










NANAIMO:

BUILDING A PATH FORWARD

TASK FORCE MEETING

Financial Modelling Update


MAY 20, 2020

Agenda

1. Integrated Needs Assessment & Design Lab Summary feedback

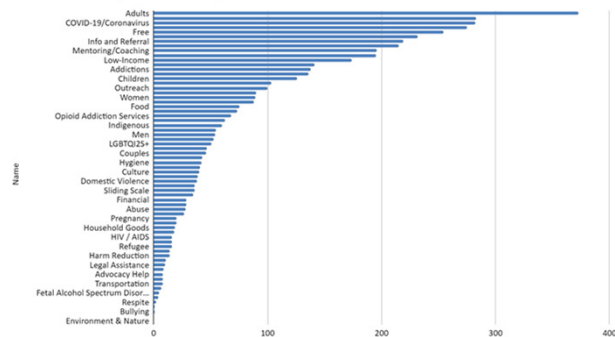
REMINDER

 - Send high level feedback to Chantal cc: Karin
 - Due by May 30
1. Financial Modelling Progress Report
2. COVID Social Response Update: HelpSeeker data highlights
3. Ecosystem Design



HelpSeeker Update

Year to Date - HelpSeeker - Listing Visits



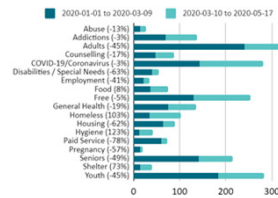
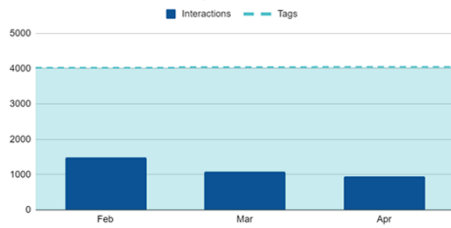
674 Listings + 281 pr
& benefits

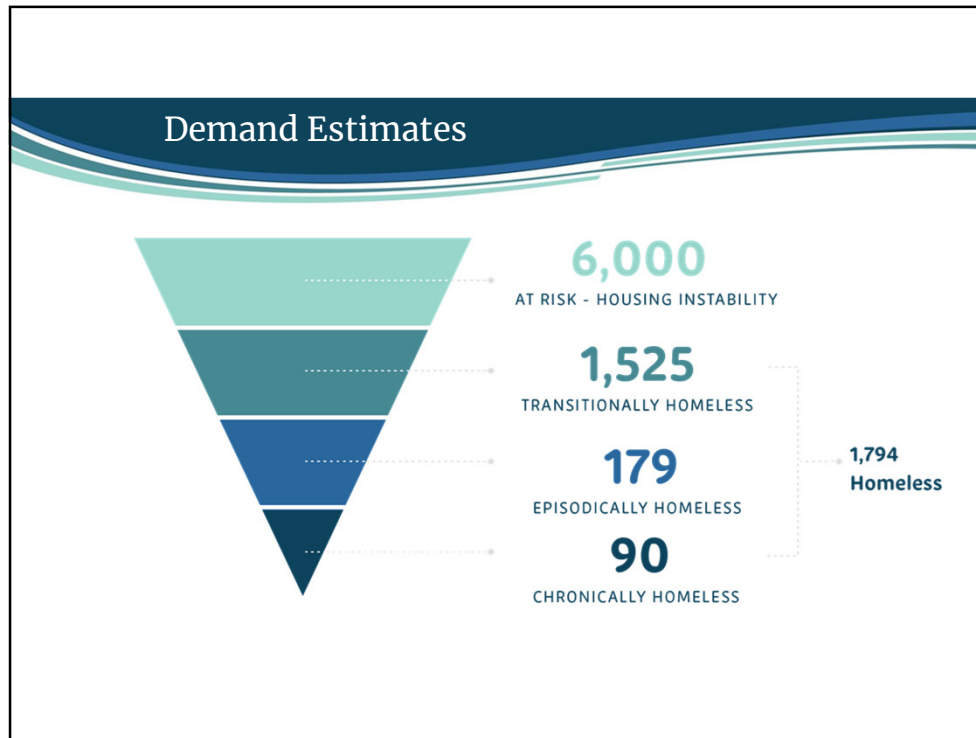
115 COVID listings + 1
helplines & benefits

