

DATE OF MEETING January 9, 2023
AUTHORED BY CHRISTY WOOD, SOCIAL PLANNER
SUBJECT BC HOUSING MEMORANDUM OF UNDERSTANDING UPDATE

OVERVIEW

Purpose of Report:

To provide an update to Council regarding the Memorandum of Understanding with BC Housing created in 2019.

BACKGROUND

In 2019, BC Housing (BCH) and the City of Nanaimo (the City) signed a Memorandum of Understanding (MOU) to provide new affordable and supportive housing developments in Nanaimo. Work has advanced to develop several supportive and affordable housing projects identified in the MOU. The MOU commits to developing seven projects across six identified sites in the city to provide:

- 140-160 units of permanent supportive housing in three to four locations;
- 80 units of affordable family rental housing in two locations; and,
- 40 units of affordable rental housing in one to two locations.

Attachment A illustrates the 2019 MOU project locations of affordable and supportive housing units in the city. In addition, BCH funds other types of affordable housing developments in the city as listed in Attachment B. |

DISCUSSION

The following projects listed are in various stages of planning and development. To date, in accordance with the 2019 MOU, 51 units of supportive housing have already been constructed, and are occupied, and 51 units are about to be constructed in early 2023.

702 Nicol Street

702 Nicol Street opened for occupancy in March 2022. It contains 51 units of supportive housing and provides long-term supports for individuals experiencing homelessness or those who are at risk of homelessness. In addition, the site provides 14 bridge to housing beds for women. The Island Crisis Care Society (ICCS) operates this building and provides 24 hour, 7 days per week staff support.

285 Prideaux Street

Previously the City's Community Services Building, 285 Prideaux was leased to BCH in September 2021 to provide 51 new permanent homes with supports for people experiencing or at risk of homelessness. Connective Support Society Nanaimo (formerly known as Nanaimo Region John Howard Society) has been identified as the operator of this site. The former Community Services Building has been demolished and site preparations are underway to receive modular supportive housing units. The project is expected to be completed in 2023.

250 Terminal Avenue

250 Terminal Avenue is the home of Newcastle Place, a temporary supportive housing site operated by ICCS. This site is owned by BCH and proposes to build approximately 50 supportive housing units and approximately 50 affordable housing units. ICCS will continue to operate the permanent supportive housing units. An operator has not yet been selected for the affordable housing units. This site includes five properties, each with various zoning designations. BCH is seeking input from the community on site plans and the placement of supportive and affordable units. A rezoning application is anticipated early in 2023.

355 Nicol Street

Formerly the site of Samaritan House, and owned by BCH, the site has been vacated to make way for the development of 35 studio apartments to provide long-term supportive housing for Snuneymuxw members and other Indigenous people experiencing, or at risk of, homelessness. Snuneymuxw First Nation has been selected to be the operator for this project. Community consultations were held in April and May 2022. A rezoning application was received in September 2022 and the application review is in progress.

1425 Cranberry Avenue

1425 Cranberry Avenue is a City-owned vacant lot. BCH proposes to build approximately 46 affordable housing rental units for families, seniors, and low-income individuals. BCH and the City are currently negotiating the terms of a lease; however, more project details will be forthcoming when other projects are completed.

564 Fifth Street (Te'tuxwtun Project)

The Te'tuxwtun Project is a collaborative community development project involving four "Knowledge Partners" and includes the City, BCH, Snuneymuxw First Nation (SFN) and Nanaimo Ladysmith Public Schools (SD68). The project involves creating a land use plan that reflects community and Knowledge Partner priorities for housing, recreation/wellness, and educational facilities on three adjacent properties in the Harewood Neighbourhood owned by the City (505 Howard Avenue), SD68 (502 Howard Avenue), and BCH (564 Fifth Street). The Te'tuxwtun Project is currently in the design development phase. The design phase is anticipated to be complete in early 2023 and will be followed by a submission of a rezoning application. |

CONCLUSION

City Staff and BCH continue to carry out the commitments outlined in the 2019 MOU. The MOU will provide approximately 120 homes for individuals and families with low to moderate incomes and approximately 190 homes for people experiencing or are at risk of homelessness at various sites around the city. 51 supportive housing units are now occupied at 702 Nicol Street with 51 additional units at 285 Prideaux Street scheduled to be completed in 2023.

SUMMARY POINTS

- In 2019, BC Housing (BCH) and the City of Nanaimo signed a Memorandum of Understanding (MOU) to provide new affordable and supportive housing developments in Nanaimo.
- The MOU commits to developing seven projects across six identified sites in the City to provide: 140 – 160 units of permanent supportive housing in three to four locations, 80 units of affordable family rental housing in two locations, and 40 units of affordable rental housing in one to two locations.
- Affordable housing and supportive housing projects are in various stages of planning and development. 51 units of supportive housing are now occupied and 51 units will be completed in 2023.

ATTACHMENTS

ATTACHMENT A: 2019 MOU – Project Locations

ATTACHMENT B: Other BC Housing funding projects in Nanaimo |

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