

# Highlights

## HOUSING STRATEGY

City of  
**NELSON**  
BRITISH COLUMBIA

### HOUSING NEEDS REPORT AND STRATEGY

Nelson City Council has received a Housing Needs Report and Strategy. Housing is one of Council's current strategic directions, and this report provides guidance on how to support the increase and diversification of housing options for Nelson residents.

The report was completed by City Spaces Consulting, with funding from Columbia Basin Trust, Canada Mortgage and Housing Corporation and the City of Nelson. The Nelson Housing Forum, which brings together non-profit housing providers and other partners, oversaw the project. A broad range of individuals and representatives from local groups and businesses with unique insights into housing needs in Nelson provided input into the report.

It is intended to be a guiding document, one that will shape the decision-making process around affordable housing not only for the City but for community organizations and affordable housing providers as well.

### NELSON'S "AFFORDABILITY CHALLENGE"

Like other desirable communities in BC, Nelson is experiencing an "affordability challenge". The lifestyle, community character and lower cost of housing (when compared to larger urban centres) have attracted many people to the area. The limited land base, cost of new construction and the demand for quality housing have put pressure on the housing market. From 2004 to 2009 the average house price increased by 80 percent.

These increases in housing demand and cost make it difficult for some Nelson residents to find a suitable and affordable place to live. Affordability in this context is defined as housing that costs less than 32% of gross annual household income.



*A recent planning session of the Nelson Housing Forum.*

**"The housing report is extremely useful for the Nelson Housing Forum (non-profit housing providers and partners). It clearly documents the needs we have, and that's information that funders require. And now the Forum is actively prioritizing projects and working collectively to achieve them."**

*Councillor MacDonald  
Chair of the Nelson Housing Forum*

### FOCUS OF HOUSING STRATEGY

Four groups of Nelson residents were identified as having the least choice in the current housing market. The Housing Strategy focuses on increasing housing options for:

- Households with special needs (such as mental health, addictions and other disabilities)
- Low and moderate income households in need of affordable rental housing;
- Moderate income households looking to enter the housing market;
- Elderly seniors on low fixed incomes and in need of supportive care.

The strategy emphasizes transitional and supportive types of housing, as well as social housing and housing that is below-market or low-cost, rather than new emergency shelters or other temporary accommodations. The aging population is expected to impact the housing market in the coming years by increasing the need for supportive housing options for seniors.

