

AFFORDABLE HOUSING STRATEGY

2021 ANNUAL UPDATE



Governance and Priorities Committee
2022-JUN-27

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Policy Objectives

1. Increase the supply of rental housing.
2. Support infill and intensification in existing neighbourhoods.
3. Diversify housing form in all neighbourhoods.
4. Continue to support low-income and special needs housing.
5. Strengthen partnerships and connections.

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What is affordable housing?



As Defined in the Affordable Housing Strategy

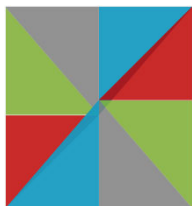
Housing that includes a variety of housing types, sizes, tenures, and prices and housing that supports a mix of incomes, ages and abilities. It includes housing across the entire housing continuum from temporary shelter to social or supportive housing, market rental and homeownership.



As Defined by Canada Mortgage and Housing Corporation

Housing that costs less than 30 per cent of a household's before-tax income, where housing costs include the rent or mortgage, utilities, maintenance fees, property taxes, and insurance.

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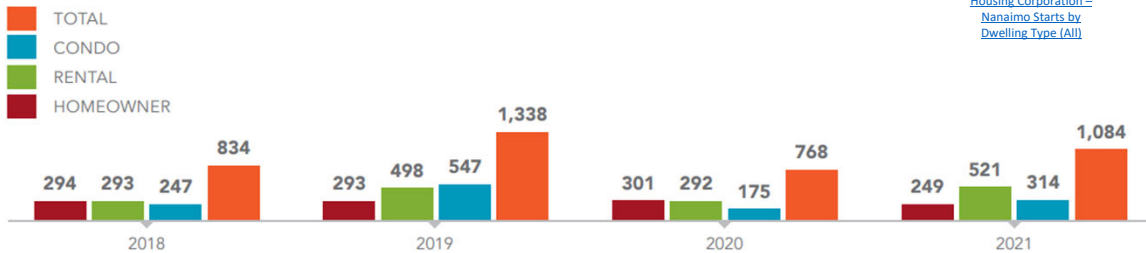
2021 Progress Measures Summary

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Objective #1 - Increase Supply of Rental Housing

Housing Starts by Ownership Type (2018 – 2021)



On Track to Meeting AHS Target

Target of 50% of Housing Starts as Rental

48%

2021 Housing Starts as Rentals

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Project Spotlight *560 Third Street*

- 180 market rental homes
- Mix of micro and studio units, one to two bedroom suites, and lofts
- Two, four storey buildings with commercial units
- Middle income households



Artist rendering courtesy of Wensley Architecture.

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Objective #2 - Support Infill & Intensification

Multi-Family Dwelling Units Created



**Exceeding
AHS Target**

Target of 70% of Multi-Unit Starts

76%

Of Housing starts were Multi-Family in 2021



**Exceeding
AHS Target**

Target of 50% of starts as apartments

71%

Of Housing starts were apartments in 2021

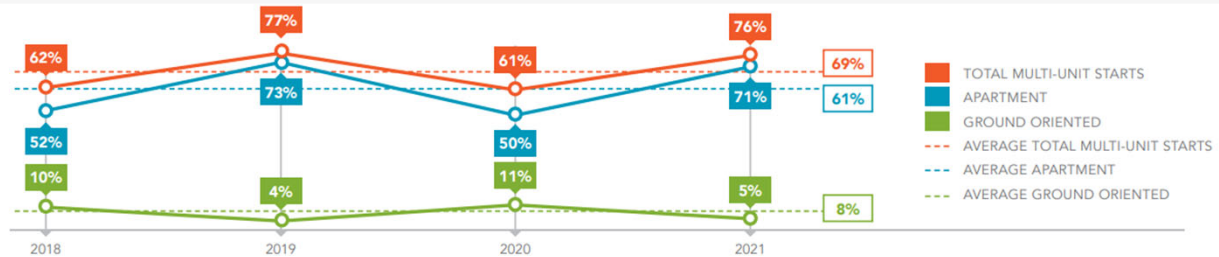


**Not Meeting
AHS Target**

Target of 20% of starts as ground-oriented units

5%

Of Housing starts were ground-oriented in 2021



Canadian Mortgage and Housing Corporation – Nanaimo Starts by Dwelling Type (All)

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Project Spotlight *North Grove*

- 146 rental apartments in 3 buildings
- Located next to shopping, public transit and the Parkway Trail



Photo courtesy of District Group.

