

October 31st, 2023

Mayor and Council
City of Nanaimo
455 Wallace Street Nanaimo, BC V9R 5J6

Dear City of Nanaimo Mayor and Council,

Re: Request for Support - Pacifica Housing's Community Housing Fund Application at 309 Hillcrest Ave.

Pacifica Housing is seeking your formal support for our application to the *BC Housing Community Housing Fund (CHF)* funding call to redevelop a portion of our *Pacific Court* property at 309 Hillcrest Avenue. This property currently has 34 townhouse units in poor condition, with rental subsidies set to expire in 2026.

We are proud to be one of the largest non-profit housing providers on Vancouver Island and to have Nanaimo as one of core service areas. In Nanaimo, we operate 307 housing units across eight different properties, comprised of 106 subsidized housing units, 61 low-end of market housing units, 100 units of supportive housing and 40 supported seniors homes.

We see and appreciate the on-the ground reality identified by the *City of Nanaimo Housing Needs Report* – the need to develop at least 525 units of non-market housing per year over the next eight years. The proposed redevelopment of 309 Hillcrest Avenue is an opportunity for Pacifica Housing to support community-wide efforts to address this need, as:

- The property is identified by *CityPlan: Nanaimo ReImagined* as within a Mixed-Use Corridor;
- The property is zoned for redevelopment with COR1 zoning that would permit more than 200 units in apartment buildings;
- The property is located near services and major transit corridor; and
- We will relocate any existing residents to other subsidized housing within our portfolio or through collaboration with other organizations.

While there is significant long term potential for the site, we are applying to CHF to redevelop a portion of the site into a 78-unit rental apartment building primarily for families, seniors and people with disabilities. The CHF program provides a capital grant and long-term operating subsidies that would result in 56 subsidized units and 24 market units. We envision this as a the first phase of a *Pacific Court* redevelopment and we are eager to work with city staff, residents and the broader community as we look to better utilize this well-located property to more significantly address the housing need.

We are requesting that Mayor and Council provide a letter of support for our application to the CHF program that also highlights the measures the City of Nanaimo has taken to promote the development of affordable housing. We are hopeful that Council can wholeheartedly support our application to BC Housing's CHF funding call for the already-zoned redevelopment of 309 Hillcrest

Avenue, with the understanding that further design work will take place prior to undergoing the appropriate municipal development permit process.

Sincerely,
PACIFICA HOUSING



Carolina Ibarra
CEO