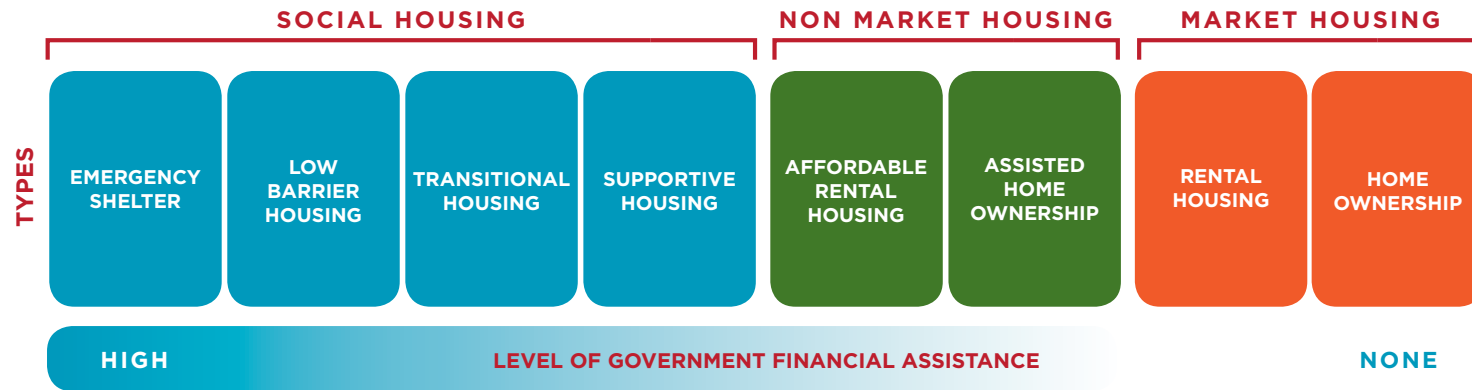


THE HOUSING CONTINUUM

The Housing Continuum below includes both market and non-market housing. Non-market housing refers to housing below market rents or prices, ranging from emergency shelters through various forms of supportive housing. Moving across the continuum to the right is market rental housing and home ownership.



TOP IDENTIFIED ISSUES + PRIORITY GROUPS

Issues and priorities were identified through engagement activities from September to December in 2017. Activities included workshops with stakeholders, key-informant interviews, an online survey, and a series of community pop-up events. The findings from this consultation, along with the other background research, will help to inform the development of the Affordable Housing Strategy.

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

Top Issues Identified

- Rental housing
- Affordable, safe and liveable homes
- People with pets needing housing
- Foreign ownership
- High cost of home ownership
- Diversity in housing types
- Supply of housing
- Low-income housing
- Transportation and housing

MORE INFORMATION

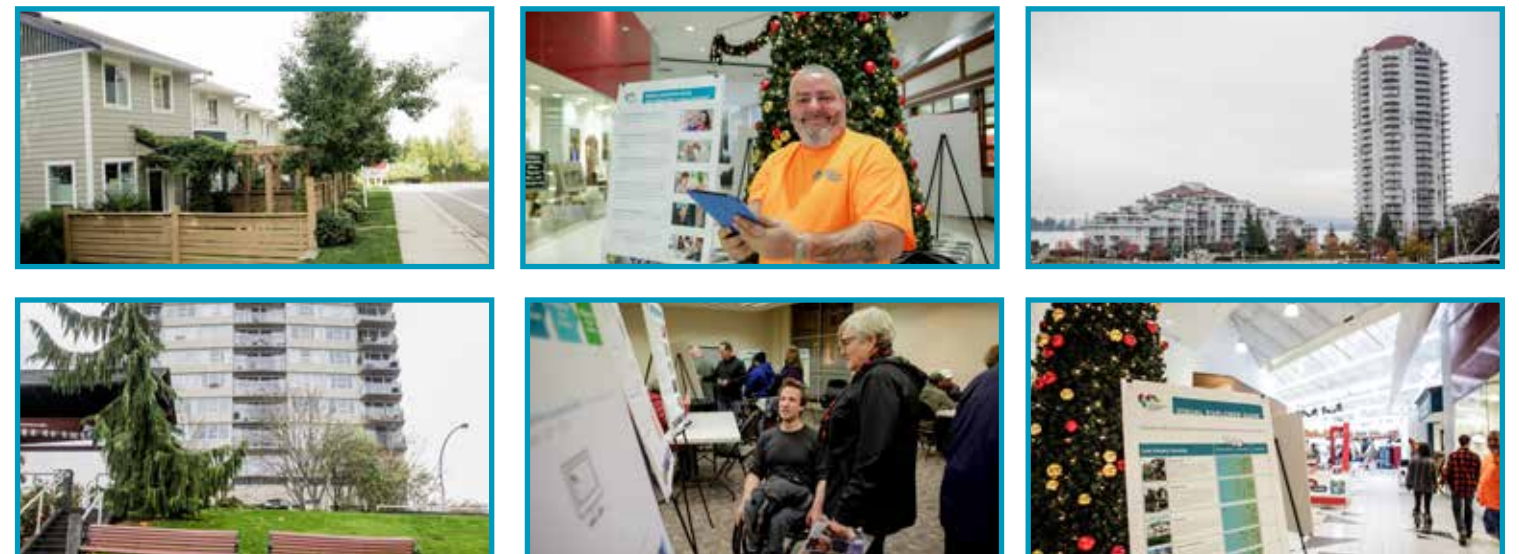
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WHAT IS AN AFFORDABLE HOUSING STRATEGY?