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Project Spotlight

The Met

- 2 Buildings
- 98 multi family units for purchase
- Located next to shopping, public transit, and the Parkway Trail

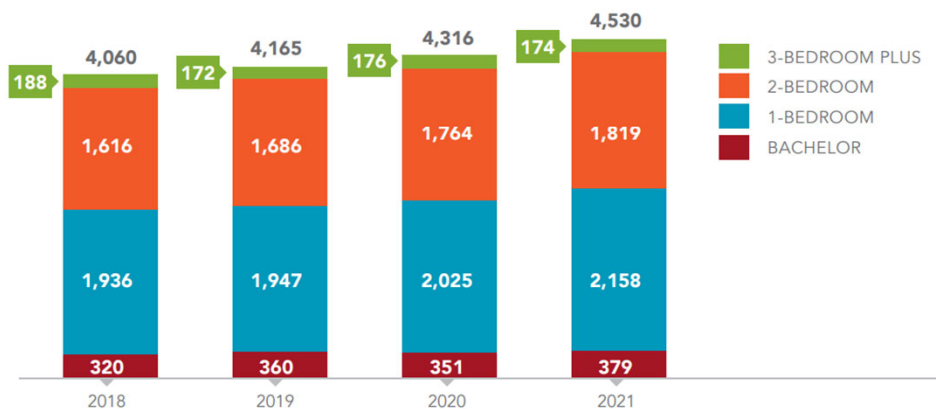


Photo courtesy of Re/Max of Nanaimo.

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Objective #3 – Diversify Housing

Rentals By Bedroom Type



Exceeding AHS Target

Target of 20% of rental units as 2 & 3 Bedroom units

In 2021

44%

Of rental units were 2 & 3 Bedroom Units

[Canadian Mortgage and Housing Corporation – Nanaimo Starts by Dwelling Type \(All\)](#)

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Project Spotlight

858 Georgia Avenue

- 27 units
- Mix of one and two bedroom units
- Walking distance to schools, parks, shopping, daycare, and VIU.



Photo courtesy of Nanaimo Affordable Housing Society.

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Objective #4 - Support Low Income and Special Needs Housing



Additions to Non-Market Housing Continuum

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Objective #4 -Supportive Housing



Supportive Housing in Nanaimo

Photo courtesy of M'akola Housing.

OPEN

- 285 Rosehill Street: 23 Units
- 3425 Uplands Drive: 12 units
- 702 Nicol Street: 51 Units
- 250 Terminal Ave: 78 units (Temporary)
- 2060 Labieux Road: 86 units (Temporary)

FUTURE PROJECTS

- 285 Prideaux Street: 51 Units
- 355 Nicol Street: 35 Units
- 250 Terminal Ave



On Track to Meeting AHS Target

Non-market housing targets: 200-240 supportive housing units

250

Total Supportive Housing
Units Opened (includes
164 temporary)
(since 2018)



Project Spotlight

702 Nicol Street

- 51 supportive units
- 14 bridge to housing beds for women
- Community amenity space
- 24/7 staff supports



Photo courtesy of BC Housing.



Objective #4 - Affordable Housing



OPEN – Seniors Units

- 10 Buttertubs Dr: 159 Units
- 77 Mill Street: 57 Units
- 20 Prideaux Street: 57 Units
- 1125 Seafeld Cr: 62 Units

OPEN – General

- 3245 Uplands Dr: 16 Units

FUTURE PROJECTS

- 1425 Cranberry Ave: 26 Units
- 6010 Hammond Bay Rd: 53 Units
- 564 5th St (Te'tuxwtun): 40 Units
- 2020 Estevan Road: 74 Units
- 4745 Ledgerwood Rd: 120 Units



On Track to Meeting AHS Target

400-600 additional below market rental units for low to moderate income households

351

Total Affordable
Housing Units Opened
(since 2018)



Objective #4 - Rent Supplements



TOTAL RENT SUPPLEMENTS (2021) - 115

(for residents with Nanaimo addresses)

- 59: Rent Supplements
- 56: Rent Bank Forgivable Loans

BC Housing also provides supplements for Nanaimo residents.
In 2021, BC Housing provided 113 Homeless Rent Supplements
and 1,197 private market rent supplements.



