

Housing Dashboard

Originally published January 6, 2026

Revised January 23, 2026 to include:

- updated Short-Term Rental (STR) waitlist information and 2025 rental vacancy rates

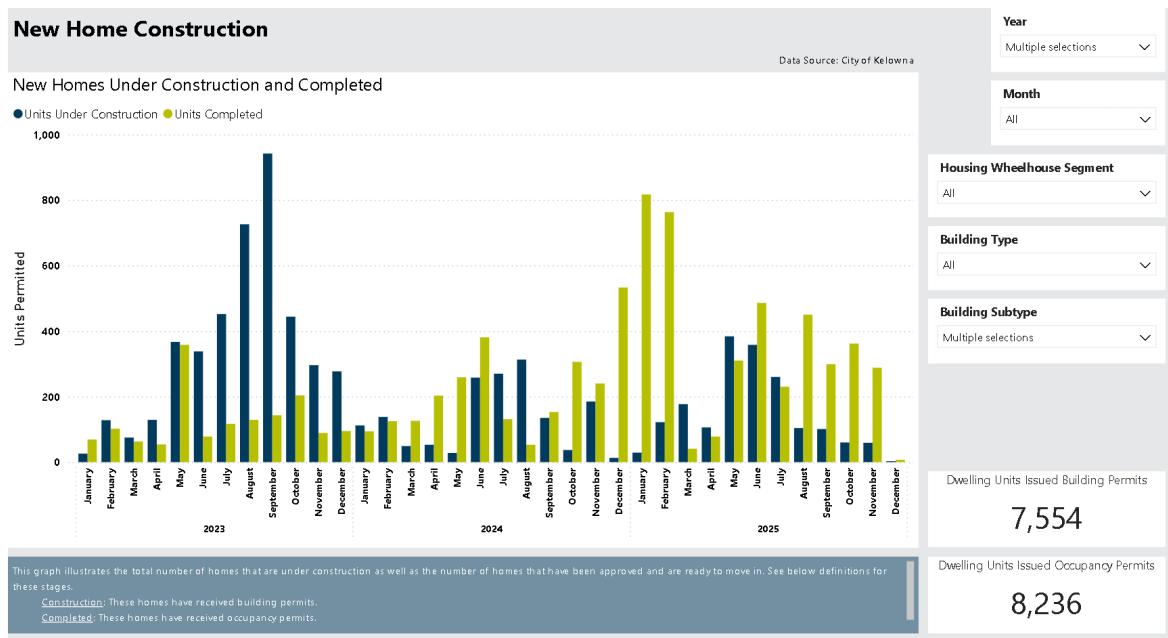
Housing Dashboard

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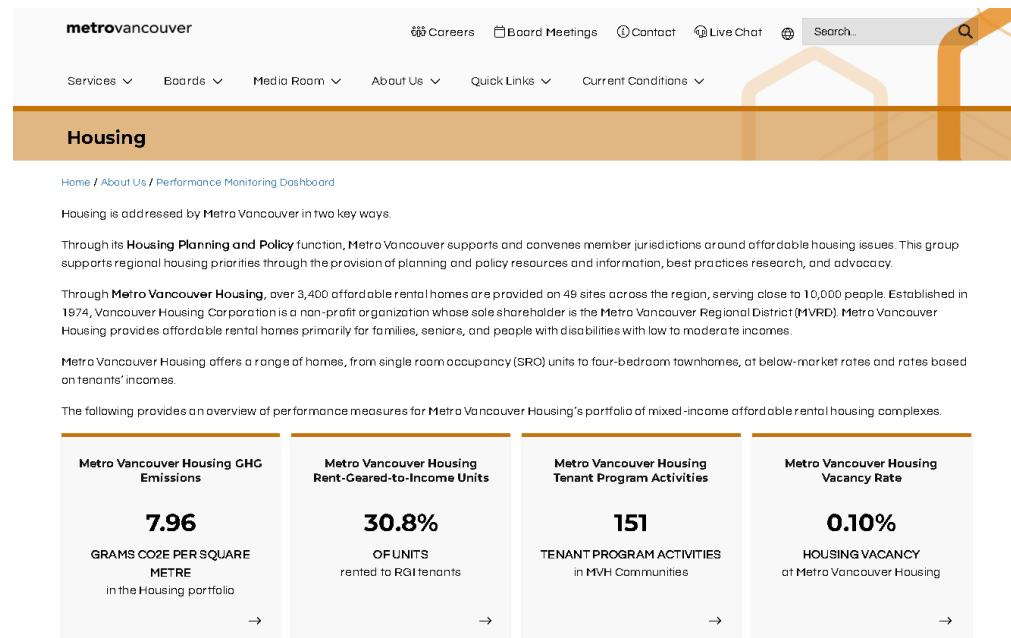
What is a Housing Dashboard?

