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**SUBJECT: Housing Needs Assessment Report - Burlington**

**TO:** Council Information Package

**FROM:** Development and Growth Management  
Community Planning

Report Number: DGM-53-25

Wards Affected: All

Date to Committee: N/A

Date to Council: N/A

CIP Date: 6/6/2025

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City Staff completed a Housing Needs Assessment (HNA) for the City of Burlington (attached as Appendix A). The HNA is a tool identified by the Federal Government in Canada's Housing Plan and Budget 2024 that the Federal Government is using in taking an evidence-based long-term approach to addressing housing needs across the country. The HNA is a requirement to fulfill the eligibility criteria for the Canada Community-Building Fund (CCBF) and other federal funding programs. In alignment with the requirements of the HNA, staff will be posting the completed HNA to the City's Housing Strategy webpage on the Get Involved website. Additionally, staff will update the HNA every 5 years as set out in the requirements of the HNA. The deadline to complete the first HNA is June 30, 2025.

### **Memo Details**

#### **Housing Needs Assessment – Federal Government**

The [Housing Needs Assessment \(HNA\)](#) is a tool introduced by the Federal Government, to establish a consistent, evidence-based method for municipalities across the country to assess housing needs. The HNA supports federal decision-making by providing reliable data to guide funding allocations, while also enabling municipalities to inform their own housing policies and funding strategies. The federal government is taking an integrated approach to housing and infrastructure. Housing Needs Assessments (HNAs) are central to the federal government's long-term strategy for linking housing and infrastructure investments.

Staff completed the HNA using the pre-populated HNA [template](#) provided by Housing, Infrastructure and Communities Canada (HICC). This template was pre-populated with

publicly available 2021 Census data and CMHC data (see additional data sources in appendix A). HICC officials are responsible for reviewing and approving HNA submissions. The HNA must be updated every five years.

Communities with a population of 30,000 or greater will be required to complete an HNA to be eligible for federal funding under infrastructure programs. Completion of the HNA is a requirement for accessing a number of federal funding programs, including the [Housing Accelerator Fund](#) and [Canada Community-Building Fund](#).

### **Burlington's Housing Needs and Opportunities Report, 2021**

In 2021, the City of Burlington published the [Housing Needs and Opportunities Report](#). The Housing Needs and Opportunities Report (HNO) articulated the current state of housing in Burlington in 2021. It also articulated the current and future housing needs of the City of Burlington and established a toolbox of best practices in housing, focusing on innovative practices and new ideas. This report served as extensive technical work that ultimately underpinned the preparation of the City's Housing Strategy. It also informed the City's application to the Housing Accelerator Fund and the preparation of the Housing Accelerator Fund Action Plan and was deemed to meet the HNA requirement for the HAF application as it had been completed within 2 years of the City's HAF application submission. The information contained within the Housing Needs and Opportunities Report was based on a variety of data sources including the 2016 Census, it also included more current data sources up to and including 2021. The Housing Needs Assessment provided an opportunity for the City of Burlington to update the findings of the HNO to support a variety of ongoing work at the City of Burlington.

### **Burlington's Completed HNA**

Given that the City prepared its Housing Strategy in 2022 (underpinned by the 2021 Housing Needs and Opportunities Report which served as a foundation of knowledge which among other things articulated housing need), the City of Burlington's HNA was able to be completed using the prescribed pre-populated template. All data (both qualitative and quantitative) included in the template was populated using Council approved reports, strategies and documents previously published by the City of Burlington and/or Halton Region. The majority of the required information was available in the following documents:

- [Burlington Housing Needs and Opportunities Report, 2021](#)
- [Burlington Housing Strategy, 2022](#)
- [Memo: 2021 Census Release: Population and Dwelling Counts, February 25, 2022](#)
- [Memo: 2021 Census Release: Age, Sex at Birth and Gender, and Types of Dwelling, June 24, 2022](#)
- [Memo: 2021 Census Release: Income, Canadian Military Experience, and Families, Households, and Marital Status, September 16, 2022.](#)

- [Memo: 2021 Census Release: First Nations peoples, Metis and Inuit in Canada & Canada's Housing Portrait, December 9, 2022](#)
- [Burlington's Pipeline to Permit Dashboard](#)
- [Halton Region 2023 State of Housing Report](#)
- [Halton Region Comprehensive Housing Strategy Update](#)
- [Growth Analysis Review – City of Burlington, 2024](#)

The qualitative and quantitative data found in the City's HNA does not introduce new housing information, policies, or strategies.

### **Next Steps**

The HNA will be submitted to the HICC for approval in advance of the June 30, 2025, deadline.

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### **Attachments:**

A. Housing Needs Assessment Report – Burlington (CY)

### **Memo Approval:**

All memos are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.