



Fact Sheet: Housing Need in Nelson, B.C.

By the numbers:

0% Vacancy rate in Nelson - below 0.5%¹ since 2016.

40% Nelson population who rent their home.²

15% “Extreme core housing need”: People paying half their income or more on rent, with few to no market options.
*(15% of everyone who rents).*³

\$1,187 Average advertised monthly rent for a one-bedroom in the Nelson area⁴.
(Almost half of the income of a full time job on minimum wage)

190 Different people who stayed in Nelson shelters last year.⁵

0 Supportive housing units

No Data The number of businesses who can't attract and keep employees when housing is so unavailable, and so unaffordable⁶.

“...The principal challenge facing the housing market – and the underlying cause for rising prices and diminished affordability – is the substantial insufficiency of supply relative to demand.”

Scotiabank Economics, 2021⁷



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Information Sources

- ¹ Canada Mortgage and Housing Corporation (CMHC) (2021). Housing Market Information Portal, Nelson Census Subdivision (CSD), Primary Rental Market Statistics: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/Profile#TableMapChart/7496/3/Nelson%20CA>.
- ² Regional District of Central Kootenay (RDCK) (2020). *RDCK Housing Needs Report, Greater Nelson & West Arm Kootenay Lake, Sub-Regional Report*, p.20., available at: https://www.rdck.ca/assets/Government/Documents/03-A_Greater%20Nelson%20Report-v2.pdf.
- ³ Regional District of Central Kootenay (RDCK) (2020). *RDCK Housing Needs Report, Greater Nelson & West Arm Kootenay Lake, Sub-Regional Report*, p.50, available at: https://www.rdck.ca/assets/Government/Documents/03-A_Greater%20Nelson%20Report-v2.pdf.
- ⁴ Nelson Committee on Homelessness (NCOH) (2021). *13th Annual Report Card on Homelessness for Nelson*. <https://view.genial.ly/60748c377627030d0e4846a8>
- ⁵ Nelson Committee on Homelessness (NCOH) (2021). *13th Annual Report Card on Homelessness for Nelson*. <https://view.genial.ly/60748c377627030d0e4846a8>
- ⁶ Regional District of Central Kootenay (RDCK) (2020). *RDCK Housing Needs Report, Regional Report*, p.33, available at: https://www.rdck.ca/assets/Government/Documents/03-A_Greater%20Nelson%20Report-v2.pdf.
- ⁷ Jean-Francois Perrault (2021). *Estimating the Structural Housing Shortage in Canada: Are We 100 Thousand Or Nearly 2 Million Units Short?* Scotiabank Economics, May 12, 2021. <https://www.scotiabank.com/ca/en/about/economics/economics-publications/post.other-publications.housing.housing-note.housing-note--may-12-2021-.html>