Housing Dashboard is:

- centralized, accessible, and reliable source of information about the city's housing market
- consolidates data from various sources to offer a picture of the current housing market, trends and progress towards key housing goals



City of Kelowna



Metro Vancouver

Definitions

Market Housing Units:

- Market Units to purchase
- Market Units to rent

Affordable/Below Market:

- Affordable/Below Market Rental (Ex. BC Housing – Community Housing Fund (CHF))
- Affordable Home Ownership Units (Ex. Some Nelson Commons units)

Primary Market Rental vs Secondary Rental Market:

- Market Rental: purpose-built rental units
- Secondary Rental Market: suites, laneway houses, rental of condo units

Deeply Affordable:

- Rental Units at Social Assistance or Pension rates
- Rental Supportive Housing for persons experiencing homelessness/need supports

Housing Need:

- **Core Housing Need** is when a household spends between 30-50% of household income on housing
- **Extreme Core Housing Need** is when a household spends more than 50% of household income on housing

Why create a Housing Dashboard?

Support informed planning and policy:

- best practice to monitor the housing market to ensure a healthy balance of housing tenures, types, levels of affordability and availability; and
- ensure reliable, consistent data that supports evidence-based decision making and plan, policy and bylaw updates.

Prepare for a provincial housing target order and associated reporting requirements:

- 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 and detail what actions the municipality is taking to address the directives in the ministerial order

Challenges with creating a Dashboard

City:

- Until recently, the City did not track:
 - Housing unit demolitions (unit size & tenure)
 - New Housing unit size & unit tenure
- Retroactive approvals for suites (5-10 units per year) are included in approvals, even though the units may have existed for some time.

CMHC:

- Lack of response from landlords (particularly in secondary rental market) means data reliability for vacancy rate, can sometimes be low, or non-existent.

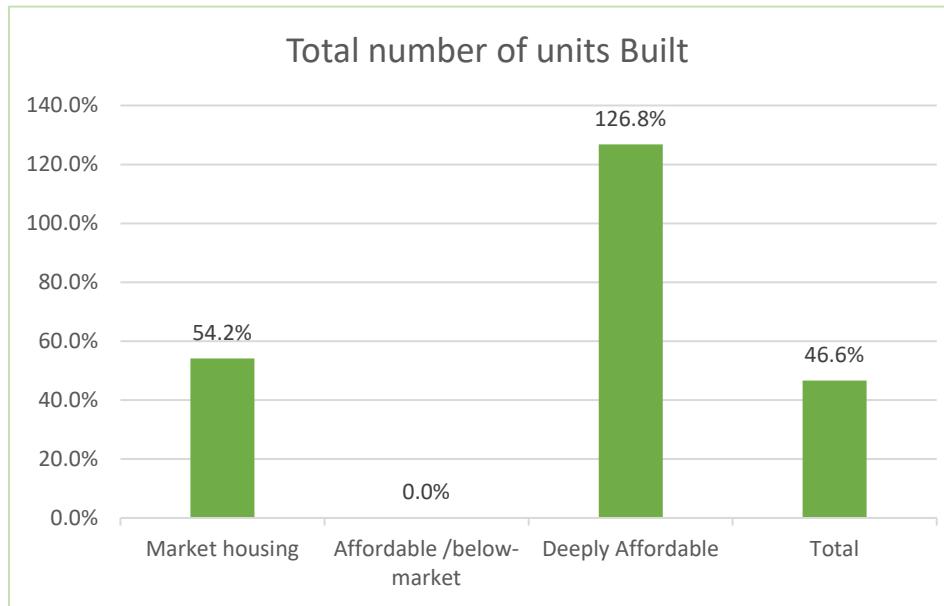
BC Housing:

- Information is not proactively disclosed. City must request info.

