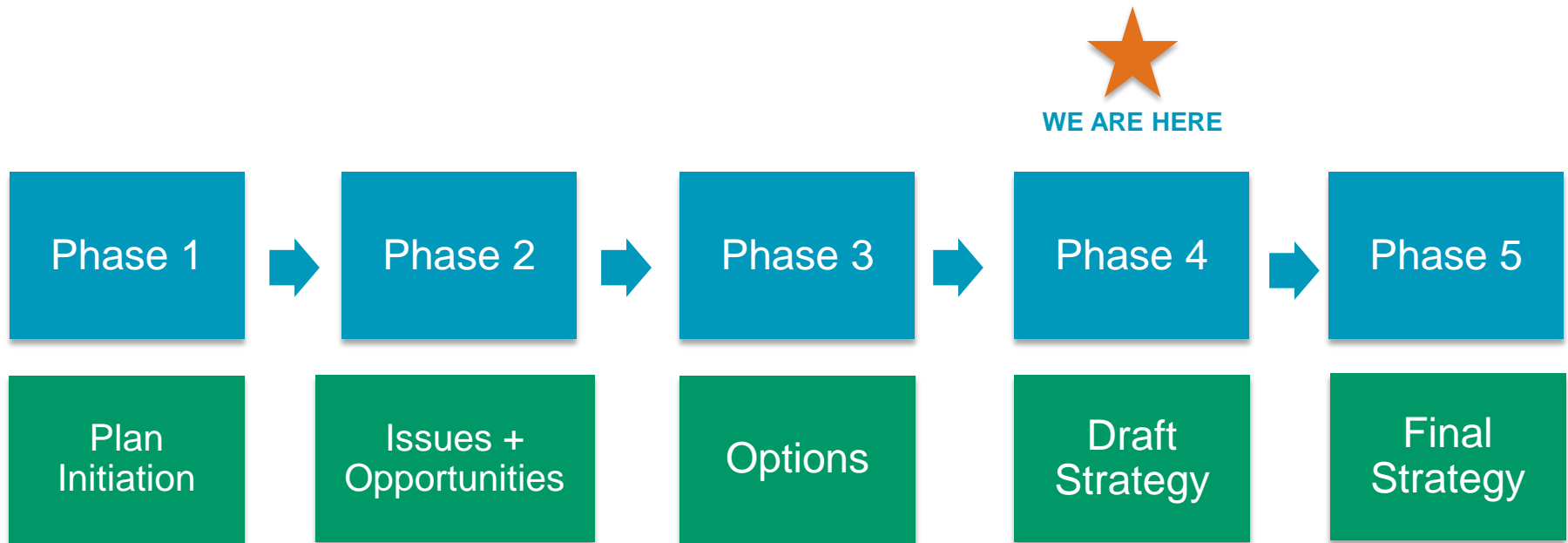
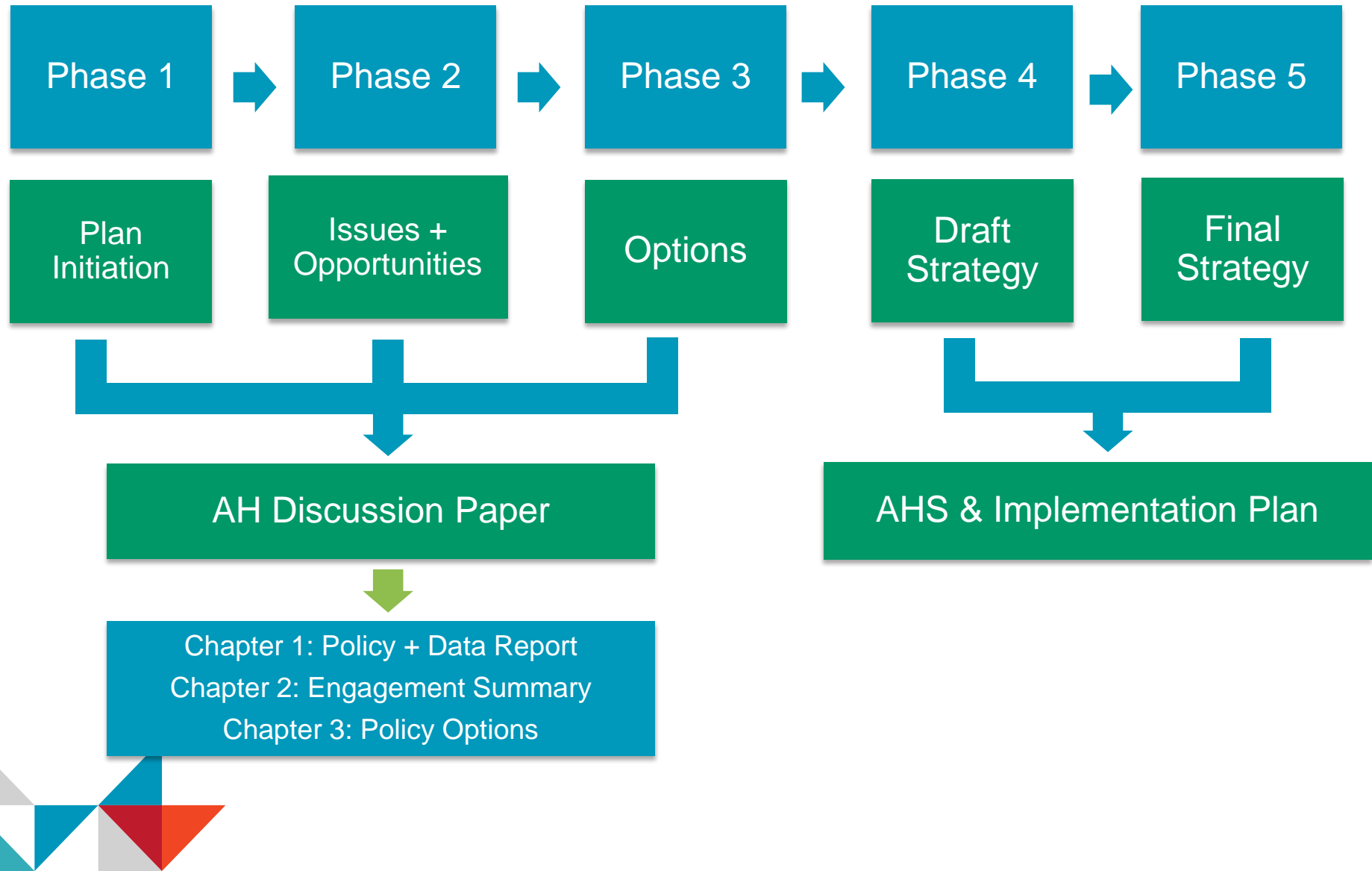


Affordable Housing Strategy Implementation Plan CVC Presentation




The Strategy Process



Affordable Housing Strategy



Rental Affordability At-A-Glance

		MEDIAN INCOME HOUSEHOLD		
		COUPLE HOUSEHOLDS	SINGLE PARENTS	SINGLE PEOPLE
UNIT TYPE	RENTING (MONTHLY RENT)			
1 BEDROOM	\$1,054	YES	NO	NO
2 BEDROOM	\$1,310	YES	NO	NO
3 BEDROOM	\$1,929	YES	NO	NO

Top Issues Identified



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

THE STRATEGY

VISION

Nanaimo residents have access to a diversity of housing options that are safe, stable, appropriate and affordable.



