A conceptual framework for housing data

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Housing at StatCan: an ecosystem

Census of Population

Housing tenure and need data; shelter data

Canadian Housing Statistics Program

Annual data on homeowners and residential properties

Canadian Housing Survey

CMHC funded, emphasis on vulnerable populations, housing experiences, social inclusion and renters.

National Social and Affordable Housing Database

Also CMHC funded, administrative database on social and affordable housing.

Canadian Income Survey

Funded by ESDC, CMHC, and StatCan, annual rental data, shelter costs and core housing need; supports DHEA.

Survey of Financial Security

Triennual wealth data; supports DHEA.

Labor Force Survey

Monthly rent data from the rent module



New Housing and Condominium Price indices

A suite of price indices measuring the change in the contractors selling prices of new residential units.

Housing Economic Account

Commissioned by CMHC, producing new measures of economic activity stemming from housing.

Building and Demolition Permit & Investment in Building Construction

Monthly flows – intentions and construction activity

Municipal Land Use and Regulation

Measuring regulatory burden on supply creation

Property Values

Residential and non-residential estimates for the purpose of equalization programs.

Survey of Household Spending

Detailed household spending and information on dwelling characteristics and household equipment.

... and also: Survey of Residential Facilities for Victims of Abuse, Survey of Non-Bank Mortgage Lenders, Households and the Environment Survey, Building Construction Price Index.





Why a framework?

- Housing relies on a complex system of information, involves numerous actors, and is fundamentally cross-cutting.
- The production of official statistics on housing is often decentralized and often involves external parties.
- The main purposes of a conceptual framework for housing are to:
 - To organize;
 - To communicate and deliver insights;
 - To grow.

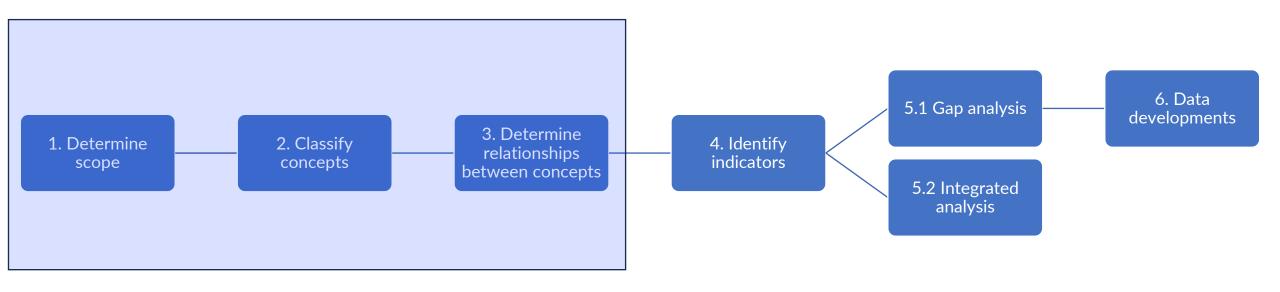


Interface with other frameworks

- The initiative relates to other conceptual frameworks:
 - System of Quality-of-Life Statistics
 - System of National Accounts
 - Health indicators framework
 - Canadian System of Environmental-Economic Accounting
- Housing system schematics exist, yet there is no comprehensive or shared model:
 - The OECD has published a <u>policy toolkit</u> that discusses many aspects included in the present framework.
 - Stats NZ has published <u>a framework</u> for housing quality.



