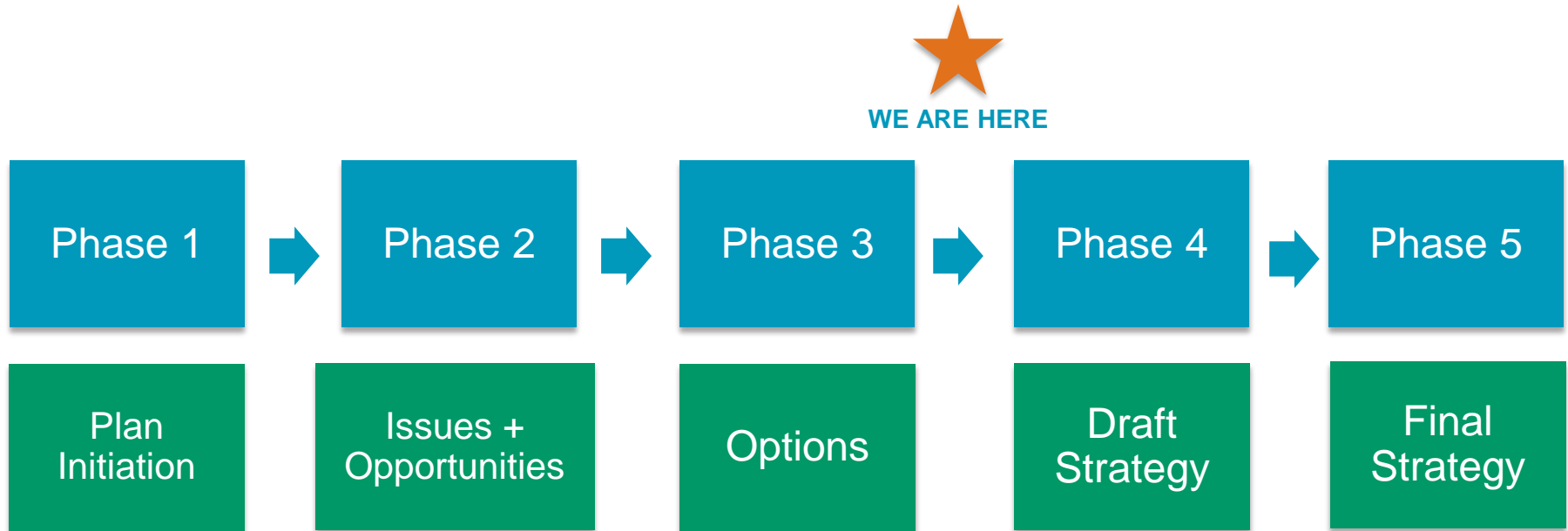


Affordable Housing Strategy

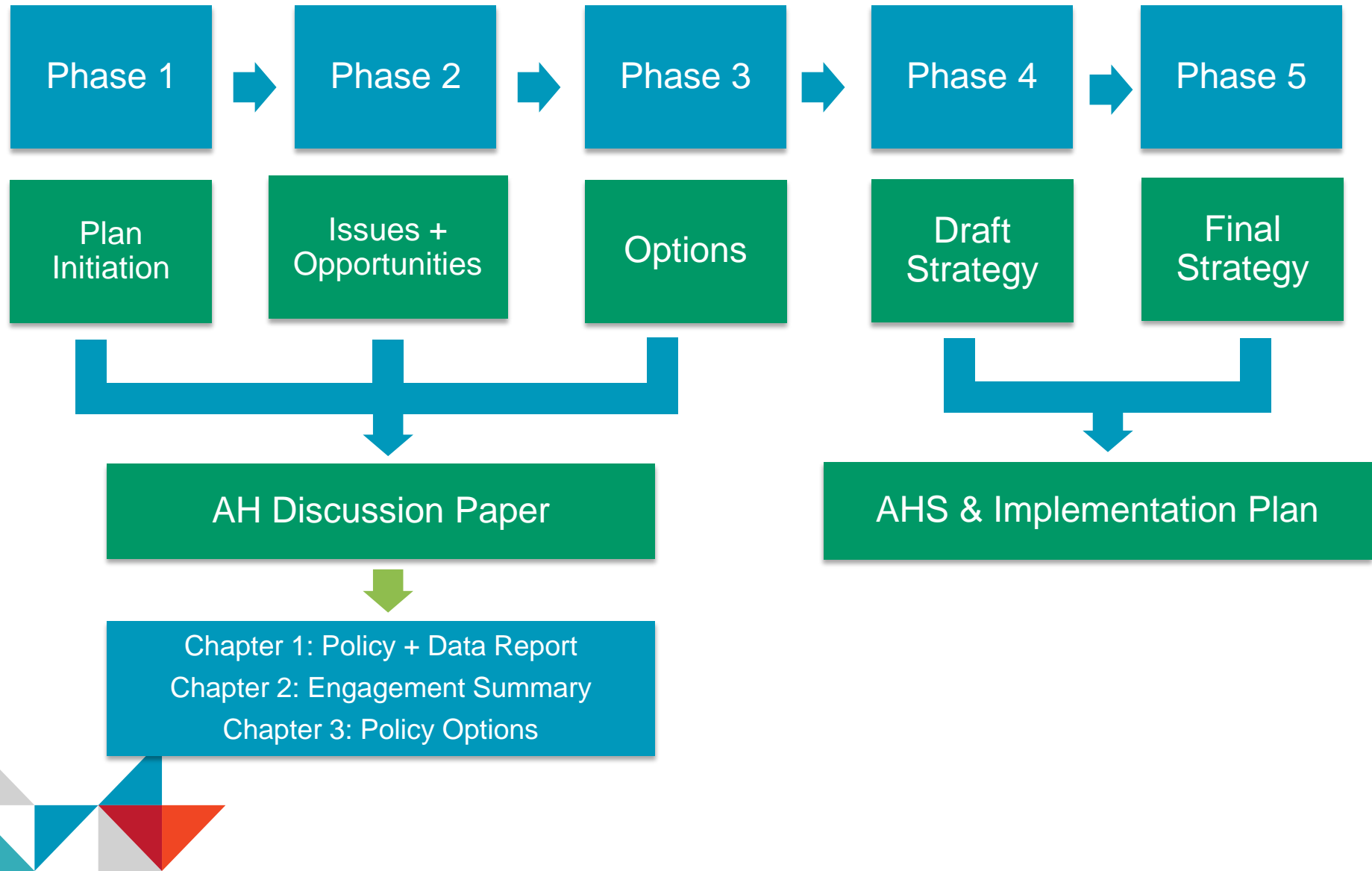
CPD Committee Update

May 15, 2018

The Strategy Process



Affordable Housing Strategy



Policy & Data Review

I DID THE ANALYSIS
USING YOUR BAD
ASSUMPTIONS.



www.dilbert.com scottadams@aol.com

THEN I APPLIED
YOUR FLAWED
LOGIC AND
ARRIVED AT YOUR
PREDETERMINED
ANSWER.