PRINCIPLES

- **Demonstrate leadership**

A model of strong leadership is needed to successfully engage the community and to effectively respond to barriers to affordable housing policy and projects. Demonstrating leadership in the face of such adversity is an essential role of elected officials and City departments.

- **Prioritize affordable housing**

Municipalities often have competing interests and limited funds and resources. Ensuring that affordable housing is a key priority in the development of updates to plans, regulatory updates and other policy documents.

- **Focus on low to moderate income households**

In the recent past, Nanaimo has prioritized the needs of households at risk of homelessness in their plans and initiatives. With the escalation of rents and house prices in Nanaimo, there is a need to extend the effort towards a greater range of households, including low to moderate income households.



- **Encourage diversity and inclusion**

Facilitate the development of a variety of housing forms and tenures in all areas of the City. This includes development of housing that is suitable for families, persons with special needs, and creating a range of options throughout Nanaimo.

- **Minimize uncertainty**

To support the efforts of the development community (including non-profits) to respond to the need for affordable housing and for a diversity of housing options, efforts to streamline the development process and minimize uncertainty is needed. This may include checklists and information guides; clarity around available incentives and/or contribution requirements; using prototype designs; pre-zoning; shepherding projects that meet certain criteria; or other measures.

- **Seek opportunity and innovation**

Housing has become a top issue for all levels of government and numerous programs, policies and initiatives are being developed. Local governments should seek relevant opportunities as they come available and take advantage of new regulatory tools and initiatives where they can.

- **Foster collaborative partnerships**

Many housing projects and related initiatives require multiple partnerships to be successful. The City is in a unique position to support and to bring together potential partners through information sharing, strategic meetings, and the availability of grants and programs.

- **Build community support and trust**

It's important to engage Nanaimo residents and stakeholders in transparent and meaningful ways about affordable housing plans and projects. Creating opportunities for feedback is critical, but also providing clarity on changes to policy and bylaws will achieve a sense of trust and buy-in to the process.

FIVE POLICY OBJECTIVES

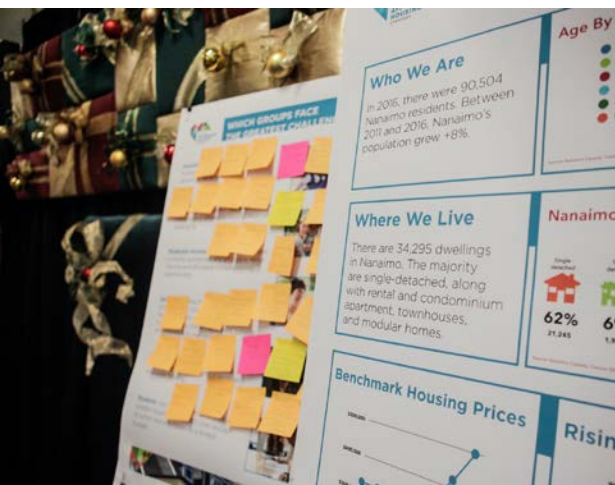
1. To increase the supply of rental housing;
2. To support infill and intensification in existing neighbourhoods;
3. To diversify housing form in all neighbourhoods;
4. To continue to support low income and special needs housing; and
5. To strengthen partnerships and connections.



Draft Policies for Discussion

1. Expand in-home secondary suite policy
2. Restriction on Short-Term Rentals
3. Update Policy on Garden Suites
4. Establish a new Infill Zone
5. Incentivize Smaller/Multiple Units

