8:07 PM
99	Affordable student housing near campus and not bringing too many students to olds.	4/7/2025 6:48 PM
100	Homes are not as affordable when you factor in utilities, property taxes, heat, electricity, wifi, and so on	4/7/2025 6:36 PM

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101	Provide housing that is more affordable, providing rental units that aren't just designated for the college students, if you look on the buy and sells for olds you can see the high demand for rentals in town	4/7/2025 6:21 PM
102	What a confusing question...	4/7/2025 6:14 PM
103	More smaller affordable houses like the ones in hawthorn	4/7/2025 6:08 PM
104	More rental options such as townhomes, apartments, condos	4/7/2025 5:49 PM
105	[REDACTED], Should be more affordable housing for college students. Landlords are charging high rent to make money and a ceiling should be placed	4/7/2025 5:21 PM
106	Fast track construction of more low income, and or multifamily housing options. I know there are buildings in town that have requirements for age (44+, 60+) ect. Maybe there could be some options for those 35+ that won't necessarily be taken up by students. I know some of this is market conditions, but you see again and again where affordable duplexes, condos, and townhouses are bought up by investors or landlords and then they charge exorbitant rent prices. Perhaps the college could be held more accountable for making sure the students they enrol have places to live.	4/7/2025 5:19 PM
107	Spend money on services and open up land for developers to compete and lower prices, versus price to the upper level of affordability, and create opportunities for apartments and communities with green space	4/7/2025 3:58 PM
108	The Old residence at Old College sits empty since it needs renovating/remediating. That could be a great opportunity for student family housing, or some kind of housing- use the Student town houses as student family housing, where they may keep renting throughout the duration of their schooling- as opposed to now where student are kicked out the day after their exams end, if they could keep renting through the summer.	4/7/2025 2:22 PM
109	Lower property taxes. Cant/ wont build here because of that.	4/7/2025 1:35 PM
110	affordability, availability	4/7/2025 12:49 PM
111	Build more affordable housing for large families!!! A 4 bedroom duplex at \$325,000-\$350,000 could work for many people!	4/7/2025 12:40 PM
112	Large building (Former student housing, Frank Grisdale Hall) on Oldsa College Csampus could be 'retro fitted' to support student housing and low income hosing	4/7/2025 11:46 AM
113	I think it is important to implement talks to inform the owners of the houses about the economic opportunities that exist in renting space to students as well as to advise them in the preparation of contracts to avoid problems with tenants, and to manage advertising to publicize the rights and obligations of both parties.	4/7/2025 11:35 AM
114	Apartments for non-seniors/non-students. There are more people who want to work in Olds and live here, but it's difficult to find small apartment/single living style that isn't in a basement.	4/7/2025 11:17 AM
115	Work with developers that are interested in building single family homes that are within 300,000 - 500,000. Smaller	4/7/2025 11:13 AM
116	New students in the community face housing challenge as many homeowners request "credit history" and previous renting reference. These are new students in Canada - with no Canada credit history or renting reference. There has to be other acceptable ways of verifying their financial ability and records.	4/7/2025 10:59 AM
117	Being able to have affordable purchase plans.	4/7/2025 10:55 AM
118	get the reviews from the people who is new to olds.	4/7/2025 10:40 AM
119	Potential to set guidelines for what is reasonable to for rent costs. Building more houses that are affordable.	4/7/2025 9:19 AM
120	Too much red tape to get suites legalized.	4/7/2025 8:37 AM
121	There needs to be new builds. Apartments.	4/6/2025 10:52 PM
122	Firstly: stop with the announcements about housing going here or there in town and then	4/6/2025 11:06 AM

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nothing materials. If something is actually being built then build it. Stop blowing your horn about plans that never come to fruition

123	I think we probably need another apartment block - I'd really like to see it be subject to green infrastructure regulations (a green roof for stormwater management, or bonus recreational space for tenants). I do also think we need to start putting green spaces and/or alleys between houses again. I know it makes the development more expensive but these monster houses with a shared chainlink fence are not super attractive to a lot of people (everyone wants privacy screens and instant trees).	4/6/2025 8:58 AM
124	Builders focusing on building homes appropriate for families to exist in bedrooms inside the house, and also exist in a backyard that is more than 4 ft away from the neighbors windows	4/5/2025 7:53 PM
125	Reduce the red tape and encourage construction of apartment buildings. Reduce the length of time it takes for projects to get approval.	4/5/2025 5:36 PM
126	Build more apartments. More supply = lower rents. Who can afford to buy a house?? Build more in Uptowne Olds! Vibrancy! If you want young people and families living here, we need housing that is affordable when we are starting our careers.	4/5/2025 5:06 PM
127	Reduce red tape (zero parking minimums, higher density allowances, allow duplexes/triplex/4-plexes on all residential lots). Introduce a vacant land tax for residential land that is not being developed. Increase density in Uptowne Olds and near Cornerstone. More Townhouses and row houses.	4/5/2025 4:56 PM
128	No idea	4/5/2025 4:56 PM
129	Less restrictive zoning (legalize uptowne olds style construction and 5-over-1s!) and substantially reduce the ability for NIMBYs to hold up construction.	4/5/2025 11:58 AM
130	No sure there is a housing problem there are other things that need doing	4/5/2025 10:49 AM
131	Build more town houses, small homes and apartment buildings. Have basic buildings for first time renters/homeowners and students. Have smaller homes for working empty nesters that are energy efficient but do not cost \$400,000. Try buying a small home in Olds that does not immediately require \$100,000 in repairs- can not be done.	4/5/2025 10:02 AM
132	Remove restrictive zoning and burdensome regulation and allow builders and developers to meet market demand in whatever form that takes. Olds, like many communities across the country, lacks medium-density housing options. Allowing more of this to be built would solve the housing crisis overnight. Further, people prefer walkable communities and there should be a mix of residential and commercial development (like in Uptowne). It is crazy to me that you can have entire neighbourhoods filled with houses and no corner store nearby.	4/5/2025 9:30 AM
133	Be creative in addressing housing needs. Incentive developers to build appropriate housing, not simply large single family homes that cost \$800K since that is most profitable them. The high payments on those homes puts pressure on the owners' quality of life. Concern for many is they are forced to live paycheck to paycheck due to the scarcity of appropriate housing in Olds, which drives up rent due to inadequate supply. College needs new residence rooms but cannot afford to renovate Frank Grisdale Hall or build a new residence. New housing on campus for 3-500 studnets would take the pressure of housing in town.	4/5/2025 12:38 AM
134	Affordable new builds - could be smaller detached dwellings so residents could be home and land owners and feel pride as homeowners/residents in the community - not more mobile homes, dedicated student housing to free up rentals for residents although a lot of spaces have already been converted to accommodate student type living situations, more affordable townhomes and condos, the ability to purchase affordable land lots and place tiny homes on them that aren't organized like a mobile home park but a subdivision	4/5/2025 12:17 AM
135	Rents, taxes, utilities are all part of increases that one faces - lack of parking facilities as well around many homes - congestion on the streets . Many landlords are simply wanting to make money with little or no repairs or updating. Designating an area of town where town houses or multiplexes can be built with enough parking to accommodate would help	4/4/2025 10:39 PM
136	High density apartment blocks along the tracks (49th ave) if sufficient sound dampening technology is available. This would add to the revitalization of the uptown as well.	4/4/2025 9:33 PM
137	Builders could provide more information but I suspect capital and development costs are important factors.	4/4/2025 8:47 PM