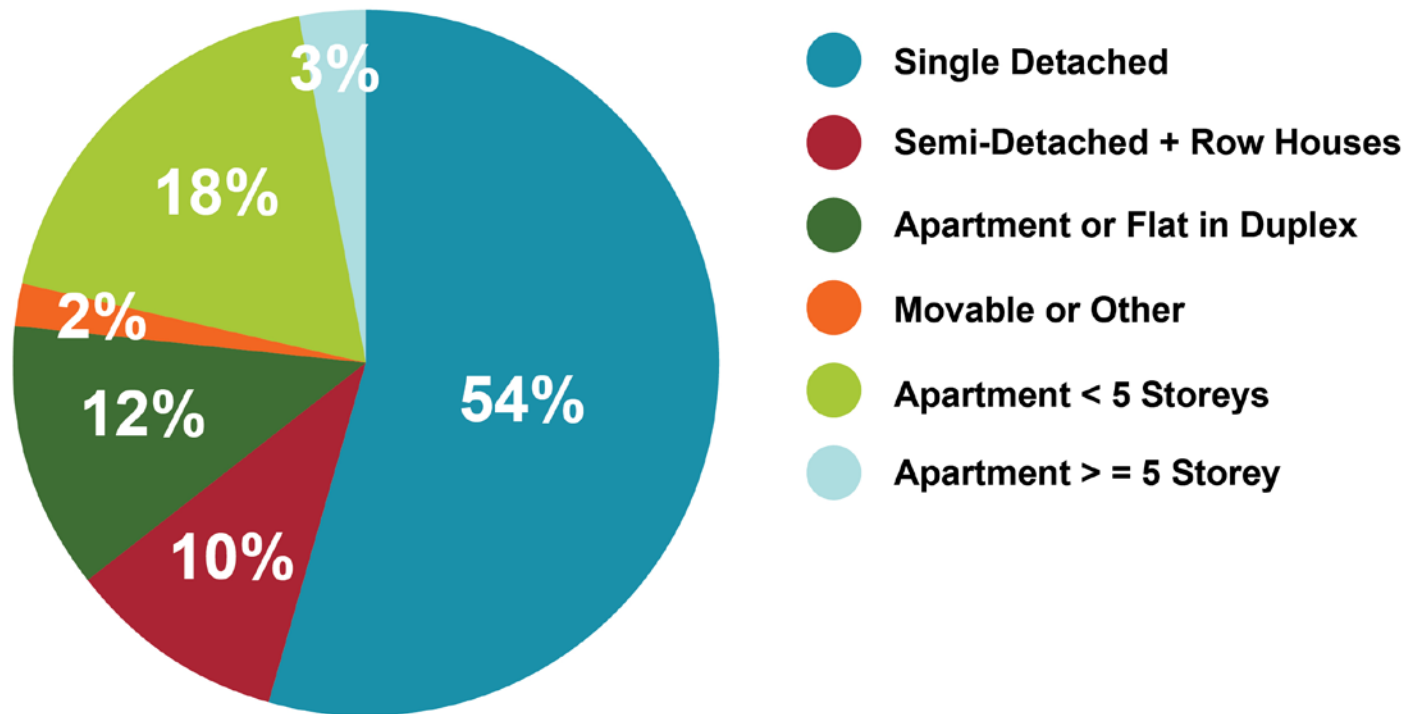
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SHALL I BEGIN
DISILLUSIONING
THE TEAM?

THIS NEEDS
A PIE CHART.



Housing Supply – Dwellings by Type (2016)



