

DATE OF MEETING September 14, 2023

AUTHORED BY KASIA BIEGUN, PLANNER, COMMUNITY PLANNING

SUBJECT HOUSING NEEDS REPORT 2023

OVERVIEW

Purpose of Report:

To provide The Mayor's Leaders' Table with an overview of the 2023 Housing Needs Report.

BACKGROUND

In April 2019, the Province of British Columbia's Ministry of Municipal Affairs introduced a requirement that local governments complete a Housing Needs Report at least once every five years. A Housing Needs Report identifies the current and future gaps in housing supply, type, and affordability, including analyzing quantitative and qualitative data about local demographics and incomes.

In 2020, the Regional District of Nanaimo (RDN) completed a "Regional Housing Needs Report", which fulfilled the City of Nanaimo's requirement to submit a housing needs report until 2025. In 2021, the City received a grant of \$50,000 from the Union of British Columbia Municipalities (UBCM) Housing Needs Report program to update the City's report with 2021 Census information.

DISCUSSION

In March 2022, the City retained consultants to prepare a Housing Needs Report for Nanaimo. The 2023 Housing Needs Report (Attachment A), presented to Council at the 2023-JUN-12 Council meeting, will be used to inform affordable housing initiatives, policies, and development decisions. The scope of work for the project included a background review, research, data collection, consultations, and analysis. The Engagement Summary Report (Attachment B) provides an overview of the engagement approaches and activities that took place throughout the fall of 2022 to inform the *Housing Needs Report*.

City Plan: Nanaimo ReImagined anticipates that Nanaimo will reach a population of 140,000 by 2046, and the *Housing Needs Report* estimates that 1,155 new housing units are needed each year (for the next 10 years) to accommodate this growth. At the 2023-MAR-06 Council meeting, it was reported that 1,370 residential units were constructed in the City in 2022 (Attachment C), with the following unit mix: 1,065 multi-family units, 144 single-family dwellings, and 152 secondary suites. Thus, Nanaimo is on track to construct the required number of units each year.

The *Housing Needs Report* also identifies that a range of unit types and affordability are needed, particularly rental units. The report estimates an annual need for 185 of the new homes to be 3+ bedrooms to accommodate families, and 525 non-market units for households earning

less than \$40,000 per year. Other housing needs identified are for seniors, families, persons with disabilities and special needs, housing for indigenous people, and housing for youth.

The affordable housing initiatives that Staff are working on in 2023 will help to address some of the housing gaps including:

- Expanding secondary suite and coach house regulations to allow for more of these units;
- Encouraging infill and intensification in existing neighbourhoods;
- Increasing family-friendly and adaptable housing;
- Continued support to the City's rent bank and rent supplement programs;
- Completing an analysis of Urban Centre and Corridor land use designations with the objective of pre-zoning appropriate parcels for affordable housing; and
- Working towards a Memorandum of Understanding Addendum with BC Housing.

In addition to the above initiatives, Staff will continue to provide an annual affordable housing update to Council to ensure the City is reaching the targets in the *2023 Housing Needs Report*, and that affordable housing policy objectives in *City Plan – Nanaimo ReImagined* and the *Nanaimo Affordable Housing Strategy* are being implemented successfully. |

CONCLUSION

The 2023 Housing Needs Report provides housing data to understand current and anticipated housing needs and gaps. The report will be used to inform affordable housing initiatives, policies, and development decisions. |

SUMMARY POINTS

- A City of Nanaimo *Housing Needs Report* has been completed utilizing grant funds from the Union of British Columbia Municipalities Housing Needs Report program.
- The *Housing Needs Report* estimates that 1,155 new housing units are needed each year to accommodate the City's growth, and the City is on track to meet this need with 1,370 residential units constructed in 2022.
- The affordable housing initiatives underway for 2023 will help fulfill some of the identified housing needs, and an annual affordable housing update will be provided to Council to ensure the City is reaching the targets in the *2023 Housing Needs Report*.