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138	Helping developers understand the demographics and potential opportunities for developments. Do not offer credits or subsidization as this is not sustainable.	4/4/2025 8:03 PM
139	Require developers to included more mid and higher density housing in greenfield development.	4/4/2025 7:09 PM
140	lower the [REDACTED] taxes!	4/4/2025 7:05 PM
141	Need the developers and realtors to stop GOUGING !	4/4/2025 5:44 PM
142	Infill with high density housing, encourage housing developments with low cost single family and high density housing.	4/4/2025 5:35 PM
143	Ensuring local ownership of revenue property, establishing barriers to absentee, corporate ownership.	4/4/2025 5:33 PM
144	Rental near the collage	4/4/2025 5:22 PM
145	Make more land available	4/4/2025 4:23 PM
146	build more houses	4/4/2025 3:52 PM
147	Fewer restrictive bylaws and regulations.	4/4/2025 3:41 PM
148	Cost breaks or rebates	4/4/2025 3:39 PM
149	make a nice trail system. control traffic noise.	4/4/2025 3:36 PM
150	Incentivize developers; create additional residential developments with different offerings (ie. townhouses and duplexes, acreage subdivisions, larger lot R1); build cohesive plan with path and roadway connections to keep all the areas easy to access.	4/4/2025 3:27 PM
151	Olds pays relatively high municipal property taxes; Town to consider tax incentives for investors / developers / owners providing affordable housing options.	4/4/2025 3:20 PM
152	Rental market is heavily influenced by college students. There are needs for higher density housing to alleviate this. Where did the builders go that created the Laebon area? This is the type of housing needed, not the stuff going in up at the Highlands as much. Development of higher density housing can not be stalled because residents that come and speak at council meetings don't want slums in their back yards.	4/4/2025 2:41 PM
153	More townhomes, apartments and condos that are not restricted to 55+	4/4/2025 1:45 PM
154	Affordable housing for people with disabilities that is comfortable and roomy.	4/4/2025 9:16 AM
155	Opportunities are that we have space? I don't understand the question. The opportunity is that people need housing? Or maybe like, there's an opportunity to get retired, empty nesters to downsize and make space for families?	4/3/2025 1:43 PM
156	Affordability, cost of living, child care costs, bills, food, school fees. Availability	4/3/2025 11:12 AM
157	Look, a duplex should never be going for \$500K. That's insane. Family and friends around the province can't believe how absurdly inflated real estate prices are here.	4/3/2025 9:46 AM
158	Reduce property taxes, increase landlord right	4/2/2025 11:24 PM
159	Zoning for more affordable housing	4/2/2025 8:19 PM
160	existing bylaws make it impossible to meet them and add a secondary suite unless I were to demolish my house.	4/2/2025 7:20 PM
161	lack of well paying job located in or near the town of olds, predatory landlords and property managment companies who rent what little available housing there is to college kids not paying they're own rent at rates no working adult could afford. (try and find a rental unit in this town for under \$1000) go ahead, i'll wait)	4/2/2025 6:04 PM
162	The town needs to have an affordable housing program for low income people. They also need to be encouraged the building of affordable housing for first time home buyers and out a program where those houses are not for investors.	4/2/2025 4:30 PM
163	Affordable lots, affordable new builds, restrictions on purchasing residential honea strictly for rental income purposes.	4/2/2025 4:20 PM

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164	One level rentals, rental costs	4/2/2025 3:51 PM
165	Have no idea	4/2/2025 3:47 PM
166	Building affordable family homes that aren't always multiunit. A variety of homes would be desired. (As the needs are obviously varied) More affordable utility cost and making our taxes more efficient. Being cost aware, and diligent.	4/2/2025 3:30 PM
167	Further assistance with legal secondary suites, increased campus housing so students aren't utilizing the entire rental market, lower rental costs overall.	4/2/2025 3:27 PM
168	More college dorms. Fix up the ones we have in the school itself. Make affordable homes for families, some for individual. Like in newfoundland.	4/2/2025 3:17 PM

Q24 What else do you feel is important for us to know from your experience?

Answered: 127 Skipped: 219

#	RESPONSES	DATE
1	If the town were to allow development of housing, I would highly suggest that there is a balance of units with multiple bedrooms. As well as Ensuring that there is adequate parking for units. If the town is going to allow People to develop rentals on their property, this will lead to a lack of parking in some suburban neighborhoods.	4/21/2025 8:23 PM
2	there are concerns with balancing population growth (and hopefully prosperity) with obvious challenges of losing small town appeal; traffic congestion; stress on infrastructure; ensuring adequate social wrap around supports and adequate protective services (health; education; special needs; fire; police/bylaw)	4/21/2025 7:15 PM
3	Lower property tax	4/21/2025 12:11 PM
4	We have had to address many random potential housing proposals in east Olds directly with the Town of Olds because of the cross street differences in zoning, the continual changing or attempt to manipulate bylaws and rezoning that keep popping up. Buildings that have been built in East Olds have not had to adhere to the east olds redevelopment plan in the first place....building with lack of attention to historical details of the area in the structure, mass cutting down of the old trees without replacement, not providing sufficient parking, addressing the speed zone infractions on the runway to the take out of Bean Brokers, etc. We believe that Olds should support housing of all kinds and are pleased there is some thought going into this process. A plan that is for the present as well as the future, beautification of our communities with long term sustainability in the appearance of housing and the boulevard and front yard growth of a natural world. Reinforcing what is expected of builders and lastly consideration that the long term plans should for the good of our communities and the well being of its residents and not just the builders and investors.	4/21/2025 10:53 AM
5	Olds prices are comparable to Calgary, seemingly due to the college being here. This needs to change so our young people have a hope of having a safe comfortable home	4/21/2025 10:04 AM
6	When my marital status changed and we needed to sell our house and start renting we had to jump on the first place because no one allowed for pets.	4/21/2025 9:32 AM
7	Find more efficiencies in town instead of raising taxes so significantly every year.	4/20/2025 9:37 AM
8	We need to have house/business zone properties. A business in the first floor and apartment on the second floor. The separate business space is too expensive in town. Allow new technology - prefab eco-efficient homes, printed homes https://www.lafarge.ca/en/lafarges-impact-nidus3ds-endeavor-canadas-largest-3d-printed-housing-project https://3dprintingindustry.com/news/3d-printing-trends-for-2025-executive-survey-of-leading-additive-manufacturing-companies-236247/	4/20/2025 12:55 AM
9	Continue to foster a sense of community. This helps with many things, including law enforcement who should participate in community events too. I was at an event where the mayor, several cultural groups, and an RCMP officer were all there. It was excellent but very poorly attended. I'm not sure what would encourage more people to come out to events and benefit from the boost to quality of life.	4/19/2025 12:15 PM
10	Projects that mix smaller retail with residential space can provide vastly more tax revenue for a municipality per square foot than large single-tenant retail projects like WalMarts while also making neighbourhoods much more desirable to live in. Bring back the corner store!	4/18/2025 1:16 PM
11	I am always shocked how so many houses in Olds are considered million dollar or close to million dollar houses. People go in so much housing debt to live in those and they don't look like million dollar homes at all.	4/17/2025 7:39 AM
12	Encouraging a variety of home styles, and offering Studio, 1 bedroom, 2 bedrooms and 3	4/16/2025 5:56 PM