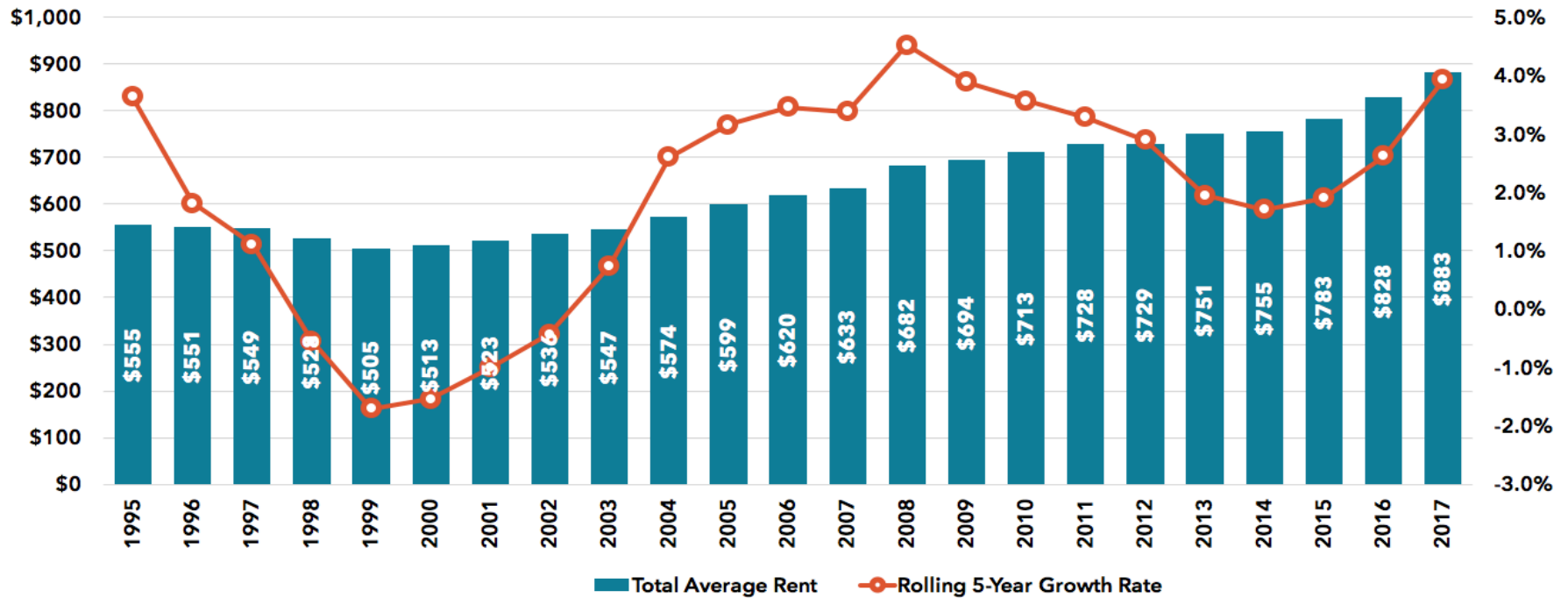
Population, 2001-2016

YEAR	RESIDENTS	CHANGE
2001	73,000	
2006	78,692	+ 8%
2011	83,810	+ 7%
2016	90,504	+ 8%

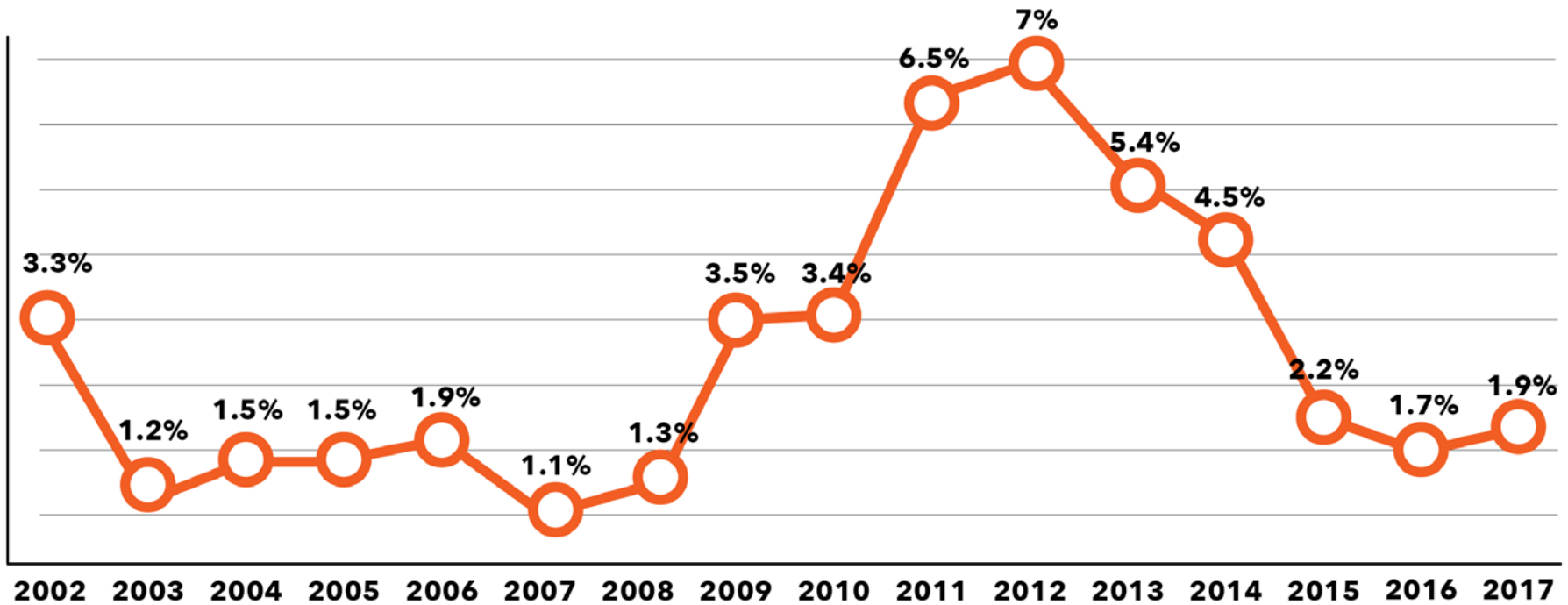
Source: Statistics Canada, Census Data



Average Rents



Average Vacancy Rates



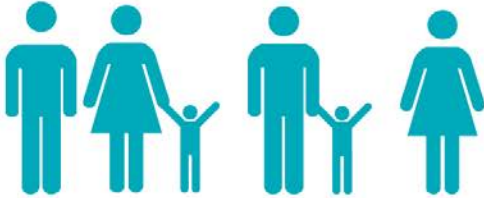
Market Rentals (\$)

	TOTAL	STUDIO	1 BR	2 BR	3+ BR
CRAIGSLIST (Aug-Oct 2017)	\$1,443	\$887	\$1,054	\$1,310	\$1,929
CMHC (Oct 2017)	\$876	\$682	\$806	\$983	\$1,158

Median Resale Prices (Single Detached Homes)






Median Household Income


	MEDIAN INCOME (\$)
COUPLE HOUSEHOLD	\$83,730
SINGLE PARENTS	\$38,450
SINGLE PEOPLE	\$27,850

Assumptions: 10% down payment, 32% GDS, 3.55% 5 year fixed rate term, 25-year amortization, \$550 allocated to maintenance fees, property taxes, utilities and heating costs.

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

What Median Income Households Can Afford to Rent/Buy

RENTING (MONTHLY RENT)		MEDIAN INCOME (\$)
\$2,093	COUPLE HOUSEHOLD	\$372,530
\$961	SINGLE PARENTS	\$105,227
\$696	SINGLE PEOPLE	\$42,652

Assumptions: 10% down payment, 32% GDS, 3.55% 5 year fixed rate term, 25-year amortization, \$550 allocated to maintenance fees, property taxes, utilities and heating costs.



