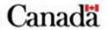




TURNER STRATEGIES



Funded in Part by the Government of Canada's Reaching Home: Canada's Homelessness Strategy



# NANAIMO:

## BUILDING A PATH FORWARD

### TASK FORCE MEETING Financial Modelling Update

MAY 6, 2020

## Key Assumptions



Start year 2020 – comparing 5 & 10 year timelines



Target pop growth at 3% for at risk/transitional; 10% for episodic/chronic



Access to current supply is full, given overflow demand



Target chronic/episodic at 100%



Target at risk/transitional at 10% and 25% rates



Focus on new capital vs. reliance on current rent units



No new shelters or transitional housing



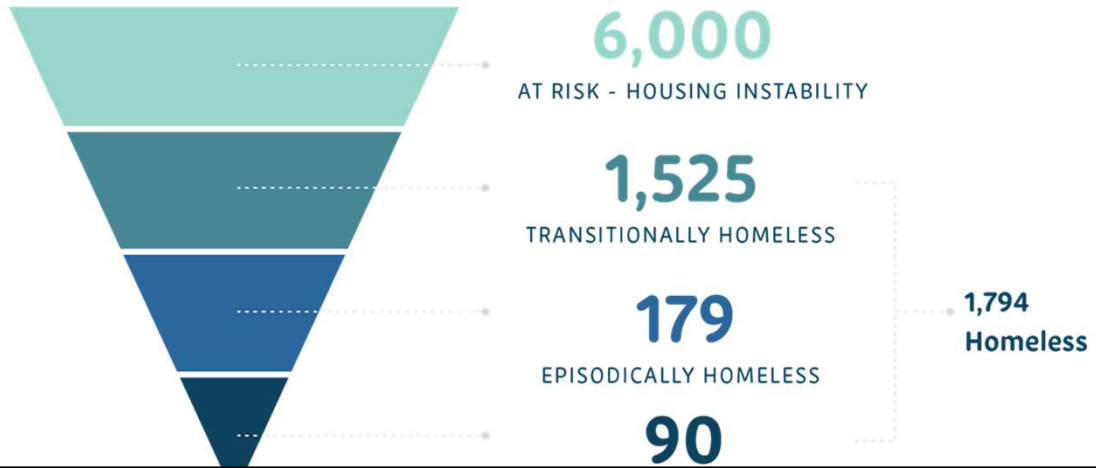
Eliminate current backlog over immediate 5yrs



Shift resources to prevention over time



## Demand Annual Estimates

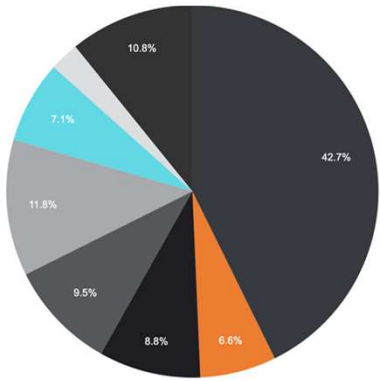


## Key Assumptions – Performance & Cost

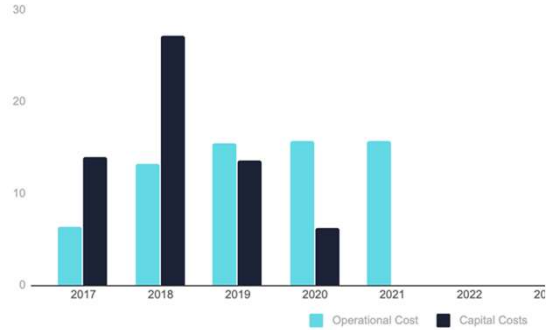
Program Type	Target Turnover	Target Negative Exit	OpEx/Space/Yr	CapEx/Space
Permanent Supportive Housing	25%	15%	\$20K; \$35K; \$55K	\$175K
Affordable Housing	20%	10%	\$5K	\$125K
Assertive Community Outreach	20%	10%	\$21K	
Intensive Case Management	150%	15%	\$17.5K	
Rapid Rehousing	200%	20%	\$12K	
Diversion	300%	20%	\$5K	
Rent Supports	20%	10%	\$6K	



## Scenario 1: \$108M over 5 yrs or \$22M/ year



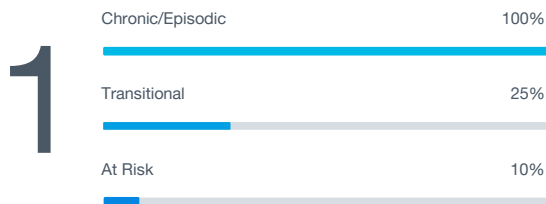
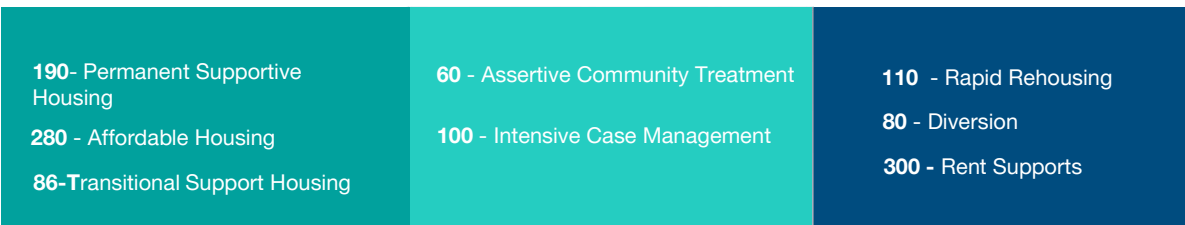
- Permanent Supportive Housing
- Transitional Housing
- Rapid Rehousing
- Assertive Case Management
- Intensive Case Management
- Affordable Housing
- Prevention
- Rent Supports



**Supports Needed:** \$66M over 5 years to support housing operations and Housing First programming.

**Housing Needed:** \$42M in capital for 621 new housing spaces

## Spaces created over 5 years



**2** Assumes heavy capital investment, complemented by rent supports & Housing First in market units.