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	bedroom options for rental properties. Operating a society to manage low income rentals.	
13	Please dont let the town become a city - I enjoy our small community and jobs are getting hard to come by here	4/16/2025 1:54 PM
14	From my experience, there are a lot of people, especially students, that would like to live in Olds. However, most of the rental situations in Olds are senior's housing complexes, and students are unable to live in those.	4/16/2025 10:28 AM
15	Market will dictate prices and work ethics will need to change to enable people to own their home.	4/16/2025 9:22 AM
16	I really get angry when people in town come to a council meeting and voice their concerns but it falls ok deaf ears. We are told our voices matter but do they?	4/16/2025 9:22 AM
17	I work with seniors and understand first hand with my own parents the challenges seniors face is huge	4/16/2025 9:09 AM
18	This desire to continually force high occupancy ratios in once quiet neighborhoods will only encourage those people seeking peace and quiet to move away from Olds	4/16/2025 9:03 AM
19	I just think we need to focus on young people as the demographic in Olds is very elderly and tailored to them. If we want this town to prosper we need to retain the young talent that the college brings in by providing low cost rental options and affordable housing. Students being unable to find rentals in Olds turns them away from the college and therefore the town of olds. The people in Olds need to realize that without the college this town has nothing. Students are a huge driver of the local economy. We should want these students to stay in this town and eventually buy a home here and build a life in this town.	4/15/2025 11:06 PM
20	Relatively new to Olds, not sure.	4/15/2025 8:41 PM
21	I am a realtor and nobody young can afford housing right now. We have very limited affordable housing in good areas. Affordable housing should not be a dump or a fixer upper. We need more places like destiny. Those are realistic homes for families and also great for rentals. We are in a housing crisis's and Olds is not doing enough to stay on top of it.	4/15/2025 6:07 PM
22	Be careful reducing things like parking and parks because as we get more dense, these things will come back to haunt us	4/15/2025 4:56 PM
23	Push for more affordable rental apartments, multilevel apartment buildings.	4/15/2025 4:02 PM
24	That all these issues aren't the fault of Olds and it's administration, small towns all over Alberta and the big cities are all facing the same challenges. There is only so much you can do. I'm not in a bind right now like so many other people, but there is room for improvement to help make housing more affordable, however there is no incentive for a landlord to charge anything below market rent.	4/15/2025 2:55 PM
25	My landlord charged an obscene amount for rent for the place I was renting. I had no choice but to pay it as there was no other options for me to live.	4/15/2025 11:56 AM
26	Keeping condo fees low.	4/15/2025 11:06 AM
27	Living in a Mobile Home Park, sometimes it is difficult to be in contact with the owners regarding maintenance/upgrades to the park as they do not live in the area.	4/15/2025 11:00 AM
28	Utilize empty buildings for housing rentals, possibly give owners incentives to do this, rather than empty buildings	4/15/2025 10:28 AM
29	I have never had a harder time finding a decent rental property that doesn't have a landlord price gouging than in this town	4/15/2025 10:22 AM
30	I built in a residential area once and a neighbour decided to have a sweet developed over their garage. It was done legally, rezoned, and approved by the town. This property was in in a corner and parking became a nightmare because of the last of room. I built for reasons of a quite neighbourhood and that was all changed after the fact.	4/15/2025 9:40 AM
31	i have only been looking for a short time and there just aren't many rental opportunities	4/15/2025 9:24 AM
32	Na	4/15/2025 9:06 AM
33	Incentives for landlords to keep rent affordable. They need realistic expectations of what the	4/15/2025 6:55 AM

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majority of renters can actually afford as opposed to what they desire to make for income.

34	Expenses	4/14/2025 10:04 PM
35	Nil	4/14/2025 10:03 PM
36	Stop allowing the construction of \$1000000 homes for a year or two and let some condos/ apartments be built!	4/14/2025 7:40 PM
37	N/a	4/14/2025 6:57 PM
38	Each community should have maximum capacity percentages for basement rentals	4/14/2025 5:42 PM
39	Olds has a huge senior population and there is not nearly enough housing for seniors that cannot live in their own homes	4/14/2025 4:29 PM
40	As a mature student who has other housing financial obligations (mortgage) it would be nice to have even less expensive housing options so one could afford to live on campus without having to compromise on their mortgage payments.	4/14/2025 3:47 PM
41	Maybe an Olds rental website	4/14/2025 2:31 PM
42	I think that more consideration should be given to one-level apartments like Condos and more green spaces for relaxing.	4/14/2025 2:18 PM
43	Houses and transportation are the only problem students face in olds.	4/14/2025 1:35 PM
44	When looking at homes in Olds in our price range (<350,000) we are often looking at homes that need a lot of work done to them or have some serious issues foundation wise ect. This would cause us to not want to put ourselves in that financial place and then the house ends up getting bought by someone else a day later and then we see the home up for rent for an outrageous rental amount. We also ran into issues with people putting offers on homes without even looking at the homes which then we do not stand a chance to purchase a home in our budget	4/14/2025 11:41 AM
45	Be able to live in a good environment where the noise is low and the houses are more affordable	4/14/2025 10:26 AM
46	N/A	4/14/2025 10:23 AM
47	[REDACTED]. We have ZERO housing affordable, no proper recycling or no removal.	4/14/2025 10:21 AM
48	As mentioned previously, there is a supply and demand issue in Olds when it comes to housing. This factor has been directly impacting the housing market, causing homes to be extremely overpriced for what they're worth.	4/14/2025 10:21 AM
49	Those responsible for bringing so many extra people to town should also have a plan. The college (not blame here but an example) brought in so many students with no plan for where they were going to live. Many of them couldn't afford to live here so then they are using the foodbank and bunking with many in one suite just to have a roof over their heads.	4/13/2025 3:51 PM
50	I dont understand why we have such a deficit in rental appartments. is the town just so hard to work with or are developers not interested in Olds? really could use more condo spaces to purchase or rent	4/12/2025 10:00 AM
51	See previous comments. - Rental scams through fb are really high right now. I have also heard of at least 3-4 senior renters who have been scammed in the last 2 months. The hotels/motels are full, and I met someone a couple of weeks ago who is now living in her car because she's out of money after staying at the hotel for 2 months on OAS. Olds homelessness exists, and the numbers are growing.	4/11/2025 11:19 AM
52	My experience with [REDACTED] last summer have not been a good experience. [REDACTED]. No one came and talked to any community members to educated us on the projects, timing and impacts. [REDACTED] Our Cul-de-sac was a mess from hydrolic oil that leaked from equipment and no one cleaned it up. It's still on the road today.	4/11/2025 8:42 AM
53	Quit cutting down trees to build duplexes, apartments.	4/10/2025 6:43 PM