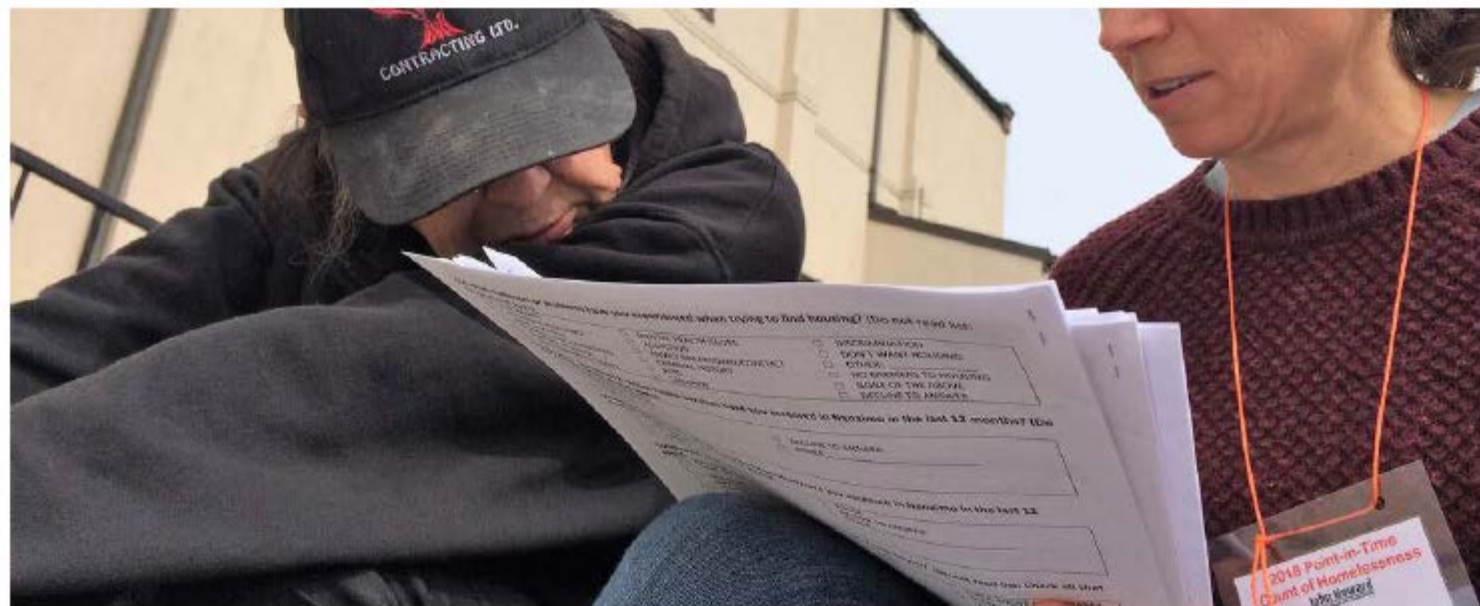




HOMELESSNESS IN NANAIMO

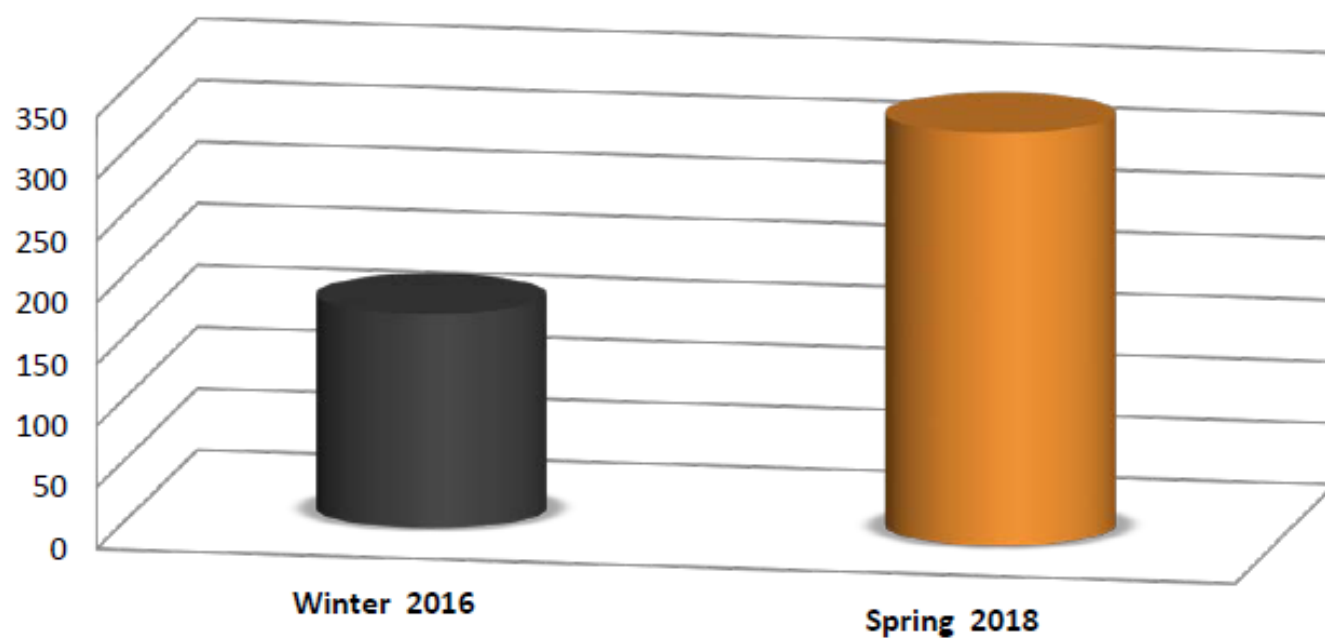
EVERYONE COUNTS:

2018 POINT-IN-TIME COUNT REPORT



PREPARED FOR THE NANAIMO HOMELESSNESS COALITION

ABSOLUTE HOMELESSNESS: NANAIMO 2016 / 2018



	Winter 2016	Spring 2018
Enumeration	174	335

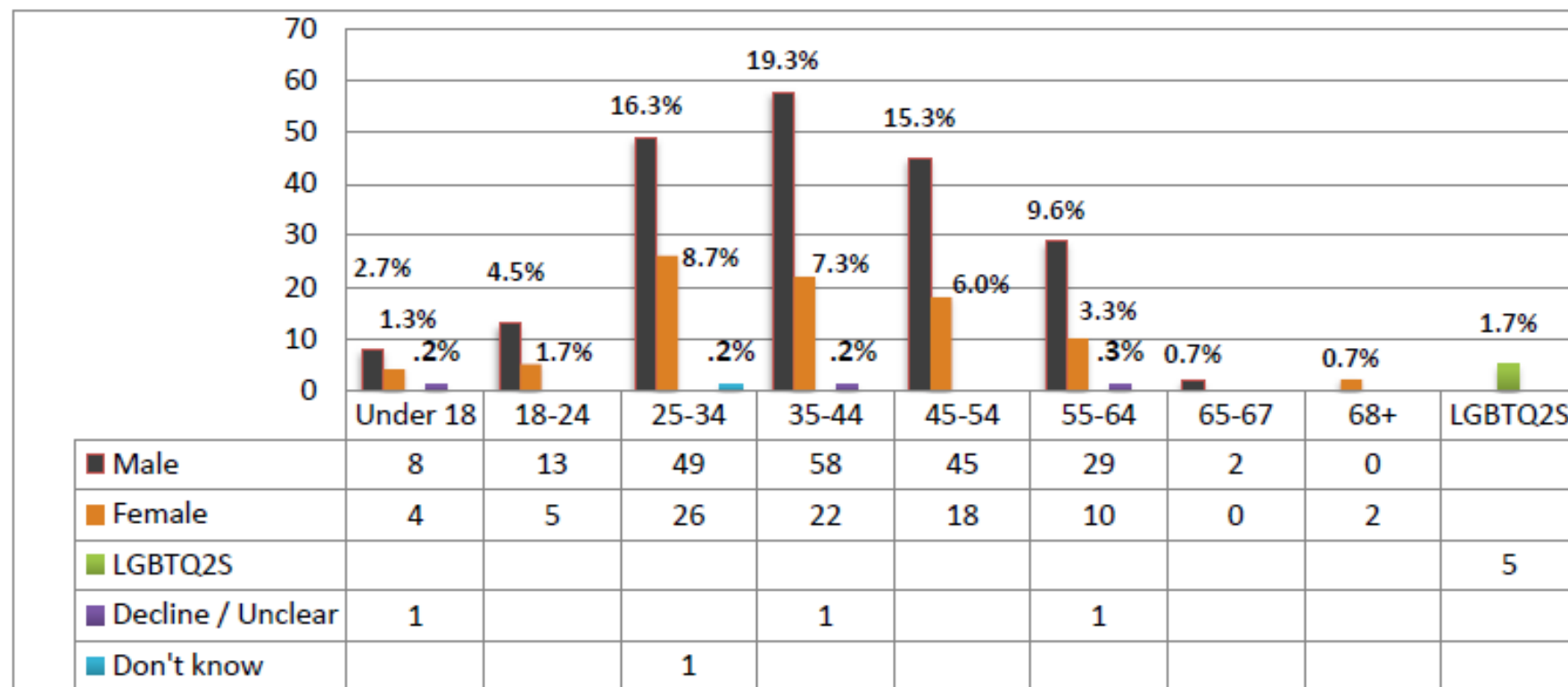
WHERE ARE YOU STAYING TONIGHT? (2018)

