



REQUEST FOR SUPPORT APPLICATION FORM

Date of Request	JULY 25 TH , 2025
Organization/Group making the request	PACIFICA HOUSING ADVISORY ASSOCIATION
Contact Person	CAROLINA IBARRA
Address	827 FISGARO STREET - VICTORIA, BC V8W1R9
Telephone	250 385 2131
Email Address:	CIBARRA@PACIFICAHOUSING.CA
Type of Support Requested (Select one)	<p><input checked="" type="radio"/> Letter of Support in Principle</p> <p><input type="radio"/> In-Kind Contribution</p> <p><input type="radio"/> Partnership</p> <p><i>Note: This policy is not applicable to requests for grant funding by the City, including Permissive Tax Exemption requests, or in-kind funding for facility rentals (see Grants Policy and Guidelines for further details)</i></p>

IF APPLICABLE:

Name of grant or program for which you are applying:

Note: The applicant is seeking a letter of support for their proposal to BC Housing Community Housing Fund for a redevelopment.

Amount of Funding Requested: _____ Grant Due Date: _____

Grant Organization: _____

Address: _____

City: _____ Postal Code: _____

Telephone: _____

Please provide an executive summary or short narrative that addresses each of the points outlined in the "Council Support policy". Include any supporting documents or materials and a detailed list of other funding partners (if applicable).

Please submit this form, with accompanying materials, to the attention of the Corporate Officer, Legislative Services, City of Nanaimo, 455 Wallace St. Nanaimo, BC V9R 5J6, or by email to: legislative.servicesoffice@nanaimo.ca.

Respecting Your Privacy

Freedom of Information and Protection of Privacy Act (FOIPPA) – Information collected on this form is done so under the general authority of the *Community Charter* and FOIPPA, and is protected in accordance with FOIPPA. Personal information will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose. For more information, please visit the Legislative Services Department at 455 Wallace Street, call 250-755-4405, or email foi@nanaimo.ca.

July 24, 2025

Dear Mayor Krog and Council,

Pacifica Housing is pleased to be submitting a proposal to the BC Housing Community Housing Fund (CHF) to support the redevelopment of our Hillcrest site at 309 Hillcrest Avenue in Nanaimo. As part of our submission, BC Housing emphasizes the importance of demonstrated municipal support, and we are respectfully requesting a letter of support from the City of Nanaimo.

Pacifica Housing is one of Vancouver Island's largest providers of affordable housing and supportive services on Vancouver Island. Every day, we work alongside individuals and families in Nanaimo and Greater Victoria to build stability, connection, and a sense of home. With more than 1,530 affordable homes—and more on the way—we're proud to support over 2,700 people through housing and community-based programs that meet people where they're at. In Nanaimo, we currently own and/or operate 307 rental homes, with 78 more transitional units on the way.

This project represents a significant opportunity to deepen housing affordability in the University District. Pacifica Housing is proposing to replace 34 aging townhomes with 160 new purpose-built affordable rental units - a net gain of 126 units - across three energy-efficient four-storey buildings. The development will offer a diverse mix of studio, one-, two-, and three-bedroom apartments, many of which are designed to meet accessibility needs, and all targeted to low- and moderate-income households.

Through the Community Housing Fund's tiered affordability model, the project will provide 20 percent of units at shelter rates, 50 percent at rent geared to income, and 30 percent at low end of market rents. This range ensures deep and lasting affordability for low- and moderate-income households. The project also aligns with the Nanaimo Affordable Housing Strategy (2018), City Plan: Nanaimo Reimagined, recent zoning updates through the Increasing Housing Options initiative, and priorities identified in the 2024 Interim Housing Needs Report. The design integrates climate-conscious, community-building features, including:

- low-maintenance green spaces and storm-water swales,
- active transportation infrastructure connecting to transit and the broader cycling network, and
- design principles prioritizing simplicity, constructability, and durability to support efficient delivery.

We greatly appreciated the opportunity to present our preliminary designs to City planning staff on April 11, 2025. We are in the process of preparing a Development Permit submission that incorporates their feedback. A letter of support that highlights the City's commitment to increasing the supply of affordable rental housing and acknowledges this project's alignment with City planning objectives would greatly strengthen our funding proposal.

Thus far, pre-development financial contributions for this project have been received in the form of grants or loans from BC Housing, CMHC and TL Housing. Pacifica Housing is contributing equity and a modest cash contribution. It is CHF funding that we are currently seeking that would allow us to move this project to and through construction, hopefully by the end of 2029.

We acknowledge and honour the Traditional Territory of the Coast Salish peoples on whose traditional lands Pacifica Housing operates – including Songhees Nation, Xwsepsum Nation, WSÁNEĆ First Nations, and Snuneymuxw First Nation. We are thankful to be able to carry out our good work, live, and learn on these lands.

The deadline for submission to the CHF is July 31, 2025, and we would be grateful to receive a letter of support by July 28, 2025, if possible.

Please do not hesitate to reach out should you require further information. We value our partnership with the City and look forward to working together to advance housing solutions for Nanaimo residents.

Warm regards,



Carolina Ibarra

Chief Executive Officer

Pacifica Housing Advisory Association

John Wu
Supply Chain Management
BC Housing - Community Housing Fund
1701-4555 Kingsway
Burnaby, BC V5H 4V8
BuildingBC@bchousing.org

Re: Letter of Support for Pacifica Housing – 309 Hillcrest Avenue Redevelopment

On behalf of the City of Nanaimo, I am pleased to provide this letter of support for Pacifica Housing's proposal to the Community Housing Fund (CHF) to redevelop its existing site at 309 Hillcrest Avenue.

This project represents a meaningful opportunity to advance housing affordability in the University District. The proposal to replace 34 aging townhomes with 160 new purpose-built affordable rental units will result in a net gain of 126 homes. The development includes a diverse mix of studio, one-, two-, and three-bedroom apartments, many designed with accessibility in mind, to meet the needs of a wide range of low- and moderate-income households in our community.

Through the CHF's tiered affordability model, Pacifica Housing plans to deliver 20 percent of units at shelter rates, 50 percent at rent geared to income, and 30 percent at low end of market rents. This deeply affordable housing aligns with the City of Nanaimo's long-standing commitment to housing inclusion and equity.

The City recognizes this project's alignment with key municipal plans and priorities, including the Nanaimo Affordable Housing Strategy (2018), the City Plan: Nanaimo Reimagined, the Increasing Housing Options initiative, and findings from the 2024 Interim Housing Needs Report. We are encouraged by the proposal's potential to contribute to our affordable housing goals and support its advancement through the Community Housing Fund program.

The City of Nanaimo is pleased to support redevelopment initiative.

Sincerely,
Leonard Krog
Mayor, City of Nanaimo