

A call to action: Enhancing data collection to monitor and inform affordable housing policy and outcomes

Data That Makes a Difference

The Canadian Homelessness Data Sharing Conference

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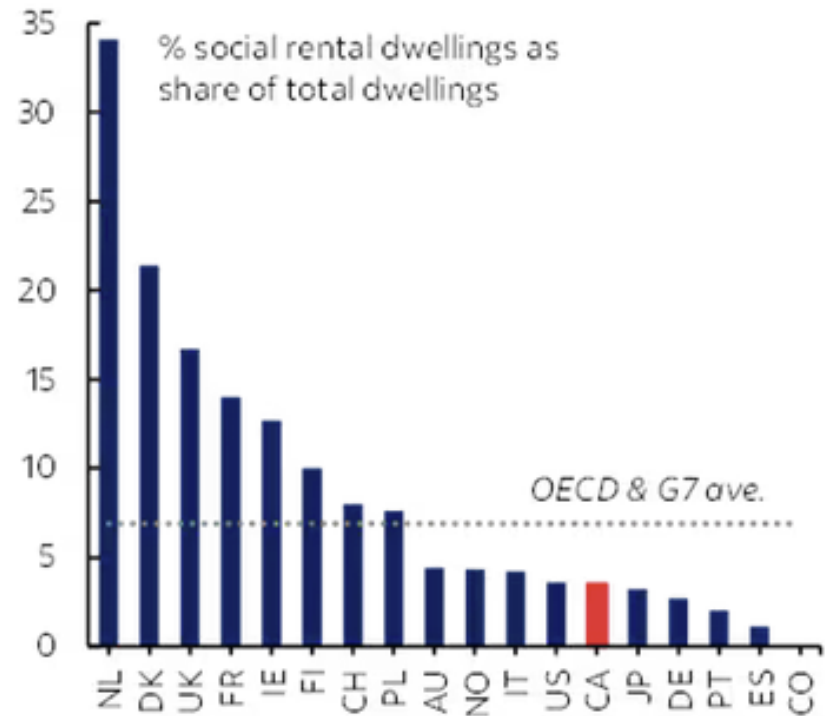


Outline

- Reviewing past practice in collecting and reporting
- The National Housing Strategy targets and outcomes
- Opportunities to substantially improve current practice
- Monitoring outcomes going forward

Framing questions

- How many social/affordable housing units exist in Canada today?
- How does this compare internationally
- Do we have any objective data to answer these questions?



Sources: Scotiabank Economics, OECD.