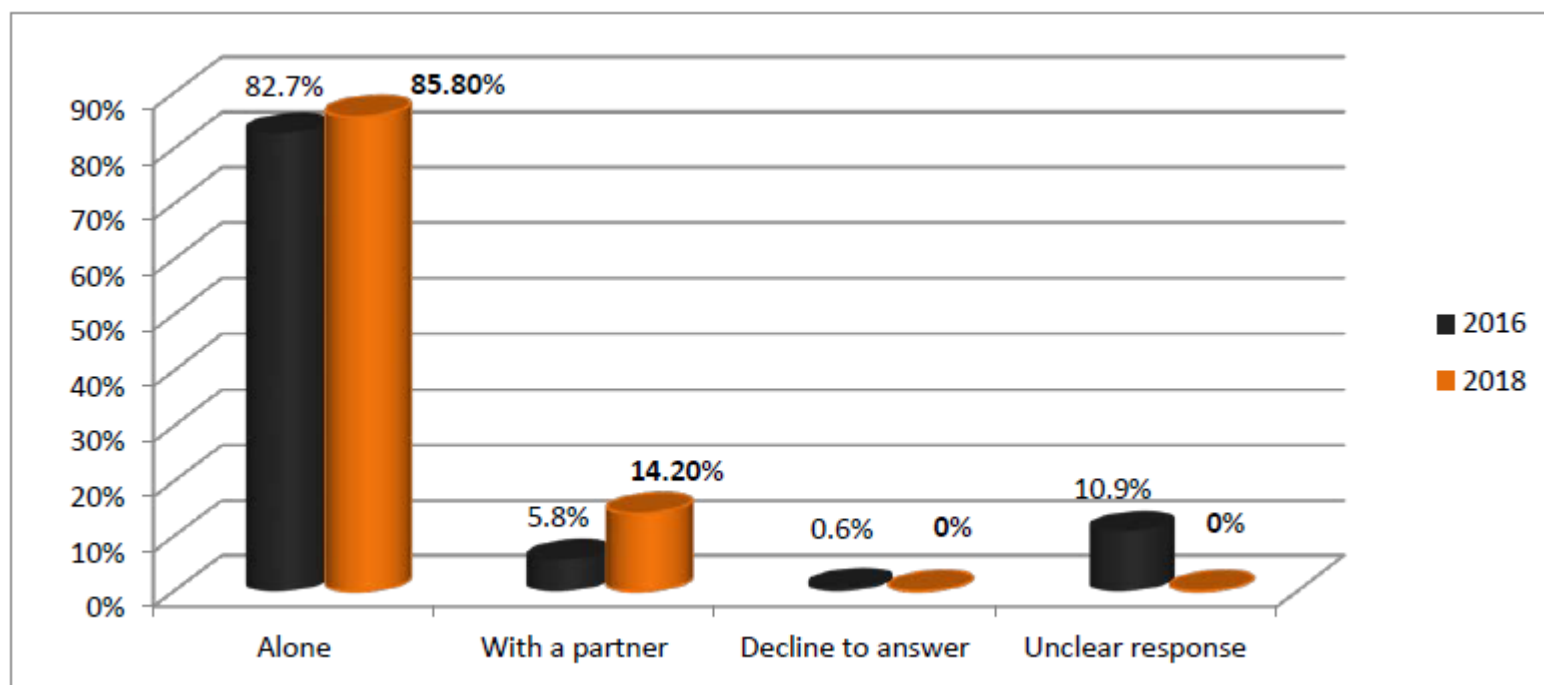
Unsheltered (vacant building, makeshift shelter, tent, or shack, other unsheltered location unfit for human habitation, public spaces, or a vehicle, don't know)	243
Unsheltered observed	35
Sheltered (transitional shelter / housing, emergency shelter, domestic violence against women shelter) (including 11 dependent children)	57
TOTAL	335

WHAT GENDER DO YOU IDENTIFY WITH? ⁵ (2018)

Male	205	68.3 %
Female	87	29.0 %
Gender non-conforming	1	0.3
Two Spirit	1	0.3
Transgender	1	0.3
Don't know / Decline	5	1.8

2018: GENDER / AGE DISTRIBUTION⁷





IN TOTAL HOW MUCH TIME HAVE YOU BEEN HOMELESS IN THE LAST 12 MONTHS?

2018	0 to 3 months	3 to 6 months	6 to 12 months	12 months +	No answer
(n=289)	30	33	55	154	17
	10.4 %	11.4 %	19.0 %	53.3 %	5.9 %
2016	0-3 months	3 to 6 months	6 months or more	n/a	
(N=174)	18.4 %	17.8 %	59.8 %	n/a	4.0%

HOW LONG HAVE YOU BEEN IN NANAIMO?

	Less than 1 Year	More than 1 year	No answer
2018 (n=289)	40	233	16
2016 (n=174)	48	122	4

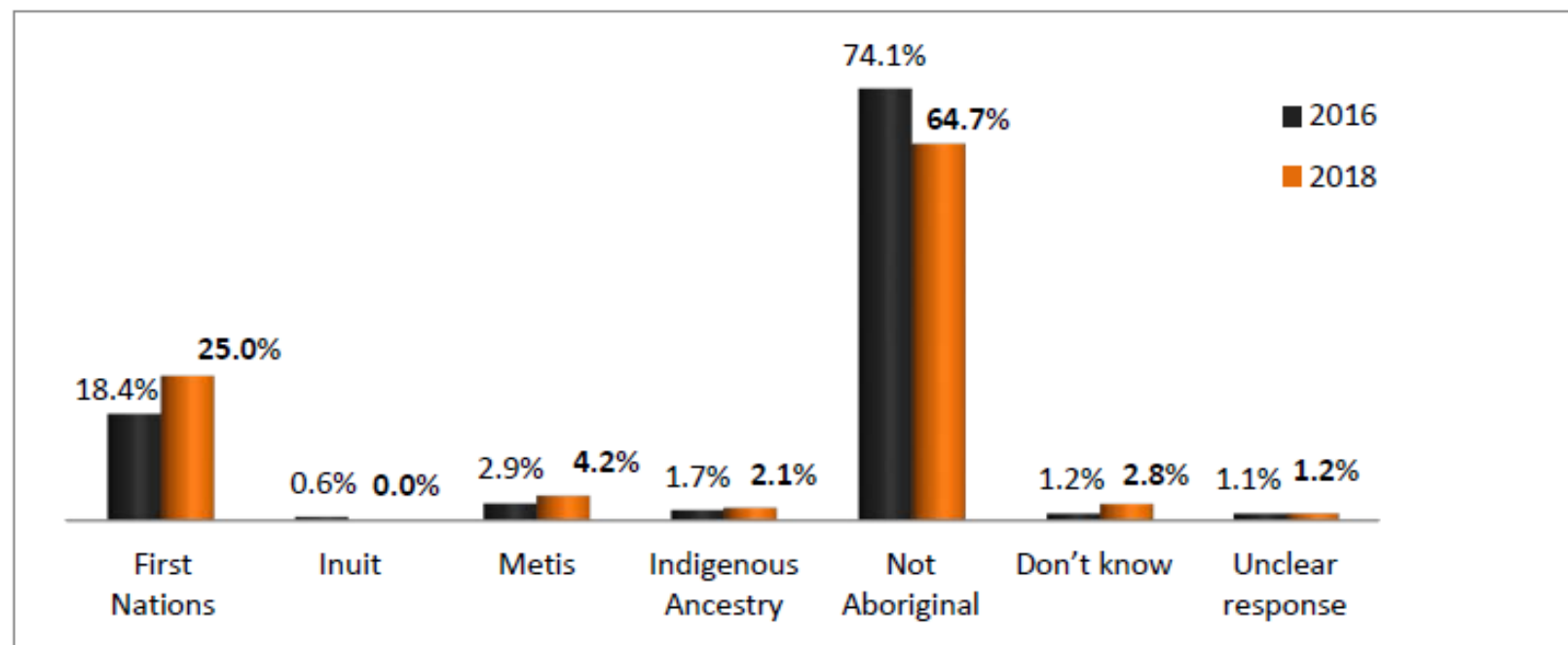
2018 Breakdown: Length of time in Nanaimo

0 to 3 months	3 to 6 months	6 to 12 months	1 - 5 years	5 - 40 years	Always been here	Decline / no answer
23	9	8	50	96	87	16
8.0%	3.1%	2.8%	17.3%	33.2%	30.1%	5.5%

WHAT AGE WERE YOU WHEN YOU FIRST EXPERIENCED HOMELESSNESS? (2018)

Age	17 or less	18-24	25-34	35-44	45-54	55+	No answer
n = 289	80	46	56	46	35	12	14
	27.7%	15.9%	19.4%	15.9%	12.1%	4.2%	4.8%

