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## Health & Housing Action Plan: Where We Are Now

**System Coordination**

- ✓ Alignment Project
  - Homelessness Response Leadership Table (HRLT)
  - Local Backbone Team
  - Systems Improvement Table
  - Vacancy and Housing Placement Table
  - Working Groups (HIFIS, Hub Relocation, CAB, Encampment Response, etc.)
- ✓ Realignment of SPO functions and funding to enhance City staffing capacity to advance HHAP actions and participate in systems coordination

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## Health & Housing Action Plan: Where We Are Now

**Diverse Housing Options**

- ✓ HHAP Permanent Supportive Housing Targets (90 units)
  - Complex-care Housing - 22 units
  - Supportive Housing - 60 units (coming soon)
- \* Projects in development and/or operating between 2021 and 2025 from 2019 MOU with BC Housing
  - 285 Prideaux Street - 51 units
  - 702 Nicol Street - 59 units
  - 355 Nicol Street - 35 units (coming soon)

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## Health & Housing Action Plan: Where We Are Now

 HHAP Temporary and Transitional Housing Targets (70 units)

- 12 Temporary Housing Units (SFN)
- 6 Scattered Housing Sites (SFN)
- 1030 Old Victoria Road (HEARTH) - 59 units
- 1300 Old Island Highway - 50 units



**Diverse Housing  
Options  
Continued**



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## Health & Housing Action Plan: Where We Are Now

 HHAP Affordable Housing Targets (20 units)

\* Projects in development and/or operating between 2021 and 2025 from community partnerships and 2019 MOU with BC Housing:

- 6010 Hammond Bay Road - 53 units
- 1125 Seafeld Crescent (Phase One) - 62 Units
- 2345 Kenworth Road - 40 units
- 1125 Seafeld Crescent (Phase Two) - 62 units
- 1435 Cranberry Avenue - 42 units (coming soon)
- 564 Fifth Street - 199 units (coming soon)



**Diverse Housing  
Options  
Continued**



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## Health & Housing Action Plan: Where We Are Now



**✓ Affordable Housing Strategy - Completed Projects**

Amended the Zoning Bylaw to:

- Allow four housing units on 20,000+ residential properties
- Improve enforcement of short term rentals
- Allow density bonus for rental and non-market housing
- Allow secondary suites in duplexes and single family homes

**Diverse Housing Options Continued**



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## Health & Housing Action Plan: Where We Are Now



**✓ Affordable Housing Strategy - Completed Projects Continued**

To support the development of non-market housing:

- BC Housing MOU
- DCC reductions for non-market housing
- Property tax exemptions for non-market housing
- Created an inventory of non-market housing in the City
- Completed a land acquisition strategy
- Updated the Housing Legacy Reserve Fund Bylaw

**Diverse Housing Options Continued**

*Other housing initiatives:*

- Developed a 'Manufactured Home Community Relocation Assistance Policy'
- Completed a 2023 and 2024 Housing Needs Report
- Applied for federal and provincial funding for health and housing



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## Current Housing Initiatives



**Diverse Housing Options Continued**

-  BC Builds Partnership
-  BC Housing Partnerships
-  Zoning Bylaw Update
-  Pre-zone land for non-market housing
-  Woodgrove Area Plan
-  Tenant relocation assistance project
-  Parking Bylaw Update
-  Streamline building permit approvals
-  DCC Reductions for non-market housing
-  Housing Target Order data and reporting



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## City of Nanaimo: Role & Responsibilities

**What the City directly controls**

Land-use planning and policy (OCP, zoning, density)

Local regulatory tools (e.g. development cost charges, amenity contribution)

**What the City does not control**

- Health care system
- Income supports (e.g., income assistance, disability rates)
- Rent regulation or rent caps
- Major capital funding for non-market and supportive housing

Development approvals (rezoning, development permits, building permits)



**What the City influences and enables**

Partnerships with BC Housing, non-profits, and other senior governments



Advocacy for provincial and federal funding and policy alignment

Land contributions or land-use flexibility for non-market housing

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## City Housing-Related Roles & Teams

**Council**

- Advocacy for health and housing
- Allocation of City funds for health and housing

**Public Safety**

- Social Development
  - Local capacity for coordination and systems planning
- Homelessness prevention and response
- Rent supports, rent bank programs, and housing stability initiatives
- Fire Inspections

**Real Estate**

- Management and disposition of City-owned land
- Land contributions or partnerships for non-market housing

**Finance**

- Administration of the Housing Legacy Reserve Fund
- Manages funding contracts related to non-market housing projects
- Grant applications and management of funds

**Planning & Development**

- Community Planning (OCP policy, Housing Needs Report, etc.)
- Current Planning (Rezoning, development permits, etc.)
- Building Department (Building permit applications)
- Engineering (sidewalk, water, and sewer connections to new development)

**Engineering**

- Infrastructure and Transportation



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## Health & Housing Action Plan: Where We Are Now



- ✓ Alignment Project
  - HHAP Priorities – Terms of Reference
- ✓ Snuneymuxw First Nation Leadership and Participation
- ✓ Engagement with People with Living/ed Experience

**Leadership & Engagement**



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## Health & Housing Action Plan: Where We Are Now



**Prevention**

-  Coordinated Access and HIFIS Implementation
-  Rent Supplement Program
-  Nanaimo Region Rent Bank
-  Improved coordination between City departments to support prevention
-  Social Development Grant Program
-  Nanaimo Youth Resilience Strategy