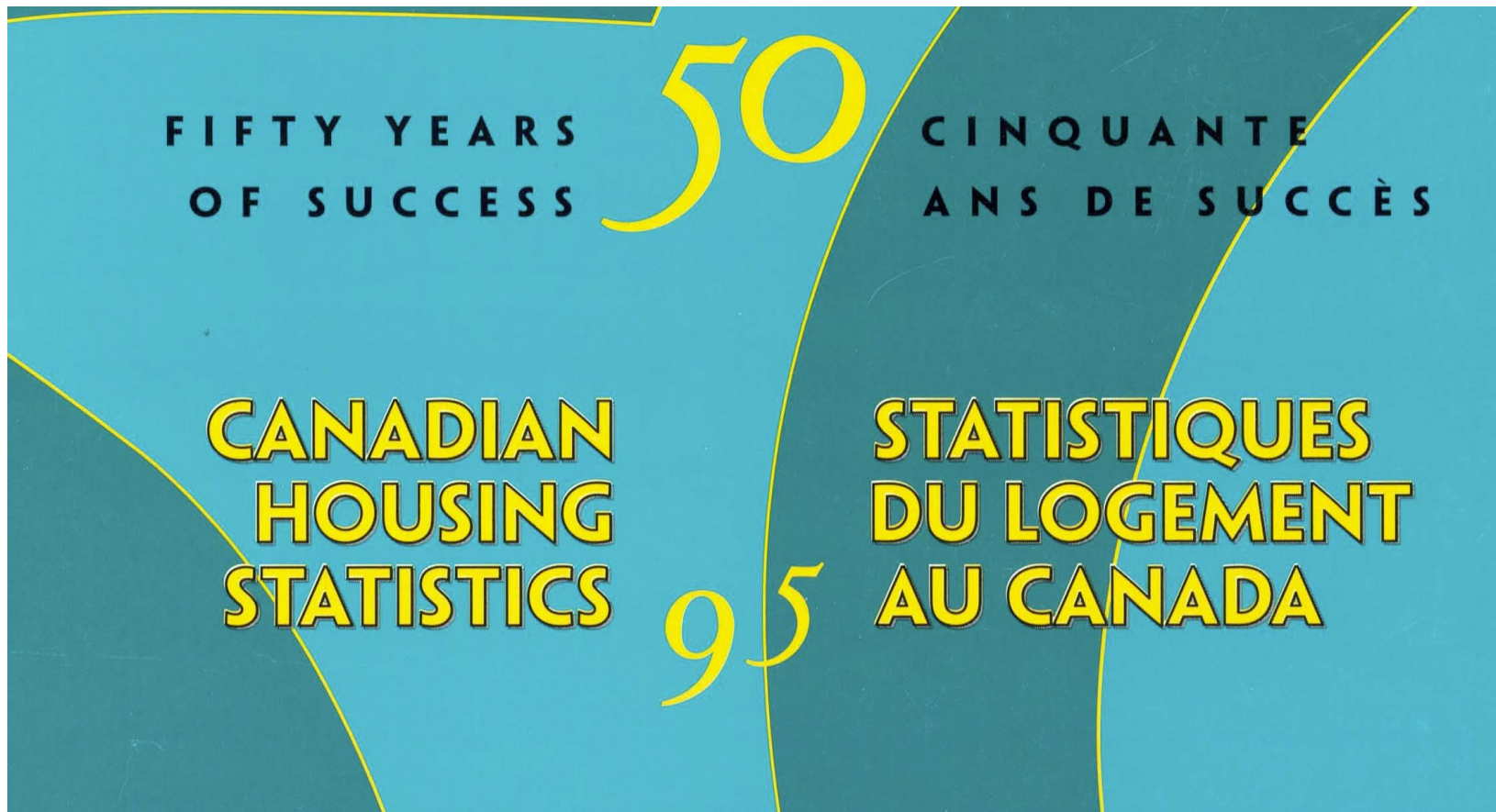
Evolving data availability and declining transparency

- Pre 1995 – excellent monthly/annual via monthly starts data and Canadian Housing Statistics (CHS)
- 1995-2002 minimal activity and poor data (CHS tables, but...)
- 2002-2019 Affordable Housing Initiative
 - Annual aggregate commitments and cumulative reporting – lack of transparency
- Post 2018 NHS – mixed but still lacking transparency



Canadian Housing Statistics

(Compendium of 80+ tables, until 2016)



Pre 2002 CHS data

tables at national provincial and CMA scale for social vs market starts and completions

Table 20

Dwelling Starts and Completions, by Social and Market Housing, Apartment and Other, Total, by Urban Area, 1995 (Dwelling Units)

Tableau 20

Logements sociaux et logements du marché mis en chantier et achevés: appartements et autres, et total, par région urbaine, 1995

	Apartment and Other <i>Immeubles d'appartements et autres</i>			Total		
	Social Housing ¹ <i>Logements sociaux¹</i>	Market Housing ² <i>Logements du marché²</i>	Total	Social Housing ¹ <i>Logements sociaux¹</i>	Market Housing ² <i>Logements du marché²</i>	Total
Starts	Mis en chantier					
Metropolitan Areas <i>Régions métropolitaines</i>						
Calgary	-	531	531	-	5,685	5,685
Chicoutimi-Jonquière	-	34	34	-	311	311
Edmonton	-	619	619	-	3,082	3,082
Halifax	-	573	573	-	2,080	2,080
Hamilton	200	187	387	290	1,711	2,001
Kitchener	-	18	18	-	1,105	1,105
London	-	16	16	-	1,016	1,016
Montréal	-	2,109	2,109	-	7,468	7,468
Oshawa	39	-	39	39	1,291	1,330
Ottawa-Hull	341	371	712	488	2,910	3,398
<i>Ottawa</i>	<i>341</i>	<i>150</i>	<i>491</i>	<i>488</i>	<i>1,702</i>	<i>2,190</i>
<i>Hull</i>	<i>-</i>	<i>221</i>	<i>221</i>	<i>-</i>	<i>1,208</i>	<i>1,208</i>