Non-Market & Rent Supplements

UNIT TYPE	AVERAGE RENT / MONTH
1,158	NON-MARKET HOUSING
1,044	RENT SUPPLEMENTS
84	SHELTERS + SAFE HOUSES



NANAIMO
**AFFORDABLE
HOUSING**
STRATEGY



Engagement Summary

Engagement Summary

Issues

Greatest Concern
Types of Housing Needed

Priorities

Groups with Greatest Challenges

Opportunities

Policies to Consider




6 POP-UP COMMUNITY EVENTS



1277
ENGAGEMENT PARTICIPANTS



3
STAKEHOLDER
WORKSHOPS



**275 POP-UP
ATTENDEES**



967
SURVEYS
COLLECTED



**30 STAKEHOLDER
PARTICIPANTS**



5
ONE-ON-ONE
SESSIONS

ENGAGEMENT DISCUSSION TOPICS

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

GOVERNMENT STAKEHOLDERS

Priority housing issues:

1. The need for affordable and diverse rental stock.
2. Better coordination across housing and transportation planning.
3. The need for an increase in supply across the housing spectrum.
4. Policies that encourage diversity in the housing stock, including rental and ownership housing.
5. A need for low-income housing, for the lowest 10%.

"Need more supply across the housing spectrum – more supply creates more housing options for people."



NON-PROFIT STAKEHOLDERS

Priority housing issues:

1. The rezoning and development process is lengthy and involves considerable uncertainty.
2. There is a need for an increase in supply across the housing spectrum.
3. The lack of affordable housing, including land that is available and suitable for affordable housing.
4. The lack of supportive housing for youth.
5. Lack of family housing.

"People on a fixed income and renting a basement suite could afford market rates in the past, but are now an example of a non-traditional group that is now ending up in shelters."



INDUSTRY STAKEHOLDERS

Priority housing issues:

1. Low quality of some existing rental housing.
2. A need for low-income housing, for the lowest 10% including low barrier housing and housing for the most in need.
3. The need for diversity in the type and price of housing.
4. There is a need for an increase in supply across the housing spectrum.
5. There is a large number of single family homes with only one person living in them that could be potential co-housing or the rental of rooms or suites.

"There are so many single family homes. Many people live in more space than they really need. We need to think about keeping units smaller. "



Moderate Density Housing

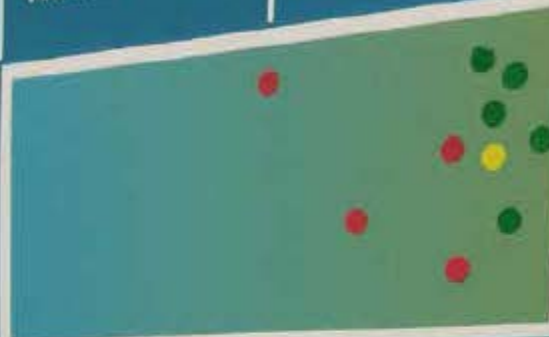
Not So Great

Great Idea



Quadplex (Fourplex)

Four units either in a single building or in separate buildings which is most likely to be stratified to allow multiple owners. Could include two duplexes, one facing the street and the other behind facing a lake.

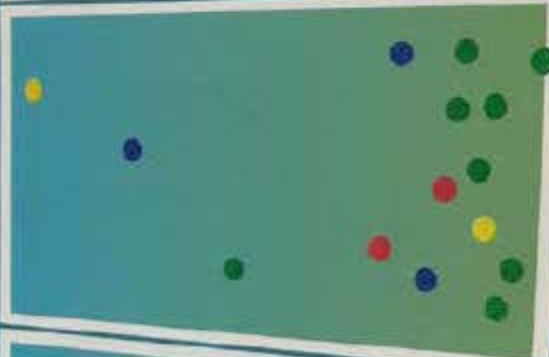


* more accessible if a rental not a strata situation



Pocket Neighbourhood / Cluster Housing

A group of detached freehold homes that can range from small scale (cluster of 4) to medium scale (cluster of 8 to 12).

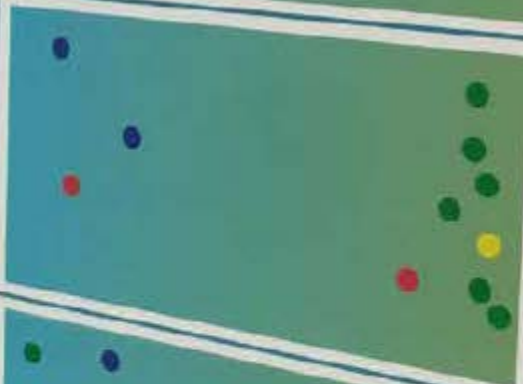


Current style of House Building is for 2-3 person house - too big - can live in smaller house



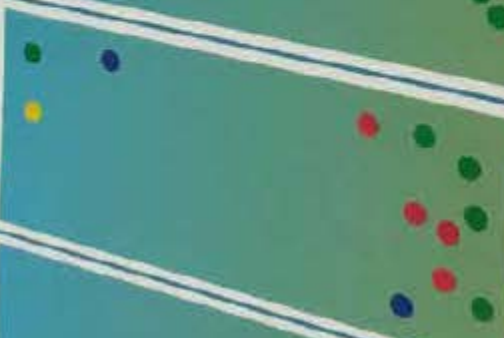
Townhouse

A minimum of three, attached units, each with a private outside entrance and small, private yards.



Modular Housing

A manufactured home or built using modular units built in a factory



Pop up #1 Nov 9 2017

modular parks with

Community Pop-Up Engagement



Design Guidelines to support ground-oriented multi-unit housing (low to medium density) e.g. Rowhouses, duplexes, fourplexes, etc.



A short-term rentals policy that encourages homeowners to prioritize long-term rentals.

