

## ATTACHMENT B

# CITY OF NANAIMO RENTAL SUPPLEMENT PROPOSAL

NANAIMO REGION JOHN HOWARD SOCIETY

Reaching Home Rental  
Supplement Project  
Proposal

# JohnHoward

NANAIMO REGION JOHN HOWARD SOCIETY

## Introduction

The Nanaimo Region John Howard Society has operated the 'Housing First' project since 2016, where we focus on some of the hardest to house and vulnerable individuals in Nanaimo and help them find, secure, and maintain their own housing. This includes providing a rental supplement to landlords in order to maintain their housing. Participants work with case managers and other supports in the community to identify their goals and work towards becoming integrated back into society.

Since the start of the project, we have seen a dramatic change in the private market environment in which our participants search for housing. Private market rental vacancy has remained low, around 2%, and rental rates have increased. This causes participants, almost all of whom are on a fixed income, to struggle to afford most available private market rentals.

The Nanaimo Region John Howard Society asks for a contribution of \$35,000 for 1 years operations of rental supplements.

## The Housing First Program

Housing First is a Reaching Home funded program where case managers work with individuals experiencing chronic or episodic homelessness in the Nanaimo area to find housing and work on their goals. Since the start of the program in 2016, Housing First has worked with 45 individuals, with 17 participants being active to the program currently. Rental Supplements, provided through the City of Nanaimo, are given directly to their landlords to help with the cost of housing based on their income and the cost of the housing unit, with each participant being re-evaluated each year to determine their eligibility for other forms of income, such as the Shelterly Aid For Elderly Renters supplement, or change in their income from employment. Many of our participants no longer require the City supplement within 2-3 years.

## Changes to the Rental Market (CMHC)

The following data shows the increase in the average rent for both bachelor and 1 bedroom units using data from the Canadian Mortgage and Housing Corporation. Our participants predominately utilize these types of units for housing.

### **Bachelor Units:**

The average rent for a bachelor unit in Nanaimo has increased from \$636 to \$887. This represents an increase of 39.5%.

2016	2017	2018	2019	2020 (projected)
\$636	\$683	\$792	\$887	\$987

2020 projected numbers are based on an averaging of the annual percentage increase since 2016.

### **1 Bedroom Units:**

The average rent for a 1 bedroom unit in Nanaimo has increased from \$759 to \$946. This represents an increase of 25%.

2016	2017	2018	2019	2020 (projected)
\$759	\$805	\$885	\$946	\$1018

2020 projected prices are based on an averaging of the annual percentage increase since 2016.

## City of Nanaimo Supplements

In 2018, the Housing First project was given \$45,000 to administer rental supplements for active Housing First participants to help maintain housing. This funding has been utilized for approximately 2 years to provide rental supplements for 16-20 participants per month, with a total of 27 individuals having benefitted from the last round of City supplements.

With our current active participant load and the average rental supplements per month, we are asking for a contribution of \$35,000 for 1 year's operations. This is based on the rental market increasing across the available types of unit's participants occupy since 2016, the projected continued increase to rental rates, the length of the previous funding lasted, and the average number of participants per year being assisted by the supplement.

## Summary

Since the beginning of the Housing First Program in 2016, we have successfully aided in the housing of 45 individuals. Housing First plays an integral role in the continuum of housing in Nanaimo by providing vital case management services to those participants. With private market rental rates increasing the supplements provided to the Housing First participants puts private market options back into reach financially for participants and gives them a reasonable choice in finding housing.

With a contribution of \$35,000 the John Howard Society can continue administering rental supplements for 1 year, providing housing options for some of our most vulnerable, homeless individuals as part of our effort to end homelessness in our community.