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54	Getting into the housing market is hard. More access for affordable homes, including rental, would be beneficial for Olds.	4/10/2025 1:32 PM
55	We do not want rental units in our subdivision.	4/10/2025 1:27 PM
56	Not sure	4/9/2025 5:47 PM
57	Incoming students don't have enough money to rent by themselves as the cost of rent is escalated in the past few years	4/9/2025 10:35 AM
58	Developers want to make the most money so they mainly build homes that are large and over 600k. We need duplexes/townhomes or small affordable homes for families/couples starting out. Again, more housing under 400K. Even the newer duplexes in the vistas are over 450k. It says on your information booklet the median home price was <400k like 350 or something and I don't believe that at all. Again when we were looking in October it was impossible to find anything in that range. We wanted to find something around 300-350 and ended up having to purchase 400k cause that was the only option that would suit our family. And I'm not expecting anything grand. I think we need more homes like the ones that were built in the 50's 70's. Those 2/3beds with a bit of a yard, unfinished basement. But there's no money for developers in those kinds of homes, so they focus on other builds.	4/9/2025 9:41 AM
59	We are purchasing a home and need to leave the town we raised our kids in because the cost of a home is too expensive in Olds and so are the property taxes. There are no jobs here for anyone. Snow removal has decreased in 12 years, the skate park is too small, the splash park is open to everyone but we all know the teens aren't welcome.	4/8/2025 3:18 PM
60	It won't be possible for someone my age to own a house in this lifetime.	4/8/2025 3:11 PM
61	When building new houses incorporate some into housing for wheel chairs, walkers, and so on. Seniors are not the only ones that use these apparatus as a help to live.	4/8/2025 1:18 PM
62	Seems like the town is always 10-12 years behind when it come to development	4/8/2025 11:53 AM
63	Build homes that we can afford.	4/8/2025 10:25 AM
64	Rental prices are going up like crazy which makes it hard for anyone looking to rent to find a place they can actually afford within their means to live. And because everyone is hiking up their rental prices everyone else can raise their prices too, maybe come up with a cap on rent per room or square footage in the dwelling so that we can live comfortably.	4/8/2025 10:17 AM
65	We love olds and making it our home has been wonderful. The ever increasing costs are making it hard to keep living here.	4/8/2025 8:11 AM
66	Short term (<6 months), furnished, dog friendly (at least conditionally) is a trifecta of impossibility even in a robust housing market. It is near hopeless in a place like Olds. With current demand far outpatient supply in rentals, better campground options (especially with full hookup options) would be extremely helpful so one could at least buy or rent an rv or trailer to live in.	4/7/2025 11:15 PM
67	We are raising grand children so can not purchase senior housing for ourselves.	4/7/2025 9:09 PM
68	Nothing you never listen to what the people of this town want.	4/7/2025 9:07 PM
69	Our community does NOT have the adequate infrastructure to build new areas...	4/7/2025 7:32 PM
70	We need to work on building more homes that are affordable and accessible to people so they don't give all of their pay to mortgage costs	4/7/2025 6:36 PM
71	Olds is a great town that has everything one needs to live here without having to drive to the cities	4/7/2025 6:21 PM
72	Housing prices are inflated because of proximity to Calgary. Property taxes and utilities are too expensive and add to unreasonable costs of housing. Not enough rental units.	4/7/2025 6:14 PM
73	Some more cheaper builder grade home people can grow into	4/7/2025 6:08 PM
74	There is no reason for the lack of housing in Olds. Between the college students, people transferring in for work ie: hospital and families expanding there has been a high demand with low supply for many years. Olds is growing and the town needs to recognize and support it.	4/7/2025 5:49 PM

Olds Housing Needs Assessment Resident Survey

75	Have looked for a small rental for a long time and nothing available. Owning a home cost has gone too far out of reach for a down payment and maintenance. Pet restrictions should be lifted within reason	4/7/2025 5:21 PM
76	There is a huge lack of affordable housing/rentals in Olds. As a single mom it's hard to survive with the cost of living in Olds.	4/7/2025 4:57 PM
77	Town has lagged behind for years and we must hire someone who can get us back up to competing with surrounding low red tape and affordable towns/communities	4/7/2025 3:58 PM
78	I have heard from many students how difficult it is to find housing, since the College only caters to singles, people with spouses, children and or families either have to buy a place if they are able or go to another town/ city to rent and commute to school. I can not afford a vehicle at this time so struggled in town to find housing looking for 5 months last time I had to move to find something appropriate for a single mother with 3 kids.	4/7/2025 2:22 PM
79	The financial resources that are necessary to acquire property is not available for 90 % of people.	4/7/2025 1:35 PM
80	affordability, availability	4/7/2025 12:49 PM
81	With the decline in government funding and limits on the number of international students now in place I wonder if the housing challenges will subside to some degree.	4/7/2025 12:11 PM
82	When I arrived in Olds as an international student, it was very complicated to look for a house, I researched in the social networks of Olds both private and public but nobody answers, I tried to investigate more about the town and the information is very limited, so I consider that there are areas of opportunity for foreign people trying to settle here. Maybe it would be good to have more information on the official Olds website about the houses, maybe a section where people can offer their spaces for rent, as well as the rights and obligations of both parties. The investment in the construction of apartments should be encouraged. Give more publicity to Olds, so that people have more information about the town and that the search for housing is easier,	4/7/2025 11:35 AM
83	I moved to this area to work at Olds College and found it very difficult to find housing in Olds and therefore had to look elsewhere. Any housing that was available was either in very poor condition, or very, very expensive in relation to comparable options in other towns.	4/7/2025 11:18 AM
84	I have lived in Olds since 2001. My family and I lived in our family home for 22 years and love Olds. I am now divorced and have not been able to find an apartment to live in as a single, working woman. I have 'couch-surfed' and now have a shared accommodation with a friend. I should be able to live in an apartment-style space but those are rare here. I have friends who I work with at the college, and there are few small apartments available for working professionals to live on their own.	4/7/2025 11:17 AM
85	The newly built homes seem to always be gigantic (6+) rooms and priced around 900,000. This motivates me to continue driving to Red Deer. I would consider a duplex but cannot for 450,000. This lack of inventory due to a rental housing shortage. Often houses between 300,000-500,000 are former rental properties or have had zero renovation because of the market shortages and are not suitable for families. Therefore more affordable smaller houses (four bedroom, 3 bathroom) could be built in this price range that would help with the pressure. Also, I would assume there is a need for more rental housing to be built (apartments?) and affordable housing.	4/7/2025 11:13 AM
86	Some owners do not honor the terms of the home contracts. Some foreign students are afraid of getting into legal battles, so some home owners take advantage of this and don't honor rent contracts.	4/7/2025 10:59 AM
87	No	4/7/2025 10:55 AM
88	how long its take to find a house in olds. so you can understand the need of housing in Olds.	4/7/2025 10:40 AM
89	I'm 60 years olds and sold my home in December 2024. I qualify for AISH due to physical limitations and there aren't any rentals I've found held for my situation. To young for seniors house. Very few rentals without stairs.	4/7/2025 8:37 AM
90	A working mother leaving a marriage and trying to find suitable housing for herself and children, pets is very difficult.	4/6/2025 10:52 PM