Tiny House / Small House



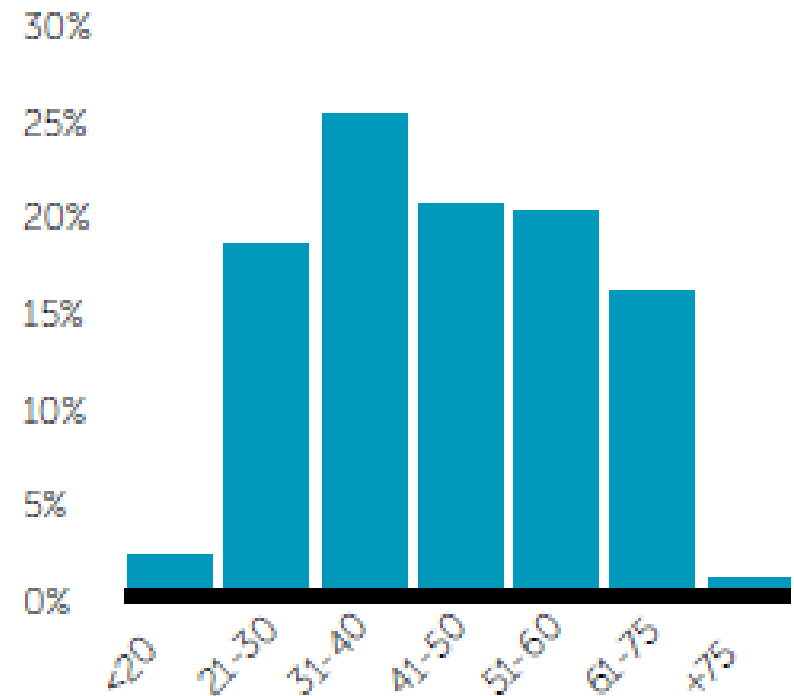
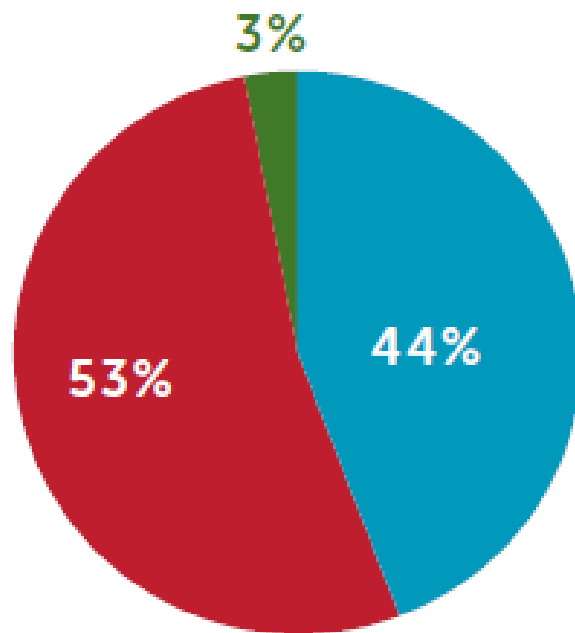
Duplex

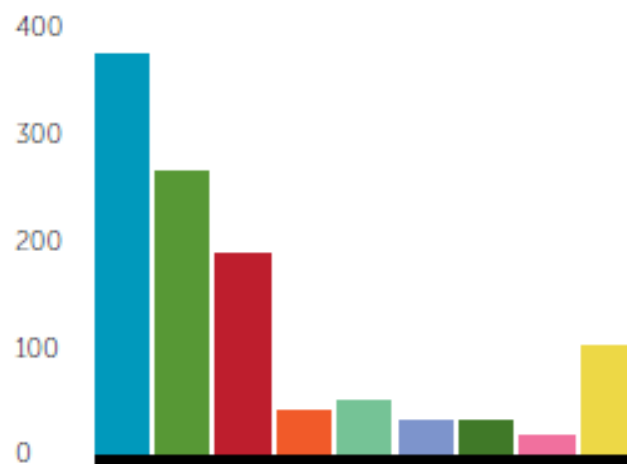
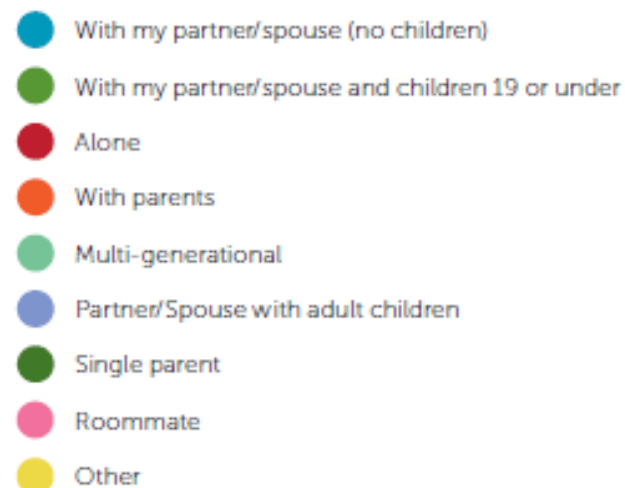
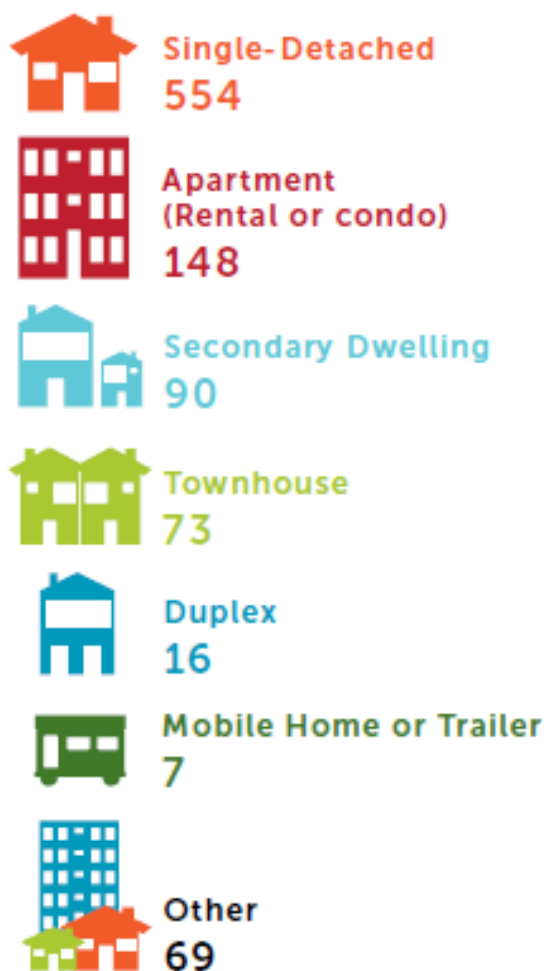


