

Use of data and partnerships to improve measurement of housing outcomes

September 10, 2024



Agenda:

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- 2 CMHC's Housing Surveys Program
- 3 CMHC's Housing Supply Challenge
- 4 CMHC Collaboration with Statistics Canada

Canada Mortgage and Housing Corporation (CMHC)

Canada's National Housing Agency

- Contributing to the well-being of the housing system.
 - Driving informed decisions with housing research and data.
 - Helping deliver the Government of Canada's commitment to make housing more affordable.
- CMHC offers housing finance solutions, such as mortgage loan insurance and provides lenders with reliable access to mortgage funding.
 - CMHC's research, data and forecasting offer essential housing system expertise and fills knowledge gaps.
 - CMHC supports housing programs for people whose housing needs aren't being met by the market.

CMHC's Housing Surveys Program

Frequency: Monthly

Focus: New home construction market, all tenures

- Starts and Completions Survey
- Market Absorption Survey



Starts and Completions Survey and Market Absorption Survey

Highlights

- **When:** Monthly frequency and expanded quarterly survey
- **Where:**
 - Census of all 10,000+ population centres
 - Sample survey in rural centres
- **Scope:**
 - Census of all new housing construction: self-contained and not congregate living
 - Observational survey: unique amongst industrialized nations

Output data product



HMI Portal



Data tables (CMHC's website)

Data

- Count of units started, completed, under construction, length of construction, count of accessory units, conversions and demolitions (CMAs¹ only), sold and unsold inventory, sale price (both sold and unsold)
- Intended market (freehold, condominium, rental, co-op), price range
- Canada, provincial, CMA, zone, neighbourhood, census tracts

1. CMA: Census Metropolitan Area

CMHC's Housing Surveys Program

Frequency: Annual

Focus: Rental tenure housing across the housing spectrum

- Rental Market Survey
- Condominium Apartment Survey
- Social and Affordable Housing Survey - Rental Structures



Rental Market Survey

Highlights

- **When:** Annually (October)
- **Where:** All urban centres 10,000+ population and rural centres every 5 years
- **Scope:** Sample of row and apartments with 3 or more units
- **How:** Telephone survey, site visits, but obtaining more administrative data
- **Who:** Respondents are landlords, property management companies and/or their on-site representatives

Output data product



HMIP Portal



Data tables (CMHC's website)

Data

- Vacancy rate (VR), turnover rate, average rents, median rents, rent percentiles, rent growth, count of all units, arrears (both units and \$ rent outstanding)
- Dwelling type, bedroom type, age of building, size of building, VR by rent ranges
- Canada, provincial, CMA, zone, neighbourhood, census tracts

Condo Apartment Survey

- Survey conducted in September in certain CMAs. Scope is condominium apartment buildings only and respondents are: condominium board representatives, property management companies and/or their on-site representatives.

Data

- Vacancy rate, average rent, condo unit count, rental condo unit count
- Apartment only, bedroom type, size of building
- Select CMAs, submarket levels (condo zones)

Output data product



HMI Portal³



Data tables (CMHC's website)

Social and Affordable Housing Survey Rental Structures

- Annual survey (from April to July. Scope is census of all structures with at least one subsidized unit (all areas of Canada) and respondents are: provincial and municipal housing bodies, non-profit entities, property management companies and/or their on-site representatives.

Data

- Unit counts, vacancy rate, average rent, rental mix, building condition, repairs needed, accessibility features, targeted populations
- Bedroom type, size of building, age of building, management type
- Canada, province, centre level, including rural

³Except SAHS-RS data which is not disseminated via HMI Portal

CMHC's Housing Supply Challenge

- Targeting housing experts and professionals, the Challenge aims to remove or reduce barriers that hinder housing supply. \$300 million in funding will be awarded over 5 years.
- The Challenge consists of 5 rounds: [Housing Supply Challenge | CMHC \(cmhc-schl.gc.ca\)](https://cmhc-schl.gc.ca)
- Round 1 was data driven.
 - In this round, we looked for data solutions to improve decision-making for housing supply in Canada. Applicants submitted technology solutions or methodologies that improve the collection, sharing, analysis, integration, and/or presentation of data.

CMHC's Housing Supply Challenge

Two Examples

- **Housing assessment resource tools**

- Led by the University of British Columbia.
- Addresses the absence of shared, replicable, and comparable data to set meaningful housing targets and measure progress.
- Improved quality and speed of housing supply decision-making across a range of governments, geographic settings and population sizes.
- Used as a [key tool](#) for applicants to the Housing Accelerator Fund.

- **Transparency in the rental market**

- Led by Vivre en Ville.
- This rental registry allows tenants to know the rent paid for a rental unit, currently or in the past.
- It gives the power of open data to tenants by creating transparency in the rental market.
- Approaching 60,000 rents registered to date.
- City of Montreal recently encouraged use of the tool.

CMHC Collaboration with Statistics Canada - few examples

Canadian Housing Survey (CHS)	CMHC-funded via the National Housing Strategy. Survey of experiences of households living in market, social and affordable housing.
National Social and Affordable Housing Database	CMHC-funded via the National Housing Strategy. Information is used to develop the survey frame for the CHS, as well as the NHS funded Social and Affordable Housing Survey – Rental Structures that is conducted by CMHC.
Housing Economic Account (HEA)	Commissioned by CMHC. Produces various measures of economic activity stemming from housing. This work is useful for CMHC research, analysis, and policy development purposes.
Municipal Land Use and Regulation Survey	Funded by CMHC. Data is helpful in conducting research and analysis on regulatory burdens constraining creation of new housing supply.
Survey of Non-Bank Mortgage Lenders	Funded by CMHC. Collects information to analyze trends in the Canadian non-bank lender residential mortgage market in support of policy decisions related to mortgage lending and financial stability in Canada.

Thank you!

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To access CMHC Housing Surveys data,
visit our Housing Market Information
Portal at **www.cmhc.ca/hmiportal**