2023 Housing Needs Report Summary



HOUSING TODAY 2023

HOUSING NEEDS 2031

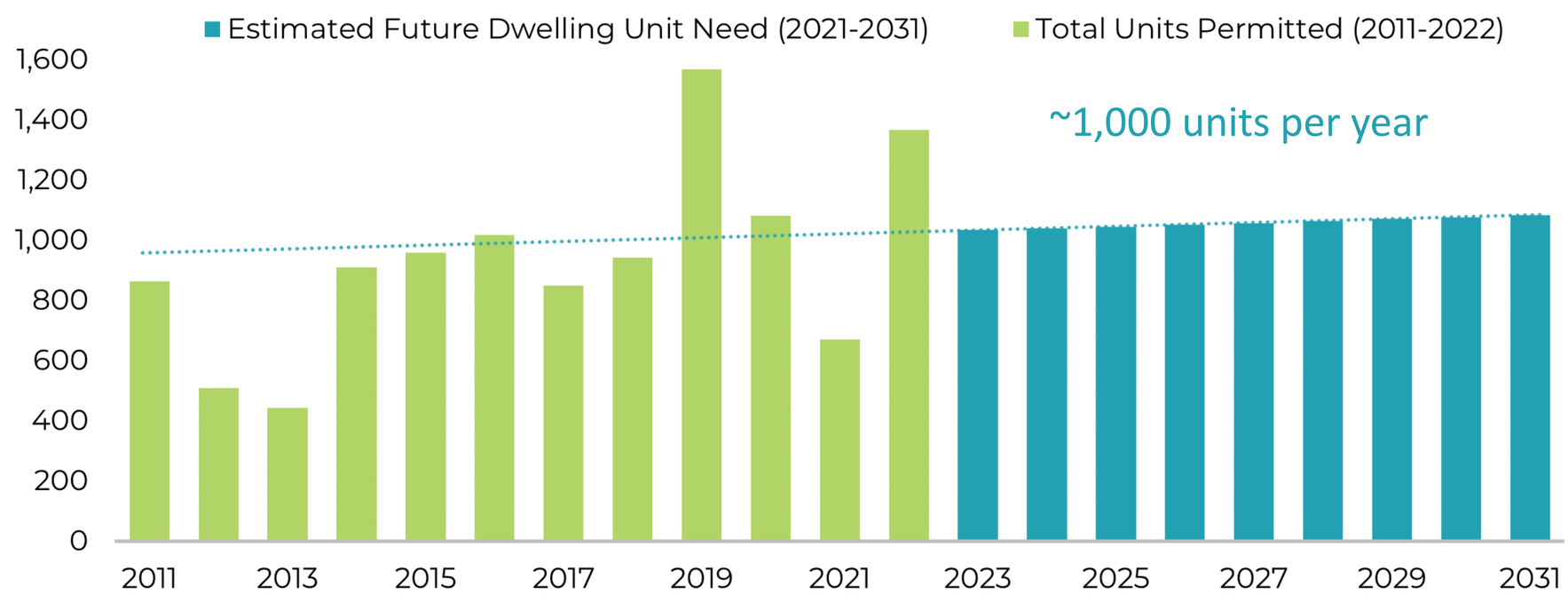
POPULATION = 10,000 people

100,000[1]

126,200

DWELLING UNITS

~1,000 units built on average each year between 2017-2022[2]



OWNERS & RENTERS [1]



67% OWNERS

33% RENTERS

466 NEW UNITS ALREADY IN STREAM JUNE 2023

HOUSING TYPES BUILT [1]

51% Single Family

36% Apartments

5% Townhouses/ Rowhouses

HOUSING TYPES NEEDED

Single Family

Apartments

Townhouses/ Rowhouses

BEDROOM MIX [1]

14% 1-bedroom & studio

30% 2-bedroom

56% 3-bedroom

67% 1-bedroom & studio

17% 2-bedroom

16% 3-bedroom

1. 2021 Census Data
2. City of Nanaimo Building Permit Data Units needed based on Census

www.nanaimo.ca

CITY OF NANAIMO
THE HARBOUR CITY

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HOUSING TODAY 2023

AFFORDABILITY

INCOME INCREASE[3]

2001 — 2016 — 2021

21% Increase in Income

26%* Increase in Income

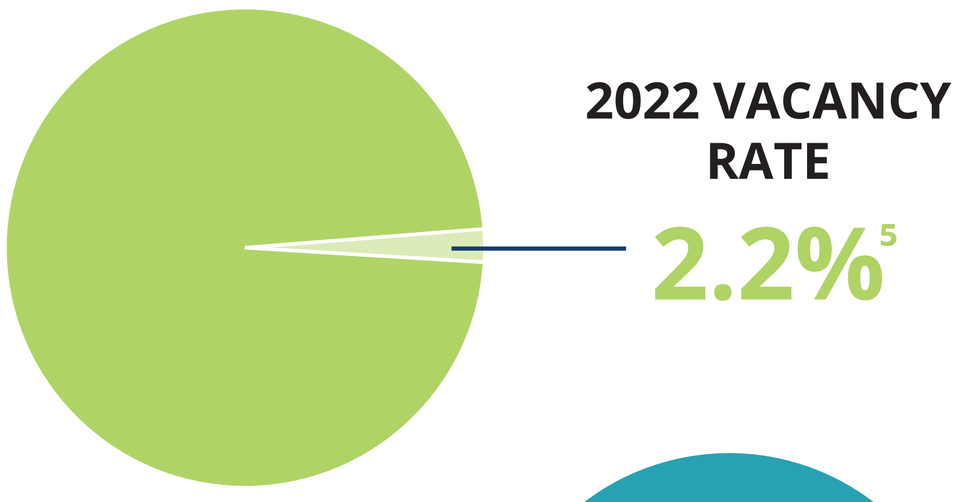
HOUSE PRICE INCREASE[4]