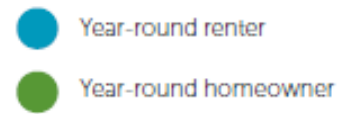
GREAT IDEA NEUTRAL NOT SO GREAT

Survey Responses (967)

- Year-round renter
- Year-round homeowner
- Part-year renter
(e.g., student, seasonal worker)







Single-Detached



Townhouse



Rental Apartment or condo



Secondary Dwelling



Other

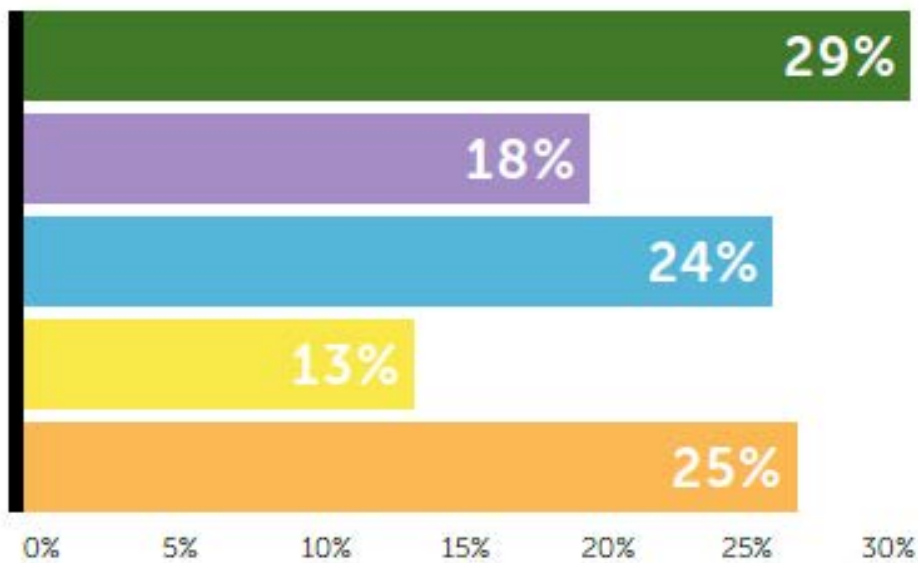


0 50 100 150 200 250 300 350 400

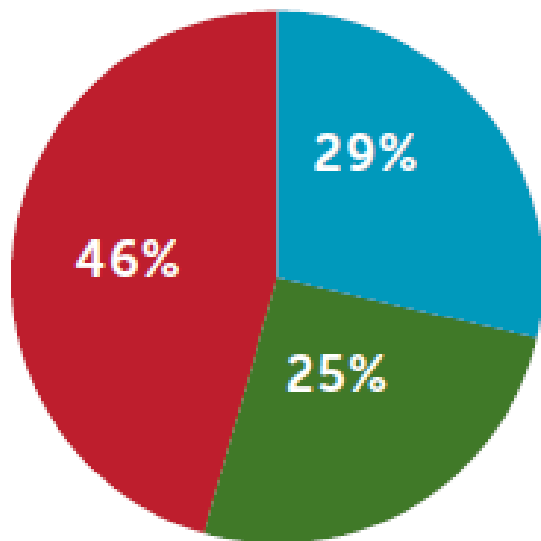
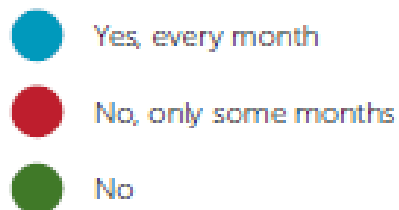
Number of Respondents



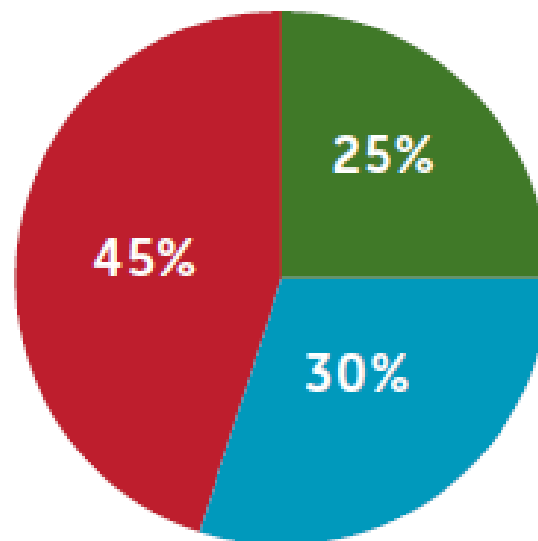
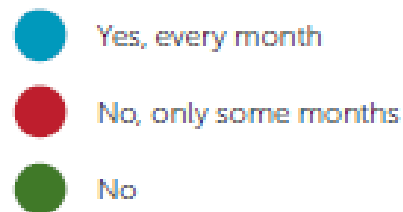
- **AREA 1:** Duke Point/Chase River/
South End/Harewood
- **AREA 2:** Protection Island/City
Centre/VIU Westwood
- **AREA 3:** Newcastle/Townsite/
Northfield/Departure Bay/
Linley Valley
- **AREA 4:** Diver Lake/Long Lake/
Rutherford/Pleasant Valley
- **AREA 5:** Dover/North Slope/
Hammond Bay



Sufficient \$ for Basic Needs (after housing)