ATTACHMENTS

ATTACHMENT A: Link to the City of Nanaimo Housing Needs Report - May 2023

ATTACHMENT B: Link to the City of Nanaimo Engagement Summary Report

ATTACHMENT C: Housing Needs Report Infographic

Submitted by:

Lisa Brinkman
Manager, Community Planning

Concurrence by:

Dale Lindsay
General Manager, Development Services /
Deputy CAO

ATTACHMENT A

Link to the "City of Nanaimo Housing Needs Report - May 2023":

<https://www.nanaimo.ca/docs/social-culture-environment/housing-needs-report-may-2023.pdf/>

ATTACHMENT B

Link to the "City of Nanaimo Engagement Summary Report":

https://www.nanaimo.ca/docs/your-government/projects/attb_engagementsummaryreport_housingneedsreport_rpt_c230320.pdf

2023 HOUSING NEEDS REPORT SUMMARY



HOUSING TODAY 2023

HOUSING NEEDS 2031

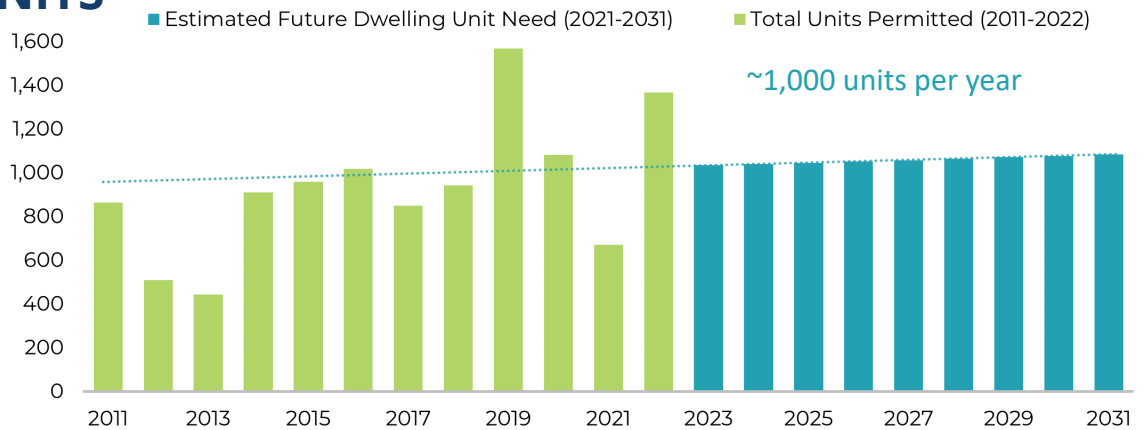
POPULATION = 10,000 people

100,000¹

126,200

DWELLING UNITS

~1,000 units built on
average each year
between 2017-2022²

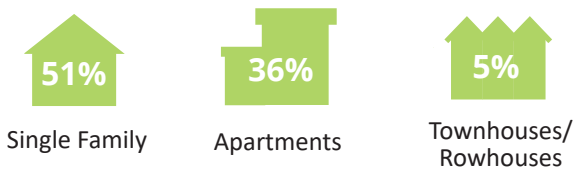


OWNERS & RENTERS ¹



**466 NEW UNITS ALREADY
IN STREAM | JUNE 2023**

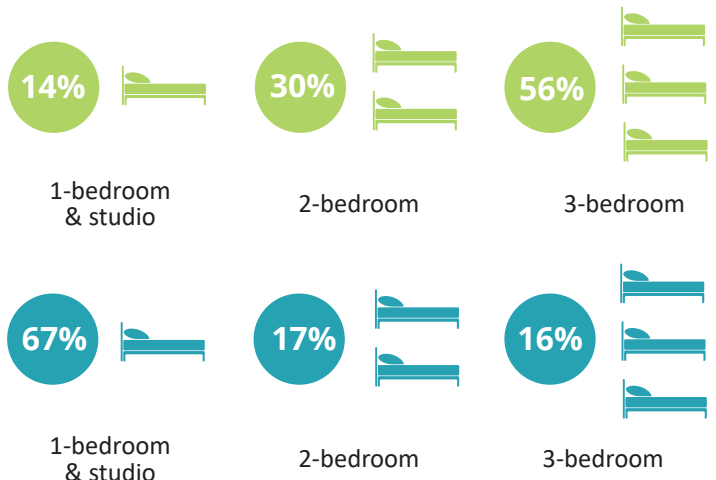
HOUSING TYPES BUILT ¹



HOUSING TYPES NEEDED ¹



BEDROOM MIX



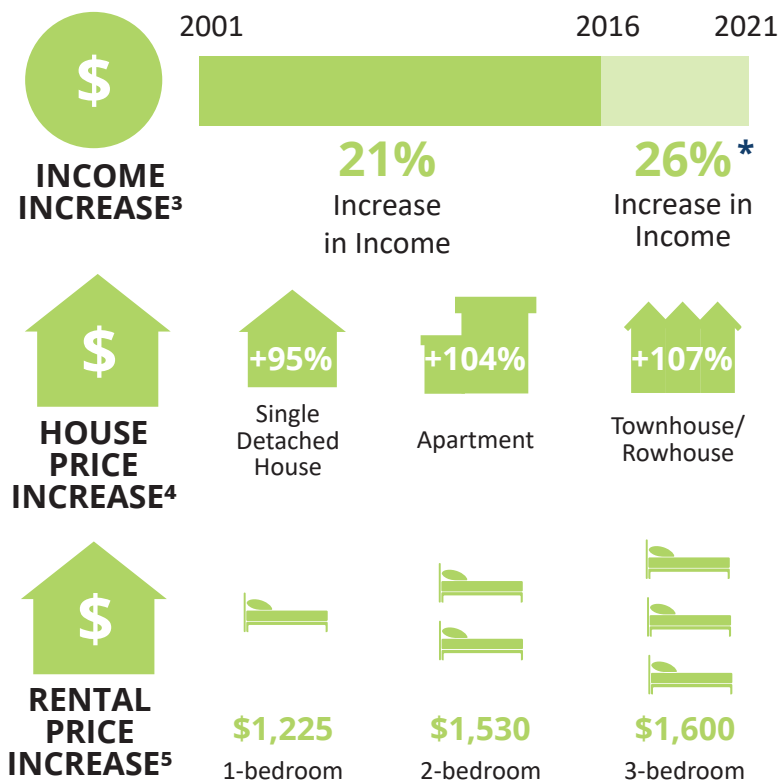
1. 2021 Census Data

2. City of Nanaimo Building Permit Data Units needed based on Census

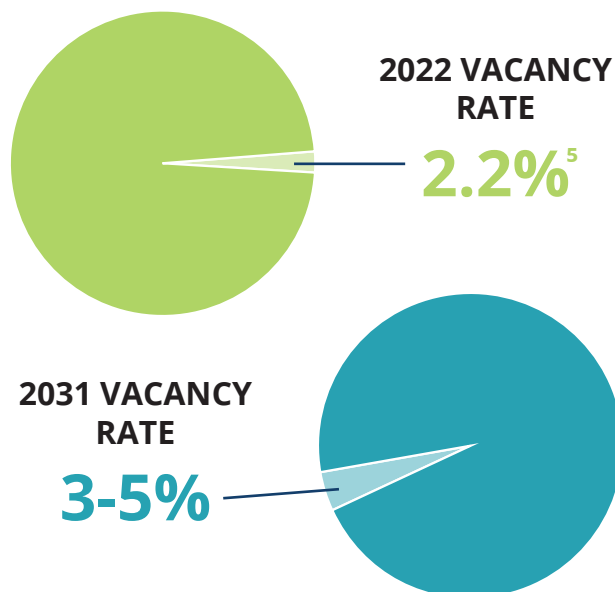
HOUSING TODAY 2023

HOUSING NEEDS 2031

AFFORDABILITY



RENTALS



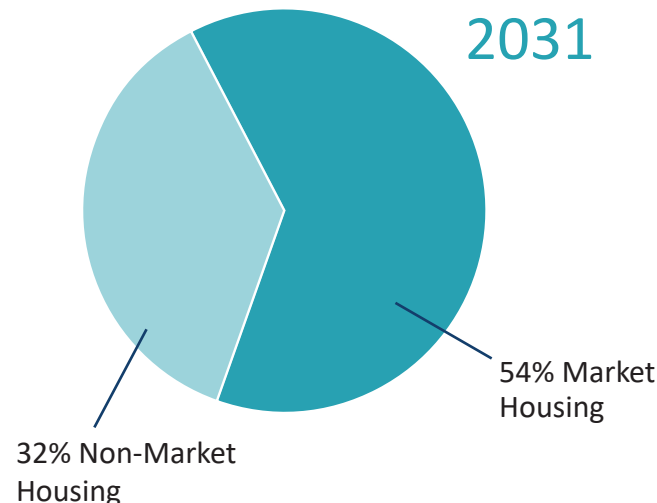
INCOME SPENT ON SHELTER

23%⁶ 0%

of all households in 2021 spent $\geq 30\%$ of their income on shelter.