And detailed portfolio data on all social housing by program and province

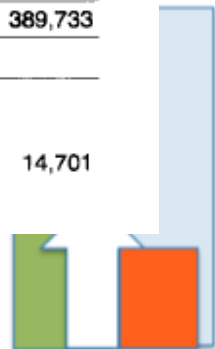
Table 63

Social Housing Portfolio and Federal Provincial Units under Administration as at December 31, 1995 (Units and Hostel Beds)

Tableau 63

Portefeuille des logements sociaux et logements fédéraux-provinciaux administrés au 31 décembre 1995 (logements et places de foyer)

Program Programme	Nfld. T.-N.	P.E.I. Î.-P.-É.	N.S. N.-É.	N.B. N.-B.	Que. Qué.	Ont. Ont.	Man. Man.	Sask. Sask.	Alta. Alb.	B.C. C.-B.	Yukon Yukon	N.W.T. T.N.-O.	Canada
Province/Territory Active Province/Territoire partie active													
ON-GOING SUBSIDY	SUBVENTIONS PERMANENTES												
Rent Assistance	<i>Aide au logement locatif</i>												
- Pre 86	605	317	9	376	1,924	18,360	1,280	-	188	3,249	33	6	26,347
- Post 85	401	-	794	604	8,669	3,702	1,014	587	2,620	1,808	65	220	20,484
Housing Supply	<i>Construction de logements</i>												
- Public Housing	4,652	954	10,024	3,894	35,219	96,861	12,554	12,049	16,849	7,835	230	3,331	204,452
- Non-Profit ¹	1,340	-	2,325	1,468	38,103	32,020	3,950	7,138	8,056	13,910	293	-	108,603
- Cooperatives ¹	-	-	-	1,464	3,802	138	-	-	120	-	-	-	5,524
- Urban Native	72	-	-	1,128	-	-	-	-	-	-	-	-	1,200
- RNH	2,394	35	-	1,910	2,343	291	985	3,949	1,626	-	4	1,713	15,250
NO ON-GOING SUBSIDY	SUBVENTIONS NON PERMANENTES												
- Rental RRAP	82	-	-	7,705	-	-	86	-	-	-	-	-	7,873
Sub Total	Total partiel												
	9,546	1,306	13,152	18,549	90,060	151,372	19,869	23,723	29,459	26,802	625	5,270	389,733
CMHC Active SCHL partie active													
ON-GOING SUBSIDY	SUBVENTIONS PERMANENTES												
Coop ILM	99	96	653	301	4,850	3,836	787	213	972	2,832	12	50	14,701
Rent Assistance	<i>Coop. PHI Aide au logement locatif</i>												



1994 Termination of Social Housing Funding – less reporting (nothing to report!)



Removed social housing column from starts and completions tables in 2002



Ceased to publish CHS entirely in 2016



Introduced web-based data – Housing Market Portal – interactive, very good for market data, nothing on social-affordable



CMHC has initiated a new Social and Affordable Housing Survey (SAHS) in parallel with rental survey but data remains incomplete



Investments in Affordable Housing and other one-offs 2002-2019



New Affordable Housing Initiative
2001 – 2019

Total funding of \$2.7 Billion (cost
matched with PT)



Affordable Housing Trust Funds
2006-08

Total \$1.4 Bill federal – via PTs but
no matching, no reporting



Canada Economic Action Plan
2009-11

Total \$1.075 for new (plus \$1M
social housing retrofit)



So total over \$5 billion



Do we know how many units created under these initiatives?



