

Canada Community-Building Fund

Canada's Housing Needs Assessment (HNA) Template

Review or clarify federal HNA requirements and provide recommendations on how the HNA can be completed.

Agenda

- Update on the HNA template and requirements
 - Przemek Bock, Ministry of Housing, Infrastructure and Communities Canada (HICC)
- Example of HNA meeting federal requirement
 - Adam Robb, Town of Aurora
- Using the HART resources and tools
 - Craig Jones, Housing Research Collaborative, Housing Assessment Resources Tool (HART)
- Q/As

HNA requirements – review

Complete a housing needs assessment if your community is a single- or lower-tier municipality; and had a population over 30,000 based on 2021 census ([s. 8](#)):

- **Prepared in accordance with Canada’s guidance**

[Guidance](#) includes link to pre-populated data. Used for all federal funding programs. CCBF funds can be used to develop an HNA, or related studies and systems.

- **Publish on your website by March 31, 2025.**

HNAs are evaluated by HICC - hna.secretariat-secretariat.ebml@infc.gc.ca.
Contact AMO if you cannot meet the deadline – ccbf@amo.on.ca.

- **Used to prioritize CCBF investments**

Support growth in housing supply where it makes sense to do so.
Consider leveraging funds with other infrastructure grants that help enabling housing.

Update to HNA Common Q/As





Aurora HNA

Meeting requirement



HART resources and tool

Working with the data

Using the HART resources and tools for the HICC HNA

Craig Jones, PhD

Associate Director, Housing Research Collaborative
Housing Assessment Resource Tools (HART) Project
The University of British Columbia

Association of Municipalities of Ontario

October 29, 2024

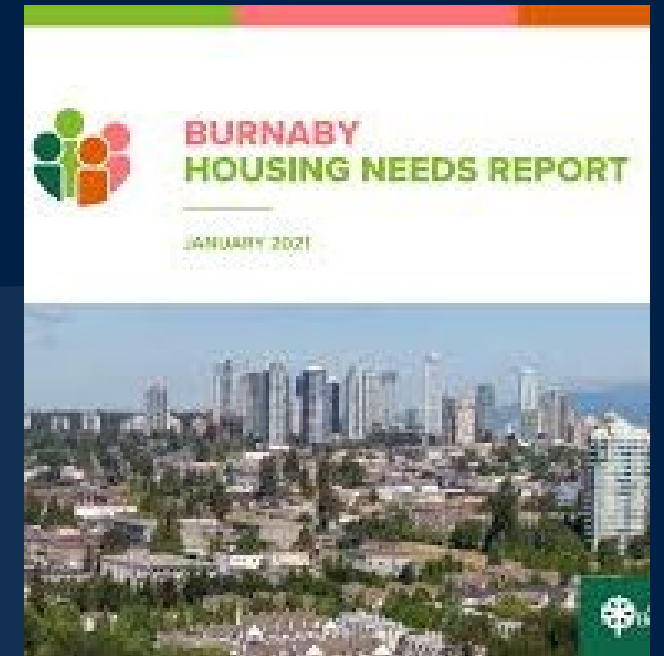


@ubcHART

Housing Needs Assessments Have Arrived

British Columbia, and Housing, Infrastructure and Communities Canada

1. Lessons learned from BC's first round of Housing Needs Reports (HNR)
2. Updates to BC HNR methodology and the BC HNR Calculator
3. HART + Housing, Infrastructure and Communities Canada (HICC) Housing Needs Assessment template



