

THE CORPORATION OF THE CITY OF NELSON

REQUEST FOR COUNCIL DECISION

DATE: January 6, 2026
TOPIC: Housing Dashboard
PROPOSAL: Provide an overview of the Housing Dashboard
PROPOSED BY: Staff

BACKGROUND:

The City of Nelson will soon launch a new Housing Dashboard designed to provide a centralized, accessible, and reliable source of information about the city's housing market. This Dashboard consolidates data from various sources to offer a picture of the current housing market, trends and progress towards key housing goals.

Housing data is gathered by different organizations and shared in a variety of formats often making it difficult to access or interpret. The Housing Dashboard addresses this by unifying the data into one place and linking it directly to the housing goals identified in Nelson's most recent Housing Needs Assessment and Official Community Plan (OCP).

This initial version of the Housing Dashboard will be updated and evolve over time as information becomes available. Staff have started with a limited set of data to ensure reliable information is provided to the public.

The Housing Dashboard is available in Attachment 1.

BENEFITS OF A HOUSING DASHBOARD:

The City is implementing a proactive strategy for tracking housing construction and trends, over and above current reporting. Doing so serves two key purposes:

1. **Prepare for a provincial housing target order and associated reporting requirements:**
 - a. by building internal capacity to collect and analyze housing data now, the City will be well positioned to comply with any future housing target order issued by the Province; and
 - b. early preparation ensures that reporting obligations can be met efficiently and effectively, avoiding delays or compliance issues.
2. **Support informed planning and policy:**
 - a. it has become best practice for municipalities to regularly track and monitor the housing market to ensure policies and bylaws are relevant to ensuring a healthy balance of housing tenures, types, levels of affordability and availability;
 - b. ensure reliable, consistent data that supports evidence-based decision making for Staff and Council; and
 - c. ensure reliable, consistent data to inform conversations with the development community.

SUMMARY OF NELSON'S HOUSING DASHBOARD:

Measurement	Comment
Housing Construction	
Meets or exceeds 5-year housing unit count targets	Nelson has built an estimated 46.6% of housing units needed, as identified in the most recent Housing Needs Report (HNR);
Meets or exceeds 5-year unit mix targets	Nelson has built enough studio/1-bedroom units to meet the unit mix targets in the HNR. Many of those units are in two projects: one project is seniors supportive housing and the other is student housing at Selkirk College. Nelson has not exceeded 1/3 of needed units for all other unit sizes.
Home Ownership Units	
Housing unit sales	Housing units' sales have remained steady for the past 5 years, at approximately 129-130 transactions per year
Average residential sale price (annual) increase no more than inflation	Information not currently available
Median residential sale price (annual) increase no more than inflation	Information not currently available
Typical assessed value (single family)	Between 2022 and 2024, the typical assessed value for single family houses increased by approximately 33%, whereas inflation during that time period was approximately 13%
Typical Assessed Value (Condos/Townhouses)	Between 2022 and 2024, the typical assessed value for single family houses increased by approximately 21%, whereas inflation during that time period was approximately 13%
Rental Units	
Rental vacancy rate between 3% and 5%	Vacancy rates have remained below 1% for the past 5 years
Increase of rental rates no greater than inflation	Rental rates increased well above inflation for the past 4 years, before a slight decline of 0.5% in 2024
Short-Term Rentals (STRs)	
Short-Term rentals (STRs) – steady number of STRs (2023 baseline)	After significant increases in 2021 and 2022, the number of STRs has remained steady since 2023 with between 130 and 140 licenses per year.
OCP Targets	
Less than 99 households on BC Housing registry	Between 2021 and 2024 there was a steady increase in the number of people on the registry, with a small decrease in 2025.
Rental vacancy rate	See above
Core Housing Need – 5% of less	Core Housing Needs is when a household pays between 30-49% of household income on housing. Based on 2021 census data the current rate is 10% of households.
Extreme Core Housing Need – less than 1%	Extreme Core Housing Needs is when a household pays 50% or more of household income on housing. Based on 2021 census data the current rate is 4% of households.

HOW ARE OTHER MUNICIPALITIES DOING?

The Ministry of Housing publishes a list of municipalities and their progress towards meeting their housing target orders (Attachment 2). Housing target orders are usually set at 75% of a municipality's identified need in their housing needs report. Nelson's 46.6% progress towards its housing needs goals is not unusual.

WHAT HAS NELSON DONE TO ACCELERATE THE CONSTRUCTION OF HOUSING?