On Track to Meeting AHS Target

100-120 rent supplements to facilitate access to independent living
through private market

115

Total Rent
Supplements
(2021)

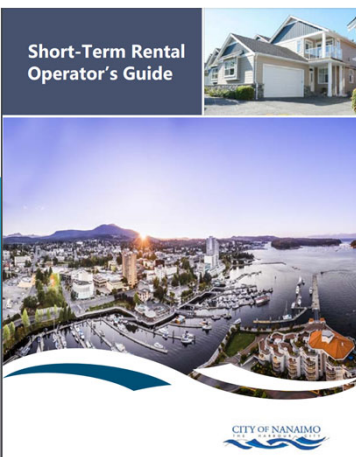


2021 Project Implementation Progress

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Short-Term Rental Regulations & Operator's Guide



Short-Term Rental means the temporary rental (less than 30 days) of a portion of, or the entire dwelling unit, secondary suite, or room located on a property that is zoned to permit residential use.

Objective

Regulate short-term accommodations by only allowing property owners to rent out a portion or all of their primary residence on a short-term basis.

Progress

- 80 applications approved since the City began accepting application on 2022-APR-01.

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Support Infill & Intensification

Objective

Encourage and support increased housing supply in existing neighbourhoods through smaller houses and a higher number of dwellings on each lot.

Implementation

- Density bonus for affordable housing & amenities (Schedule D)
- New exemptions for development permits for up to four dwelling units (Bylaw 4500.199)
- Reducing development cost charges for not-for-profit housing
- Municipal tax exemptions for multi-family units in the downtown
- City Plan proposes two levels of neighbourhood designation for strategic residential infill



Support Infill & Intensification



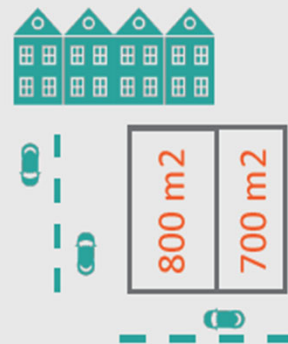
Row House Residential zoning (R7) allows for fee simple row housing (i.e. 3598 Norwell Drive). (2012)



Fee Simple Row Houses in Nanaimo - 3598 Norwell Drive

R5 RESIDENTIAL INFILL

Three and Four Unit residential zoning (R5) allows for gentle infill on lots that are 800m² or 700m² when the lot is on a lane.



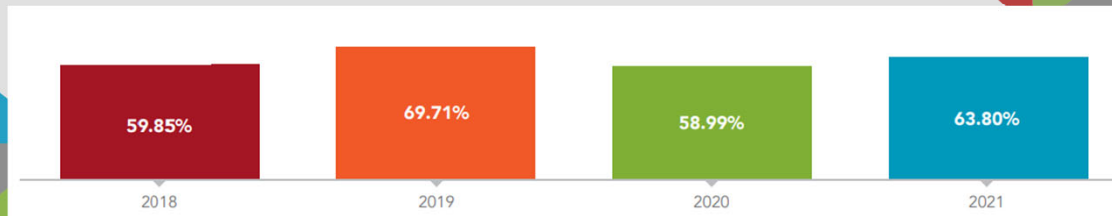


Support Infill & Intensification

Implementation

- Allowing secondary suites as an accessory use

Percent of New Homes with Secondary Suites



[City of Nanaimo Building Permit Stats](#)

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Support Infill & Intensification



Secondary Suites have been added
to principal dwelling units since 2005

[City of Nanaimo Building Permit Stats](#)



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Support Infill & Intensification



Affordable Housing Developments

Have been approved where the Development Cost Charges (DCC) Bylaw reduction provisions were applied totaling 287 units (since 2018).

The Development Cost Charge Bylaw 2017 No. 7252 contains a provision allowing reduction in DCC fees for non-market rental housing when a certain % of rental units are secured.

[City of Nanaimo Building Permit Stats](#)

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Support Infill & Intensification



Encourages residential units in the downtown area by offering a tax exemption for new multi-family units.

In 2022...

- 400 Fitzwilliam Street
 - 197 Rental Units
- 340 Campbell Street
 - 163 Rental Units

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Community Amenity Contribution (CAC) Policy



Objective

Increase contributions to the Housing Legacy Reserve Fund and incentivize the development of non-market rental dwelling units.

CAC Policy

- Minimum of 40% of monetary CACs will be directed to City's Housing Legacy Reserve Fund
- 50% CAC reduction for market dwelling units
- CAC waived by 100% for non-market rental dwellings

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Density Bonus Policy Update

Objective

To incentivize and increase the supply of both rental units and non-market units in the city.

