

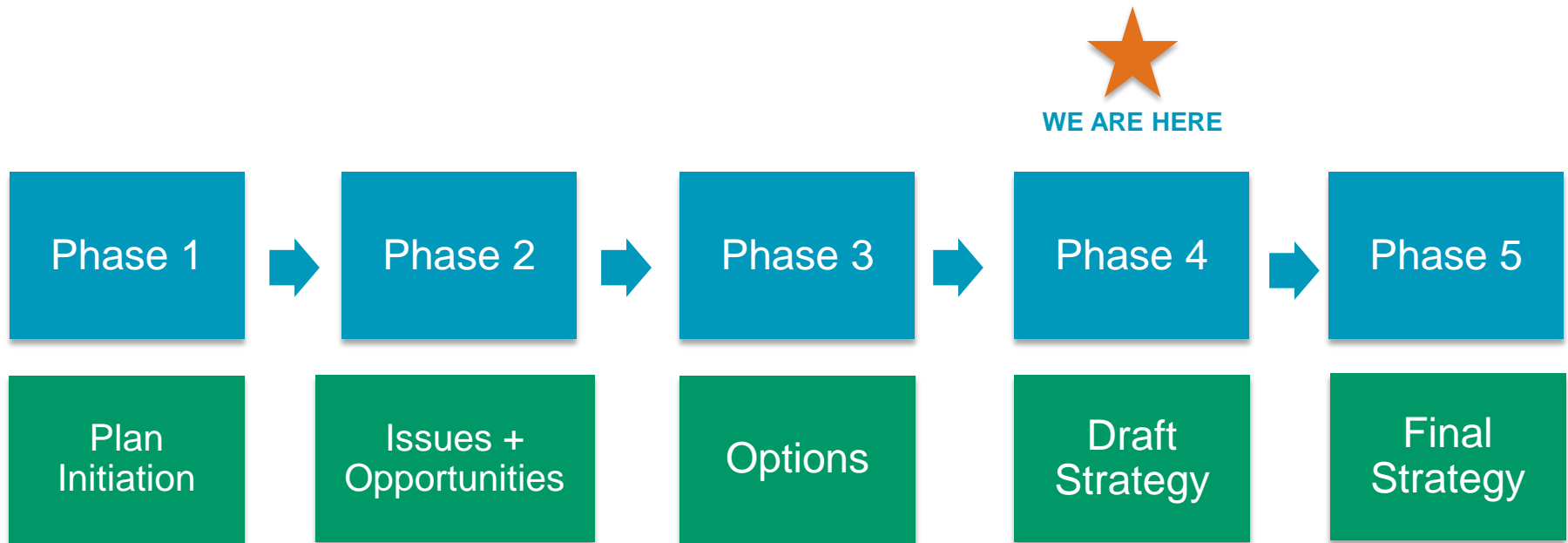


NANAIMO
**AFFORDABLE
HOUSING**
STRATEGY

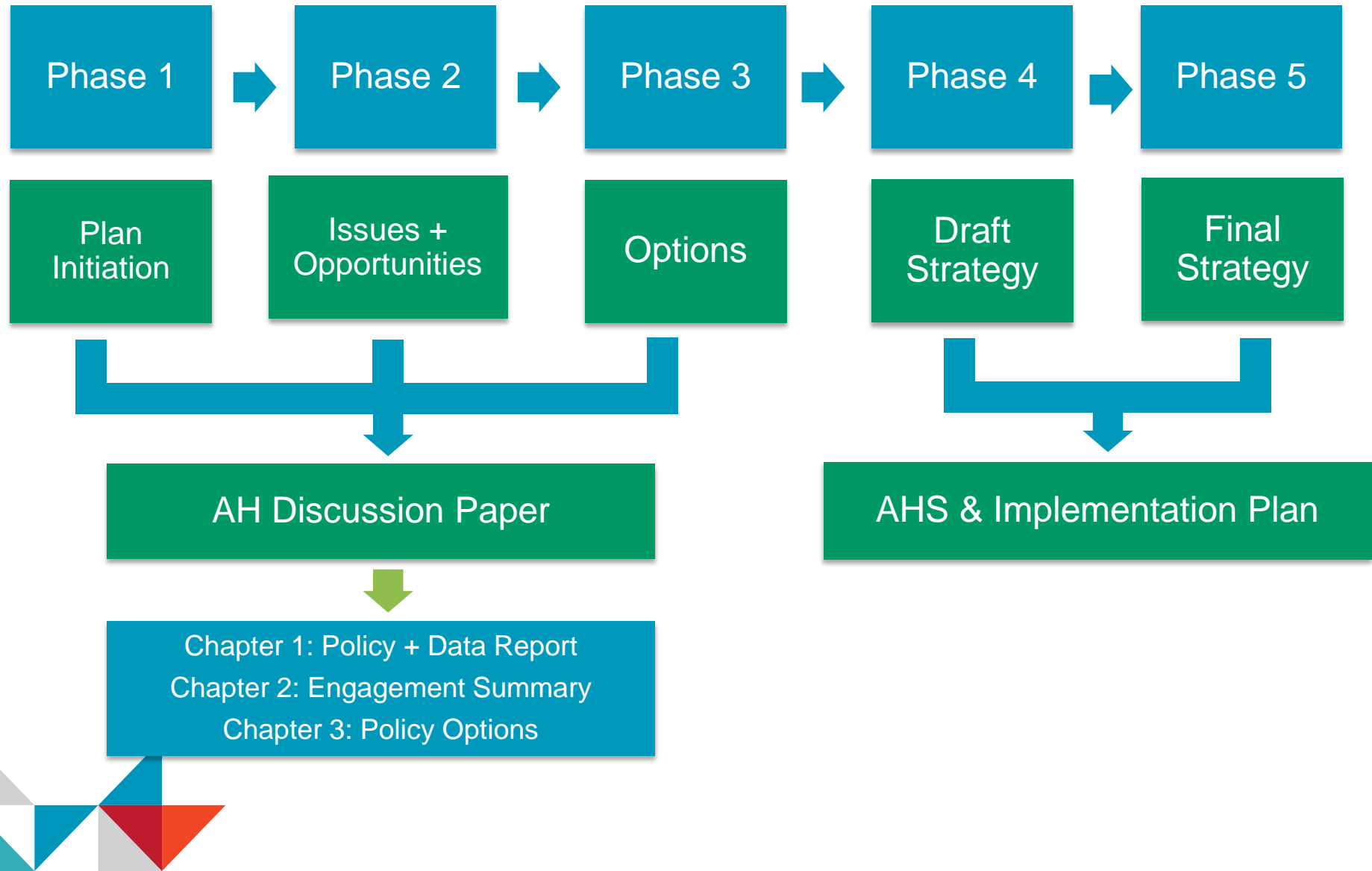


Affordable Housing Strategy Implementation Plan Update Community Planning & Development Committee 2018-JUL-17

