

ATTACHMENT B

Affordable Housing Strategy Implementation Projects 2020 – 2021				
	AHS Objective	AHS Policy Direction	Project	Anticipated Date of Completion
A.	Increase the supply of rental housing	Develop a secured market rental housing policy	Zoning Bylaw Update allowing modular housing	Complete. On 2019-DEC-02, Council adopted “Zoning Amendment Bylaw 2019 No. 4500.158,” which included an amendment to separate the definitions of ‘mobile home’ and ‘modular home’. The restriction on “no secondary suites in mobile homes” remains, but secondary suites are now permitted in modular homes. Modular construction can now also be used to develop a suite as a detached accessory building, which can achieve significant cost savings over traditional construction.
B.	Strengthen partnerships & connections	Support the development of a local rent bank program	Nanaimo Rent Bank	Complete. On 2020-JUL-27, Council allocated \$90,603 from the Housing Legacy Reserve of funds received through the Online Accommodation Tax to the Nanaimo Region John Howard Society in order to operate a local rent bank as a temporary pilot project. \$43,000 and in-kind support was also awarded from BC Rent Bank for a region-wide project. The rent bank launched on 2021-JAN-18. Since the Rent Bank was established, the Nanaimo Homeless Coalition has allocated an additional \$100,000 from the Government of Canada’s Reaching Home: Canada’s Homelessness Strategy distributed by United Way Central & Northern Vancouver Island.
C.	Strengthen partnerships & connections	N/A	Health and Housing Task Force & Action Plan	Complete. Endorsed by Council on 2020-FEB-22, with direction to work with a transition team on implementation and return to Council with a report within three months.
D.	Continue to support low income & special needs housing & Increase the supply of rental housing	Update approach to density bonusing	Density Bonus policy review (Schedule D)	Draft complete. An amendment to “Schedule D” of the Zoning Bylaw will be introduced at the GPC meeting on 2020-APR-26 that will provide for bonus density incentives for different levels of affordable housing (affordable ownership, affordable rental, and non-market housing) and aligns with the directives of the Strategy. The amendments will also include additional points for purpose-built rental housing secured in perpetuity.
E.	Continue to support low income & special needs housing	Update the community amenity contribution policy	Community Amenity Contribution Policy	Draft complete. A new Community Amenity Contribution (CAC) Policy was presented at the 2020-MAR-08 Governance and Priorities Committee meeting. The proposed CAC Policy includes guidelines for both in-kind amenities and monetary contributions to the City. Also, the CAC Policy contains considerations for supporting affordable housing initiatives, including proposing an increase to the amount of funds directed to the Housing Legacy Reserve Fund.
F.	Increase the supply of rental housing	Restrict short term rentals	Short-term rental regulations	Ongoing. At the Governance and Priorities Committee (GPC) meeting held 2020-OCT-26, Staff presented a number of options regarding the regulation of Short Term Rentals. Staff are continuing consultation as directed by Council and a community survey is currently underway until 2021-MAY-10. Staff anticipate bringing a report to Council following the conclusion of community engagement.
G.	Continue to support low income & special needs housing	N/A	Increase the availability of rent supplements.	Ongoing. The Strategy provides a target of adding 100-120 new rent supplements for low-income individuals and families to access market housing. BC Housing currently provides 148 ongoing rent supplements to homeless/at-risk individuals through partnerships with non-profit organizations in our community, which is nearly double what was provided three years ago when the AHS was completed. On 2020-NOV-18, the Finance and Audit Committee recommended that Council direct Staff to provide \$35,000 in funding from the Housing Legacy Reserve to the Nanaimo Region John Howard Society in order to continue to fund the Housing First Rent Supplement Program for 2021. The amount of rental supplement varies based on a person’s income, with an upper limit of \$300 per monthly supplement. The approved funds will support at least ten rent supplements for the year.

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H.	Continue to support low income & special needs housing	Continue to support non-market housing development	Continue to support the non-profit sector by assigning a staff person as a primary liaison to field questions and shepherd projects through the approval process.	Ongoing. There are a significant number of new affordable rental housing projects in development, which Staff anticipate will be secured as affordable rental with housing agreements in exchange for a 50% reduction in development cost charges (DCCs). Staff have had a number of pre-application meetings and anticipate that the affordable rental projects already in stream will enable the City to meet the AHS target of 400-600 additional below-market rentals by 2023.
I.	Continue to support low income & special needs housing	Continue to support non-market housing development	MOU with BC Housing	Ongoing. The MOU agreement includes new developments proposed on six (6) sites around the city: three (3) affordable rental housing developments with approximately 120 homes for people with low to moderate incomes; and, four (4) supportive housing developments with approximately 190 homes for people experiencing or at risk of homelessness in the community. All projects anticipated to be completed by the end of 2022. Additionally, the City is partnering with BC Housing on a new, 60-bed navigation centre that will provide transitional housing with wraparound supports anticipated to be open during 2021.
J.	Continue to support low income & special needs housing	Continue to support non-market housing development	MOU with BC Housing, SD68 and Snuneymuxw First Nation for the Te'tuxwtun project	Ongoing. Work is currently underway on the Te'tuxwtun Master Plan that is anticipated to have new affordable housing units in addition to those committed to through the above noted BC Housing MOU. The completion of the Master Plan is anticipated in late 2021/early 2022 and this will be followed by implementation to construct the new housing.
K.	Increase the supply of rental housing	Develop a secured market rental housing policy	Rental Zoning	2021 Project. Rental Zoning is an element of Secure Market Rental Housing Policy, which will be considered through the REIMAGINE NANAIMO process as a potential policy tool to facilitate more rental housing in specified areas of the city.
L.	Continue to support low income & special needs housing	Develop a land acquisition strategy	Land acquisition policy	2021 Project. This project is being considered as part of the REIMAGINE NANAIMO Coordinated Strategic Plan Review. It is anticipated that a draft Land Acquisition Strategy will be brought forward for Council's consideration in late 2021.
M.	Continue to support low income & special needs housing	Update housing legacy reserve fund policy	Housing Legacy Reserve Policy	2021 Project. This project was deferred until the Health and Housing Action Plan was endorsed. Recommendations on any changes to the Housing Legacy Reserve Policy will be drafted in alignment with the Health and Housing Action Plan and will be brought forward for Council consideration.
N.	Diversify housing form in all neighbourhoods	Develop a policy on family friendly housing	Family-friendly housing policy	2021 Project. This project was scheduled for 2020, but was delayed when Staff resources were diverted to undertake the Provincially-funded, regional Child Care Needs Assessment. This study is now near completion, and data from the study will be used to inform the Family-Friendly Housing Policy, now anticipated to be completed in 2021. This project will also be informed by the findings of the RDN Social Needs Assessment (anticipated to be complete in Fall 2021).