

## IMPLEMENTATION

Nanaimo’s Affordable Housing Strategy provides a framework to guide decision making in policy and practice over the coming ten years. The vision and outline presented in this document provide a roadmap for staff and Council at the City of Nanaimo around the priorities for affordable housing. It can also support decision making by external stakeholders and partners as they plan and pursue affordable housing initiatives of their own. A high level implementation timeline is suggested in the following table.

Note: SP = Social Planning, CP = Current Planning and Subdivision, RE = Real Estate, BL = Business Licensing, BI = Building Inspections

**Table A: Prioritization of Policy Directions & Actions**

OBJECTIVE	POLICY DIRECTION	PRIORITY			IMPLEMENTATION BY	
		Ongoing + Short Term (1-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)	City Lead	External Partners
1. Increase the supply of rental housing	1. Develop a secured market rental housing policy	✓			SP	-
	2. Expand secondary suites policy		✓		CP	-
	3. Restrict short term rentals		✓		CP/BL	-
2. Support infill & intensification in existing neighbourhoods	1. Update the policy on coach houses	✓			CP	-
	2. Support infill & intensification in single detached neighbourhoods		✓		CP	-

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		Ongoing + Short Term (1-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)	City Lead	External Partners
2. Support infill & intensification in existing neighbourhoods	3. Incentivize multiple & smaller units: a. Encourage lock-off & micro-suites b. Enhance public amenities c. Consider allowing recreational vehicles in mobile home parks d. Reduce barriers to tiny homes e. Revise how DCCs are calculated f. Extend DCC exemption to units > 29 m <sup>2</sup> g. Use DCCs to incentivize multiple units		✓ ✓ ✓ ✓ ✓	✓ ✓	CP/BI/RE	-
3. Diversify housing form in all neighbourhoods	1. Promote housing innovation a. Encourage fee simple townhouses b. Revise height limits + FAR calculations (R6-R8) c. Use revitalization tax exemption to promote development in certain areas		✓ ✓ ✓		CP/RE	Builders
	2. Develop a policy on family friendly housing	✓			SP	-
	3. Support affordable housing through reduced parking requirements		✓	✓	CP/SP	-
4. Continue to support low income & special needs housing	1. Develop a land acquisition strategy	✓			RE/SP	-
	2. Continue to support non-market housing development	✓			SP	Non-profits
	3. Update approach to density bonusing		✓		CP/SP	-
	4. Update the community amenity contribution policy				CP/SP	-

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		Ongoing + Short Term (1-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)	City Lead	External Partners
4. Continue to support low income & special needs housing	5. Update housing legacy reserve fund policy	✓			SP/RE	Senior govt./ Funders
	6. Introduce an adaptable housing policy		✓		BI/CP	-
	7. Develop a tenant relocation policy		✓		SP	-
5. Strengthen partnerships & connections	1. Facilitate affordable homeownership through partnerships			✓	SP	Non-profits/ Developers/ Senior govt.
	2. Increase community engagement & education		✓		SP	Non-profits/ Developers
	3. Support rental housing & related programs for students			✓	SP	Vancouver Island University
	4. Facilitate developer & nonprofit partnerships	✓	✓		SP	Non-profits/ Developers
	5. Continue to support tenant readiness initiatives	✓			SP	Non-profits/ BC govt.
	6. Support pet-friendly practices & policies		✓	✓	SP	Non-profits/ BC govt.
	7. Support the development of a local rent bank program			✓	SP	Non-profits/ Regional govt./BC govt.

It is recommended that Nanaimo undertake an annual Report Card that reviews the progress on all policy directions and actions. Table B proposes a set of measures and indicators to assist with the reporting and review process. These measures and targets were identified based on a review of key housing demand statistics and general understanding of the local context and issues. In terms of targets, notable progress towards these figures is to be realized within the three to five years.

**Table B: Prioritization of Policy Directions & Actions**

OBJECTIVE	KEY MEASURES & TARGETS
1. Increase the supply of rental housing	<ul style="list-style-type: none"> <li>• More than 50% of new residential building permits/housing starts are intended for rental use</li> <li>• Number of units secured as rental housing (market or non-market) for 10 years or longer</li> <li>• Number of suites in duplexes/townhouses</li> </ul>
2. Support infill & intensification in existing neighbourhoods	<ul style="list-style-type: none"> <li>• Housing supply target mix:               <ul style="list-style-type: none"> <li>• More than 70% of new residential building permits/housing starts in multi-unit dwellings (not including replacement units)</li> <li>• At least 20% of new starts in other ground-oriented units (duplexes, triplexes, fourplexes, and townhouses)</li> <li>• At least 50% of new starts in apartments</li> </ul> </li> <li>• Number of lock off, micro-suites or tiny homes</li> </ul>
3. Diversify housing form in all neighbourhoods	<ul style="list-style-type: none"> <li>• Number of fee simple townhouse units/developments</li> <li>• Description of innovation and alternative housing forms</li> <li>• At least 20% of apartments in two and three bedroom units</li> </ul>

OBJECTIVE	KEY MEASURES & TARGETS
<p>4. Continue to support low income &amp; special needs housing</p>	<ul style="list-style-type: none"> <li>• Number and description/location of parcels acquired by City</li> <li>• Non-market housing targets:               <ul style="list-style-type: none"> <li>• 200-240 supportive housing units</li> <li>• 100-120 rent supplements to facilitate access to independent living through private market</li> <li>• 400-600 additional below market rental units for low to moderate income households (ranging from 60%-90% below market)</li> </ul> </li> <li>• Total funds in Housing Legacy Reserve Fund, total funds (\$) added to HLRF each year, total funds allocated to groups/number of units generated</li> <li>• Number of adaptable housing units by dwelling unit type</li> <li>• Description of tenant assistance plans implemented and number of tenants assisted/type of support etc.</li> </ul>
<p>5. Strengthen partnerships and connections</p>	<ul style="list-style-type: none"> <li>• Number and affordable homeownership units created</li> <li>• Description of new partnerships, initiatives and programs</li> </ul>