Development strategy





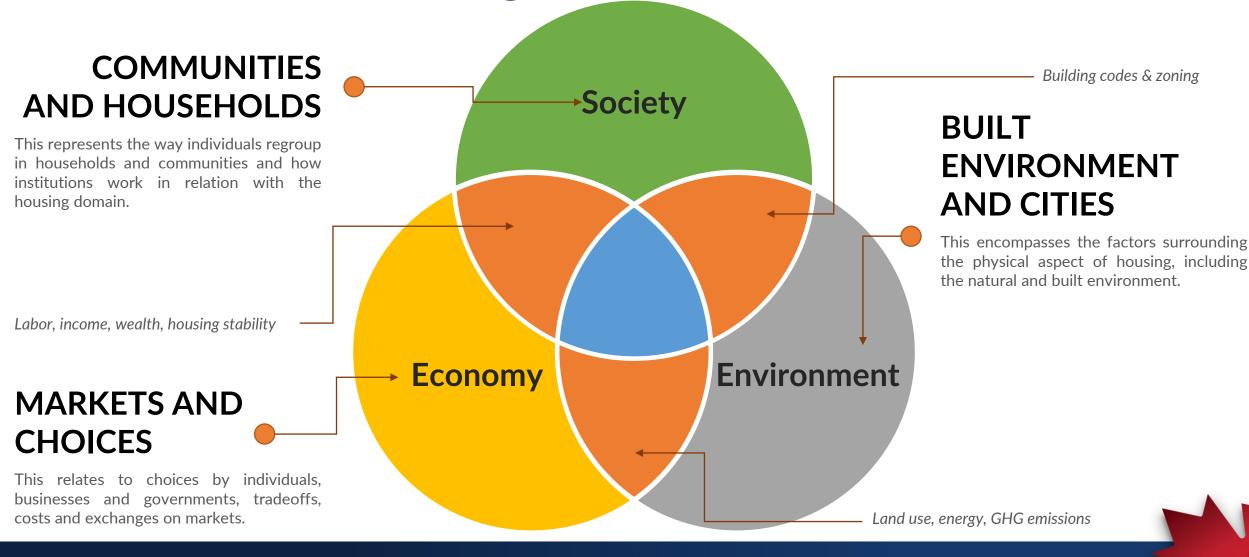
The housing (data) system as a logical model

- The logframe approach is used to detail each factor and to identify the dimensions in the sequence in which the relationship occurs.
- Each dimension is then mapped for key indicators, source and possible gaps.
- The model puts people's quality of life as the ultimate outcome and allows for the identification of data development, partnership and analytical opportunities.
- The specifics details of the interrelations, endogenous relationships and feedback loops are not represented, for simplicity.





1. Scope: Housing as a confluence of factors







2. Emerging themes and policy focus



Macroeconomic activity and risks

Aging, immigration and demographic changes

 Community building, affordability and social mobility

- Built environment and infrastructures
- Health outcomes
- Contribution and exposure to climate change

Society

Environment

3.1 Social factors and dimensions



- Fertility & mortality
- International & inter- and intraprovincial migration
- Household formation, suppressed households
- Government policies, services & action
- Preferences & expectations

- Population growth
- Aging
- Housing tenure
- Housing features & location choice
- Population clustering & agglomeration
- Social inclusion, diversity & segregation
- Social & housing mobility
- Social acceptability
- Housing suitability & stability
- Community safety, social disorder and crime

- Social cohesion & connections
- Economic security & deprivation
 - Housing needs
 - Poverty
 - Homelessness
 - Food security
- Life satisfaction and sense of meaning & purpose

3.2 Economic factors and dimensions



- Labor, land, capital & materials
- Financing & insurance conditions
- Incentives, fees & regulations
- Expectations, perceptions & risks
- Macro conditions & industrial organization
- Building tech
- Income & willingness to spend

- Building, renovation & investment
- Construction and approval duration
- Rent level
- Ownership costs
- Assessment value & replacement costs
- Investor demand
- Developers and builders profit margins
- Productivity

- Composition of housing stock and flow
- Savings
- Mortgage indebtedness
- Macroeconomic activity & stability
- Household consumption
- Use of dwellings
- Affordability
- Municipal revenues and costs
- Inflation

- Prosperity
 - Wealth
- Financial well-being
- Life statistfaction and sense of meaning



3.3 Environmental factors and dimensions



- Natural geography and pollution
- Exposure to climate change
- Characteristics and location of the housing stock
- Building codes and zoning
- Architectural and design choices
- Government policies and incentives

- Incidence of natural disasters
- GHG emissions from residential housing
- Proximity of housing to amenities, infrastructures, jobs and green spaces
- Energy efficiency of homes
- Exposure to pollutants

- Density and sprawl
- Urban mesh and biodiversity
- Transportation and mobility
- Accessibility
 - Physical limitations
 - Healthy food
- Dweling adequacy
- Cultural adequacy
- Incidence of built environment risks

- Health
- Life satisfaction and sense of meaning

Way forward

- Detailed mapping of concepts to indicators, data holdings and gaps.
- Improved governance (external and internal) and coordination
- Production of horizontal analyses:
 - Microeconomic analysis of flood hazard on residential properties and owners
 - Financial drivers and outcomes of homelessness experiences and evictions

