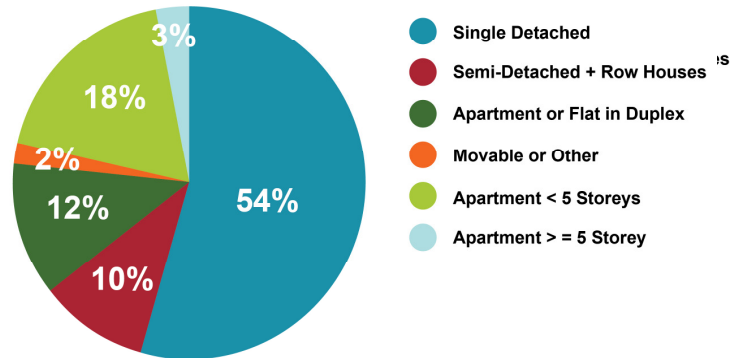


## Housing Supply – Dwellings by Type (2016)

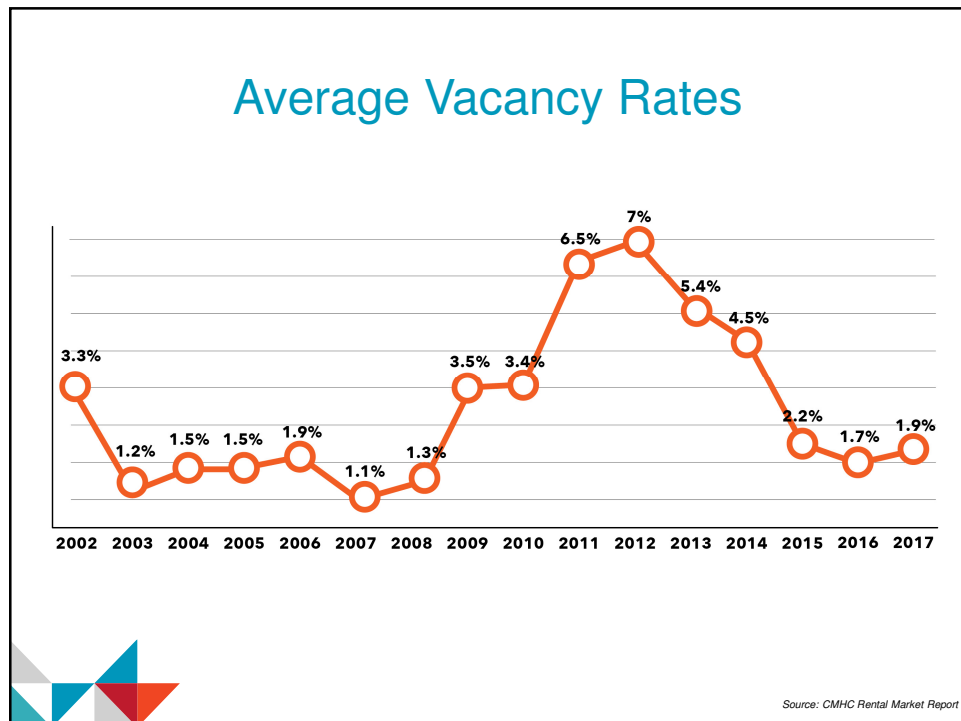
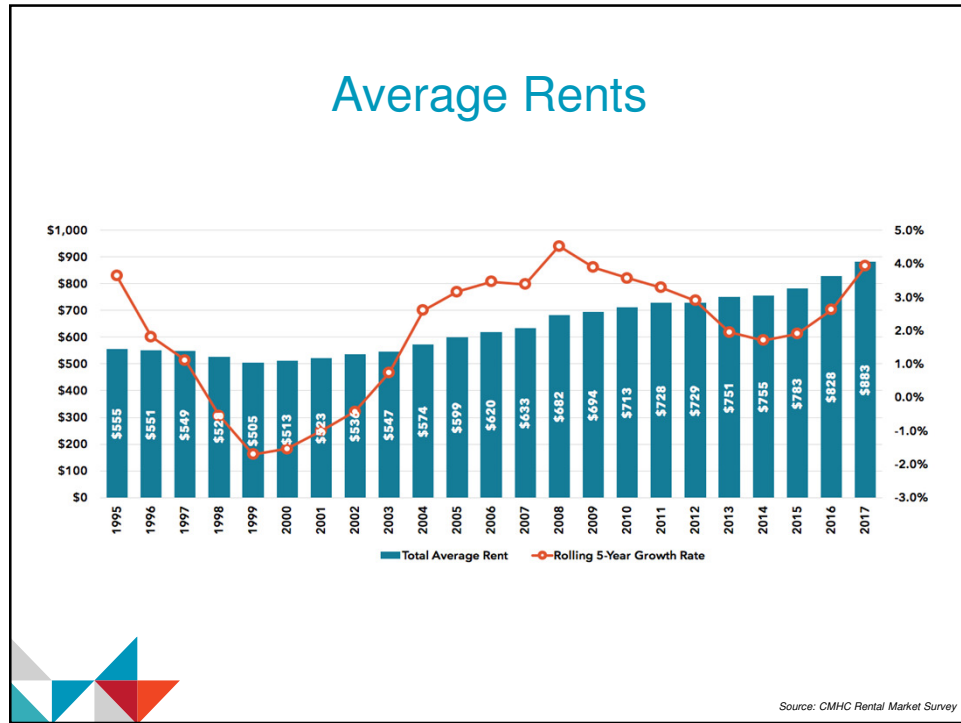