34% of local listings

HelpSeeker pre/post COVID

Interactions and Service Tags





Scenario Comparisons \$408m/\$104m

Overview of 4 options

Scenario	Total Costs	Total OpX	Total CapX	Targets	#Served	Timespan
Scenario 1 - Worst Case	\$108M	\$6.5M	\$60.9M	1,170	3,345	5 Years
Scenario 2 - Best Case	\$22.7M	\$17.3M	\$5.3M	385	4,946	5 Years
Scenario 3 - Likely Case	\$62.7M	\$33.6M	\$28.4M	655	4,308	5 Years
Scenario 3.5 - Longer Case	\$117.7M	\$74.7M	\$42.9M	1,020	10,241	10 Years

Considerations

- More costs = more impact on target groups
- Varying levels of reliance on scattered site vs place based models
- Focus on higher acuity / chronicity vs prevention
- Capital investment flows impact capacity/costs
- Longer time frame allows lower annual costs

Recommended Working Scenario is Scenario 3 – Likely Scenario

Ecosystem Design

Continuing conversation on
implementation, roles & governance



Key Assumptions

-  Start year 2020 – comparing 5 & 10 year timelines
-  Target pop growth at 10% 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 - limited transitional housing
-  Eliminate current backlog over immediate 5yrs
-  Shift resources to prevention over time

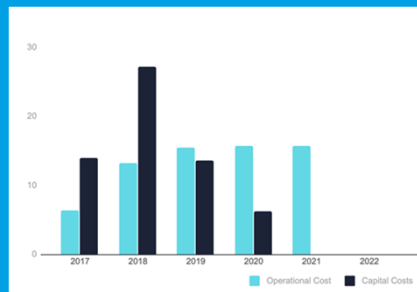
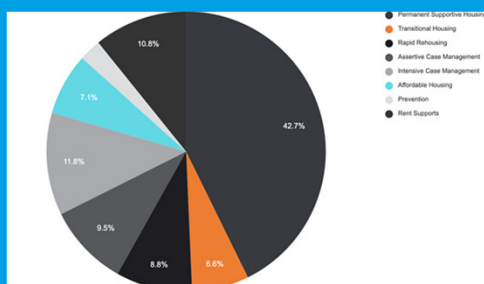


Key Assumptions – Performance & Cost

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: Worst Case

\$108M over 5 yrs or \$22M/ year



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

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

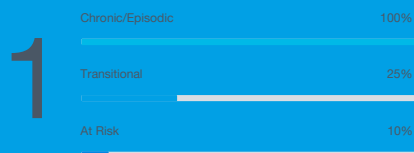
Scenario 1: Worst Case

Spaces created over 5 years

190 - Permanent Supportive Housing
280 - Affordable Housing
86 - Transitional Support Housing

60 - Assertive Community Treatment
100 - Intensive Case Management

110 - Rapid Rehousing
80 - Diversion
300 - Rent Supports



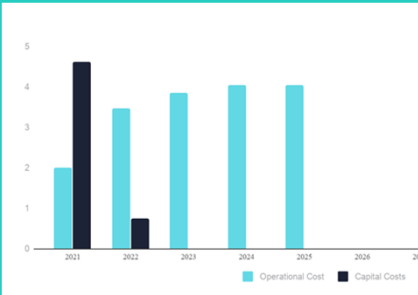
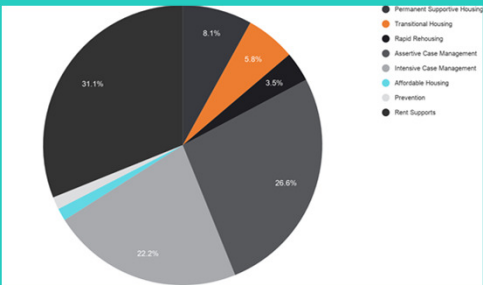
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Assumes heavy capital investment, complemented by rent supports & Housing First in market units.

Assumes all current capacity is 0 - worse case scenario.

