

BRIEFING NOTE

Subject: Proposal to Reinstatement Canada Mortgage and Housing Corporation Senior Housing Survey

Date: August 2025

Ask

Reinstate the Canada Mortgage and Housing Corporation (CMHC) Senior Housing Survey to understand and proactively address current and long-term housing needs.

Addressing the Housing Crisis

- With significant global economic and housing market changes in the last few years, up to date senior housing data is required for evidence-based policymaking.
- Accurate data will enable better planning and more effective housing and tax policy decisions.
- SHS data feeds into [CMHC's Housing Market Information Portal](#) which offers free, easy-to-use access to housing market data for Canada, however for seniors housing that is only up until 2021.
- As Canada's senior population grows rapidly, this survey provides valuable information necessary to respond to and make decisions that address the unique housing needs of seniors.

Mechanics of the Proposal

- Over the last year CSLA has been advocating for the reinstatement of the survey, including data on vacancy rates, rental costs, and new developments.
- As part of our advocacy, CSLA has written letters to federal Cabinet Ministers and submissions to government, as part of presentations, and more.
- CSLA is one of the many organizations that relied on the survey for information, others include financial, university and research institutions, developers, and provincial policymakers.

Background

- The Senior Housing Survey (SHS) is a census covering all centers in each of the 10 provinces and includes both private and non-profit seniors residences.
- Conducted by CMHC, the survey provided critical data on senior housing needs and trends:
 - vacancy rates,
 - rents,
 - universe counts, and
 - services and amenities.
- Here is an example of the [2021 Survey Insights](#), providing essential insights into the supply, demand, and affordability of senior housing.
- CMHC reviewed their surveys and publications, deciding to discontinue data collection for rents, vacancies and services for the Seniors' Housing Survey in 2021, leaving significant data gaps.
- This decision was part of a broader initiative to review their entire housing surveys program and alignment to their work on affordability. After 4 years, still no other survey was established.