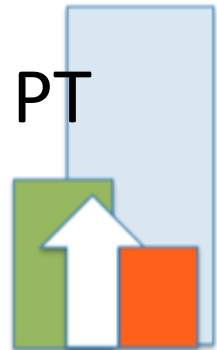
AHI Funding table, example

Since inception, as of March 31, 2012			
	Affordable Housing Initiative Federal Allocation Phases I & II and 2-year Extension (\$M)	CMHC Funding to Date (\$M)	Units
Newfoundland and Labrador	\$25.87	\$25.87	1,492
Prince Edward Island	\$5.16	\$5.16	1,532
Nova Scotia	\$34.74	\$34.74	1,627
New Brunswick	\$27.89	\$27.89	1,271
Quebec	\$294.22	\$294.22	10,238
Ontario	\$453.67	\$448.58	21,969
Manitoba	\$45.99	\$41.55	2,595
Saskatchewan	\$41.20	\$41.20	1,474
Alberta	\$122.58	\$122.58	4,308
Northwest Territories	\$10.65	\$10.65	344
Nunavut	\$7.02	\$7.02	241
Yukon	\$7.77	\$7.77	390
British Columbia	\$162.04	\$162.04	4,817
Administration	\$11.20		
TOTAL	\$1,250.00	\$1,229.27	52,298

- AHI/IAH CMHC annual “funding table” on old website.
- Published on a cumulative basis each year (from PT claims data) , but no annual detail or breakdown by type (new, rent assist, assist H/O)
- No reporting on CEAP or on housing trust funds
- Note – this is no longer on CMHC website – I saved in in 2012!

Establishing a baseline for commencement of NHS

- Solid data for pre-1994 from CHS
 - although no recording on subsequent loss or redevelopment of legacy sites
 - Adjust to exclude expired units (LD and RNH, and stacked programs RS on NP)
- Lack of data for 1994-2002
- Mainly unilateral in BC and QC
- Incomplete and uncertain data for 2002-2019
- Explored various administrative data files and PT claims data to generate estimates



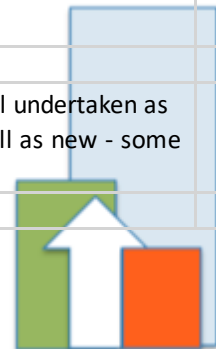
Establishing a baseline for commencement of NHS = 4.4%

Estimating the pre NHS baseline (to March 2019)							
	CHS , AHI/IAH/CEAH		Unilateral PT activity		Combined	SAHS 2022	Variance
pre 1995	After netting out expiries and terminated programs						
		Canada					
	Residual stock from pre 1986 era	432,271			432,271	395302	
	Additions between 1986-94	88,432	Ontario 1988-95 *	38,600	127,032	96358	
	Less units in Quebec prov administered	(89,065)			(89,065)	excludes QC administered	
Subtotal pre 96 (excluding QC admin)	431,638			38,600	470,238	491,660	21,422
1996-2003	No CMHC or PT until 2003						
			BC 1994-2001	6,273		SAHS 1996-2003 excl QC	
			Quebec	4,302			
			Ont	3,900			
			14,475	14,475	10,030	(4,445)	
2004-2019	Primarily AHI/IAH with CEAP 2009-11**		Mainly via Housing Trusts to PTs 2006-08				
		81,947	unknown number***		81,947	56,188	
	Sub total 1996-2003	81,947			81,947	56,188	(25,759)
	Grand total (without QC pre 95)	513,585		53,075	566,660	557,878	(8,782)
	Grand total (add back in QC pre 95)	602,650		53,075	655,725	557,878	(97,847)

* Collected from provinces as part of 2018 research in to BC and QC policy innovations, augmented by Sutter 2016 Table 8.4, 8.5

** New stock via combination of AHI/IAH/CEAP This data estimated from CMHC claims admin data

*** Affordable Housing Trusts allocated 1.4B between 2006-09 direct to PTs with no cost sharing - no reporting on units completed - all undertaken as unilateral PT initiatives. Trust Funds incl \$300k to North; \$300K to on reserve and \$800k provinces - could be used for retrofit as well as new - some PTs rolled into on going PT programs, notably in BC, AB and QC



NHS 2017

Message from the Minister of Families, Children and Social Development

- *We have set clear goals for the NHS, including removing 530,000 Canadian families from housing need and reducing chronic homelessness by half over the next decade. **We will track and report on our success,** and adapt our approach as needed as the Strategy unfolds.*
- And Chapter 8 Evidence-Based Housing committed \$241 M to improved data collection. This included commitment to Open Data, with statement:
- ***Canada is lagging behind other countries in the development and collection of housing data.** **The timely collection and analysis of a complete set of housing data,** in collaboration with stakeholders, will increase Canada's ability to develop housing policy in anticipation of changing housing needs, conditions and market forces.*