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91	Secondarily: if your proposing low cost housing be sure they are in fact "low cost" and put in guidelines that ensure parts of Olds don't turn into "shanty" areas. Do your homework not idle promises!	4/6/2025 11:06 AM
92	Rent is too high and the landlords take advantage of students needing places to stay. On top of rent being to high, the electricity and water are also very high and make it hard, especially for students.	4/5/2025 9:23 PM
93	N/A	4/5/2025 5:36 PM
94	Olds is a great place....but it's getting too expensive to rent here. [REDACTED] rich people shouldn't be the only demographic the Town serves.	4/5/2025 5:06 PM
95	Stop listening to the loudest voices. Those of us who work [REDACTED] do not have time [REDACTED] to participate in public hearings and Council meetings..... but we suffer the consequences of older generations not wanting society to evolve. People need housing. Don't stand in the way of that. The world has changed. Be a leader and adapt.	4/5/2025 4:56 PM
96	Nothing I can think of at this time	4/5/2025 4:56 PM
97	Many cities have overbearing public consultation processes that, in practice, can entirely prevent new construction in order to "preserve the character" of a neighbourhood. This is a wildly impractical and unsustainable goal that ultimately harms housing affordability and availability. It is also a relatively recent phenomenon; throughout history the only constant has been change!	4/5/2025 11:58 AM
98	There seems to be little construction in Olds over the past 10 years. Why?	4/5/2025 11:17 AM
99	We moved here from PEI 3 years a go and were horrified to see the prices being charged for 60 year old hoes that needed expensive upgrades. Our plan had been to buy within 6 months. We are not buying. We found a lot in town but were told it was \$160,000 but the seller had to build the home! No, that is not acceptable. You have no residential plots anywhere to buy and build on. This causes people to decide to relocate, taking their knowledge and tax paying abilities else where. I do not want to live in a condo, I do not want to live in an overcrowded apartment building and as an older generation, I do want to live in a quiet community. There are studies done in the UK that shows that selling homeowners smaller plots, loosening building requirements on architecture is creating viable, long term, affordable communities that live sustainably in an urban setting. Olds really needs to look into this. Allow more mixed commercial/ residential buildings. It can be done.	4/5/2025 10:02 AM
100	Get government out of the way of building homes.	4/5/2025 9:30 AM
101	How are young people expected to purchase a home in the future? How can a 25-30 year old expect to afford a home if payments take 50% or more of their income. Make Olds an attractive and affordable location for these people and they will secure the future of the town as they build a life here. Be a model of affordability for this generation. Take some risks on experimenting on how to support them.	4/5/2025 12:38 AM
102	There's nothing to rent, a large new and affordable condo or apartment building would be a good start. When you see the only brand new duplex be built in years and think it might be an option and then see that they want 500k per side how do you expect people to afford to purchase that? And if they have that money, why would they buy a duplex without a yard, downtown on a busy street for that price? This town needs more options. My coworker paid \$180k for her duplex and now they are 500k?that's a problem.	4/5/2025 12:17 AM
103	Too many builders, construction companies build or renovate and then apply for variances to compensate what they want when they want it . The town is vary lax at approving these variances - why have the rules in the first place if you are just going to relax them anyway. we have a garage built in our neighbourhood that was built with out a permit because [REDACTED] - even though a permit was refused for this home 5 other times.	4/4/2025 10:39 PM
104	It is important to know the population charactetistics and demographics. This survey is a goof idea.	4/4/2025 8:47 PM
105	The town needs to minimize town fees and unreasonable bylaws or lengthy approval process. Encourage developers to build reasonable price housing product with reasonable finishes. Perhaps work in tandem with Rona and Home Hardware to be able to provide local supply solutions to building projects, keeping revenues within the community.	4/4/2025 8:03 PM

Olds Housing Needs Assessment Resident Survey

106	None	4/4/2025 5:22 PM
107	Nothing	4/4/2025 4:23 PM
108	Need to engage the different groups in town for their input and municipal and provincial governments for their financial support as well. Housing challenges cannot be in isolation in the town office as they do not have the full picture which is dramatically needed.	4/4/2025 3:41 PM
109	Relaxing private parking requirements and utilize street parking.	4/4/2025 3:39 PM
110	I am new to living in town and find the traffic noise to be surprising - trucks with no exhaust ripping around all hours. Going way too fast on residential streets. Seems Hwy 27 is busy and noisy all night.	4/4/2025 3:36 PM
111	Creating higher end seniors housing may help incentivize seniors to downsize.	4/4/2025 3:27 PM
112	The community may flush the potential to attract and retain young families if we cannot provide affordable housing and jobs. Too many properties centered around seniors with too much money and influence.	4/4/2025 2:41 PM
113	A diveristy of offerings is missing in Olds. Building housing around community (ie. seniors housing, student housing, housing with business, central housing). If we build apartments and townhouses, will people live in them? Please just make them nice looking.	4/3/2025 1:43 PM
114	Current homes used as air b and b when local housing is so limited. Empty homes not being utilized. Overpriced rent that reflects what going rate is in cities, landlords taking advantage of market pricing to make profit instead of fair pricing for location. Turning a single family home into a multi dwelling rental buy renting basement leaving little to no available rental properties for larger families.	4/3/2025 11:12 AM
115	Fast-track building more homes to lessen the burden of supply and demand issues in town.	4/3/2025 9:46 AM
116	I know a lot of people Who Purchased r2 Lots at added expense to be able to put a secondary suite I feel it is unfair to open up r1 Properties to have secondary suites as well people who chose to live in r1 Neighbourhoods don't want the added congestion of every house in their neighbourhood having a secondary suite	4/3/2025 12:15 AM
117	If we creat low income housing I believe one of the acceptance requirements in accessing it should be that residents take life skills classes [REDACTED]	4/2/2025 11:24 PM
118	there is entirely to much senior housing (or 55+) housing in this community. [REDACTED] long before my generations is within spitting distance of home ownership. MORE AFFORDABLE APPARTMENTS, LESS [REDACTED] !!!!	4/2/2025 6:04 PM
119	If these things don't change we will loose young families moving to our communities. My husband and I both work full time jobs that pay well above minimum wage, but we may have to move out of olds if we want to own our own home	4/2/2025 4:30 PM
120	Housing is a shortage in this community, prob and country. This is a much larger problem than the Town of Olds can solve. There are more people coming into Canada than available housing. Housing has been neglected for 30 yrs in this country. It is harder than ever for CANADIANS to buy homes. Qualifying for a mortgage is harder for CANADIANS. THE SYSTEM IS BROKEN.	4/2/2025 4:21 PM
121	Affordable housing for people on aish	4/2/2025 4:20 PM
122	Olds is lovely but very expensive not only in price of homes but also utilities, property tax, and general cost of living. It will not be a sustainable place to live for many people as recession continues	4/2/2025 4:20 PM
123	Low price housing for international students and families	4/2/2025 3:47 PM
124	Even tho we do not rent, we are next to multi unit building that rent. And from our experience, the tenants are not aware of their responsibilities and landlords are not always present to upkeep their properties. So while I'm all for allowing more rentals to be available to people, education AND enforcement of the bylaws and responsibilities would be appreciated.	4/2/2025 3:30 PM
125	We love living in this town, it's our home. However if costs continue to increase we may have	4/2/2025 3:27 PM

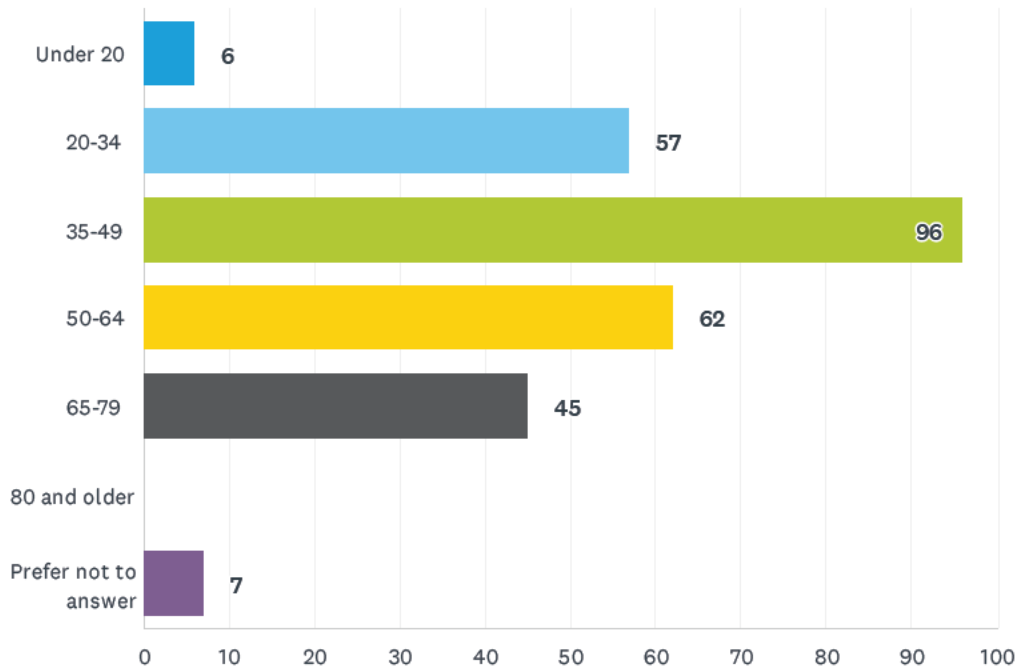
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to move. We spend so much on our rental that we are unable to save for a down payment for a home of our own.