The availability of suitable and affordable housing is vital to the economic stability, livability and social wellbeing of communities. With notable increases in rental and homeownership prices in the region, the City of Nanaimo has identified affordable housing as a municipal priority and has launched a year-long process to develop an Affordable Housing Strategy.

The project launched in July 2017 and will be completed by the end of August 2018. Visit www.nanaimo.ca/goto/ahs for more information and updates!



What is an Affordable Housing Strategy?

An affordable housing strategy assesses the local housing market conditions, identifies housing challenges and gaps along the housing continuum, and outlines tools to address these challenges and gaps.

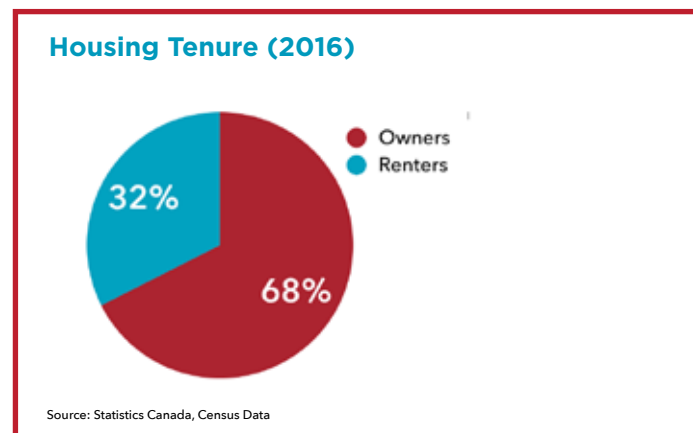
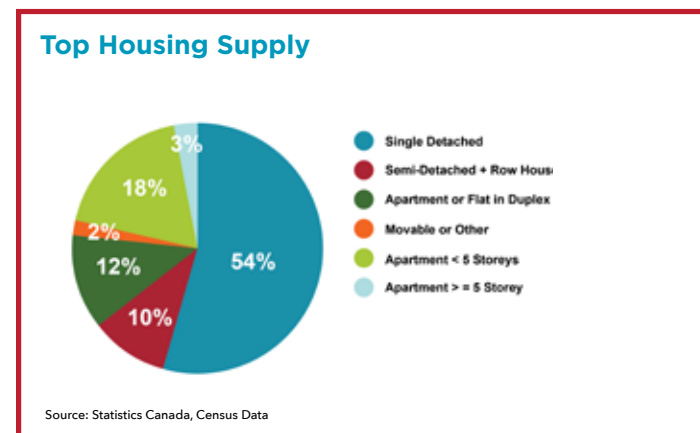
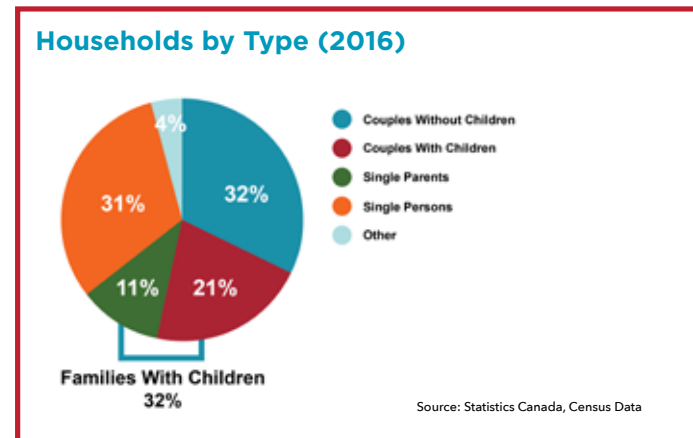
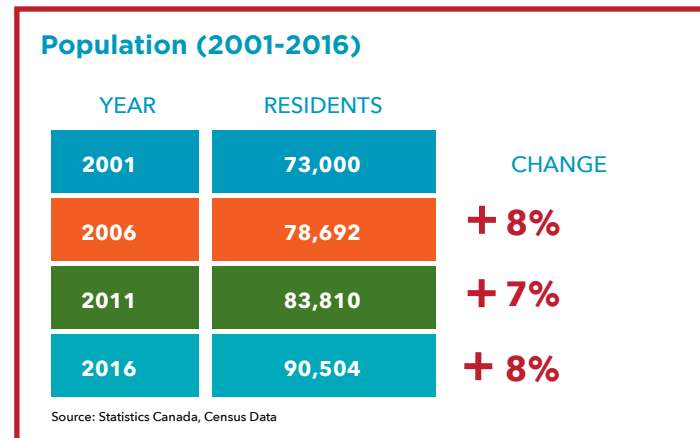
The Strategy will provide a framework for the City to work with other levels of government, the private sector, and non-profit organizations to facilitate the development of affordable housing. The Strategy also assists the City to establish policies and regulations that allow them to effectively respond to development applications.

