



## Housing Needs Assessment At-a-Glance

This document is intended to provide local governments, including those participating in the Housing Accelerator Fund, with resources that may be helpful in completing a Housing Needs Assessment.

Approved applicants that receive funding under the Housing Accelerator Fund (HAF) will be required to complete or update a Housing Needs Assessment if a recent one is not available. Specific HAF program details and requirements are outlined on CMHC's [website](https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/housing-accelerator-fund)<sup>1</sup>.

The purpose of requiring a Housing Needs Assessment as part of the HAF program is to further develop the practice

in local communities across Canada of ensuring that housing supply initiatives are appropriately scaled to assessments of housing needs over the course of the program and beyond.

The information that follows may be helpful to HAF applicants or anyone interested in completing a Housing Needs Assessment for their community.

<sup>1</sup> <https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/housing-accelerator-fund>

# WHAT IS A HOUSING NEEDS ASSESSMENT?

Broadly speaking, a Housing Needs Assessment is a report informed by data and in-depth research that describes the current and future housing needs of a community or region.

# WHAT SHOULD BE INCLUDED IN A HOUSING NEEDS ASSESSMENT?

Housing Needs Assessments and similar studies across Canada often cover the key elements outlined below, which communities should consider when determining the content of their own report.

- Identifying the number and percentage of households in core housing need and severe core housing need.
- Identifying key areas of housing need across the entire housing spectrum, including family housing, rental housing, affordable housing, supportive housing,

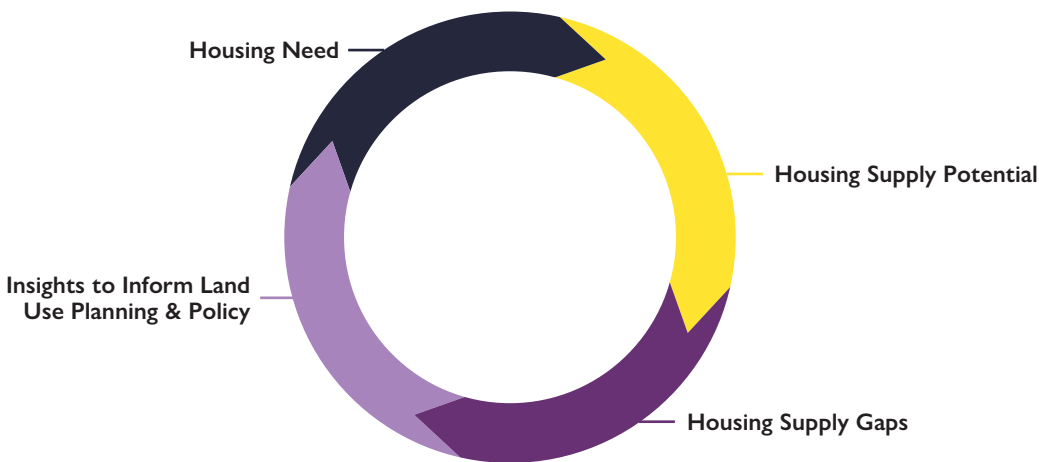
accessible housing, seniors housing, shelters, and housing for people at risk of homelessness.

- Identifying the total number of housing units required (by dwelling size and type) to meet current and anticipated housing needs across the entire housing spectrum for at least the next five years.

# HOW SHOULD A HOUSING NEEDS ASSESSMENT BE USED?

A Housing Needs Assessment should provide local governments with the information necessary to improve housing outcomes in their communities, in addition to helping plan for needs such as infrastructure and social services. The insight provided by a Housing Needs Assessment could, for example, work to inform local planning policies by allowing communities to identify and remove the systemic barriers impeding the approval and construction of new housing more effectively, which would accelerate housing growth and improve affordability.

The following illustration provides an example of how a Housing Needs Assessment could be utilized.



## WHAT RESOURCES ARE AVAILABLE TO ASSIST IN THE DEVELOPMENT OF A HOUSING NEEDS ASSESSMENT?

Below is an illustrative list of national data sources and examples of housing studies that may assist communities in developing or updating a Housing Needs Assessment.

### Data Sources:

- [Statistics Canada — Housing Statistics Dashboard](#)<sup>2</sup>
- [CMHC — Housing Market Information Portal](#)<sup>3</sup>
- [CMHC — Demographic Projections: Housing Market Insights](#)<sup>4</sup>
- [CMHC — Housing Shortages in Canada: Solving the Affordability Crisis](#)<sup>5</sup>
- [University of British Columbia — Housing Assessment Resource Tools \(HART\)](#)<sup>6</sup>

### Examples of housing studies :

- [City of Vancouver — Housing Needs Report](#)<sup>7</sup>
- [City of Edmonton — Affordable Housing Needs Report](#)<sup>8</sup>
- [York Region — Land Needs Assessment](#)<sup>9</sup>
- [City of Moncton — Housing Needs Assessment](#)<sup>10</sup>

CMHC will also be developing an **optional** online template with further guidance and expectations for Housing Needs Assessments. Further details on this template will be made available over the coming months.

**Disclaimer:** All information in this document is for general information purposes only; it is not intended to provide any specific advice and is not to be relied upon. Any actions should be based on independent research and professional advice and Canada Mortgage and Housing Corporation will not be responsible in any way for the use of the information in this document.

<sup>2</sup> <https://www.statcan.gc.ca/en/subjects-start/housing>

<sup>3</sup> <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>

<sup>4</sup> <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/market-reports/housing-market/housing-market-insight>

<sup>5</sup> <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/accelerate-supply/housing-shortages-canada-solving-affordability-crisis>

<sup>6</sup> <https://housingresearchcollaborative.scarp.ubc.ca/hart-housing-assessment-resource-tools/>

<sup>7</sup> <https://vancouver.ca/people-programs/provincial-housing-needs-report.aspx>

<sup>8</sup> <https://pub-edmonton.escribemeetings.com/filestream.ashx?DocumentId=162144>

<sup>9</sup> <https://yorkpublishing.escribemeetings.com/filestream.ashx?DocumentId=20345>

<sup>10</sup> [https://www5.moncton.ca/docs/Housing\\_Report.pdf](https://www5.moncton.ca/docs/Housing_Report.pdf)