Source: Statistics Canada, Census Data

## Population, 2001-2016

YEAR	RESIDENTS	CHANGE
2001	73,000	
2006	78,692	+ 8%
2011	83,810	+ 7%
2016	90,504	+ 8%

Source: Statistics Canada, Census Data



## Market Rentals (\$)

	TOTAL	STUDIO	1 BR	2 BR	3+ BR
<b>CRAIGSLIST (Aug-Oct 2017)</b>	<b>\$1,443</b>	<b>\$887</b>	<b>\$1,054</b>	<b>\$1,310</b>	<b>\$1,929</b>
<b>CMHC (Oct 2017)</b>	<b>\$876</b>	<b>\$682</b>	<b>\$806</b>	<b>\$983</b>	<b>\$1,158</b>


Source: Craigslist 2017 (Compiled by Colliers), CMHC 2016

## Median Resale Prices (Single Detached Homes)






Source: Vancouver Island Real Estate Board

## Median Household Income

	MEDIAN INCOME (\$)
COUPLE HOUSEHOLD	\$83,730
SINGLE PARENTS	\$38,450
SINGLE PEOPLE	\$27,850


Assumptions: 10% down payment, 32% GDS, 3.55% 5 year fixed rate term, 25-year amortization, \$550 allocated to maintenance fees, property taxes, utilities and heating costs.

## Rental Affordability At-A-Glance

		MEDIAN INCOME HOUSEHOLD		
		COUPLE HOUSEHOLDS	SINGLE PARENTS	SINGLE PEOPLE
UNIT TYPE	RENTING (MONTHLY RENT)			
1 BEDROOM	\$1,054	YES	NO	NO
2 BEDROOM	\$1,310	YES	NO	NO
3 BEDROOM	\$1,929	YES	NO	NO

Source: Statistics Canada, Craigslist  
Scan Provided by Colliers International

## What Median Income Households Can Afford to Rent/Buy

RENTING (MONTHLY RENT)		MEDIAN INCOME (\$)
\$2,093	COUPLE HOUSEHOLD	\$372,530
\$961	SINGLE PARENTS	\$105,227
\$696	SINGLE PEOPLE	\$42,652

Assumptions: 10% down payment, 32% GDS, 3.55% 5 year fixed rate term, 25-year amortization, \$550 allocated to maintenance fees, property taxes, utilities and heating costs.