2021 policy awards more density when...

- Purpose built rental units are secured
- Affordable ownership units are secured
- Affordable rental units are secured
- Non-market housing units are secured

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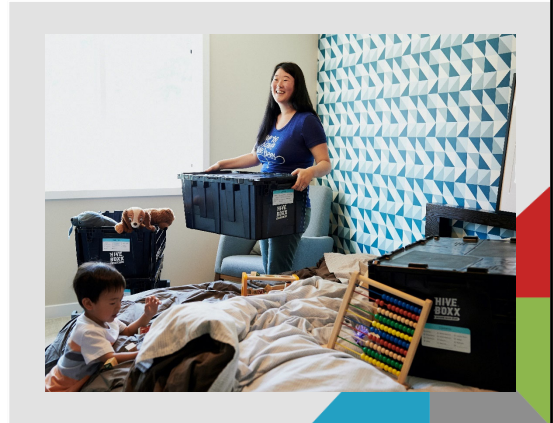
Nanaimo Rent Bank

Objective

Provide housing stability for low- to moderate-income renters who are unable to pay rent or utilities due to episodes or emergencies that compromise their ability to pay.

Progress

- Launched January 2021
- \$90,603 was allocated by Council
- 56 forgivable rent bank loans given to Nanaimo residents



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Ongoing Projects

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Family Friendly Housing



Refers to housing that meets the needs of families including units with enough bedrooms to accommodate all members of a family household. This includes multi-unit development projects with a greater mix of two and three bedroom units.

Objective

Encourage the construction of larger two and three bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.

- A market study is underway to support this objective.

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Adaptable & Accessible Housing

Refers to dwelling units that include features, amenities, or products to better meet the needs of people with disabilities and homes can be modified at minimal cost to meet occupants' changing needs over time.

Objective

Increase the amount of adaptable and accessible multiple family units developed in the City of Nanaimo.

- A market study is underway to support this objective.



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Health & Housing Action Plan



- Systems Planning Organization
- Provide research, data, analysis, education, and information
- Coordinated action and advocacy
- Inaugural board meeting in the summer of 2022

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BC Housing Memorandum of Understanding

The 2020 MOU agreement between BC Housing and the City of Nanaimo includes seven developments on six sites around the city.



Affordable rental housing developments



Supportive housing developments



Map courtesy of BC Housing.

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Housing Needs Assessment

- Anticipated to be completed by December 2022
- Updated snapshot on the state of housing in Nanaimo including the implications of COVID

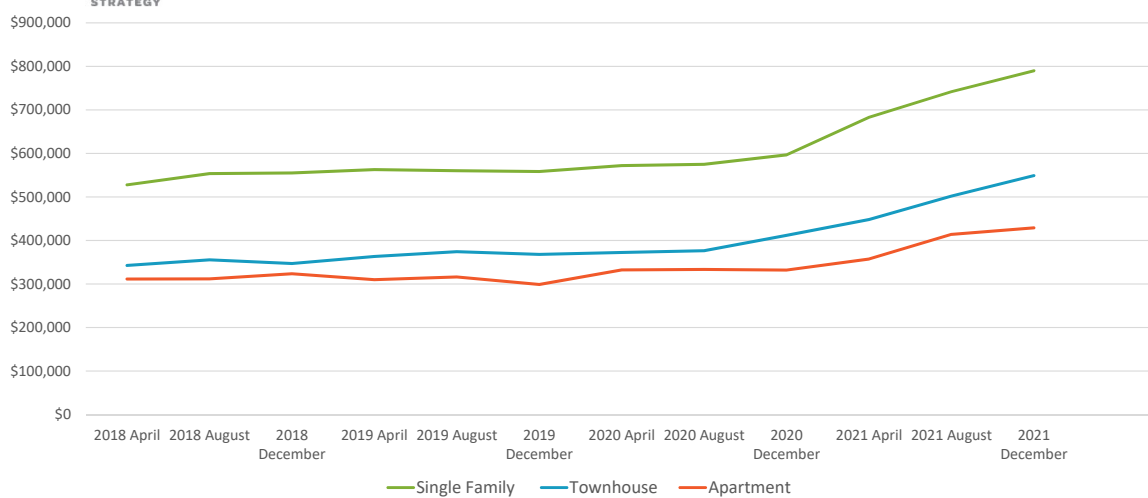
Preliminary Findings



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Increase in House Prices



[Vancouver Island Real Estate Board Market Statistics - Nanaimo \(vireb.com\)](https://vireb.com/)