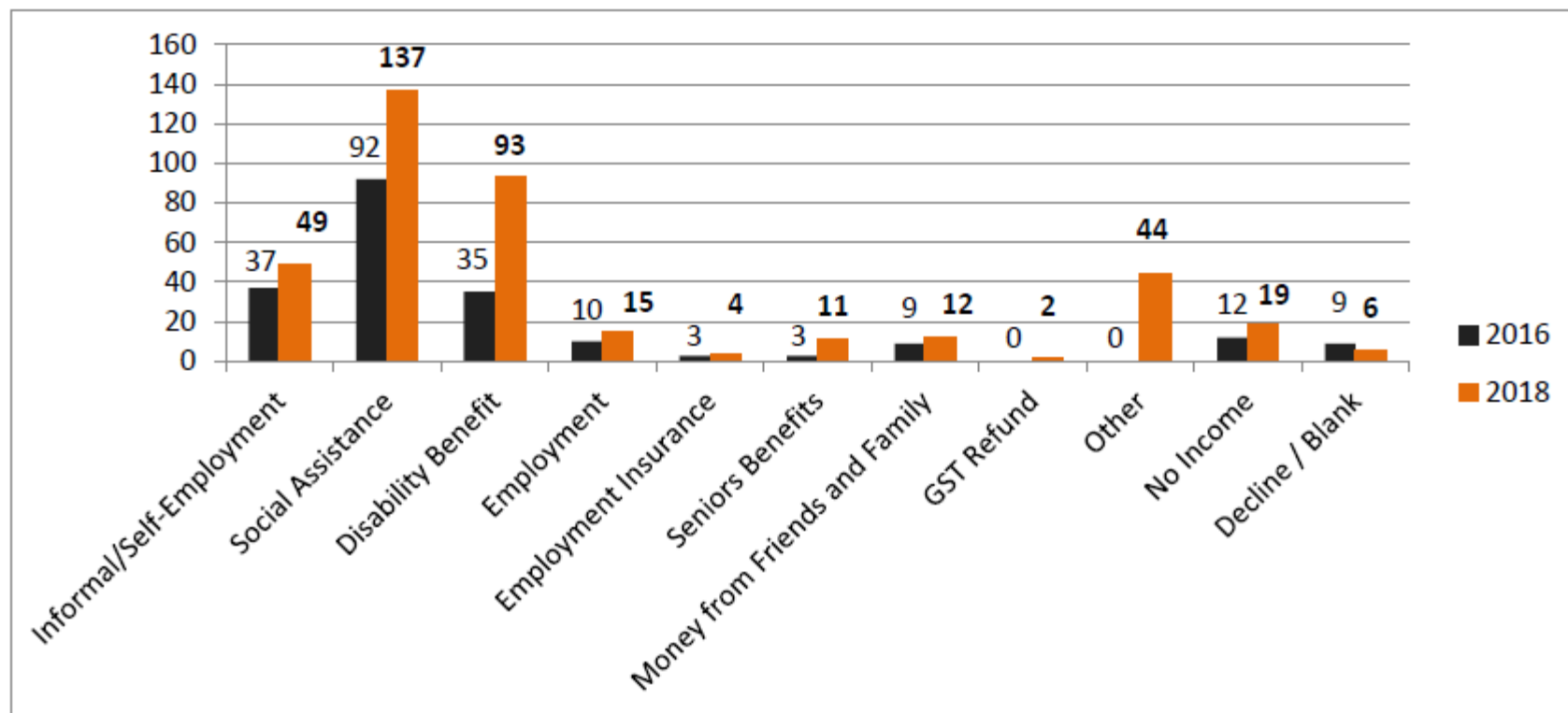
DO YOU IDENTIFY AS INDIGENOUS OR HAVE INDIGENOUS ANCESTRY?



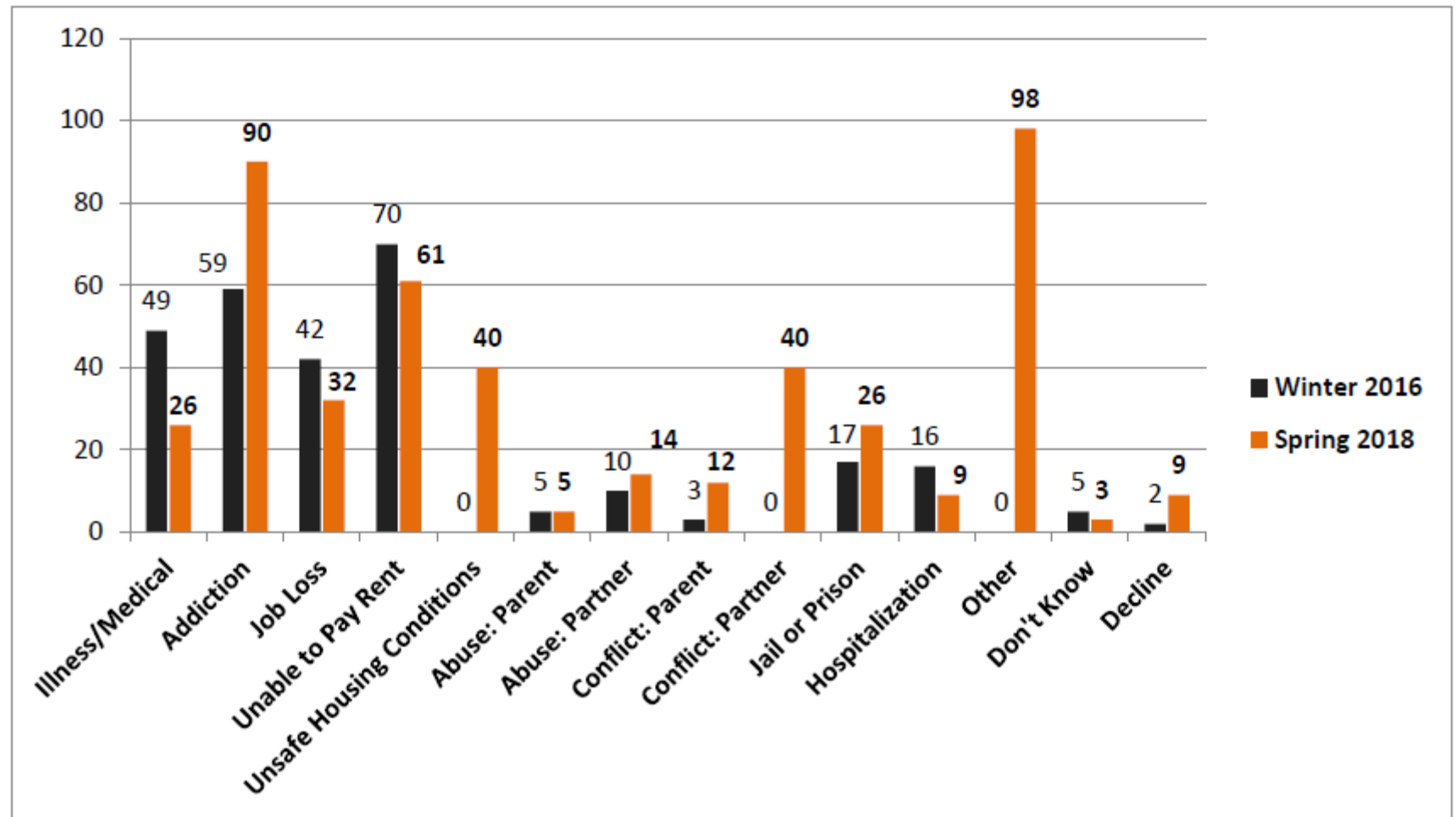
The indigenous population in the 2018 count represents around 31% of the number of people experiencing homelessness in Nanaimo (of those who completed the survey). While this is somewhat higher than the previous survey (24%), it is consistent with trends from other jurisdictions. Given that Aboriginal populations represent about 6% of the local population they are highly overrepresented among the homeless population. Clearly this points to the need for specific measures to address the housing needs of the Indigenous population in Nanaimo.