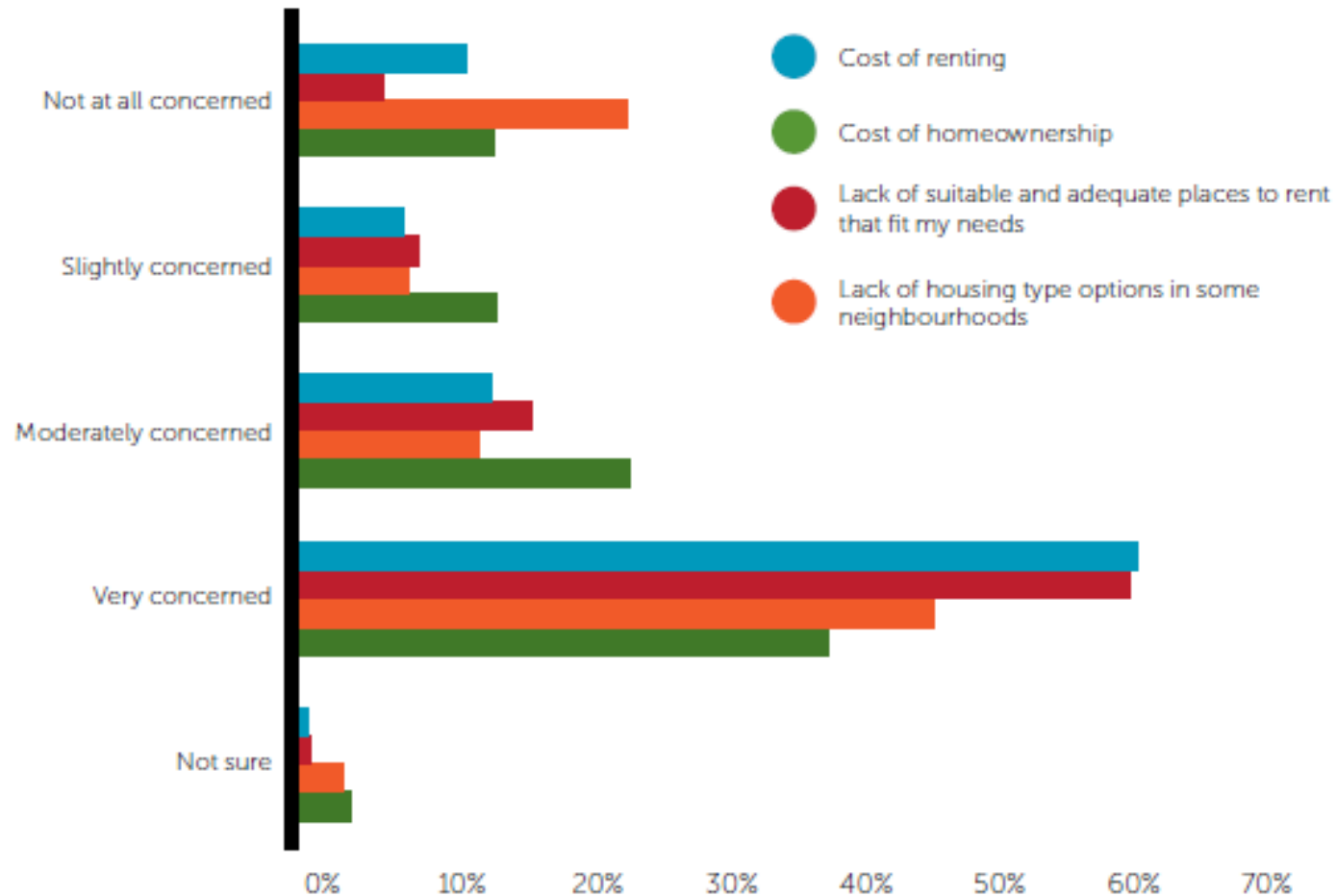


Renters

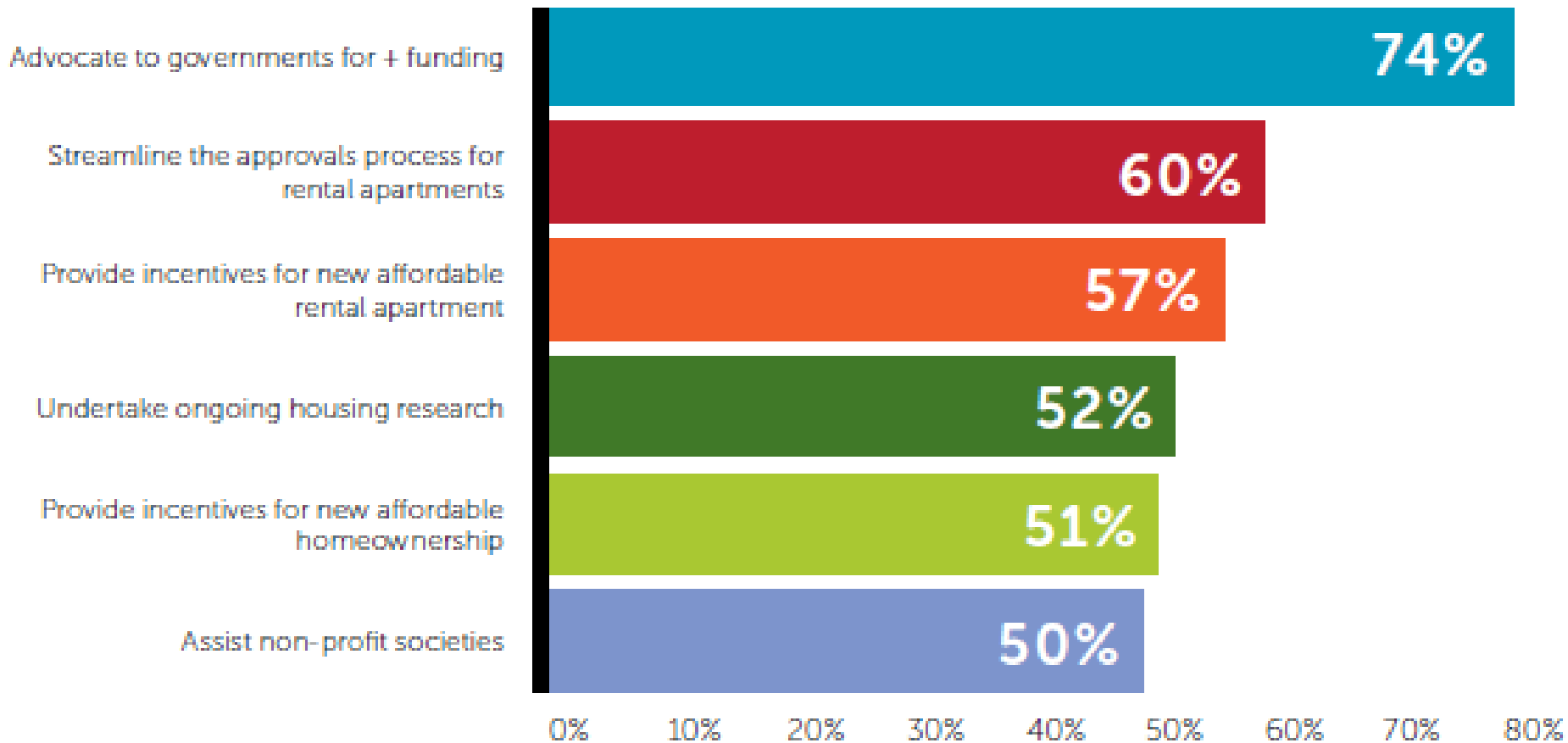


Homeowners

Housing issues of personal concern



The City Should Consider...



"As a student at VIU, I have to commute every day from Port Alberni. I have been struggling to find a place in Nanaimo for the last two years."

"The city needs to work with regional transit to ensure affordable housing is built where people can access buses, to encourage them to move into those units."

"We need to be more forward thinking to plan for hard to house individuals and low-income seniors and families."

"Foreign buyers are clearly becoming a problem in Nanaimo. We need to take steps in our community to not allow foreign money to price out locals from the community they grew up in, work in, and want to give back to."



