

ATTACHMENT B

Affordable Housing Strategy Implementation Table



	AHS Objective	AHS Policy Direction	Project	Status
A.	Increase the supply of rental housing	Restrict Short-Term Rentals	Short-Term Rental Regulations & Short-Term Rental Operator's Guide	<div>Complete</div> <p>The City completed a Zoning and Business Licence regulation update on 2022-FEB-07 related to short-term rentals. The new regulations that came into effect 2022-APR-01 allow the City to regulate short-term accommodations and protect the rental market by only allowing property owners to rent out a portion or all of their primary residence on a short-term basis. As of 2022-Jun-13, 80 applications for STR business licenses have been approved, and the majority of these STR's are in one- and two-bedroom secondary suites.</p>
B.	Support infill and intensification in existing neighbourhoods	Support infill and intensification in single-detached neighbourhoods	Zoning Bylaw Amendment Bylaw No.4500.199	<div>Ongoing</div> <p>To support infill and intensification in Neighbourhoods, a new exemption proposed in Development Permit Area 8 (DPA8) Form and Character guidelines (Zoning Bylaw Amendment Bylaw No. 4500.199) is not to require a development permit for "Construction that is limited to no more than a total of four dwelling units on one lot" (except in the Old City area). The purpose of this exemption is encourage infill in residential areas by allowing a 2-4 unit development to proceed directly to the building permit stage. It is also worth noting that property frontage improvements are not required for multi-family developments with 4 or less units, to provide further incentive for gentle infill.</p>

Orange – In Progress

Blue – Ongoing

Green - Complete

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C.	Support infill and intensification in existing neighbourhoods	Support infill and intensification in single detached neighbourhoods	Secondary Suites	<p>Ongoing</p> <p>The Zoning Bylaw contains provisions for allowing a secondary suite within a single family dwelling or in an accessory building. In 2021, 64% of new single-family dwellings were built with a secondary suite, adding 141 secondary suites in the city. This is an increase from 2020 where 59% of new single-family dwellings were built with suites, adding 128 secondary suites. Since 2005, 3661 building permits have been issued for secondary suites.</p>
D.	Support infill and intensification in existing neighbourhoods	Support infill and intensification in single detached neighbourhoods	Development Cost Charge Reductions	<p>Ongoing</p> <p>The "Development Cost Charge Bylaw 2017 No. 7252" contains a provision allowing for a 50% reduction of development cost charge (DCC) fees for not-for-profit rental housing when 30% of the units are secured with a housing agreement such that rent does not exceed 30% of before tax income. Since 2018, a DCC reduction has been approved for at least 7 affordable housing developments in accordance with the DCC Bylaw reduction provisions for a total of 287 units.</p>
E.	Support infill and intensification in existing neighbourhoods	Support infill and intensification in single detached neighbourhoods	Revitalization Tax Exemption Bylaw 2018 No. 7261	<p>Ongoing</p> <p>The City's "Revitalization Tax Exemption Bylaw 2018 No. 7261" encourages residential units in the downtown area by offering a tax exemption for new multi-family units. The program offers a 100% exemption for the municipal property tax portion for a 10 year term. Two developments approved in the downtown that will use this incentive in 2022 are: 1) 197 rental units at 400 Fitzwilliam Street (DP1214); and 2) 163 rental units at 340 Campbell Street (DP1223).</p>

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F.	Continue to support low income & special needs housing	Update the community amenity contribution policy	Community Amenity Contribution Policy	<div>Complete</div> <p>On 2021-NOV-15, Council endorsed a new CAC Policy which states that for rezoning applications received after 2022-JAN-01 the monetary amenity contribution rate is increased. The CAC Policy also stipulates a monetary amenity contribution rate increase in January 2023, 2024, and 2025, and states that 40% of all monetary contributions be directed to the Housing Legacy Reserve Fund. In addition, the CAC Policy states that the CAC rate is reduced by 50% for secured market rental dwelling units, and the CAC rate is waived 100% for secured non-market rental dwelling units to incentivize the development of these types of units in the city.</p>
G.	Increase the supply of rental housing & Continue to support low income & special needs housing	Update approach to density bonusing	Density Bonus Policy review (Schedule D)	<div>Complete</div> <p>On 2021-JUN-21, an amendment to Schedule D was approved which awards extra density when purpose built rental units are secured, and awards extra density when secured affordable ownership units, affordable rental units, and non-market housing units are constructed. The objective is to incentivize and increase the supply of both rental units and non-market units in the City.</p>
H.	Strengthen partnerships & connections	Support the development of a local rent bank program	Nanaimo Rent Bank	<div>Complete</div> <p>On 2021-JAN-18, Nanaimo's first rent bank was launched. Council allocated \$90,603 from Housing Legacy Reserve Fund to the John Howard Society to operate a rent bank. A rent bank is a short-term or temporary homelessness prevention tool that helps to provide housing stability for low to moderate-income renters who are unable to pay their rent or utilities due to life circumstances. In 2021, the Nanaimo rent bank allocated 56 of these forgivable rent bank loans for Nanaimo residents.</p>

	AHS Objective	AHS Policy Direction	Project	Status
I.	Diversify housing form in all neighbourhoods	Develop a policy on family friendly housing	Family Friendly Housing Market Study	<div>In Progress</div> <p>Data from this study is anticipated to be completed in 2022 and will be used to inform the development of a Family-Friendly Housing Policy in 2023.</p>
J.	Continue to support low income & special needs housing	Develop an adaptable housing policy	Adaptable and Accessible Housing Market Study	<div>In Progress</div> <p>Data from this study is anticipated to be completed in 2022 and will be used to inform the development of an Adaptable and Accessible Housing Policy in 2023.</p>
K.	Strengthen partnerships & connections	N/A	Health and Housing Task Force & Action Plan (HHAP)	<div>In Progress</div> <p>One of the key recommendations from the 2022-DEC-02 HHAP was to support the incubation of a Health and Housing Systems Planning Organization (SPO) to implement the HHAP by coordinating funding and partner activities. Council endorsed the HHAP (Action Plan) in 2021, and then in May a Charter to establish the SPO was endorsed. The SPO will provide collective prevention and response priorities, to enable coordinated action and advocacy by Nanaimo's non-profit organizations, Snuneymuxw First Nation and other levels of government, the business sector, and the broader community to address an end to homelessness in Nanaimo.</p>

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L.	Continue to support low income & special needs housing	Continue to support non-market housing development	MOU with BC Housing	<div>In Progress</div> <p>The 2020 MOU agreement between BC Housing and the City of Nanaimo includes developments for seven housing projects on six sites around the city. Three affordable rental housing developments with approximately 120 homes for people with low to moderate incomes are in various stages of planning and development. There are four supportive housing developments with approximately 190 homes for people experiencing or at risk of homelessness being planned for the community. 51 supportive units opened in spring 2022 at 702 Nicol Street and an additional 51 units are scheduled to be completed in 2022 at 285 Prideaux Street.</p>
M.	Strengthen partnerships & connections	Increase community engagement & education	Housing Needs Assessment	<div>In Progress</div> <p>A Housing Needs Assessment (HNA) is underway to gather housing data from all levels of government, through consultation with the community, and using the new 2021 Census Data. The HNA is anticipated to be completed by 2022-DEC-31 and will provide an updated snapshot on the state of housing in Nanaimo including the implications of COVID</p>