Scenario 2: Best Case

\$22.7M over 5 yrs or \$4.5M/ year

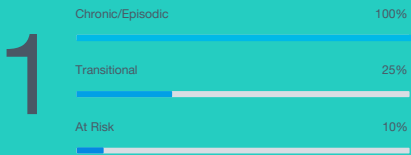
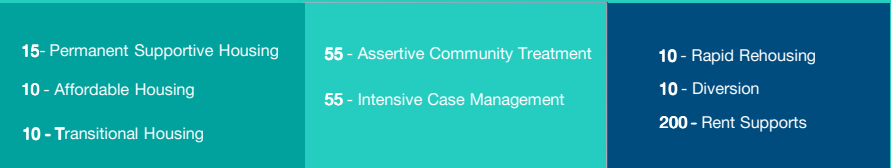


Supports Needed: \$17.3M over 5 years to support housing operations and Housing First programming.

Housing Needed: \$5.3M in capital for 1,297 new housing spaces

Scenario 1: Best Case

Spaces created over 5 years



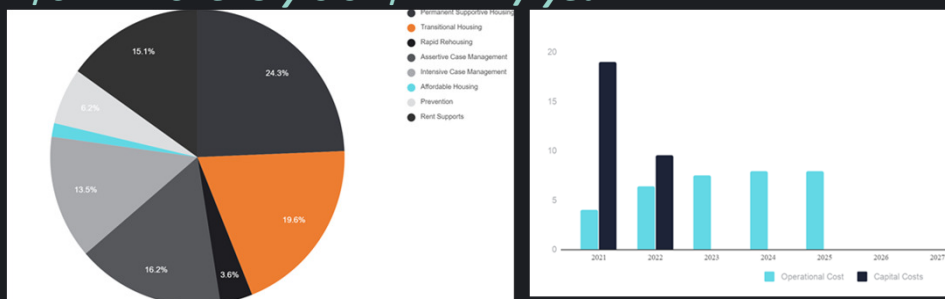
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Assumes heavy investments in rent supports, ACT and ICM.

Assumes all current capacity is accessed.

Scenario 3: Likely Case

\$62.1M over 5 yrs or \$12.4M/ year



Supports Needed: \$33.6M over 5 years to support housing operations and Housing First programming.

Housing Needed: \$28.4M in capital for 846 new housing spaces

Scenario 3: Likely Case

Spaces created over 5 years

90 - Permanent Supportive Housing

20 - Affordable Housing

70 - Transitional Housing

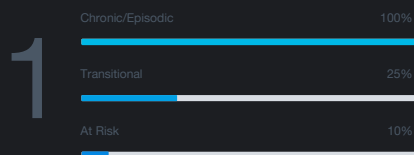
70 - Assertive Community Treatment

70 - Intensive Case Management

20 - Rapid Rehousing

95 - Diversion

200 - Rent Supports



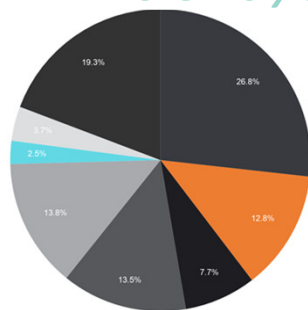
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Assumes similar investments in supports & housing

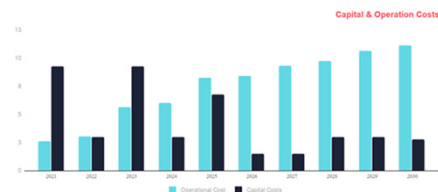
Assumes 50% of current capacity.

Scenario 3.5 Longer Case

\$117.7M over 10 yrs or \$11.8M/ year



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



Supports Needed: *\$74.7M over 10 years to support housing operations and Housing First programming.*

Housing Needed: *\$42.9M in capital for 862 new housing spaces*

Scenario 3.5: Longer Case

Spaces created over 10 years

170 - Permanent Supportive Housing

50 - Affordable Housing

60 - Transitional Housing

60 - Assertive Community Treatment

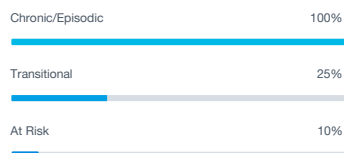
100 - Intensive Case Management

60 - Rapid Rehousing

90 - Diversion

350 - Rent Supports

1



2

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

Assumes 50% of current capacity.