The Strategy Process






Affordable Housing Strategy

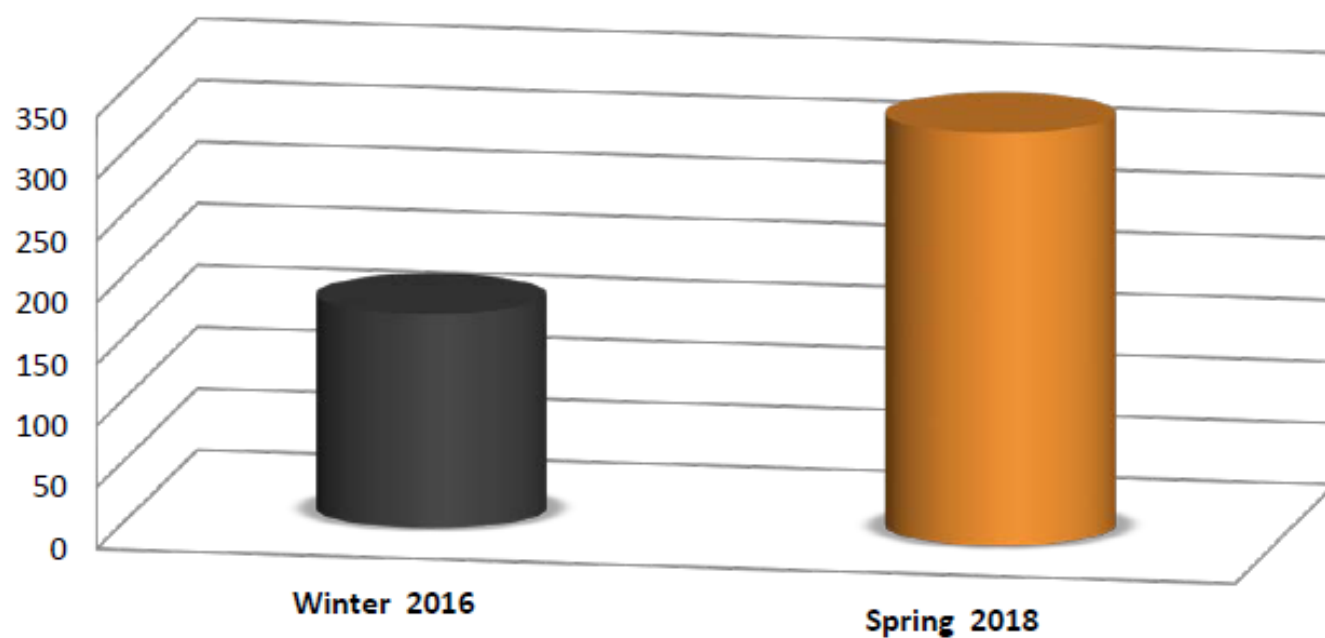


Rental Affordability At-A-Glance

MEDIAN INCOME HOUSEHOLD

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

ABSOLUTE HOMELESSNESS: NANAIMO 2016 / 2018



	Winter 2016	Spring 2018
Enumeration	174	335

CONSULTATION AT-A-GLANCE

6 POP UP COMMUNITY EVENTS



1277

ENGAGEMENT PARTICIPANTS



3

STAKEHOLDER
WORKSHOPS



275 POP UP
ATTENDEES



30 STAKEHOLDER
PARTICIPANTS



SURVEYS
COLLECTED



ONE-ON-ONE
SESSIONS

ENGAGEMENT
DISCUSSION
TOPICS

- PRIORITY HOUSING ISSUES
- GROUPS THAT FACE THE GREATEST CHALLENGES
- HOUSING POLICIES AND TOOL OPTIONS

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

VISION

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



WHAT IS AFFORDABLE HOUSING?

Housing that includes a variety of housing types, sizes, tenures and prices, and that supports a mix of incomes, ages and abilities. It includes housing across the entire continuum from temporary shelter to social or supportive housing, market rental and homeownership.



Non-market housing – provided at income assistance and/or rent geared to income (RGI) basis at 30% of a household's income.

Affordable rental housing – provided at 65% to 90% of market rent levels.

Affordable homeownership – discounted below market prices and costs no more than 32% of a household's gross income. Housing costs should include mortgage payments, maintenance fees, property taxes and utilities. Eligibility levels can vary depending on the type and timing of the initiative.



EIGHT GOALS

- Build on past success
- Prioritize affordable housing
- Focus on low to moderate income households
- Encourage diversity and inclusion
- Minimize uncertainty
- Seek opportunity and innovation
- Foster collaborate partnerships
- Build community support and trust



FIVE POLICY OBJECTIVES

- To increase the supply of rental housing
- To support infill and intensification in existing neighbourhoods
- To diversity housing form in all neighbourhoods
- To continue to support low income and special needs housing
- To strengthen partnerships and connections



Objective 1: Increase the Supply of Rental Housing

1.1 Develop a Secured Market Rental Housing Policy

- Package of incentives; consider rental only zoning; provide additional incentives for below market rents

1.2 Expand In-home Secondary Suite Policy

- Permit secondary suites in duplexes and townhouses; develop design guidelines; consider reduced parking

1.3 Restrict Short-Term Rentals

- Owner occupancy requirement; business licenses required; consistency with B&B regulations



Objective 2: Support Infill and Intensification in Existing Neighbourhoods

2.1 Update the Policy on Coach Houses

- Allowing smaller coach houses on lots less than 800m²; pre-approved designs; allowing both in-home suites and coach houses; allow +2 bedrooms