Housing Data

The City engaged CitySpaces Consulting and Colliers International Consulting to prepare a background report on key housing data. This includes situational analysis on current housing supply and conditions, as well as existing housing need and future housing demand. Highlights of this analysis are included here.

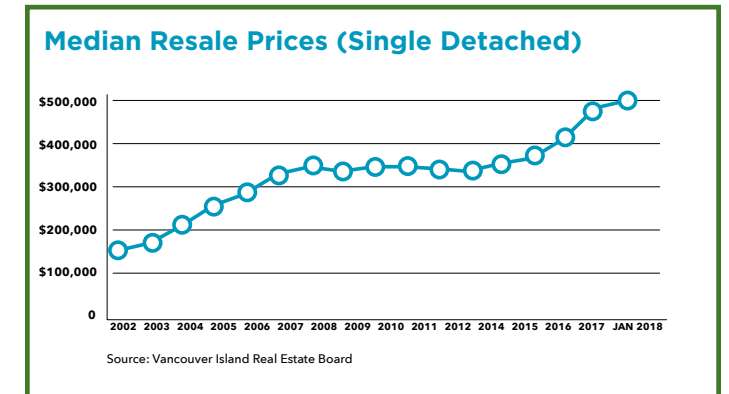
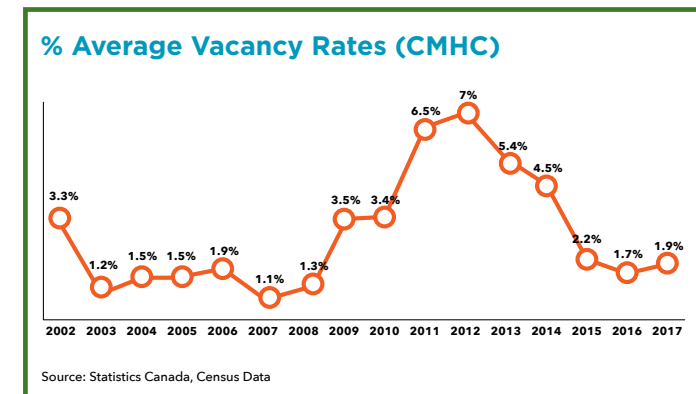
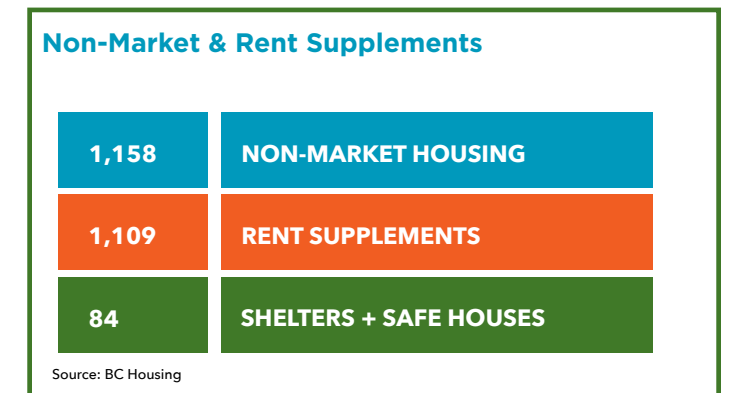
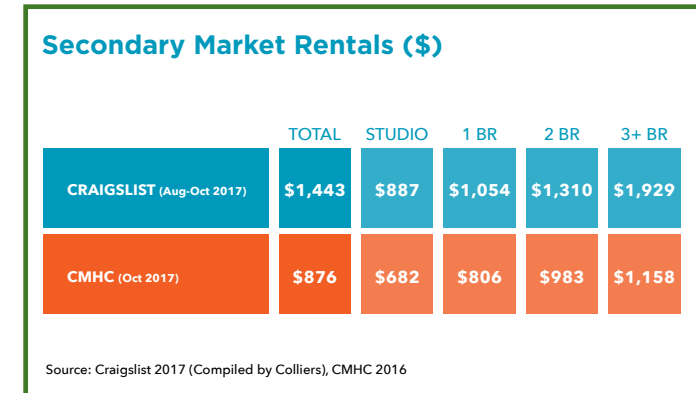
Residents & Their Homes