Overall:

- Numbers presented are estimates

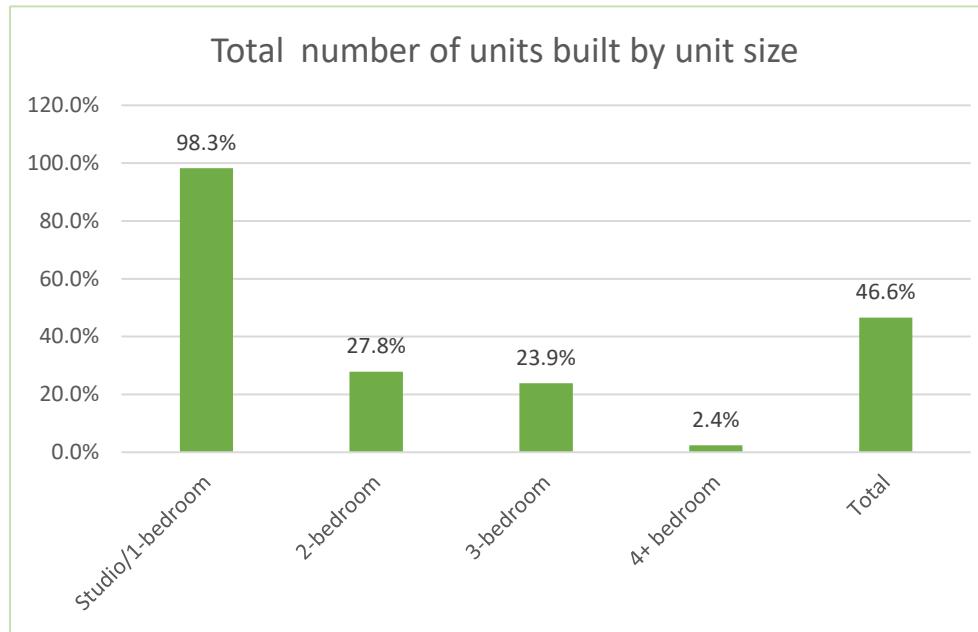
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- Overall the City has issued Building Permits for 46.6% of units identified in the HNR for the 2020 to 2025 period
- Deeply affordable units are exclusively in the form of supportive housing units (71 units). No general purpose deeply affordable units
- Need significantly more home ownership units

HOUSING NEEDS GOALS - 2021 to 2025									
Unit Type	Ownership Unit Estimates			Rental Unit Estimates			Total		
	Owner Goal	Units Built	% of goal	Rental Goal	Units Built	% of goal	Total Goal	Units Built	% of goal
Market housing	506	100	19.8%	262	316	120.6%	768	416	54.2%
Affordable /below-market	82	0	0.0%	139	0	0.0%	221	0	0.0%
Deeply Affordable	0	0	n/a	56	71	126.8%	56	71	126.8%
Total	588	100	17.0%	457	387	84.7%	1045	487	46.6%