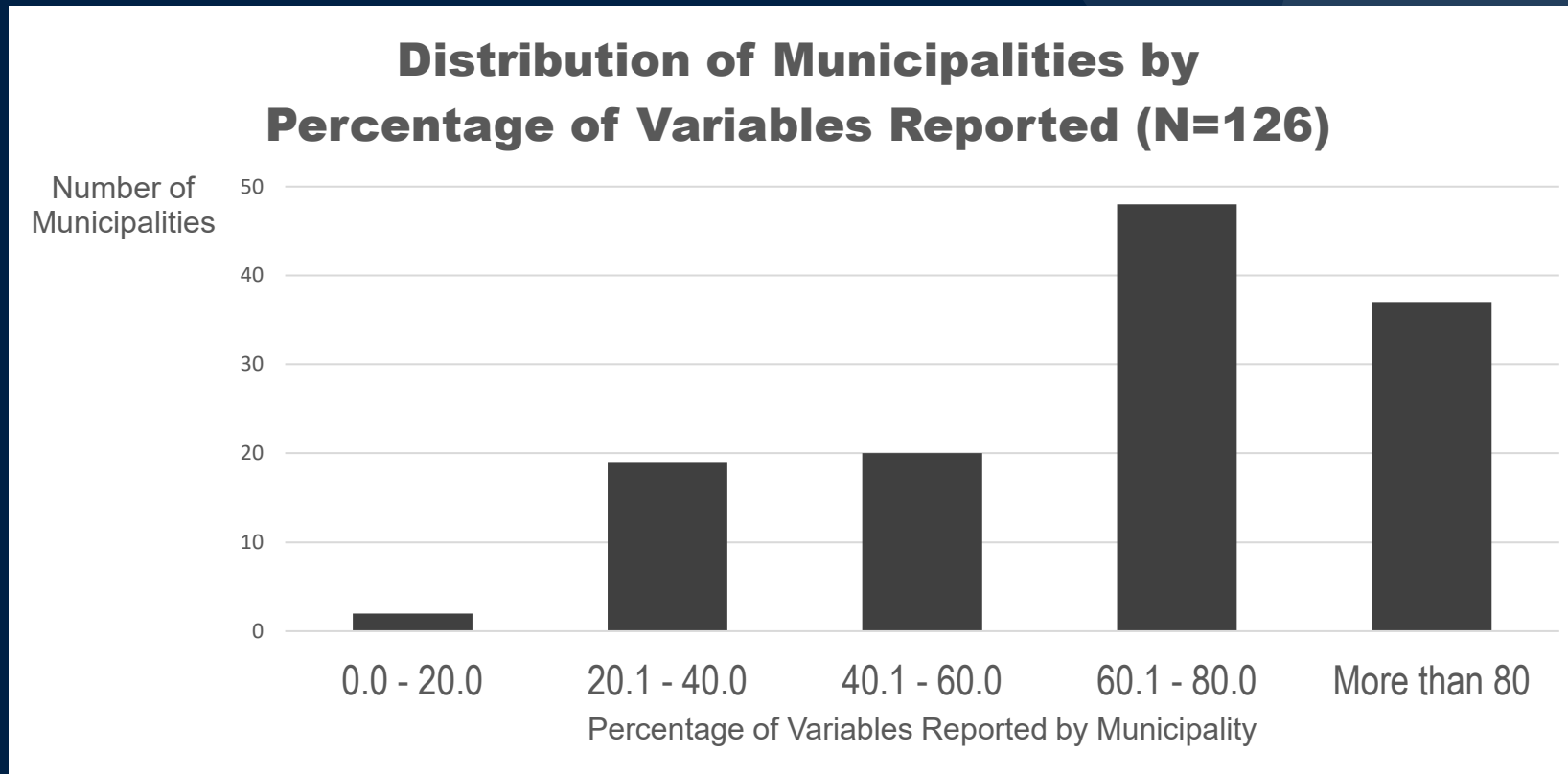
BC Housing Needs Reports

Background

- BC was the first province to mandate local governments to collect housing data and prepare a Housing Needs Report (HNR) to:
“Improve housing policies and strategies by informing communities of their current and future housing needs”
- HNRs had to be published by April 2022 and used to guide Official Community Plans (OCP) used to set bylaws and land use goals
- New HNR needed every 5 years
- ~\$5,000,000 distributed through the Union of BC Municipalities – much to consultants



Reviewing BC's HNRs: Results



A lot of variation = hard to compare

Reviewing BC's HNRs: Results

Good: Majority of municipalities reported >70% of all required data

Bad: Some variables rarely reported

Ugly: Some variables regularly reported in different formats

Conclusion: Consistency needed to get the most out of these reports



Benefits to Automation:

1. Supports “*evidence-based* policy making” by removing barriers to access information.
2. More information reported more consistently in HNRs.
3. A centralized process would free up municipal staff time to address the data that cannot be collected from national or provincial data providers.
4. It would be more cost effective.
5. Facilitate direct comparisons between jurisdictions, and support housing policy development at the local, regional and provincial scale.