2.2 Infill Zoning

- Pre-zone pilot area with R5 or other new infill zoning to encourage infill development; design competition

2.3 Incentive Multiple and Smaller Units

- Promote lock-off suites; review OCP density ranges and how unit size is factored in; support mobile parks



Objective 3: Diversify Housing Form in All Neighbourhoods

3.1 Promote Housing Innovation

- Encourage fee simple townhomes; review height limits and FAR in R6, R7 and R8 zones

3.2 Review Parking Requirements for Affordable Units

- Undertake parking study of existing developments; consider variances so that parking reflects occupancy

3.3 Develop a Family-Friendly Housing Policy

- Develop policy to provide incentive for 2/3/4 bedroom units in new multi-family developments



Objective 4: Continue to Support Low Income & Special Needs Housing

4.1 Develop a Strategy to Guide the City's Land Acquisitions

- Review criteria for decision making; identify funding sources; prioritize affordable housing; co-location with civic uses; explore potential for housing corporation

4.2 Continue to Support the Development of Non-Market Housing

- Develop guide that outlines incentives and supports; assign primary staff liaison; formalize existing practices

4.3 Update Community Amenity Contribution policy

- Re-assess existing practice; consider % requirement towards Housing Legacy Reserve; incentivize family-friendly rental



Objective 4: Continue to Support Low Income & Special Needs Housing

4.4 Update Existing Density Bonusing Policy

- Include non-market housing as an amenity; undertake market analysis to ensure density bonus practices reflect current market conditions

4.5 Update Housing Legacy Reserve Fund Policy

- Review annual contributions to HLRF; create allocation structure to direct HLRF policy depending on level of affordability and identified targets; consider allocating funds specifically for the purchase of lands for affordable housing in addition to project support



Objective 4: Continue to Support Low Income & Special Needs Housing

4.6 Introduce Adaptable Housing Policy and Bylaw

- Establish minimum adaptable unit requirement for new multi-family developments; create Bylaw

4.7 Develop Tenant Relocation Policy

- Applies to redevelopment of multi-family and mobile home parks; relocation plans/compensation options



Objective 5: Strengthen Partnerships and Connections

5.1 Expand Affordable Home Ownership Program

- Strengthen H4H partnership and explore opportunities to further incentivize AHO

5.2 Increase Community Engagement and Education

- Regular Council updates; engage at public events; improved web resources; promote successes



Objective 5: Strengthen Partnerships and Connections

5.3 Support Rental Housing for Students

- Explore partnerships with VIU and other organizations to facilitate increased rentals; investigate viability and impact of rental only zoning near university

5.4 Facilitate Potential Partnerships Between Developers and Non-Profit Housing Providers

- Create inventory of available non-profit operators

5.5 Identify local lead for a regional rent bank

- Consult with Kamloops Rent Bank; identify local lead; advocate for provincial support



Objective 5: Strengthen Partnerships and Connections

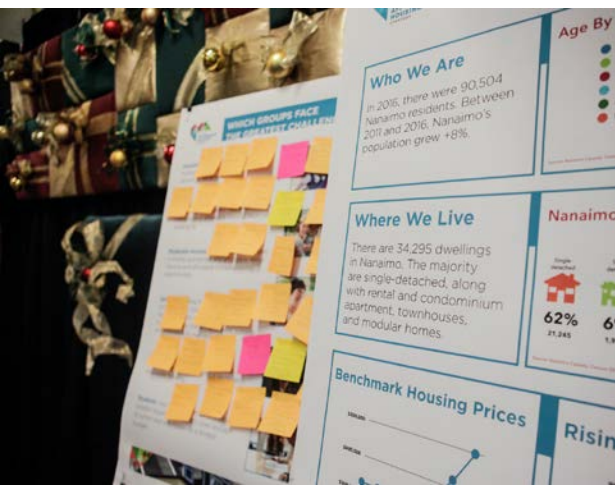
5.6 Continue to Support Renter-Readiness Programming

- Non-profit sector active in implementing this already but municipal promotion beneficial

5.7 Support Policies/Practices for Pet-Friendly Housing

- Research other jurisdictions' policies; consult with province on possible changes to RTA to allow more pets in rental housing





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



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.