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HOUSING MARKET



WHAT IS MARKET HOUSING?

Housing that is privately owned which generally does not receive direct subsidies to purchase or maintain.

WHAT IS NON-MARKET HOUSING?

Housing for low to moderate income singles and families, often subsidized through a variety of ways.

HOMELESSNESS

517⁷ PEOPLE EXPERIENCING HOMELESSNESS

0 PEOPLE EXPERIENCING HOMELESSNESS VIA CONTINUED COLLABORATION & PARTNERSHIPS

3. 2001 & 2016 Census Data
4. Vancouver Island Real Estate Board, April 2022
5. Canadian Mortgage and Housing Corporation

6. Custom Census Report, Planning and Land Use Management
7. Point-in-Time Count, 2023

* 26% of Nanaimo Residents received COVID-19 government income supports

Mayor's Leaders' Table Housing Needs Report

2023-SEP-14

Housing Needs Report



What is a Housing Needs Report?

A housing needs report **identifies populations challenged to afford** housing in the local market, the **housing supply gaps**, and other housing issues.

Housing Needs Report



INCREASING HOUSING OPTIONS

What is the Purpose?

- Fulfills Provincial legislation
- Assess current and future housing needs
- Informs plans and initiatives
- Guides municipal actions and evaluation impact over time

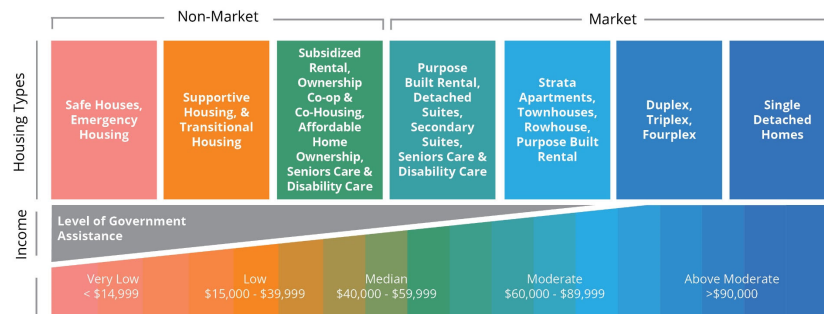
CITY OF NANAIMO
THE HARBOUR CITY

Housing Needs Report



INCREASING HOUSING OPTIONS

Housing Network



CITY OF NANAIMO
THE HARBOUR CITY

Housing Needs Report



INCREASING HOUSING OPTIONS

Summary of Key Findings

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HOUSING NEEDS 2031

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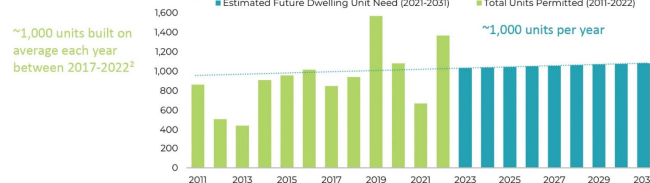
INCREASING HOUSING OPTIONS

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OWNERS & RENTERS ¹



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CITY OF NANAIMO
THE HARBOUR CITY

Housing Needs Report



INCREASING HOUSING OPTIONS

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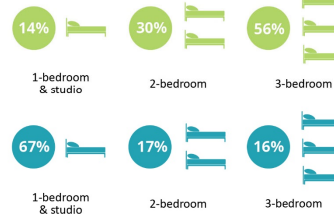
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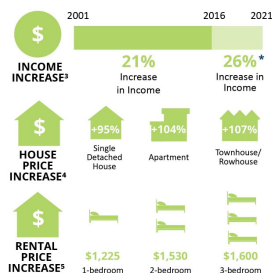
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THE HARBOUR CITY

Housing Needs Report



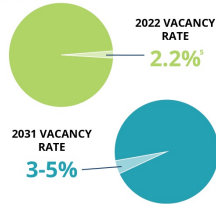
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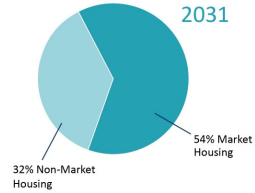


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