



Dec. 1/2023

Re: Letter of Support for Habitat for Humanity Mid-Vancouver Island

To Nanaimo Mayor Krog and City Council:

This letter is a request for support in favor of Habitat for Humanity Mid-Vancouver Island (HFHMVI).

HFHMVI has recently purchased land located at 5915 Metral Drive in Nanaimo. This land will be the future location of a 26-unit affordable housing complex. This complex will be comprised of bachelor, 1 bedroom 1+ den, and 2 bedroom+ den units and span four separate buildings on the property. This complex will also have 20% of the units designed as fully accessible. The location of this complex will provide easy access to many amenities and provide much-needed affordable housing units in the north end of our city. Our target population dynamic is families, single parent families, people with disabilities, seniors, veterans, indigenous populations and other marginalized populations.

HFHMVI is one of 44 national Habitat for Humanity affiliates across Canada. Our organization has helped provide affordable housing to needy families for over 30 years in Canada, and nearly 50 years internationally.

As the cost of land, labour and materials continues to rise, our organization has seen its overall impact reduce significantly. Because of this, HFHMVI has begun the process of changing its housing model. This will enable our organization to qualify for funding channels which are otherwise not available to us.

The scope of this request covers three separate facets as per the Request for Support Application Form.

Letter of Support in Principle- A Letter of Support in Principle is required for a financing package with CMHC. It is our plan to partner with CMHC and take part in the Co-Investment Program. As part of the package application, CMHC requires confirmation of support from local municipalities and any other partner entities. The CMHC Co-Investment Fund is a national program that provides financing terms that are favorable to construction of affordable housing as well as a component of forgivable funding.

In-Kind Contribution- The scope of this project is such that there may be opportunities during the construction for In-Kind Contribution from the City of Nanaimo. While this request does not have specifics at this time, it is necessary to be transparent that there may be requests of this nature. HFHMVI will ensure any requests of this nature are made through the appropriate channels.

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Partnership- Due to the dire need of housing in the Nanaimo area, it is important that Habitat for Humanity Mid-Vancouver Island and the City of Nanaimo work to establish a strong partnership to help create more impact and housing sustainability. As above, while this project does not require a specific partnership at this time, it is important to be transparent of future opportunities between our organization and the City of Nanaimo.

A Letter of Support for this project may also be beneficial for additional funding sources with organizations like BC Housing. While there are no additional funding opportunities at this time from BC Housing, the nature of the current housing crisis in the province may give rise to additional funding programs during the course of this project.

Based on proposed timelines, HFHMVI has targeted approximately 2 years for construction of the complex once permitting is complete and the financing package from CMHC has been approved.

HFHMVI will retain ownership of this complex. Our forecasts have indicated that we will be able to serve over 300 Partner Families over the reasonable lifetime of the building, ensuring an increased affordable housing capacity for many years to come. Most importantly, any financial benefit from the operation of this building will be able to go back into the community, increase impact and capacity of our organization, and continue to build more affordable housing units.

It is our goal to create, maintain, and sustain significantly more affordable housing units than we ever have before. New funding avenues for larger projects will enable us to do that. This project signifies the largest single project for HFHMVI and the largest affordable housing complex for Habitat for Humanity on Vancouver Island.

Sincerely,



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