Top Issues Identified



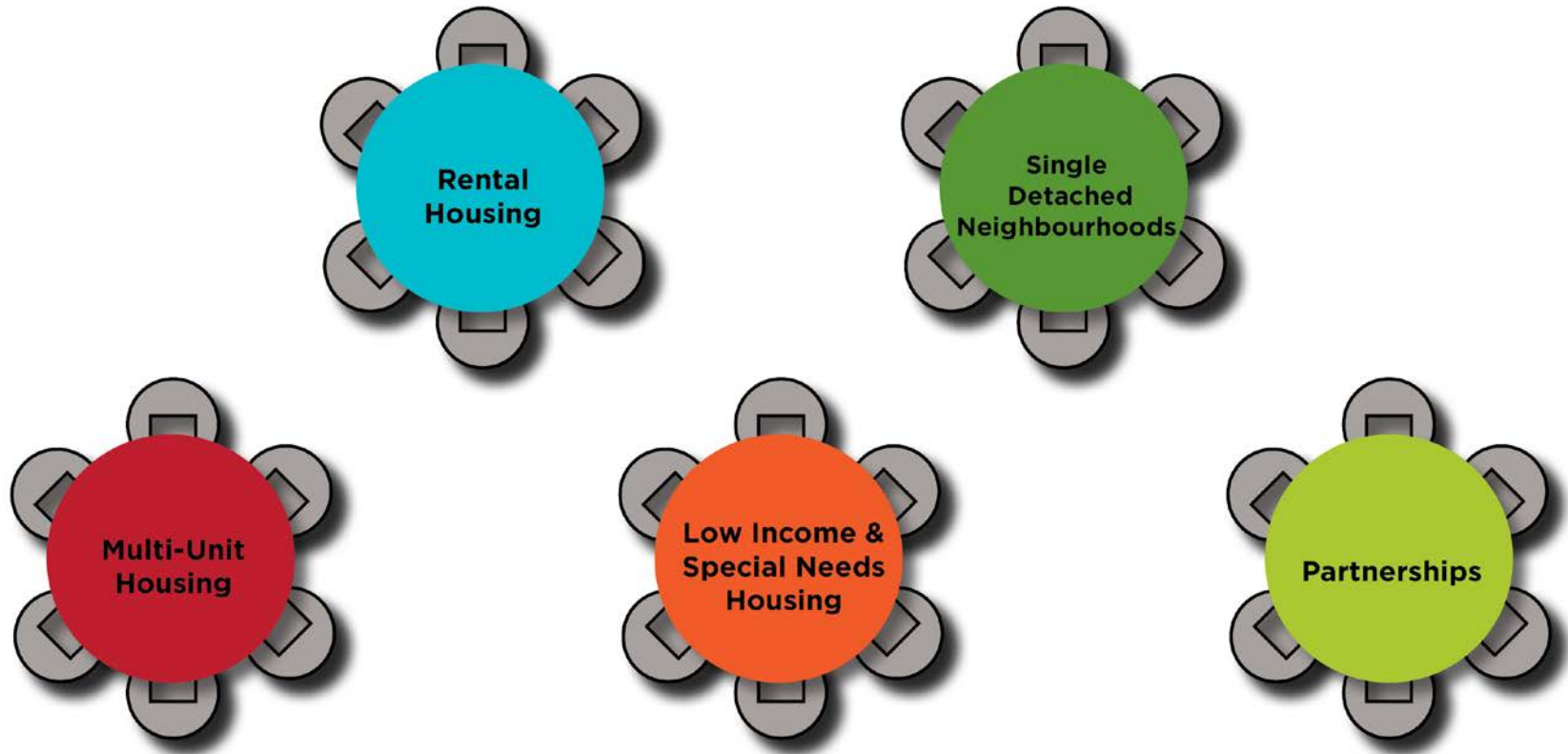
Identified Priority Groups



	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

Policy Options

Stakeholder World Café



Issues & Policy Options

1. RENTAL HOUSING

Increase supply of rental housing

2. SINGLE DETACHED NEIGHBOURHOODS

Support infill + intensification in single detached neighbourhoods

3. MULTI-UNIT HOUSING

Increase + diversify the supply of multi-unit housing

4. LOW INCOME & SPECIAL NEEDS HOUSING

Continue to support the development of low income + special needs housing

5. PARTNERSHIPS

Strengthen government + community partnerships

6. EDUCATION + SUPPORT

Connecting people to housing + programs



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