126	Or town bill keeps going up, can't budget for it.	4/2/2025 3:17 PM
127	Barely any options for 1-person households	4/1/2025 4:57 PM

Q25 Tell us your age

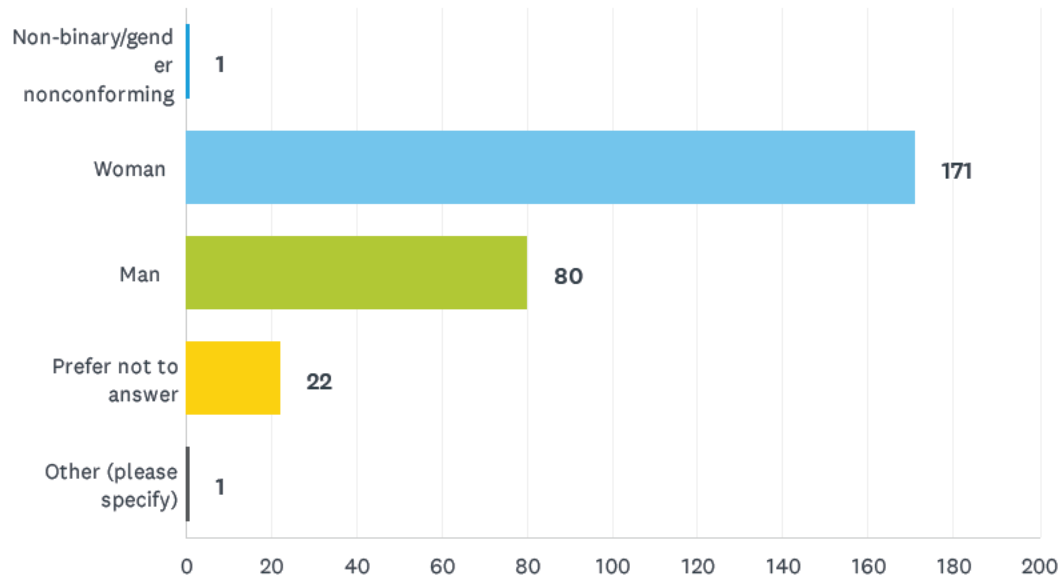
Answered: 273 Skipped: 73



ANSWER CHOICES	RESPONSES	
Under 20	2.20%	6
20-34	20.88%	57
35-49	35.16%	96
50-64	22.71%	62
65-79	16.48%	45
80 and older	0.00%	0
Prefer not to answer	2.56%	7
TOTAL		273

Q26 Tell us your gender

Answered: 275 Skipped: 71

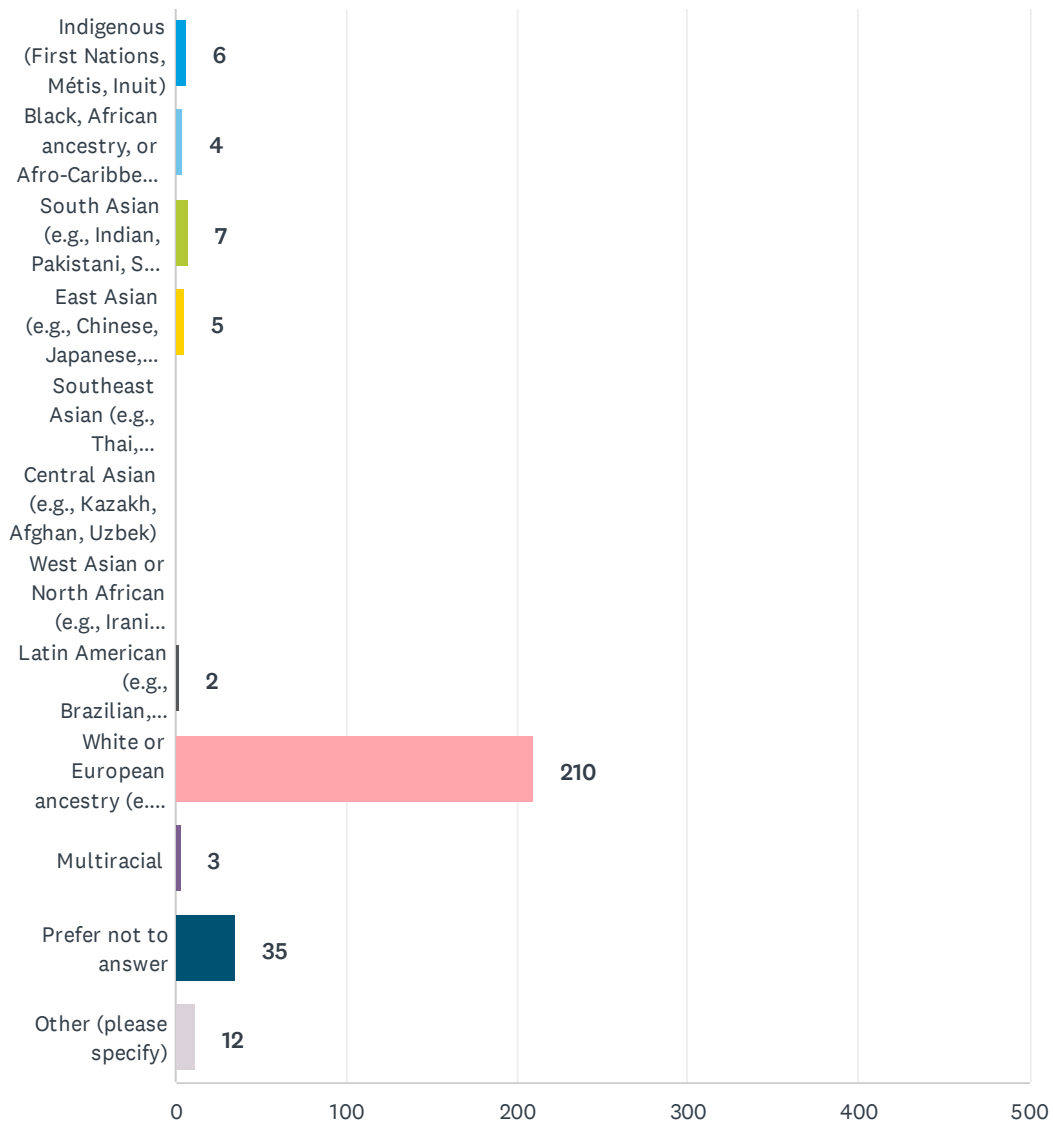


ANSWER CHOICES	RESPONSES	
Non-binary/gender nonconforming	0.36%	1
Woman	62.18%	171
Man	29.09%	80
Prefer not to answer	8.00%	22
Other (please specify)	0.36%	1
TOTAL		275