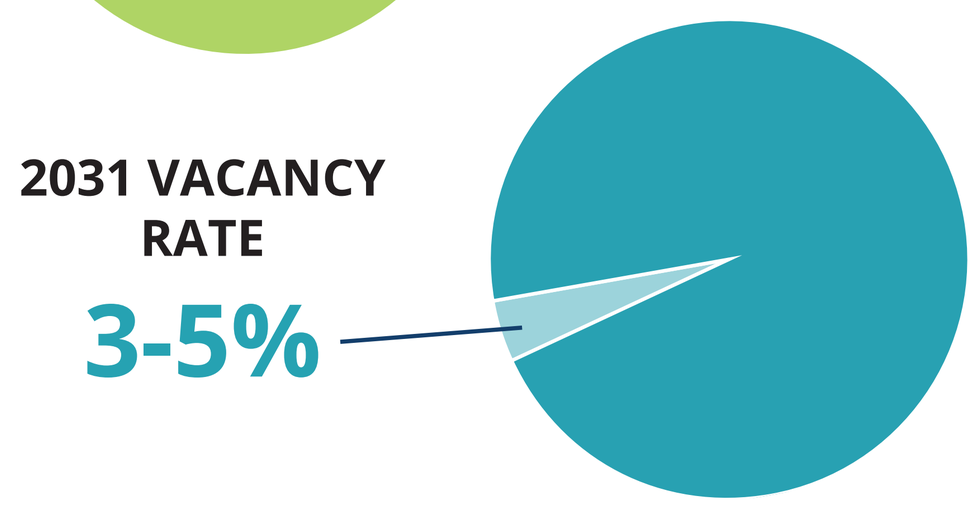
Single Detached House	Apartment	Townhouse/ Rowhouse
+95%	+104%	+107%

RENTAL PRICE INCREASE[5]

1-bedroom	2-bedroom	3-bedroom
$1,225	$1,530	$1,600

RENTALS





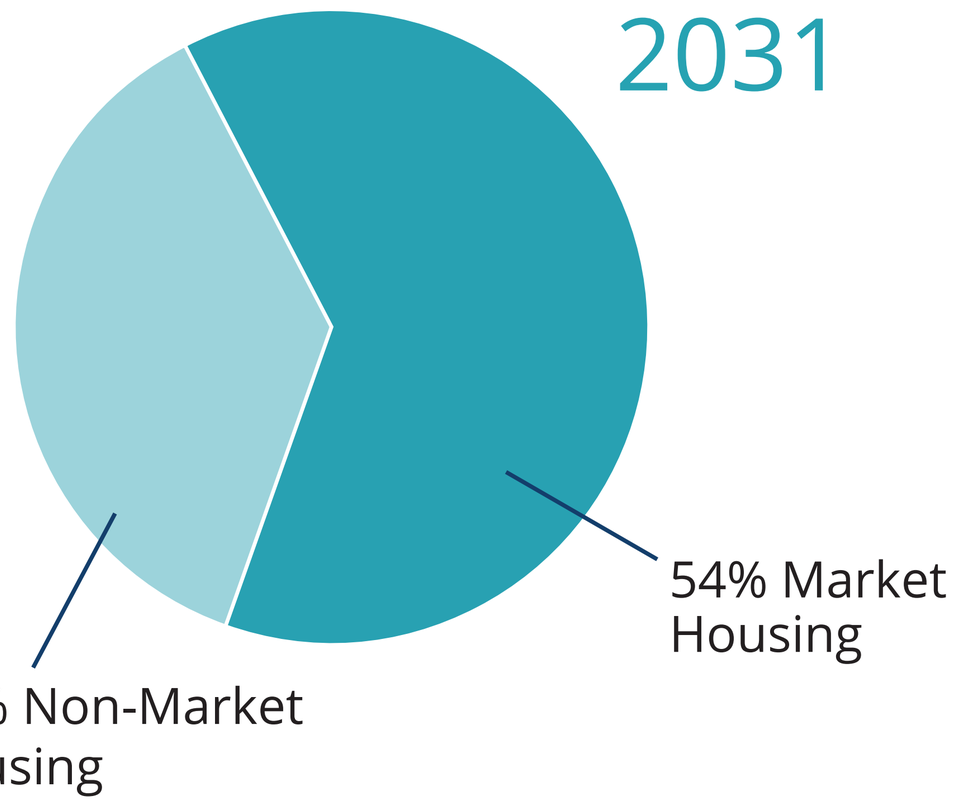
HOUSING NEEDS 2031

INCOME SPENT ON SHELTER

23% of all households in 2021 spent ≥ 30% of their income on shelter.

0% of all households spending ≥ 30% of their income on shelter.

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

517[7] 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

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