**In 2025**  
324 individuals and families supported through rent supplements alone





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## Health & Housing Action Plan: Where We Are Now



**Complex Needs Capability**

-  Nanaimo Acute Response Table (N-ART)
-  BC Housing HEART and HEARTH Program
-  HUB
-  Extreme Weather Response
-  Addictions Medicine and Substance Use Team - Island Health
-  Wellness and Recovery Centre - Island Health
-  Community Policing and Neighbourhood Supports
-  Community Safety Officers



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## Health & Housing Action Plan: Where We Are Now



- ✓ City Leisure Economic Access Pass (LEAP)
- ✓ Social Development Grants
- ✓ Nanaimo Prosperity Corporation
- ✓ Transportation Supports - Regional District of Nanaimo
- ✓ Council Advocacy

**Poverty Reduction**

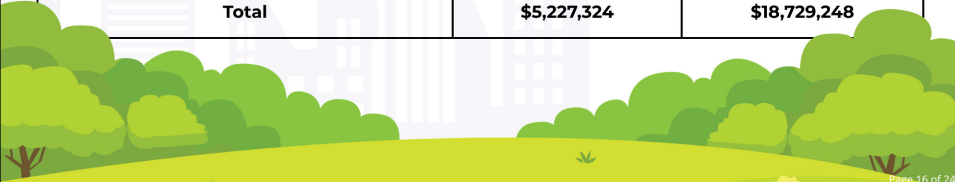


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### Investments Supporting Health and Housing Priorities

Funding Source (2021 - 2025)	Capital Investment	Program Investment
City of Nanaimo	3,294,329	6,503,663
Reaching Home (Designated City of Nanaimo funding)	0	7,614,776
Development Cost Charges (DCC) Waivers and Reductions	921,956	NA
Online Accommodation Platform Fund	750,000	599,000
Other Federal and Provincial Grants	261,039	4,011,809
BC Housing	Information unavailable at publication; updates to be provided on addendum	
<b>Total</b>	<b>\$5,227,324</b>	<b>\$18,729,248</b>




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## Current Gaps & Constraints


**Funding Stability**




**Operator and Workforce Capacity**




**Provincial and Federal Alignment**




**Non-Market Housing Supply**



**Data, Transparency, and Outcome Tracking**



**Equity and Disproportionate Impacts on Indigenous People**



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## Funding Context


In addition to ongoing annual OAP funding and regular contributions to the Housing Legacy Reserve Fund to support affordable housing initiatives, the City has access to two sources of one-time funding that could be used to address priority gaps:

Funding Source	Funds Available
Remaining Systems Planning Organization (SPO) Funds*	678,995
Special Initiative Reserve (Homelessness-related programs and initiatives)	375,000
<b>Total</b>	<b>\$1,053,995</b>

\*Estimate


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## Health & Housing Action Plan Funding Options

Options	Potential Programs and Initiatives
Option A - Enhance Complex Needs Capability	<ul style="list-style-type: none"> <li>Capital support to re-establish a Hub or Navigation Centre, including purchase or renovation costs; and/or</li> <li>Seasonal warming services if a permanent Hub is not feasible in the short term</li> </ul>




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## Health & Housing Action Plan Funding Options

Options	Potential Programs and Initiatives
Option B - Enhance Prevention Initiatives	<ul style="list-style-type: none"> <li>Housing stabilization supports including expanding rent supplements and rent bank</li> <li>Expand youth homelessness prevention</li> <li>Increased Social Development Grants funding</li> <li>Advancing poverty-reduction initiatives</li> </ul>

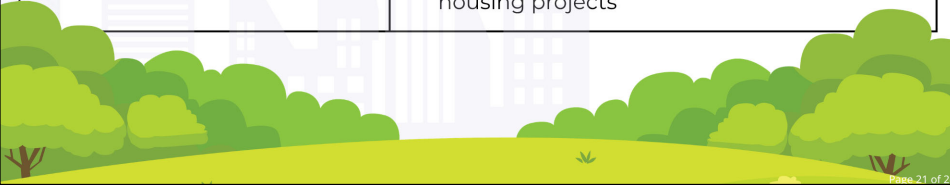


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## Health & Housing Action Plan Funding Options

Options	Potential Programs and Initiatives
Option C - Capital or Site Readiness Supports	<ul style="list-style-type: none"> <li>Capital contributions to support City and BC Housing partnership projects</li> <li>Contributions to housing projects under BC Housing's discontinued Community Housing Fund</li> <li>Rebuilding the City's Housing Legacy Reserve</li> <li>Establish a grant program to offset Development Cost Charges for non-market housing projects</li> </ul>




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## Health & Housing Action Plan Funding Options


Options	Potential Programs and Initiatives
Option D - Support Alignment Project Deliverables	<ul style="list-style-type: none"> <li>Funding small-scale pilot projects or addressing priority gaps identified through the Alignment Project and recommended by the Homelessness Response Leadership Table (HRLT)</li> <li>Supporting implementation of actions in the Community Homelessness Response Plan</li> </ul>




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 **Health & Housing Action Plan  
Funding Options**


Options	Potential Programs and Initiatives
<p>Option E - Systems Coordination Capacity</p> 	<ul style="list-style-type: none"> <li>• Extending temporary staffing capacity within the City's Social Development team beyond 2028-JAN-15</li> <li>• Funding limited start-up or facilitation costs for targeted system-planning initiatives</li> </ul>




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Questions?





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