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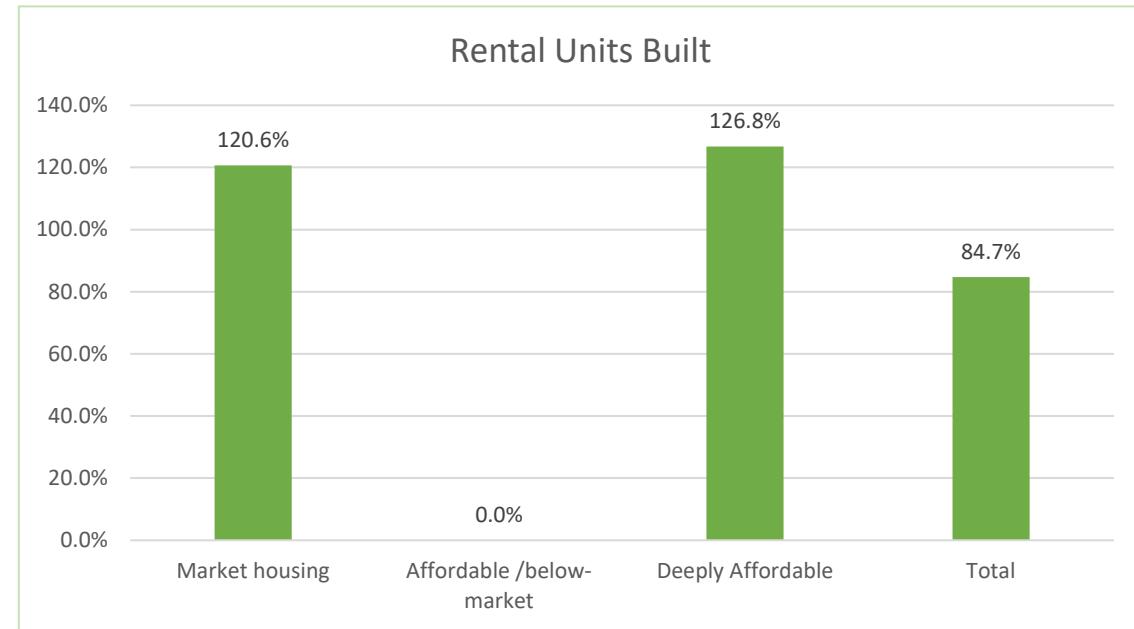
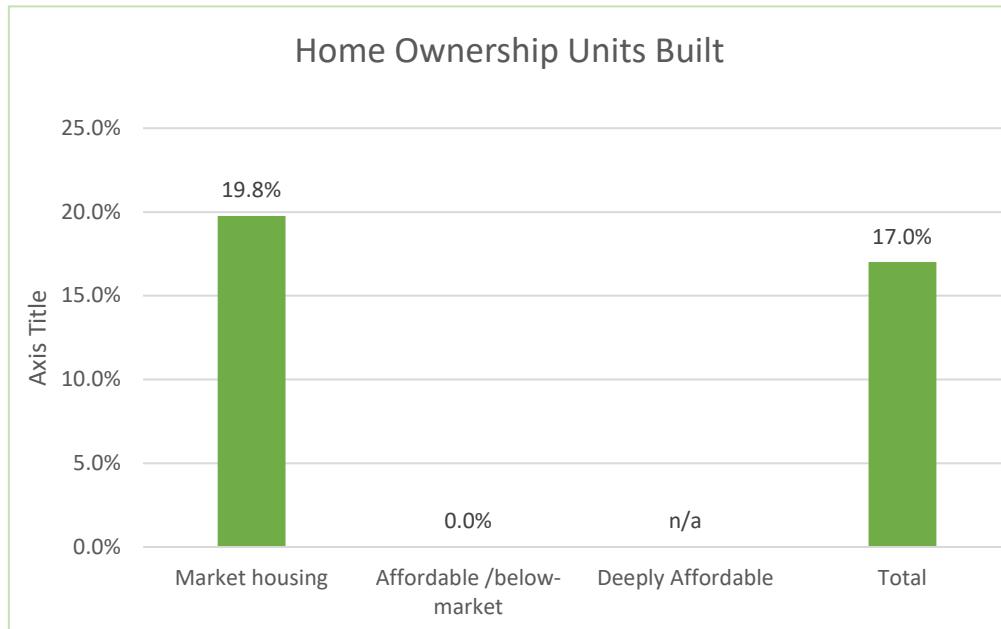


- It appears the City is meeting its goal for studio/1-bedroom units; however, out of the 346 units built:
 - 125 Seniors Supportive Housing
 - 36 Student Housing Units
 - Remainder are additional units on a lot (suite, laneway house, 3rd unit)

HOUSING NEEDS GOALS - 2021 to 2025												
Unit Type	Market			Affordable/Below-Market			Deeply Affordable			Total		
	5-year	Units Built	% of units built	5-year	Units Built	% of units built	5-year	Units Built	% of units built	5-year	Units Built	% of units built
Studio/1-bedroom	161	275	170.8%	152	0	0.0%	39	71	182.1%	352	346	98.3%
2-bedroom	260	84	32.3%	33	0	0.0%	8	0	0.0%	302	84	27.8%
3-bedroom	194	53	27.3%	22	0	0.0%	6	0	0.0%	222	53	23.9%
4+ bedroom	153	4	2.6%	14	0	0.0%	3	0	0.0%	170	4	2.4%
Total	768	416	54.2%	221	0	0.0%	56	71	126.8%	1046	487	46.6%