BC HNR Update

Standardized methodology required of municipalities and regional governments

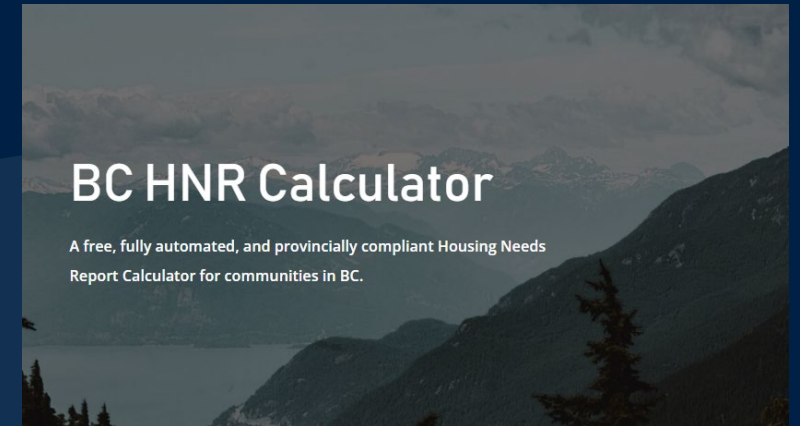
- Province required all municipalities and electoral areas to provide an update to their HNRs by 1 January 2025
- Some mistakes corrected
 - Standardized methodology allows for consistency and comparability
- Some mistakes repeated
 - Requiring routine analysis of municipal planners a waste of resources



BC HNR Calculator

HART steps in

- Chance meeting at the CMHC National Housing Conference where HART was receiving the Gold Roof Award for Outstanding Housing Research
- HART to produce a tool to automate the BC HNR methodology through CMHC funding
- Removed the need for analysis of over 180 local governments and Electoral Areas



BC HNR Methodology

Burnaby CY (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	1,640.87	6,563.47
B. Persons Experiencing Homelessness	536.88	1,073.76
C. Suppressed Household Formation	427.68	1,710.71
D. Anticipated Growth	18,037.66	56,380.17
E. Rental Vacancy Rate Adjustment	136.17	544.67
F. Additional Local Demand	1,944.56	7,778.25
Total New Units – 5 years	22,724	
Total New Units – 20 years		74,051



BC HNR Calculator

Updates to housing need

Burnaby needs more than twice as many homes as it thought it did by 2031: report

Burnaby needs to build 74,000 homes by 2041, according to the city's new housing needs report.



[Lauren Vanderdeen](#)

Oct 15, 2024 4:45 PM



Table 1: 2021 Burnaby HNR Estimates vs. New 2024 HNR Estimates

Housing Needs Estimates – Burnaby, BC	2021 HNR Estimates	2024 HNR Estimates
Total 5-Year Housing Need (2021 – 2026)	8,080	22,724
Total 10-Year Housing Need (2021 – 2031)	15,040	*36,540
Total 20-Year Housing Need (2041)	Not estimated.	74,051

**The ten-year estimate was not required for the 2024 HNR Method. However, the estimate was calculated by dividing the 20-year estimate in half for comparison purposes in this report.*



BC HNR Calculator shows housing need projections which are much higher than those in many of the first round of HNRs

HICC Housing Need Assessment

Required for Federal funding

- Municipalities with a population above 30,000 are required to submit an HNA by 31 March 2025
- “an evidence-base which provides a clear assessment of local needs and gaps to help the federal government become a more informed investor, and to promote systematic infrastructure planning which considers current and future housing needs”
- Required for recipients of Canada Community Building Fund, permanent transit funding and other federal infrastructure applications as required



HICC Housing Need Assessment Template

A good example

- Municipalities can email HICC for a mostly prepopulated template
- Some gaps remain which could be filled through a centralized, automated process
- Some information which can only be provided with local data
- Guidance, but not standardized methodology for projecting housing need



HART HNA Tool Demonstration

<https://hart.ubc.ca/housing-needs-assessment-tool/>



Housing Assessment Resource Tools (HART)

HICC HNA Template + HART Tools

- Counts and percentages of households within 800m and 200m of rail/light-rail transit station
- Change in Average rents
- Change in Vacancy rates
- Housing starts by structural type and tenure
- How have trends in core housing need changed over time between both tenant and owner-occupied households
- Number of secondary rental units
- Number of housing units that are subsidized
- Number of housing units that are below market rent in the private market
- Changes to headship rates, 2016-2021
- Household Suppression by age of Primary household maintainer – following BC HNR methodology, 2006-2021

- Priority groups by core housing need status
- Number of Cooperative housing units
- The number of affordable units for low and very low-income households built, and the number lost



HART is funded by CMHC



Thank you!

Stay in touch



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Questions?

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<https://ccbf.amo.on.ca>

www.buildingcommunities.ca