The City had close to 40,000 occupied private dwellings in 2016. This represents an 8% increase over the previous census in 2011 (a 24% increase since 2001), and 2,960 net additional units. Residents in Nanaimo are almost evenly split between households with children, couples and singles, with 68% owning their home.



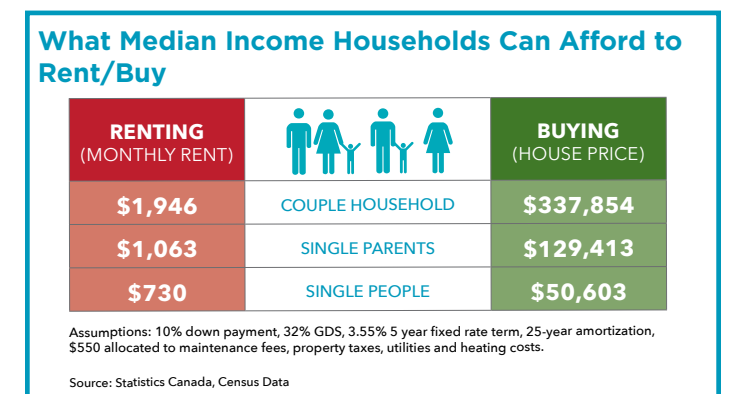
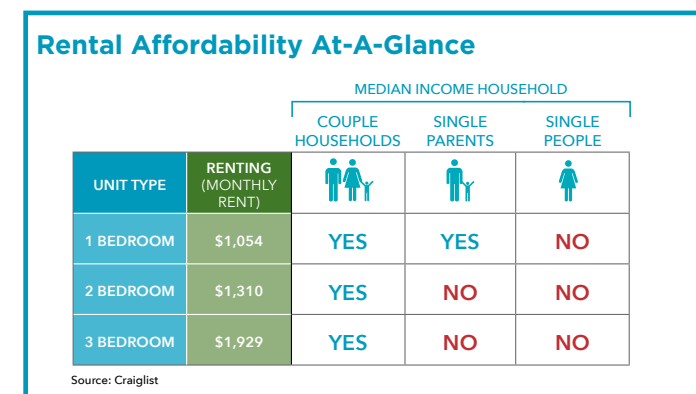
The Cost of Housing

Housing resale prices are increasing, rents are going up and non-market housing and rent supplements are in high demand. Pressure on the purpose-built rental market can typically be seen when vacancy rates are below 4%. In Nanaimo, vacancy rates were at 1.9% in 2017. In January 2018, the median resale price of a single detached home was close to \$500,000.



Housing Affordability

The typical definition for housing affordability is that housing costs less than or equal to 30% of a household's gross income. The reality is, many households are spending more than this amount on a place to call home.



For the average 1-bedroom unit that is in the rental market today at approximately \$1,054/month, renters would need a monthly income of \$3,513 (\$42,160 annually).

As the median resale price of a single-detached house 2018 is close to \$500,000, this type of ownership is out of reach for median income households and they need to look for other options.