

# Affordable Housing Strategy 2019 Annual Update



Information Report to the  
Health and Housing Task Force  
27-NOV-2019

## Affordable Housing Strategy Objectives

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

## Key Targets + Measurements

- **Exceeding** target of 50% of new housing starts as rental
- **Exceeding** target of 20% of new rental as 2-3 bedroom units
- **On-track** to meet below-market rentals target (400-600 units) within 3-5 year time frame
- **Two** new key partnerships (Health and Housing Task Force and Social Purpose Real Estate Collective)
- **One** new initiative (expansion of BC Rent Bank)

## Current Projects

- Market rental housing inventory
- Short-term rental regulations (Q1 2020)
- Community Amenity Contribution Review (Q1 2020)
- Density Bonus policy review (Q2 2020)
- MOU with BC Housing, SD68 and Snuneymuxw First Nation for new affordable units (2020)
- Rent-Lease-Own Study for social purpose real estate (Q1 2020)
- Zoning Bylaw review (related to OCP review) - 2020

## Market Rental Inventory Map

- ❖ Rental Stock by distribution:  
<https://geoportal.nanaimo.ca/portal/apps/SummaryViewer/index.html?appid=dcbc031152d94eceb1cf58dc19bc7757>
- ❖ Rental Stock by age:  
<https://geoportal.nanaimo.ca/portal/apps/View/index.html?appid=0ae1c8c8e0d64e3c8a04493a096ae3eb>

## Why Focus on Existing Market Rental?

- Older market rental units make up the majority of our 'affordable rental' stock – new apartments can be twice as expensive as 30+ year old units
- Much of the current stock was built pre-1970s; knowing building age, condition and # of units help inform acquisition strategy and mitigate risk of mass “reno-victions”



## Projects Planned for 2020

- Land acquisition strategy
- Family-friendly housing policy
- Adaptable housing policy
- Update policy on coach houses
- Consider rental zoning as part of OCP review
- Continue to support Health and Housing Task Force
- Continue participation on the Nanaimo Homeless Coalition
- Other housing priorities as identified by Council



Questions / Thank you