CITY OF NANAIMO THE HARBOUR CITY | TURNER STRATEGIES | HELP seeker | NHC | United Way Central & Northern Vancouver Island | Funded in Part by the Government of Canada's Reaching Home: Canada's Homelessness Strategy | Canada

NANAIMO:

BUILDING A PATH FORWARD

TASK FORCE MEETING

Financial Modelling Update

MAY 6, 2020

Key Assumptions


- Start year 2020 – comparing 5 & 10 year timelines
- Target pop growth at 3% for at risk/transitional; 10% for episodic/chronic
- Access to current supply is full, given overflow demand
- Target chronic/episodic at 100%
- Target at risk/transitional at 10% and 25% rates
- Focus on new capital vs. reliance on current rent units
- No new shelters or transitional housing
- Eliminate current backlog over immediate 5yrs
- Shift resources to prevention over time


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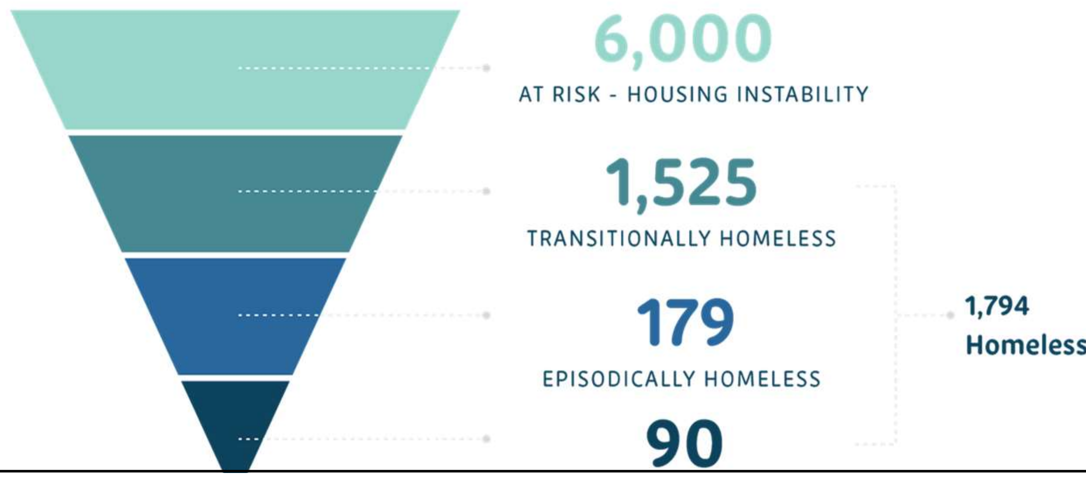
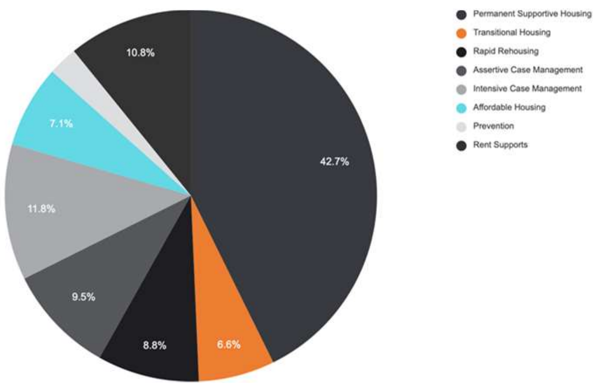
Demand Annual Estimates

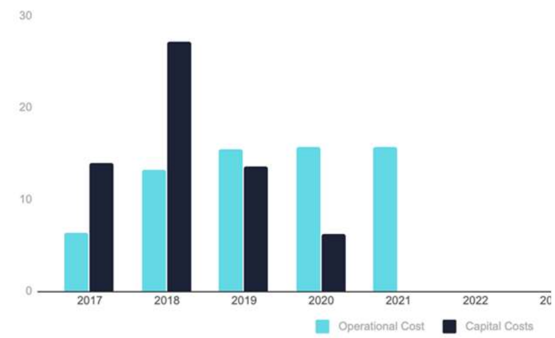


Key Assumptions – Performance & Cost

Program Type	Target Turnover	Target Negative Exit	OpEx/Space/Yr	CapEx/Space
Permanent Supportive Housing	25%	15%	$20K; $35K; $55K	$175K
Affordable Housing	20%	10%	$5K	$125K
Assertive Community Outreach	20%	10%	$21K	
Intensive Case Management	150%	15%	$17.5K	
Rapid Rehousing	200%	20%	$12K	
Diversion	300%	20%	$5K	
Rent Supports	20%	10%	$6K	

Scenario 1: *$108M over 5 yrs or $22M/ year*





Supports Needed: *$66M over 5 years to support housing operations and Housing First programming.*

Housing Needed: *$42M in capital for 621 new housing spaces*

Spaces created over 5 years

190- Permanent Supportive Housing **280** - Affordable Housing **86-T**ransitional Support Housing	**60** - Assertive Community Treatment **100** - Intensive Case Management	**110** - Rapid Rehousing **80** - Diversion **300 -** Rent Supports

1

Chronic/Episodic 100%

Transitional 25%

At Risk 10%

2

Assumes heavy capital investment, complemented by rent supports & Housing First in market units.