NHS targets (2017-2028)

Three primary goals of NHS

- 50% reduction in renter housing need
 - = 530,000 renter households
- 50% reduction in chronic homelessness
 - 2020 Throne Speech and FES increased to “eliminating chronic homelessness in Canada”
- Preserve and protect legacy social housing



Key targets in NHS

These overlap with the three big outcomes e.g. 300,000 CHB is part of getting to the 530,000; other supply initiatives are stacked

National Housing Strategy Targets

🎯 530,000

households removed from housing need

🎯 100,000

new housing units created representing 4X as many units built under federal programs from 2005 to 2015*

🎯 300,000

existing housing units repaired and renewed representing 3X as many units repaired and renewed under federal programs from 2005 to 2015*

🎯 385,000

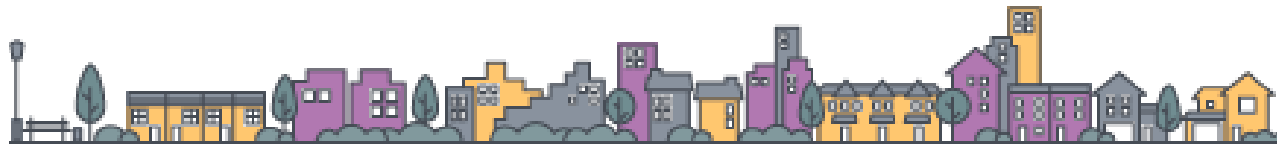
households protected from losing an affordable home and another 50,000 benefiting from an expansion of community housing

🎯 300,000

households provided with affordability support through the Canada Housing Benefit

🎯 50%

reduction in estimated number of chronically homeless shelter users



* Compared to units built and repaired through the Affordable Housing Initiative (AHI), Renovation Programs and the investment in Affordable Housing (IAH).



Linking targets to action

- Initial NHS \$40 billion (now \$100B +)
- 17.5% P/T (with Fed cost match = 17.5%)
- 65% federal unilateral initiatives
 - (e.g. NHCF/RCFI)
- PT portion subject to detailed bilateral agreements including 3-year detailed action plans
- 65% federal – no similar explicit action plans



Detailed PT Action Plans and reporting

Provincial and Territorial Action Plan 2027/28 Targets

CMHC and each Province and Territory mutually agree on targets established in an Action Plan published by the Province or Territory.

Province/ Territory	15% Expansion of Rent Assisted Units	Number of Households Assisted through CHB	New housing units created	No net loss of Urban Native Housing units for low-income households	At least 20% of existing Social Housing Units repaired	Retained Urban Native Housing Units are repaired to good condition	Units continue to be offered in Social Housing
Alberta	3,555	35,511	3,555	507	4,740	507	23,700
British Columbia	5,174	23,525	6,387	1,483	6,934	1,766	34,491
Manitoba	2,108	17,619	937	625	5,470	663	23,417
New Brunswick	1,262	6,633	902	48	1,991	52	9,954
Newfoundland and Labrador	894	2,602	894	75	1,192	75	5,957
Northwest Territories	100	532	36	67	856	10	1,231
Nova Scotia	1,591	6,074	714	106	3,000	111	11,615
Nunavut	244	670	234	0	325	0	1,625
Ontario	19,660	50,623	3,123	1,452	26,213	1,452	131,063
Prince Edward Island	588	2,203	618	0	377	0	936
Quebec ¹	N/A	145,270	N/A	1,128	N/A	1,128	63,630
Saskatchewan	2,467	10,169	511	249	3,290	165	16,448
Yukon	98	5,535	614	0	199	0	543
Total	37,714	306,966	18,585	5,740	54,587	5,929	324,610

¹ Quebec has not signed onto the new Federal-Provincial-Territorial (FPT) Housing Partnership Framework, which establishes the basis for NHS initiatives. The targets presented are therefore those that are applicable to Quebec.



