



Non-Market Housing Inventory

Methodology

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1 OVERVIEW

The following is a description of the methodology used to produce a Non-Market Housing (NMH) Inventory. The Inventory is designed to provide a consolidated overview of the scale, type, and distribution of non-market housing within a given jurisdiction. It supports the HNA by identifying existing non-market housing stock, highlighting potential gaps in supply relative to local need, and may inform future and/or ongoing planning, policy, and government investment.

In many Canadian jurisdictions, non-market housing data is not centrally maintained or consistently reported. As such, this inventory is intended to serve as a supplementary reference point, bringing together information from multiple sources into a single, structured data set. The methodology is designed to be adaptable and can be applied across different geographic scales, including local, regional, or provincial contexts.

Readers can also find an Excel Template version of the inventory in the HNA Blueprint resources.

2 PROVINCIAL CONTEXT & CONSIDERATIONS

Non-market housing systems vary across jurisdictions in terms of governance, ownership, and delivery models. For example, in some regions, a significant portion of non-market housing may be owned and operated by provincial or territorial governments, while in others, non-profit organizations, co-operatives, and/or community-based housing providers may play a more prominent role.

Non-market housing may also be delivered through a mix of funding and/or operational agreements, which may include government-owned-non-profit-operated housing, rent supplements, supportive housing programs, and partnerships with private sector developers and landlords. These variations can influence both the availability and consistency of non-market housing data.

Understanding the local housing system context, including key stakeholders, funding structures, and delivery models, is critical to developing a comprehensive and accurate inventory.

3 DATA COLLECTION & APPROACH

3.1 What data was collected

The inventory captures key information intended to support housing needs analysis and policy development. Broadly, this may include:

- **Housing provider information** (organization name, type, and operating model)
- **Location** (community, municipality, or region)
- **Unit counts** (number of units, where available)
- **Unit mix:** Where available, you may also wish to collect the bedroom-mix of the existing units (e.g. 3-units of NMH: (2) one-bedrooms, and (1) studio).
- **Housing type** (e.g. social housing, supportive housing, co-op, subsidized or below-market market units, etc.).

- **Target populations served** (e.g. seniors, families, youth, individuals with disabilities, individuals experiencing homelessness, etc.).
- **Affordability metric** (e.g. rent-geared-to-income, a percentage of median market rent, a percentage of median household income, low-end-of-market, etc.).

3.2 How data was collected

Data for the NMH Inventory may be compiled through a combination of:

- **Secondary research**, including publicly available reports, organizational websites, and government websites and publications
- **Administrative data sources**, such as annual reports, strategic plans/provincial housing strategies, program summaries, or internal datasets, where available/accessible.
- **Targeted outreach**, including direct engagement with local housing providers, service organizations, and government agencies to validate or supplement available information.

3.3 Key data sources and stakeholders

Developing a comprehensive NMH Inventory often requires engagement with a range of stakeholders, which may include:

- Government departments and agencies responsible for housing programs and policy
- Non-profit and community housing providers
- Co-operative housing organizations
- Supportive housing operators and service providers
- Municipal and/or regional governments
- Organizations involved in homelessness response systems (e.g. coordinated access, By-names Lists, or administrative data systems such as HIFIS, if/as available).

Whereas broader public and stakeholder engagement is typically a key feature of an HNA. As such, you may consider seeking this data if/when conducting engagement with relevant stakeholders, to avoid duplicating efforts in contacting these organizations, departments, and/or individuals. Early identification and engagement of relevant stakeholders can improve data completeness, accuracy, and consistency.

4 INVENTORY INDICATORS & METRICS

The indicators included in this inventory are selected to align with the analytical needs of a Housing Needs Assessment, particularly in understanding:

- The scale of NMH supply
- The distribution of units across communities, municipalities, or regions
- The types of housing and supports available
- The populations served by this housing
- The metric used for determining affordability

This methodology is intentionally flexible. Users are encouraged to tailor indicators based on:

- Local priorities and policy considerations

- Data availability and quality
- The intended end-use of the HNA

Additional metrics, such as funding sources, waitlists, turnover rates/vacancy averages, referral sources, and specific support features (e.g. pet-friendly, on-site support services, etc.) may be incorporated where relevant and feasible.

5 LIMITATIONS & DISCLAIMER

This inventory is not intended to represent a fully exhaustive or definitive list of all NMH housing within a jurisdiction. Due to the decentralized nature of the sector and variability in data availability, some providers or units may not be captured, and certain data points may be incomplete, approximate, or absent.

This inventory should therefore be understood as a baseline reference and starting point, to be refined and expanded over time as additional data becomes available. Ongoing collaboration with housing providers, service organizations, and government partners is critical to improving the accuracy and completeness of this inventory.