Report to Council

City of
Kelowna

Date: March 10, 2025

To: Council

From: City Manager

Subject: Housing Dashboard Overview

Department: Housing Policy & Planning

Recommendation:

THAT Council receives for information the report from the Housing Policy & Programs Department, dated March 10, 2025, regarding the Housing Dashboard.

Purpose:

To provide an overview of the recently launched Housing Dashboard.

Background:

The state of the housing system can change rapidly, and up-to-date, reliable information is vital to support decisions and direction for City staff, Council, businesses and residents. Staff have been working to improve the ease of access to and the quality of housing data available to Council, industry and to residents in general.

The Housing Dashboard is the first effort by the City to produce a dynamic, accessible source of reliable housing data. It is part of a multi-year effort to modernize the City's development processing and data collection systems. The Dashboard relies on data produced by these systems.

Discussion:

Housing data is used across the City and around the community daily. Whether supporting the decisions of individual renters and home owners, or the long-term strategic plans for businesses and Council, access to up-to-date, reliable housing data is critical.

Kelowna Housing Dashboard is the City's first effort in creating a live, dynamic and publicly accessible source of housing data. Council, staff and the public can access the data on the city's website. Housing Dashboard users can expect to find data on the following subjects:

- **New home construction** – includes information about how many homes in Kelowna are being issued Building Permits and Occupancy Permits.
- **Housing targets** – illustrates current progress towards the City's official housing targets.

- **Sales volumes and prices** – shows the number of housing sales in Kelowna, as well as average and median home sales price.
- **Rental vacancy** – provides information about rental housing, including annual and quarterly vacancy rate estimates.
- **Rental prices** – provides information about rental housing cost in the primary and secondary rental markets.

Housing Dashboard users can access data not previously available to the public, including rents in the primary and secondary markets updated every quarter, and rental vacancy estimates every quarter. In addition, the Dashboard provides the ability to drill down into the data to gather more relevant, fine-grained information, whether the user is looking for historical trends, specific housing forms (e.g.: apartment, duplex, etc.) or information about tenure (e.g.: rental, ownership).

This initial version of the Housing Dashboard will evolve over time. Staff have started with a limited set of data so that we can ensure that the system functions well and that the data available meets our quality standards. Areas where the Dashboard is expected to expand this year include:
- New homes under development application
- Improved historical data
- Forecasting housing construction timelines

Looking ahead, improving how we manage and access housing data, like with the Housing Dashboard, will help the City succeed in digital transformation. By investing in housing data, the City can use advanced data analytics and AI to find patterns and predict future trends. This will help make better decisions and plan strategically. For example, AI tools can help predict housing demand and supply, identify at-risk populations, and make administrative processes more efficient. Better data access and management will also help departments work together, support new ideas in housing, and ensure the City meets the changing needs of its residents. This will improve housing policies and programs.

Following the overview of the Housing Dashboard to Council, the tool will be promoted more broadly over time, primarily through social media and direct industry engagement. It is also this engagement that will help staff refine the Dashboard to ensure it meets the needs of users.

Conclusion:
In a rapidly changing housing market, high-quality, dynamic housing data is essential. The [Housing Dashboard](#) is the City's first effort in providing a simple, accessible source of up-to-date housing data. This will support improved decision making to better meet the housing needs of the community. As more and better data becomes available, and users provide feedback, the Dashboard with grow and evolve.

Considerations applicable to this report:

Communications Comments:
The Housing Dashboard is accessible on the City's website via the www.kelowna.ca/housing main page. Following Council's overview of the Dashboard, social media posts will share the Housing Dashboard with the community. Additionally, staff will present the dashboard directly to industry groups over the coming months.

Considerations not applicable to this report
Legal/Statutory Authority

Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
Consultation and Engagement

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