Meanwhile for federal initiatives

Website with quarterly progress reports



<https://www.placetocalhome.ca/progress-on-the-national-housing-strategy>



Federal initiatives

no equivalent Action Plans – just aggregate reporting

- Quarterly Progress reports
- Detail aggregate spending to date across wide range of initiatives
 - Aggregate \$ commitments
 - Expected number of units retro and retained
 - Expected number of units to be built
- But no explicit tabulation to measure actual progress on the key outcomes
- And no breakdown by year by jurisdiction, by initiative
- **Reporting does not create datasets to support detailed research and analysis**



Example of detail in quarterly progress report

Create New/Modernize Existing Housing Supply

Program	Launch Date	Announced Funding	Target	Progress to date
<u>Affordable Housing Fund (AHF)</u>	May 2, 2018	\$13.17 billion over 10 years from 2018/19 to 2027/28	Create 60,000 new housing units and repair or renew 240,000 housing units	<p>CMHC has committed \$8.17 billion to support the creation of 32,919 new units (21,488 under 80% median market rent) and the repair/renewal of 159,847 units (127,088 under 80% median market rent).</p> <p>Of the \$8.17 billion, \$4.74 billion are loans and \$3.42 billion are contributions/forgivable loans.</p> <p>The average monthly rent of new units that are under 80% median market rent is \$699. The average rent would be affordable to households with a before-tax income of \$28,000 per year.</p> <p>The average rent of repaired units that are under 80% median market rent is \$805. The average rent would be affordable to households with a before-tax income of \$32,200 per year.</p>



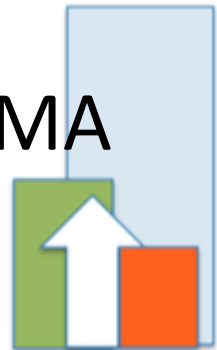
SO, CAN WE DO BETTER?

LOW COST EFFECTIVE SOLUTIONS



Tracking new social-affordable construction

- Reinstate former practice of collecting information on social-affordable in monthly starts and completion survey – and include in monthly/annual data in housing market portal
- S&C survey enumerates every start in CMA's (estimates for 10,000 plus) – can collect info on which NHS or other social-afford program at completion
- Can (re)create annual tables by Prov and CMA



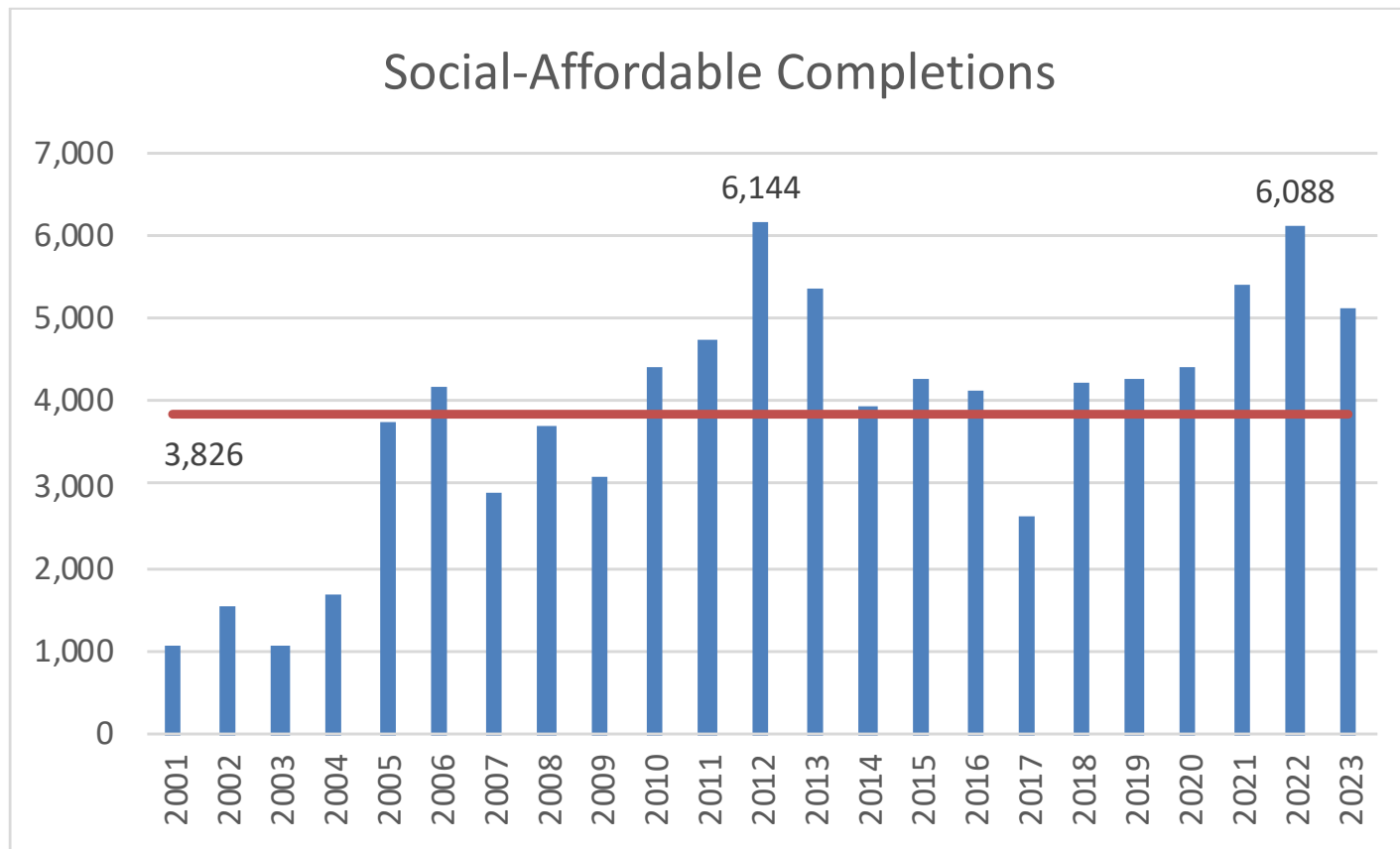
Generating data to backfill the missing years