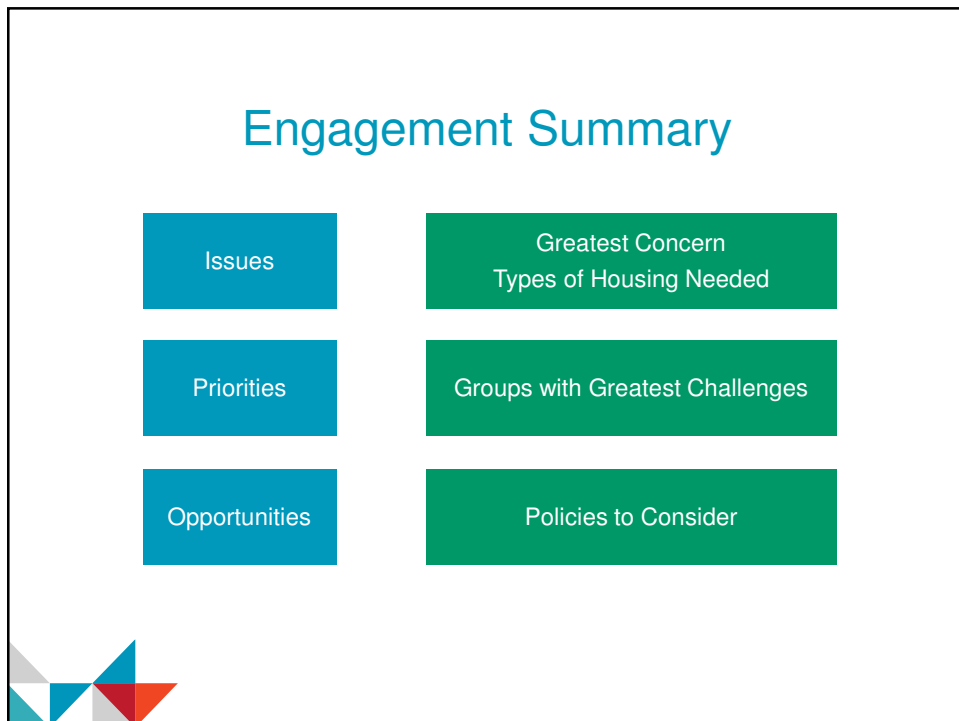


## Non-Market & Rent Supplements

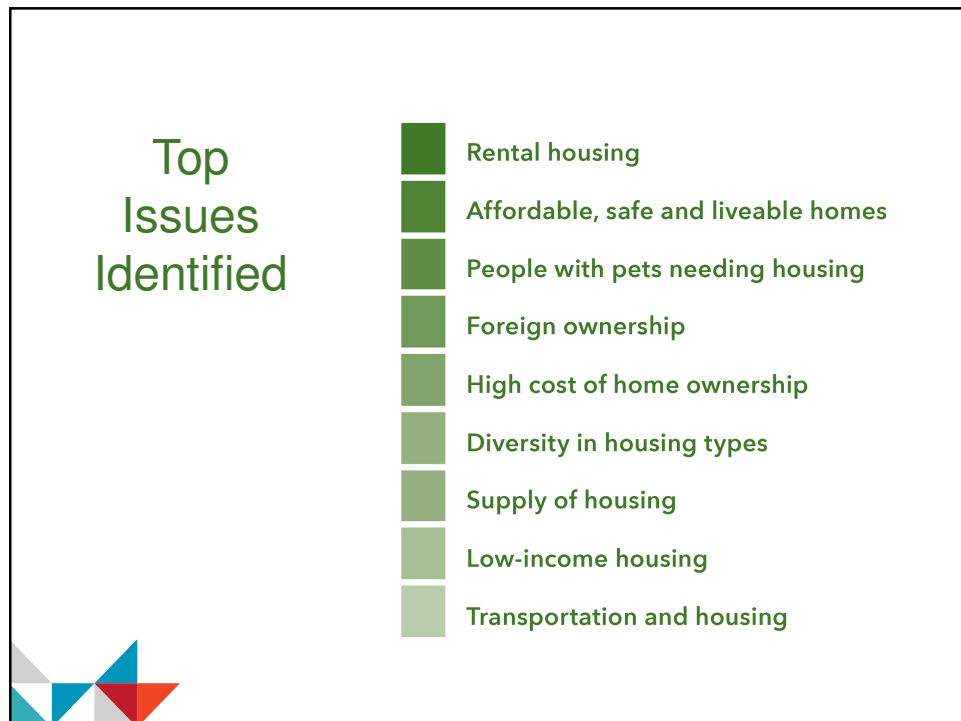
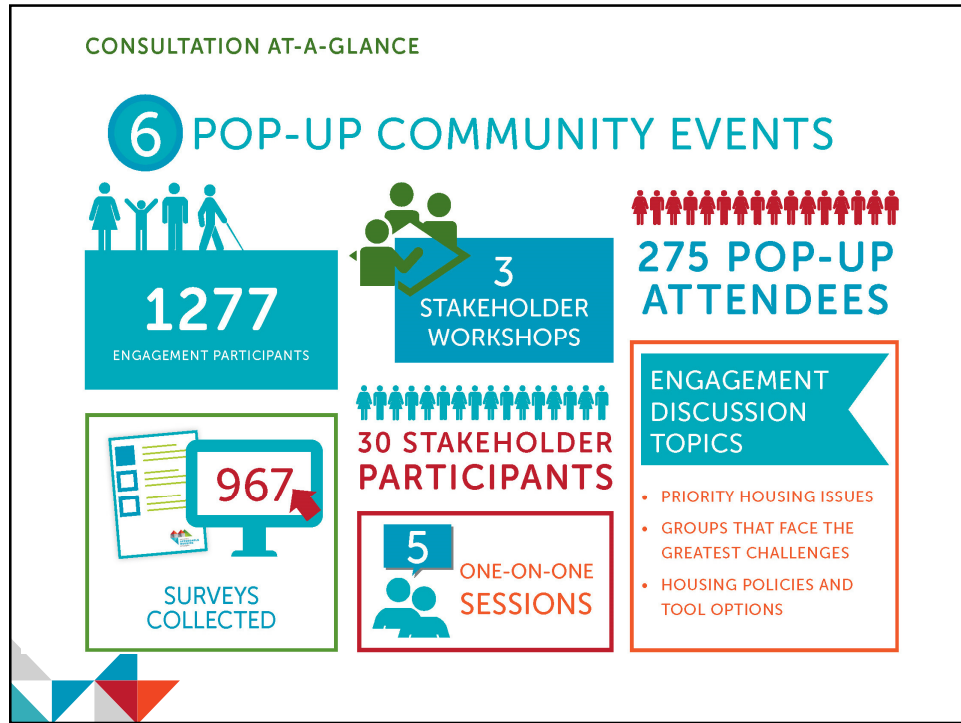
UNIT TYPE	AVERAGE RENT / MONTH
1,158	NON-MARKET HOUSING
1,044	RENT SUPPLEMENTS
84	SHELTERS + SAFE HOUSES