	First Nations	Inuit	Metis	Indigenous Ancestry	Not-Aboriginal	Don't Know	Unclear response
2018	25%	0%	4.2%	2.1%	64.7%	2.8%	1.2%
2016	18.4%	0.6 %	2.9%	1.7%	74.1%	1.2%	1.1%

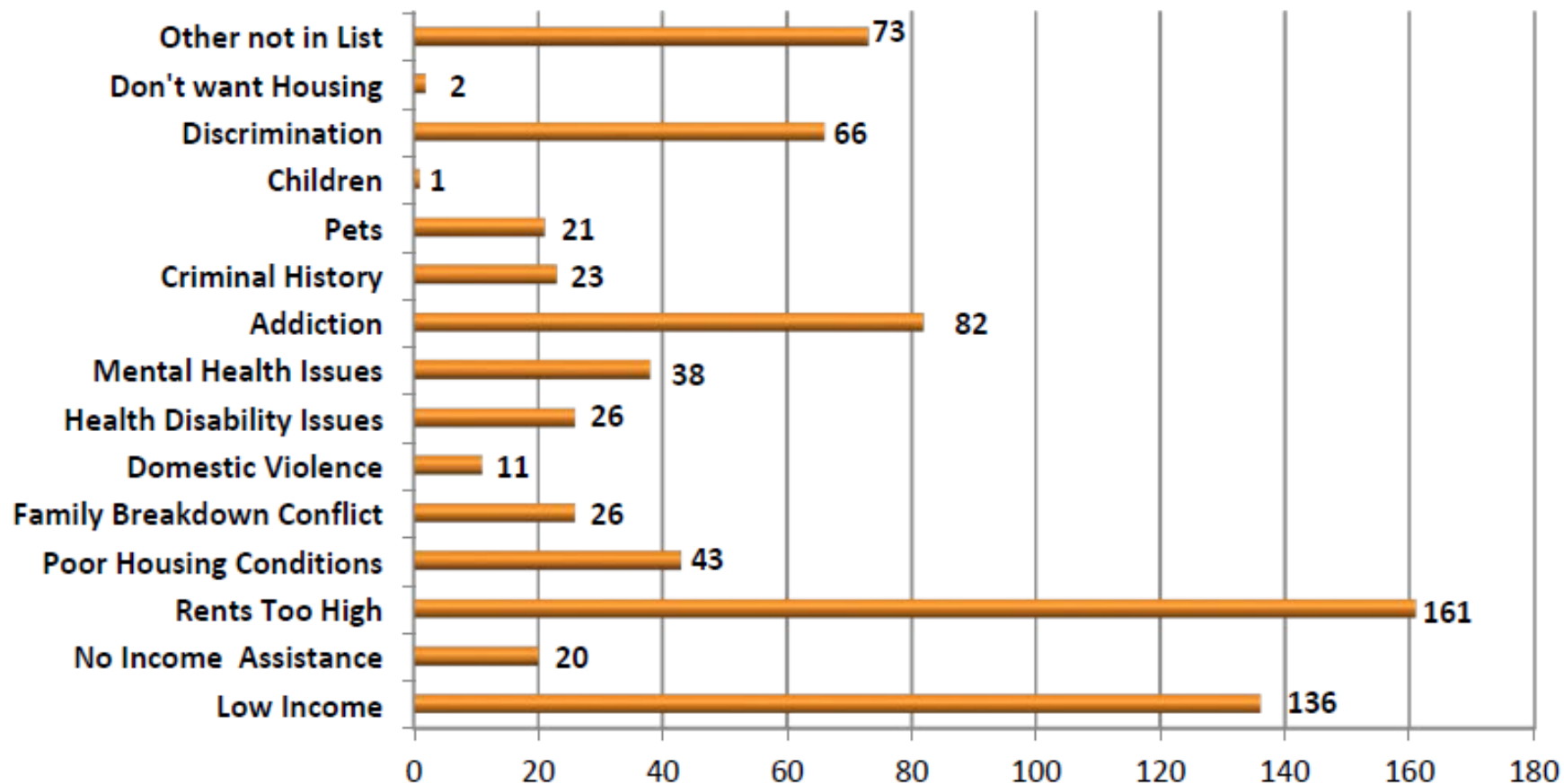
WHAT ARE YOUR SOURCES OF INCOME? (More than one answer possible.)



WHAT HAPPENED THAT CAUSED YOU TO LOSE YOUR HOUSING MOST RECENTLY? (More than one answer possible.)



WHAT CHALLENGES OR PROBLEMS HAVE YOU EXPERIENCED WHEN TRYING TO FIND HOUSING? (2018, N=289)
(More than one answer possible.)