Housing Dashboard

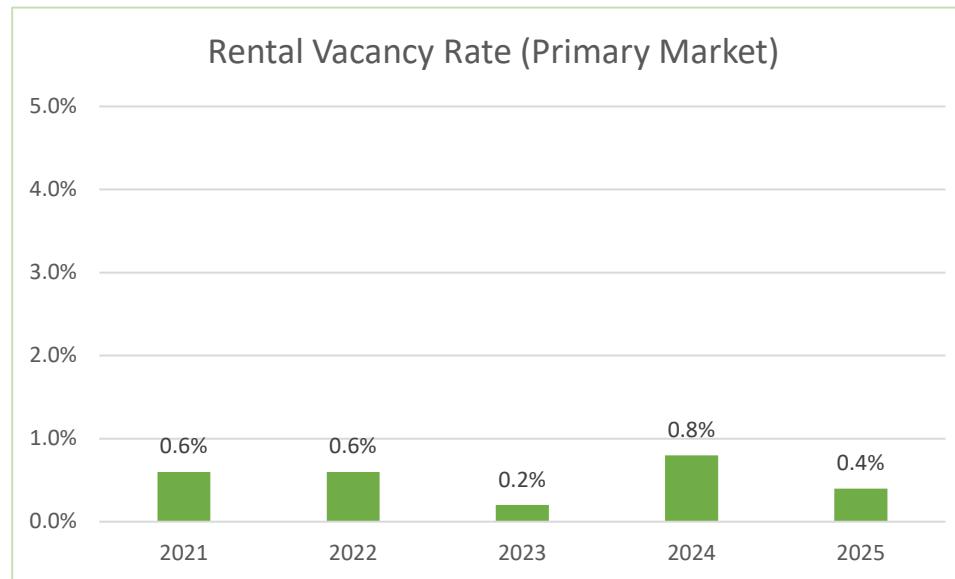
Housing Construction:



- Number of market rental units is above target, but that includes 125 seniors supportive housing units; and 36 student housing units. Without those 2 projects, Nelson would be at 72% of target
- Number of deeply affordable units is above target, all 71 units are supportive housing. Without those 2 projects, Nelson would be at 0% of target. No general purpose deeply affordable units.

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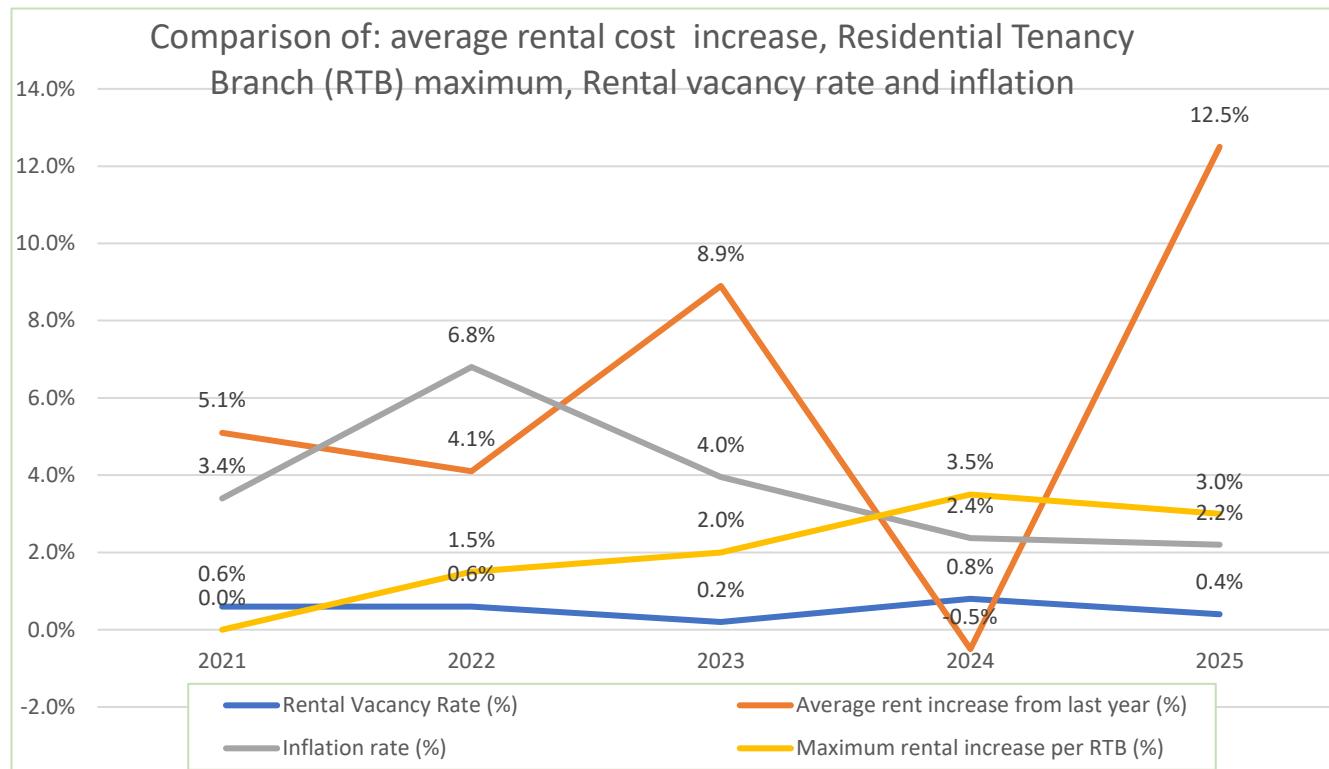
Rental Market:



- Rental Vacancy rate (primary market) has remained below 1%
- Rental rates in primary market levelled off in 2024 compared to previous years and started increasing again in 2025
- National trend is that vacancy rates are increasing and rental rates decreasing.

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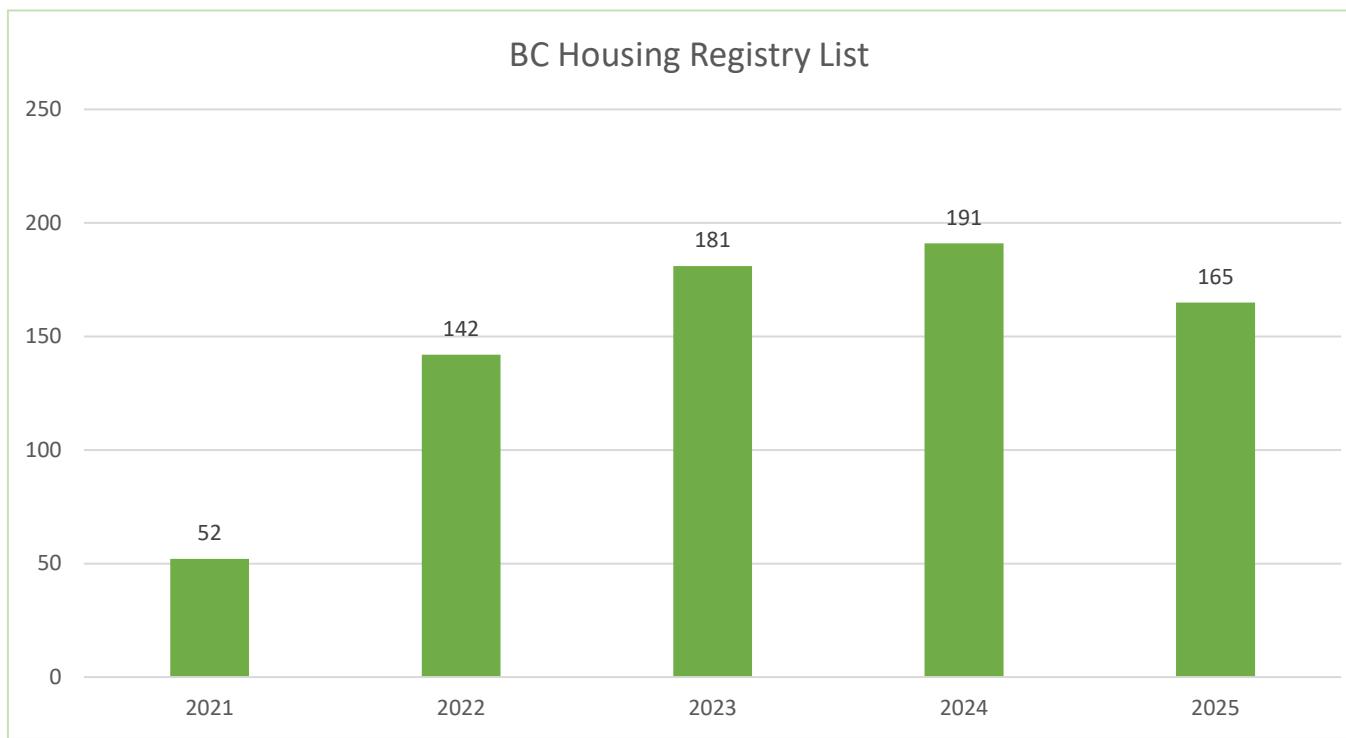
Rental Vacancy Rates compared to inflation and RTB maximum increases:



- After many years of significant increases in rents, they declined slightly, by 0.5% in 2024

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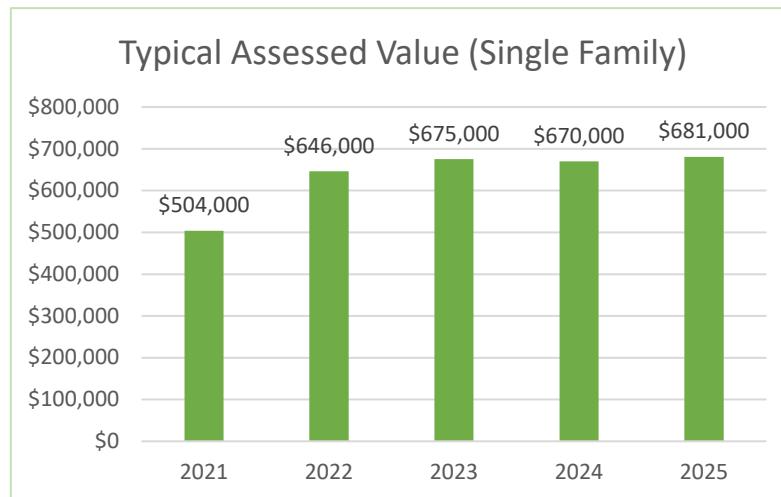
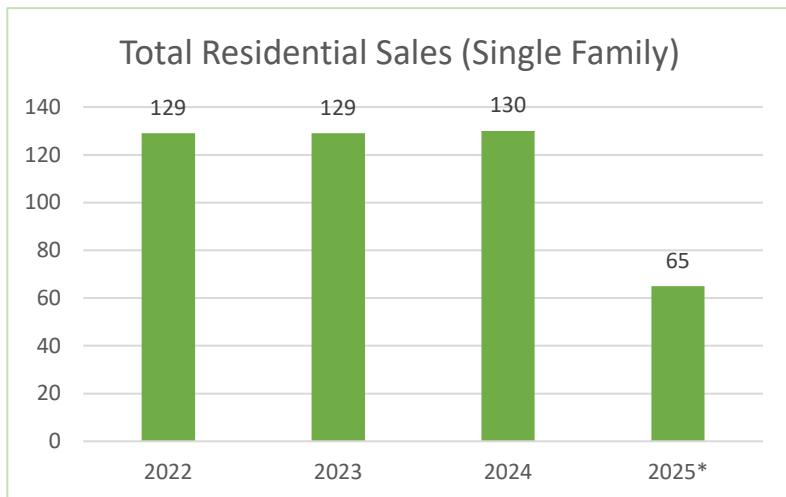
BC Housing Registry



- Decline in number of households on BC Housing Registry, after many years of significant increases