- Existing Rental Market Survey must distinguish “private” from social-affordable rental
- CMHC has detailed data on rental completions
- Once RMS determines what is private, rest is social
- Custom request to CMHC has generated initial file (not publicly released)

Derived Social-Affordable Completions

from all rental completed, centres 10,000+

(note when unknown, defaults to private, so likely undercounts social)



Validate and complete the SAHS universe

- Three rounds of the Social and Affordable Housing Survey (SAHS) have been completed – with improving data quality (and completeness – but gaps still remain – PTs can assist in adding/correcting
- Enumerating new SAH completions can then incrementally add new units as complete

Collecting data for other initiatives and adjusting for stacking

- Other NHS initiatives don't involve new construction – especially CHB or rental assistance, renewal of RGI assist in legacy social housing (EOA)
- Many NHS initiatives stacked – e.g. federal land some PT funds, some federal, and rent allowance in new affordable, results in double counting number households assisted - so need to generate for unique addresses
- Also want to identify **who is being assisted** – especially vulnerable populations – but occupants change over time
- Can use SAHS to do this



Create a simple reporting framework

NHS Bilateral agreements impose extensive reporting obligation on PTs (12 sheet excel file!)

- current emphasis on claims processing vs on program data and outcomes

No parallel reporting on Federal unilateral

Can adapt and streamline PT reporting to create a simple web-based tool to report all

For project based – new or retrofit - generate a unique address-based file

For CHB, no specific address just new and exited households assisted each year (to get net new)



Example summary report

(by jurisdiction for all federal and all PT),
updated by year

	Permanent Supported housing (Units)	Permanent Affordable housing (units)	HH assisted with CHB (HH's)	Pre-existing Social renewed/extended (units)	Time limited affordable (units)
Cumulative to date begin of year					
Net additions during year (units or HH)					
= new total year end					



Who is being assisted?

- Beneficiaries will be in flux over time.
- Might identify initial target population at completion, but require more dynamic tool – use annual Social and Affordable Housing Survey (SAHS) to identify characteristics of current residents and update annually
- Can capture those identifying as vulnerable populations, indigenous, formerly homeless etc.



Conclusion

- Yes – we can do much better!
- Existing tools and mechanisms already largely in place (S&C, Bilateral reporting, SAHS)
- But requires a commitment from all funders (PT and Federal, as well as providers) to enter current data and update (in surveys)
- AND MAKE IT OPEN SOURCE DATA TO SUPPORT RESEARCH
- ***Its much easier, cheaper and effective to capture data as we go, rather than try to reproduce at later date***



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