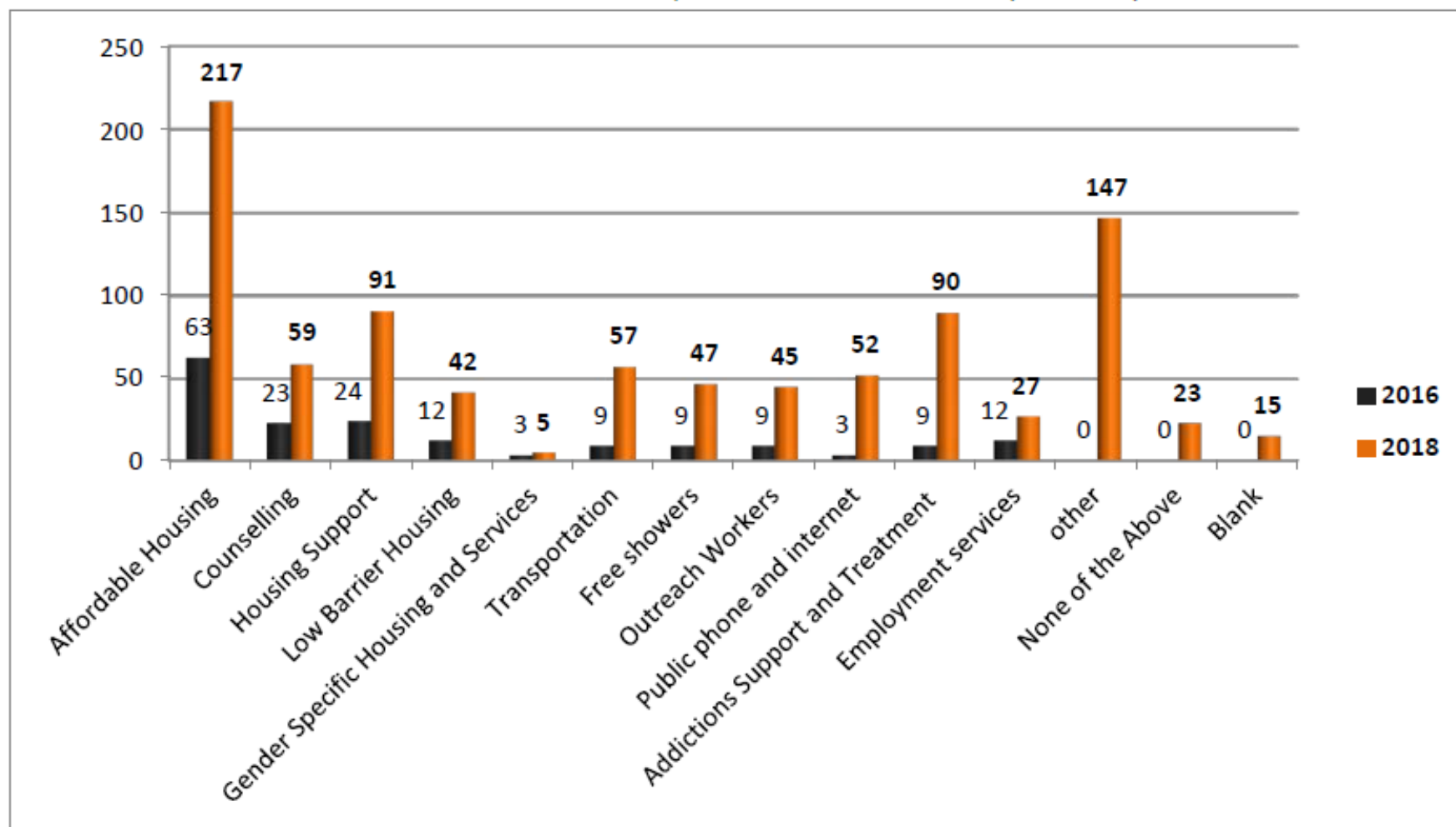
WHAT COMMUNITY SERVICES HAVE YOU USED IN THE LAST 12 MONTHS? *(More than one answer possible.)*

	Shelter	Food Bank	Hot Meal Program	7-10 Club	Library	Police	Other	None	Blank
2018 (n=289)	122	84	91	156	87	21	13	12	31
2016 (n=174)	128	103	85	125	98	28	45	n/a	n/a

WHAT HEALTH SERVICES HAVE YOU USED IN THE LAST 12 MONTHS? *(More than one answer possible.)*

	Doctor	Dentist	Optometrist	Emergency	Mental Health Worker	Mental Health Services	Decline to answer
2018 (n=289)	112	22	4	91	65	94	31
2016 (n=174)	100	24	7	69	72	50	n/a

WHAT OTHER SERVICES WOULD BE HELPFUL TO YOU? (More than one answer possible.)



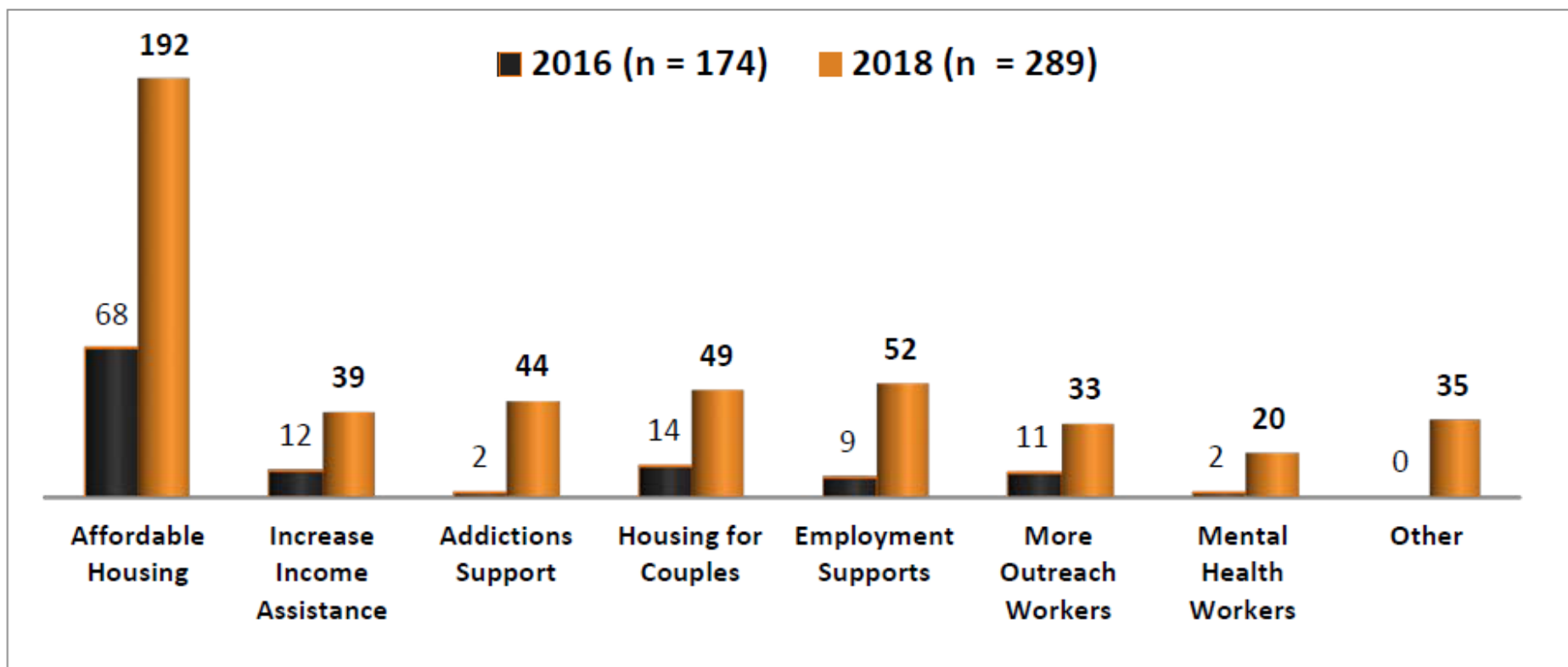
PHYSICAL HEALTH

	Very Poor 1	Poor 2	Average 3	Good 4	Excellent 5	No answer blank
2018 (n=287)	7.3 %	11.1 %	32.8 %	28.2 %	19.9 %	0.7 %
2016 (n=174)	5.9 %	14.6 %	35.7 %	27.0 %	17.0 %	n/a

MENTAL HEALTH

	Very Poor 1	Poor 2	Average 3	Good 4	Excellent 5	No answer
2018 (n=286)	8.0 %	17.6 %	32.5 %	21.5 %	19.0 %	1.4 %
2016 (n=174)	5.9 %	16.6 %	36.1 %	25.4 %	16.0 %	n/a

WHAT ARE SOME OF THE WAYS WE CAN SOLVE HOMELESSNESS? (More than one answer possible.)