Although the City does not directly build housing, the City has done a considerable amount of work to accelerate the construction of all housing types:

Action Item:	Staff comment:
Development Permit (DP) are delegated to staff	Delegated DPs save a considerable amount of time and money for both the City and the development community.
Minor Development Variance Permit (DVP) applications are delegated to staff	Delegated DPs save a considerable amount of time and money for both the City and the development community. There has been a steady decline in DVP applications over the years; however, staff are reviewing variance criteria as part of the Zoning Bylaw review to clarify criteria and refine the Minor vs Major DVPs process.
Nelson pre-zones land to ensure zoning aligns with OCP	Zoned Capacity Memo provided to Council during the OCP Public Hearing, identified that Nelson has a theoretical zoned capacity of over four times what is required by the Province to accommodate anticipated growth. Pre-zoning provides certainty and saves a considerable amount of time and money for both the City and development community.
Zoning Bylaw review	The City is currently undertaking a Zoning Bylaw review with a focus on adjusting all residential zones to facilitate the construction of housing (i.e. lot coverage, height, setbacks).
Council agreed to lease City owned land to two local non-profit housing providers	The City is waiting to hear from BC Housing regarding the next round of Community Housing Fund (CHF) applications
Council approved grants for 3 local housing providers to support projects	The City is waiting to hear from BC Housing regarding the next round of Community Housing Fund (CHF) applications
Council approved a Local Area Service (LAS)	This project is currently in-progress
Waterline upgrade program	Property owners are not required to upgrade their waterlines for laneway houses and secondary suites.
CMHC Housing Accelerator Fund (HAF)	Potential funding to deal with community wide-infrastructure issues. After two application rounds, the application was denied.
Trevor Street Land Swap	Increases the number of buildable lots

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The City is required to update its Housing Needs Assessment and OCP every 5 years.

In 2022 the Province of BC enacted the *Housing Supply Act* which grants the Minister the authority to set housing targets for specific municipalities. Municipalities subject to a housing target order must prepare a housing target progress report for each reporting period specified in the order and detail what actions the municipality is taking to address the directives in the ministerial order. More information on Housing Target Orders is available at this link: [Housing targets - Province of British Columbia](#).

Proactively collecting information now will enable the City to comply with a potential future housing order issued by the Minister.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

The cost associated with collecting data and maintaining the Housing Dashboard can be accommodated within the existing Development Services budget.

IMPACT ON SUSTAINABILITY, COUNCIL PRIORITIES AND STAFF RESOURCES:

n/a

COMMUNICATION:

The Housing Dashboard will be presented to Council every year. It will also be published to the City's website as new data becomes available.

OPTIONS AND ALTERNATIVES:

1. Not receive the Housing Dashboard presentation for information purposes.

ATTACHMENTS:

1. Housing Dashboard
2. Municipality Progress Reports

RECOMMENDATION:

That Council passes the following resolution/s:

1. THAT Council receive the Housing Dashboard presentation for information purposes.

AUTHOR:

SENIOR PLANNER

REVIEWED BY:

CITY MANAGER

Attachment 2

Progress reports published November 27, 2025¹:

- Town of View Royal: 260 of 99 net-new units, or 263%
- City of Colwood: 397 of 178 net-new units, or 223%
- City of Langley: 533 of 251 net-new units, or 212%
- City of New Westminster: 1175 of 656 net-new units, or 179%
- City of Mission: 314 of 211 net-new units, or 149%
- City of West Kelowna: 331 of 289 net-new units, or 115%
- City of Prince George: 284 of 273 net-new units, or 104%
- District of North Cowichan: 141 of 191 net-new units, or 74%
- City of Port Coquitlam: 191 of 343 net-new units, or 56%
- District of North Saanich: 12 of 60 net-new units or 20%

Progress reports published May 29, 2025²

- Central Saanich: 304 of 77 units (395%)
- Esquimalt: 224 of 81 (277%)
- Kelowna: 1,501 of 1,363 units (110%)
- Nanaimo: 539 of 783 units (69%)
- Maple Ridge: 376 of 612 units (61%)
- Surrey: 2,567 of 4,233 units (61%)
- City of North Vancouver: 351 of 581 units (60%)
- Sidney: 54 of 90 units (60%)
- Chilliwack: 332 of 659 units (50%)
- White Rock: 24 of 189 (13%)
- New Westminster: 702 of 656 units (107%)
- City of Langley: 237 of 251 units (94%)
- Prince George: 210 of 273 units (77%)
- Mission: 133 of 211 units (63%)
- Colwood: 96 of 178 units (54%)

¹ Source: [BC Gov News - Nov 27, 2025](#)

² Source: [BC Gov News - May 29, 2025](#)

Attachment 2

- North Cowichan: 83 of 191 units (43%)
- West Kelowna: 64 of 289 units (22%)
- North Saanich: 6 of 60 units (10%)
- View Royal: 4 of 99 units (4%)
- Port Coquitlam: 11 of 343 units (3%)