#	OTHER (PLEASE SPECIFY)	DATE
1		4/5/2025 11:08 AM

Q27 Tell us your race/ethnicity (select all that apply)

Answered: 276 Skipped: 70



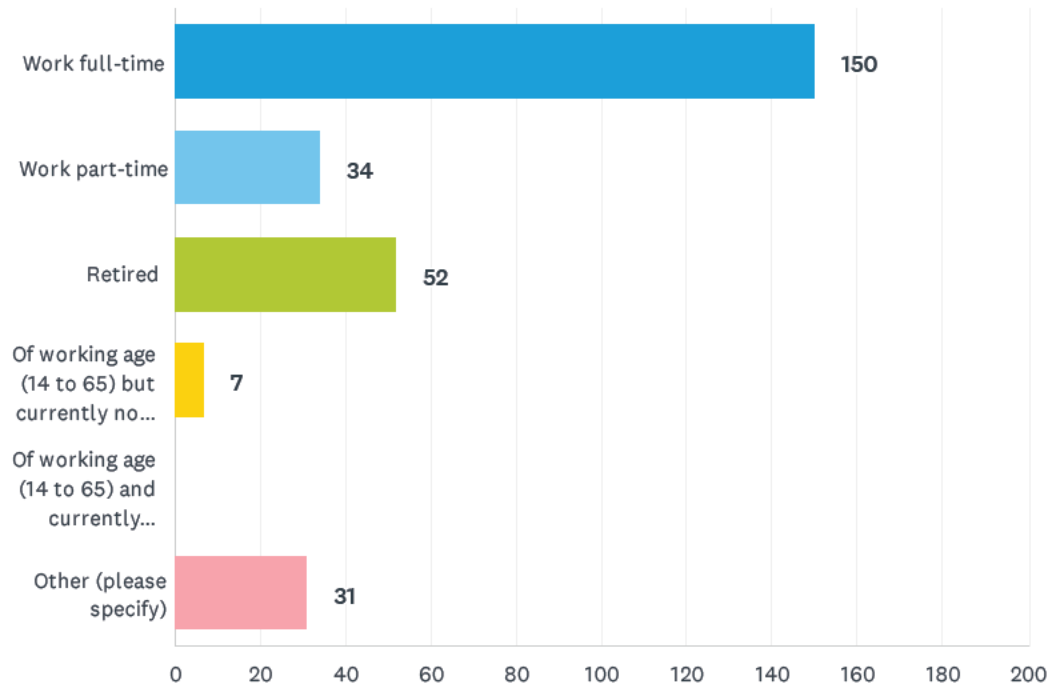
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ANSWER CHOICES	RESPONSES	
Indigenous (First Nations, Métis, Inuit)	2.17%	6
Black, African ancestry, or Afro-Caribbean (e.g., Nigerian, Somali, Ghanaian, Jamaican, Haitian)	1.45%	4
South Asian (e.g., Indian, Pakistani, Sri Lankan)	2.54%	7
East Asian (e.g., Chinese, Japanese, Korean)	1.81%	5
Southeast Asian (e.g., Thai, Malaysian, Vietnamese)	0.00%	0
Central Asian (e.g., Kazakh, Afghan, Uzbek)	0.00%	0
West Asian or North African (e.g., Iranian, Algerian, Egyptian)	0.00%	0
Latin American (e.g., Brazilian, Mexican, Colombian)	0.72%	2
White or European ancestry (e.g., British, German, French, Canadian)	76.09%	210
Multiracial	1.09%	3
Prefer not to answer	12.68%	35
Other (please specify)	4.35%	12
Total Respondents: 276		

#	OTHER (PLEASE SPECIFY)	DATE
1	Canadian	4/16/2025 9:24 AM
2	Caucasian	4/15/2025 11:25 AM
3	What does this question have to do with a housing survey? Where is the questions that ask how long have you lived in Olds? How many years do you plan on staying in Olds?	4/15/2025 8:57 AM
4	Canadian!	4/14/2025 7:46 PM
5	Canadian - this question is inappropriate and not needed	4/8/2025 3:21 PM
6	This does not matter.	4/7/2025 1:36 PM
7	[REDACTED]	4/7/2025 1:36 PM
8	Not your business	4/6/2025 11:08 AM
9	Not sure this is legal to ask	4/5/2025 10:51 AM
10	I am a Canadian citizen, [REDACTED]	4/4/2025 4:16 PM
11	canadian !	4/4/2025 4:10 PM
12	Ethic background should not be a consideration	4/3/2025 4:54 PM

Q28 What is your employment status?

Answered: 274 Skipped: 72



ANSWER CHOICES	RESPONSES	
Work full-time	54.74%	150
Work part-time	12.41%	34
Retired	18.98%	52
Of working age (14 to 65) but currently not looking for work	2.55%	7
Of working age (14 to 65) and currently unemployed	0.00%	0
Other (please specify)	11.31%	31
TOTAL		274

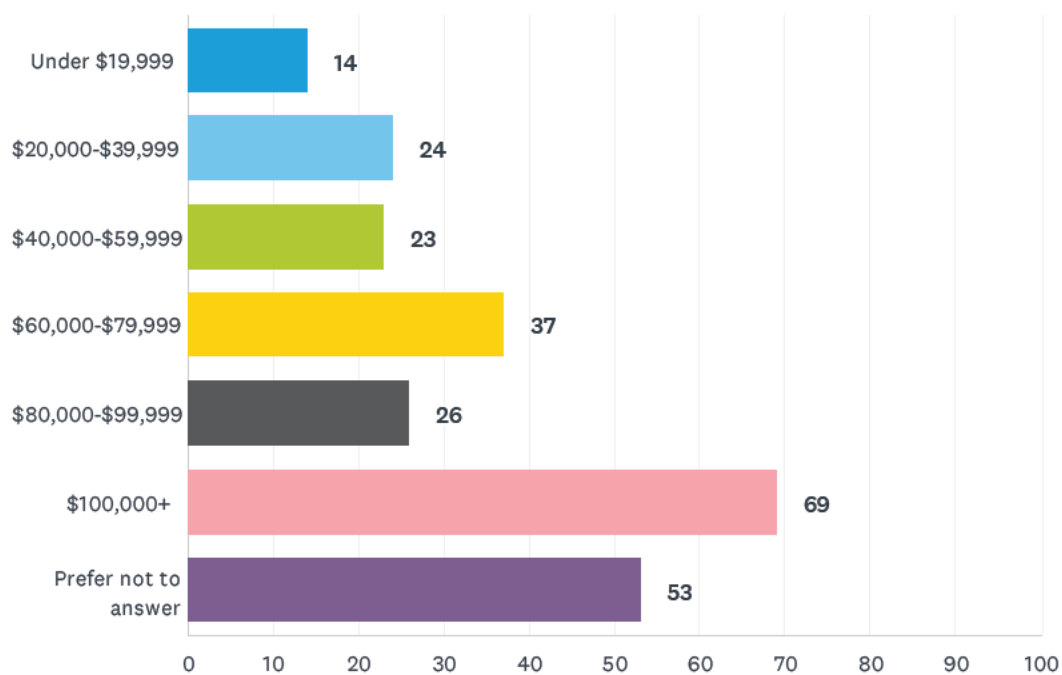
#	OTHER (PLEASE SPECIFY)	DATE
1	Volunteering and occassional work	4/16/2025 9:23 AM
2	Semi retired, looking for work.	4/15/2025 11:07 AM
3	Unemployed	4/15/2025 11:01 AM
4	Trying to find job	4/14/2025 1:37 PM
5	Summer employment before second year	4/14/2025 10:32 AM
6	Not working while in school but have a internship in the summer lined up	4/14/2025 10:28 AM
7	Unemployed	4/10/2025 9:31 PM
8	Disability	4/10/2025 10:49 AM