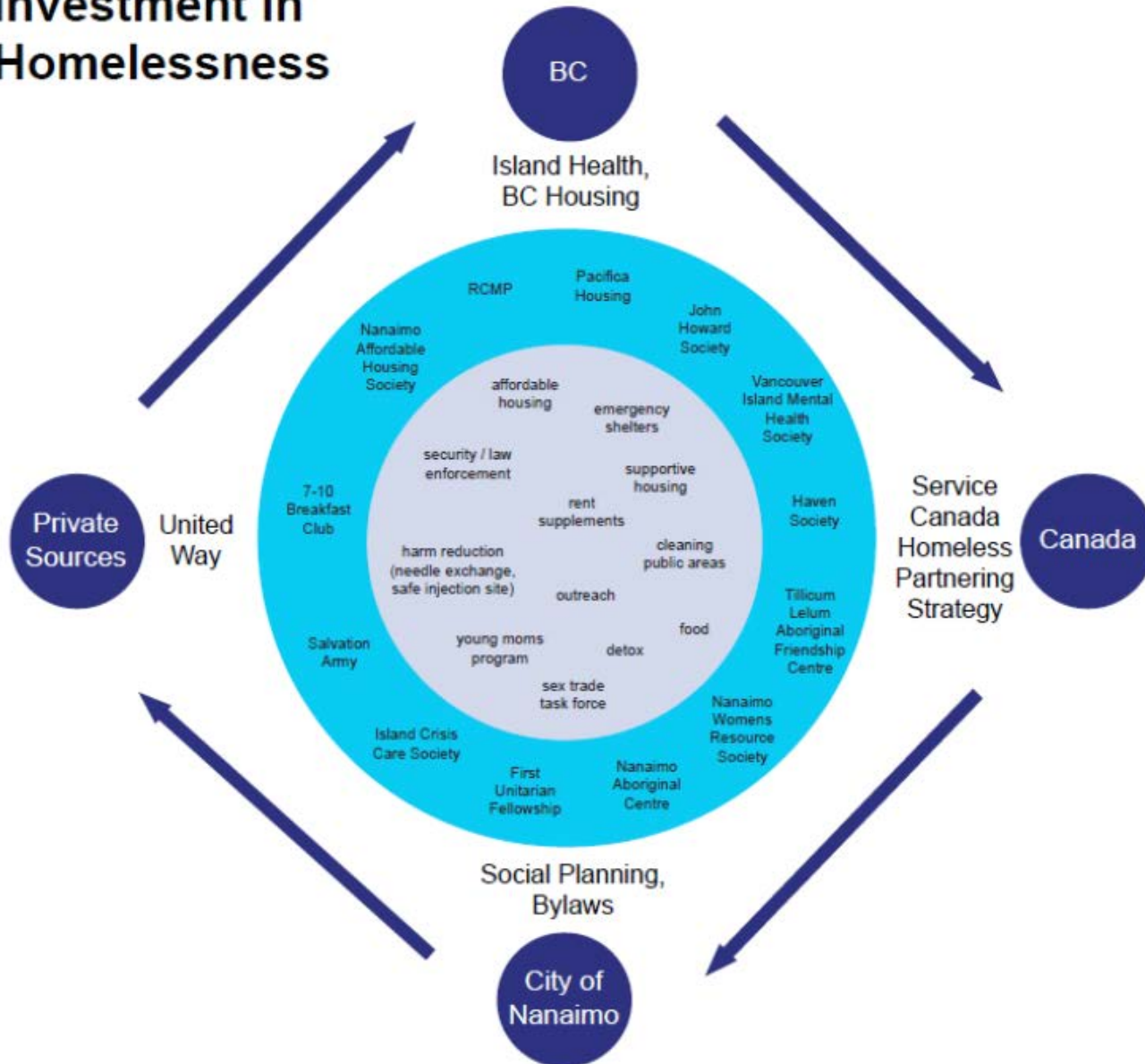


Many of our survey respondents have been homeless for the entirety of the past year or longer. However, in the HPS method of counting, this counts as only 'one episode' of being homeless. If one night of homelessness equalled one episode, the 'episodes' of homelessness in Nanaimo would number in the tens of thousands. And if the headlines were to read "Homeless experiencing thousands of nights of homelessness" we might have a more rapid response from all quarters to our homelessness and housing crisis. This insight provides an important reminder that when we employ numbers to examine human experience, we may, and often do, minimize the depth and degree of suffering and hardship. One night sleeping under a tarp under a bridge must be traumatic. How bad would 365 straight days of such an experience be? While homelessness affects individuals in a very individual and personal fashion, it is caused by a set of systemic forces. It is these systemic forces that the final figures in this report draw attention to: Homelessness is a local effect of the actions of higher-level political and economic systems.

***Nanaimo's Action Plan
to End Homelessness
2018-2023***



Social Investment in Homelessness



Nanaimo's Action Plan to End Homelessness, 2018-2023 is the result of the collective research and voices of the Nanaimo Homelessness Coalition. The Nanaimo Homelessness Coalition is made up of non-profit societies, representatives from the three levels of government, faith groups and community members who have an interest in developing and carrying out solutions to homelessness. Building on the significant work invested in previous homelessness plans, the Coalition hired Springbok Consulting to conduct interviews and collaborate with the Coalition to develop this Action Plan.

The Action Plan lays out a pathway to help us achieve a city where everyone has safe and stable housing. We know ending homelessness is a journey of a thousand steps, and so with each step we aim to make life a little bit better for community members seeking long-term housing. In doing this work, in ending homelessness, we are also guided by a second vision: to ensure that people experiencing homelessness also find a secure place in the community, to feel that they belong in Nanaimo. We aim to make people feel that they have a home, in all the senses of that word.

It must be stressed that this Action Plan is intended as a mid-level strategic document, rather than a detailed operational plan. This is to give it flexibility to respond to changes at the level of services and funding, and to ensure a consistent approach over a five-year or longer period. It guides operations, rather than mandating their contents.

Strategy 1: Better engagement with people at the perimeter of the shelter system

- Incremental additions to shelter beds to meet population increases or to account for reductions in other housing options.
- More robust outreach for shelter-only or service-avoidant individuals.
- An intervention strategy designed to interrupt the pathways leading to street involvement.

Strategy 2: Create a day space/Drop-in facility

- Allow the users of the drop-in space to control some portion of the facility.

Strategy 3: Remap social networks

- Align social integration activities with the goal of shifting people into identified, pre-existing community networks or circles.

Strategy 4: Managing market pressures and income insecurity

- Provide incremental increases in rent supplements.
- Coordinate with federal and provincial ministries responsible for labour force development.

Strategy 5: Supportive housing

- Add to the number of dry housing units available; develop scattered site housing.
- Develop more incremental steps within the housing continuum for more efficient matching of services with clients.
- Find a mechanism to engage and recruit more 'informal' rental resources.

Strategy 6: Support for personal and program transitions

- Dedicate resources to managing transitions in the lives of community members, and within service streams.
- Modify a Rapid Rehousing program to focus it on supporting transition points.

Strategy 7: Manage increasing acuity

- Redirect resources to managing acute addictions and mental health issues.
- Integrate an 'acute lens' with transition management.

Strategy 8: Increased sector capacity

- Implement a half-time position to coordinate homelessness services; the position should be managed by a lead agency, provisionally identified here as the United Way.

Strategy 9: Considerations in serving Indigenous people

- Integrate an 'Indigenous lens' into the services that flow from this Action Plan.

Strategy 10: Prevention through agency coordination

- Homelessness service providers should coordinate on an annual basis with other agencies in Nanaimo that provide prevention or support services.