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Nanaimo Vacancy Rates

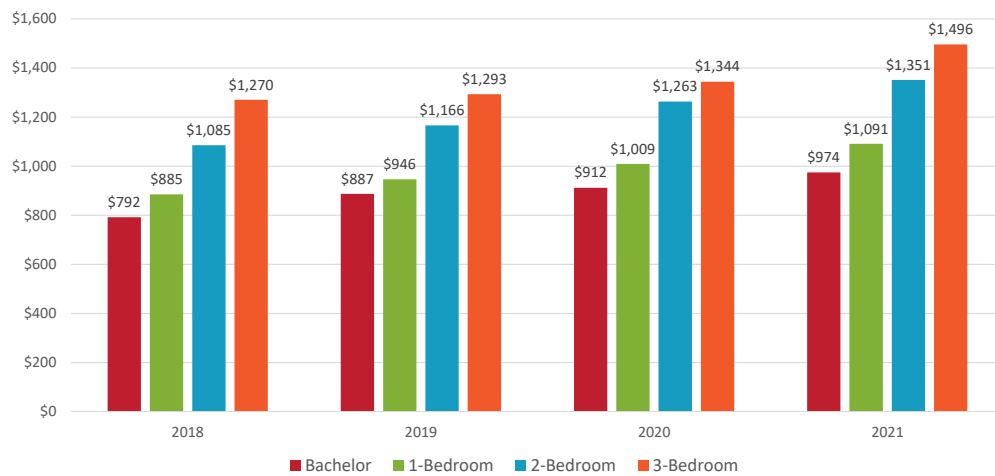
Private Apartment Vacancy Rate	October 2018	October 2019	October 2020	October 2021
Bachelor	5.0	0.7	0.0	1.3
1 Bedroom	2.3	1.6	1.4	1.3
2 Bedroom	2.0	2.2	0.8	2.3
3 Bedroom	2.6	5.8	0.0	3.5
Total Vacancy Rate	2.4	1.9	1.0	1.8

[Canadian Mortgage & Housing Corporation – Nanaimo Historical Vacancy Rates by Bedroom Type](#)

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Increase in Nanaimo Rental Pricing



[Canadian Mortgage and Housing Corporation – Historical Average Rents by Bedroom Type](#)

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**Nanaimo Affordable Housing Society –
Andrea Blakeman**

BC Housing – John McEown

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**Affordable Housing Ideas from
Other Municipalities**

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Affordable Housing Ideas from Other Municipalities

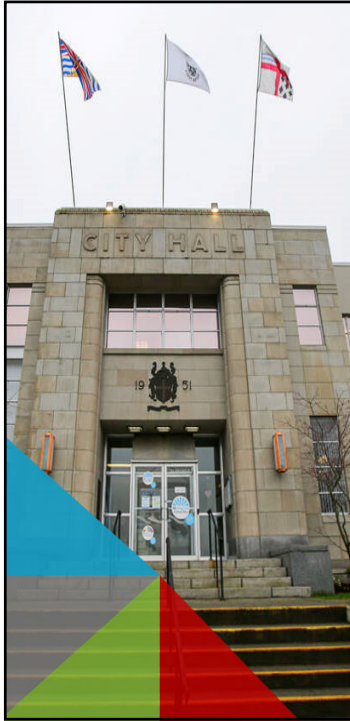
- a) Inclusionary zoning
- b) Attainable homeownership
- c) Property tax exemptions
- d) Rental only zoning
- e) Removal of exclusionary zoning
- f) Preferential/Expedited processing
- g) Land and financing through funds and corporations
- h) Prezoning land

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Proposed Projects for 2023

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Proposed Projects for 2023



- a) Explore further opportunities for infill in existing neighbourhoods
- b) Provide education to housing providers on the ways the City supports affordable housing
- c) Consider pre-zoning land for affordable housing to align with City Plan densities
- d) Review the Delegation Bylaw in relation to the DP approval process
- e) Tenant Relocation Policy
- f) Family Friendly Housing Policy
- g) Adaptable and Accessible Housing Policy
- h) Explore more options to amend Schedule D to incentivize affordable housing
- i) Evaluate a recent update to the LGA in relation to public hearings

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Thank You



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