Source: BC Housing







Identified  
Priority  
Groups

Lone parent families

Seniors on fixed incomes

Persons with physical or mental disabilities

Seniors with moderate to high health care needs

Moderate-income couple families with young children


Low-income single people

People with addiction


Youth/young adults

Post-secondary students

Recent immigrants





NANAIMO  
AFFORDABLE  
HOUSING  
STRATEGY




CITY OF NANAIMO  
THE HARBOUR CITY

Policy Options



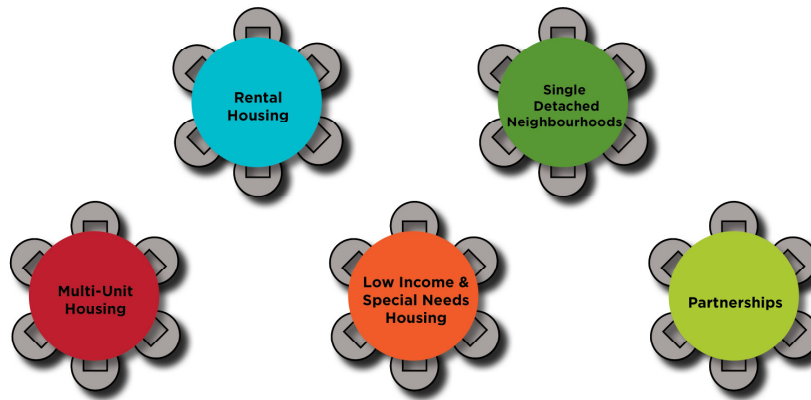


CITY OF NANAIMO  
THE HARBOUR CITY



CITY SPACES

## Stakeholder World Café



## Issues & Policy Options

1. **RENTAL HOUSING**  
Increase supply of rental housing
2. **SINGLE DETACHED NEIGHBOURHOODS**  
Support infill + intensification in single detached neighbourhoods
3. **MULTI-UNIT HOUSING**  
Increase + diversify the supply of multi-unit housing
4. **LOW INCOME & SPECIAL NEEDS HOUSING**  
Continue to support the development of low income + special needs housing
5. **PARTNERSHIPS**  
Strengthen government + community partnerships
6. **EDUCATION + SUPPORT**  
Connecting people to housing + programs

## **1. RENTAL HOUSING**

Increase supply of rental housing



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Connecting people to housing +  
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