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9	Husband works full time, I work around my daughters school, as she's still young.	4/9/2025 9:42 AM
10	Educating and moving to find employment	4/8/2025 3:21 PM
11	care giver of family members (unpaid) need to stay home so they can function better.	4/8/2025 1:22 PM
12	Husband works in a college student at a red deer college	4/8/2025 11:56 AM
13	Local Business Owner	4/7/2025 8:08 PM
14	Semi retired, working part time	4/7/2025 7:52 PM
15	Disability	4/7/2025 5:25 PM
16	In full time studies, currently looking for employment within my area of study	4/7/2025 2:28 PM
17	self employed	4/7/2025 1:36 PM
18	Student with seasonal job	4/7/2025 12:06 PM
19	Full time student	4/7/2025 12:01 PM
20	Had to retire due [REDACTED] and go on AISH.	4/7/2025 8:39 AM
21	I receive social assistance as I wait to be approved for AISH. I try to make extra money selling [REDACTED]	4/5/2025 9:25 PM
22	Self employed	4/5/2025 10:03 AM
23	Semi retired, work in the summer.	4/4/2025 9:27 PM
24	On disability	4/4/2025 8:48 PM
25	Work casual - but full time hours right now	4/4/2025 4:58 PM
26	full time school	4/4/2025 3:38 PM
27	Part time Plus university courses	4/2/2025 4:21 PM
28	Disabled and cannot work	4/2/2025 3:54 PM
29	Stay at home parent, the spouse works full time	4/2/2025 3:31 PM
30	Stay at home Mum	4/2/2025 3:28 PM
31	Stay at home parent children with disabilities	4/2/2025 3:19 PM

Q29 Tell us your before-tax household income

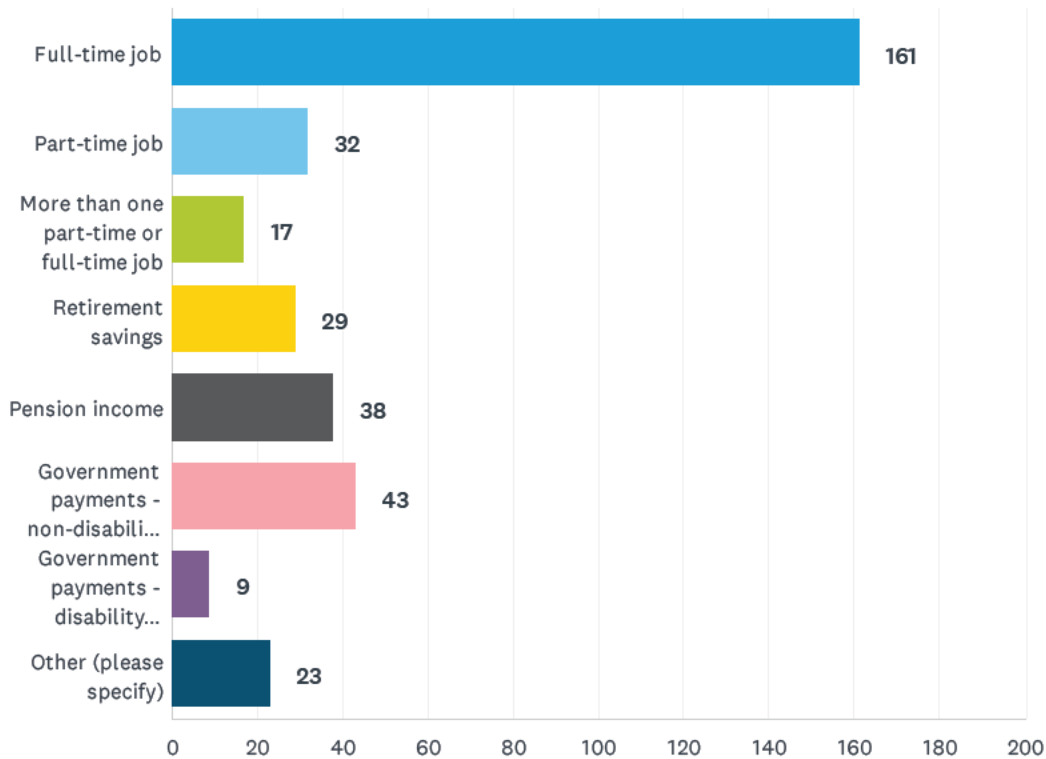
Answered: 246 Skipped: 100



ANSWER CHOICES	RESPONSES	
Under \$19,999	5.69%	14
\$20,000-\$39,999	9.76%	24
\$40,000-\$59,999	9.35%	23
\$60,000-\$79,999	15.04%	37
\$80,000-\$99,999	10.57%	26
\$100,000+	28.05%	69
Prefer not to answer	21.54%	53
TOTAL		246

Q30 What is your primary source of income (select all that apply)

Answered: 269 Skipped: 77



ANSWER CHOICES	RESPONSES	
Full-time job	59.85%	161
Part-time job	11.90%	32
More than one part-time or full-time job	6.32%	17
Retirement savings	10.78%	29
Pension income	14.13%	38
Government payments - non-disability related (e.g., Canada Pension Plan (CPP), OAS (Old Age Security pension), Income assistance (welfare), Guaranteed Income Supplement (GIS))	15.99%	43
Government payments - disability related (e.g., PWD (person with disabilities), Persons with Persistent and Multiple Barriers to employment benefits (PPMB))	3.35%	9
Other (please specify)	8.55%	23
Total Respondents: 269		

#	OTHER (PLEASE SPECIFY)	DATE
1	If something happened to my husband I would not be able to afford to live in my home. That seems ridiculous to me. Of if I had a smaller home I could afford the utilities on my own. Smaller should be an option for those that want to live a minimalistic lifestyle.	4/22/2025 8:56 AM

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2	Volunteer and occasional work	4/16/2025 9:23 AM
3	Spouse works full time as well.	4/15/2025 2:57 PM
4	Husbands salary	4/15/2025 11:01 AM
5	business	4/14/2025 11:39 PM
6	Parents help me with my expenses	4/14/2025 1:37 PM
7	Farm	4/14/2025 11:05 AM
8	rental properties	4/13/2025 3:51 PM
9	No current source of income. Unemployed.	4/10/2025 9:31 PM
10	2 income household, income is from working	4/8/2025 3:21 PM
11	spouse who is mentally ill runs a small business.	4/8/2025 1:22 PM
12	CS, scholarships, Loan	4/7/2025 2:28 PM
13	Seasonal work	4/7/2025 12:06 PM
14	No income	4/7/2025 12:01 PM
15	No	4/5/2025 10:51 AM
16	Self employed	4/5/2025 10:03 AM
17	n/a	4/4/2025 3:43 PM
18	Rental income	4/4/2025 3:40 PM
19	workers compensation	4/4/2025 3:38 PM
20	Self-employed	4/2/2025 4:21 PM
21	Prefer not to answer	4/2/2025 4:21 PM
22	Family support	4/2/2025 3:49 PM
23	Child tax and disability of a child.	4/2/2025 3:19 PM