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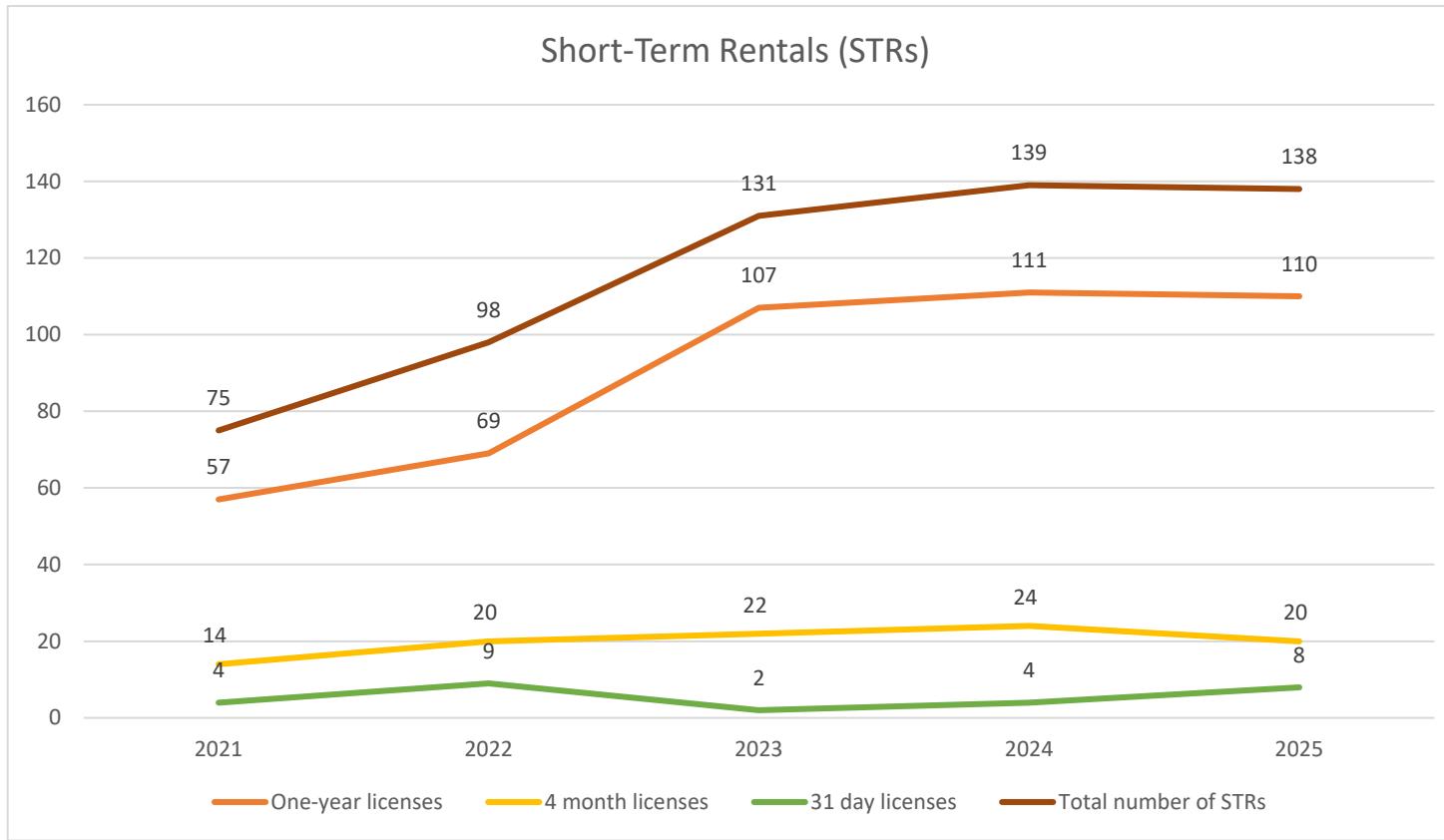
Home Ownership Units:



- Residential Sales have remained steady
- Assessed values have stabilized after many years of significant increases

Housing Dashboard

Short-Term Rentals (STRs):



- Number of STRs has remained stable between 130 and 140 per year, after significant increases in 2021 & 2022
- Approximately 2.5% of housing stock
- 1 year, 4-month and 31-day license available (as of January 23, 2026)

Housing Dashboard

OCP Housing Targets:

Target	Trend
Not more than 99 households on BC Housing registry	Trending in right direction
Rental vacancy rate of at least 3%	Slowly increasing in right direction
Core Housing Need - 5% or less	Currently at 10%
Extreme core housing need - less than 1%	Currently at 1%

Key Take-Aways:

- 46.6% of needed housing units built over past 5 years.
- More affordable/below-market, and deeply affordable units (non-specialized)
- Significantly more 2 bedroom + units of all types
- STRs are between 130 to 140 per year which is approximately 2.5% of total housing units.
- Assessed value and Sales value has remained steady
- Nelson could have been at 100% of target if approximately 600 more units were built (approximately 120 more units per year over current numbers)

Housing Dashboard

Current and Past Initiatives:

- Nelson (mostly) pre-zones land to align with OCP
- Development Permits & minor variances are delegated to Staff
- Zoning Bylaw review
- Council agreed to lease City owned land to two local non-profits housing providers.
- Council approved grants for 3 local non-profit housing providers
- Council approved a Local Area Service (LAS) to assist one local non-profit housing provider
- CMHC – Housing Accelerator Fund (HAF)
- Council approved Trevor Street land swap
- Laneway House, Secondary Suite Guides (with Small-Scale Residential Guide in the works)
- AND MORE !!!!

An aerial photograph of Nelson, British Columbia, showcasing the city's urban landscape and natural beauty. The city center is visible in the background, featuring a mix of residential houses, larger apartment complexes, and industrial buildings. In the foreground, a dense forest of green trees covers a hillside, with a winding road leading towards the city. The sky is clear and blue.

Thank you.

City of
NELSON