



WELCOME

On behalf of the City of Nanaimo, thank you for joining us and taking part in our affordable housing consultation. Your input is a key step in helping us to identify policies in the development of an affordable housing strategy.

Review the displays and connect with City staff and consultants. Share your experiences with housing in Nanaimo and provide your feedback on the results so far.



AGENDA



9:30_{AM} - Welcome & Introductions



9:35_{AM} - Process & Session Purpose



**9:40_{AM} - Presentation on Community
Engagement and Data Review**



10:10_{AM} - World Cafe Topic #1



10:40_{AM} - World Cafe Topic #2



11:10_{AM} - Break



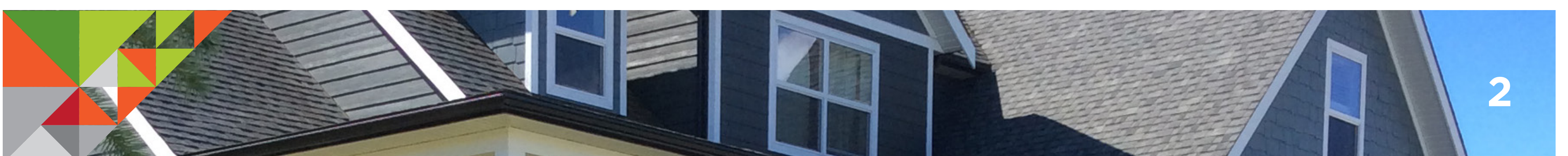
11:20_{AM} - World Cafe Topic #3



11:50_{AM} - Table Summary & Wrap Up



12:00_{PM} - World Cafe Concluded



HOW WORLD CAFE WORKS

1. Each table has a topic.
2. Select the table topic of your choice and participate in that discussion.
3. Make sure to fill out post-it notes with your comments!
4. When given the cue, rotate to the next table topic of interest and repeat.

Everyone will have the opportunity to participate at 3 table topics, so make your selections wisely!

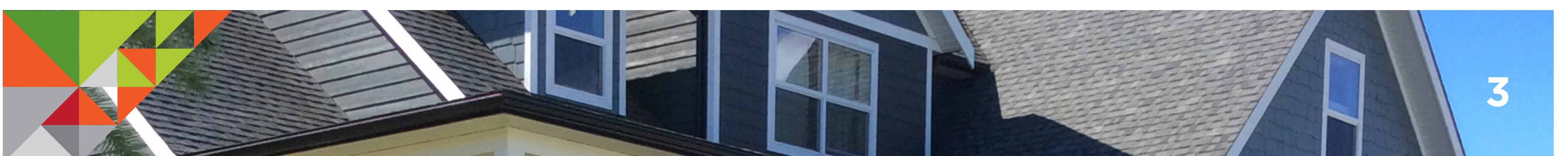
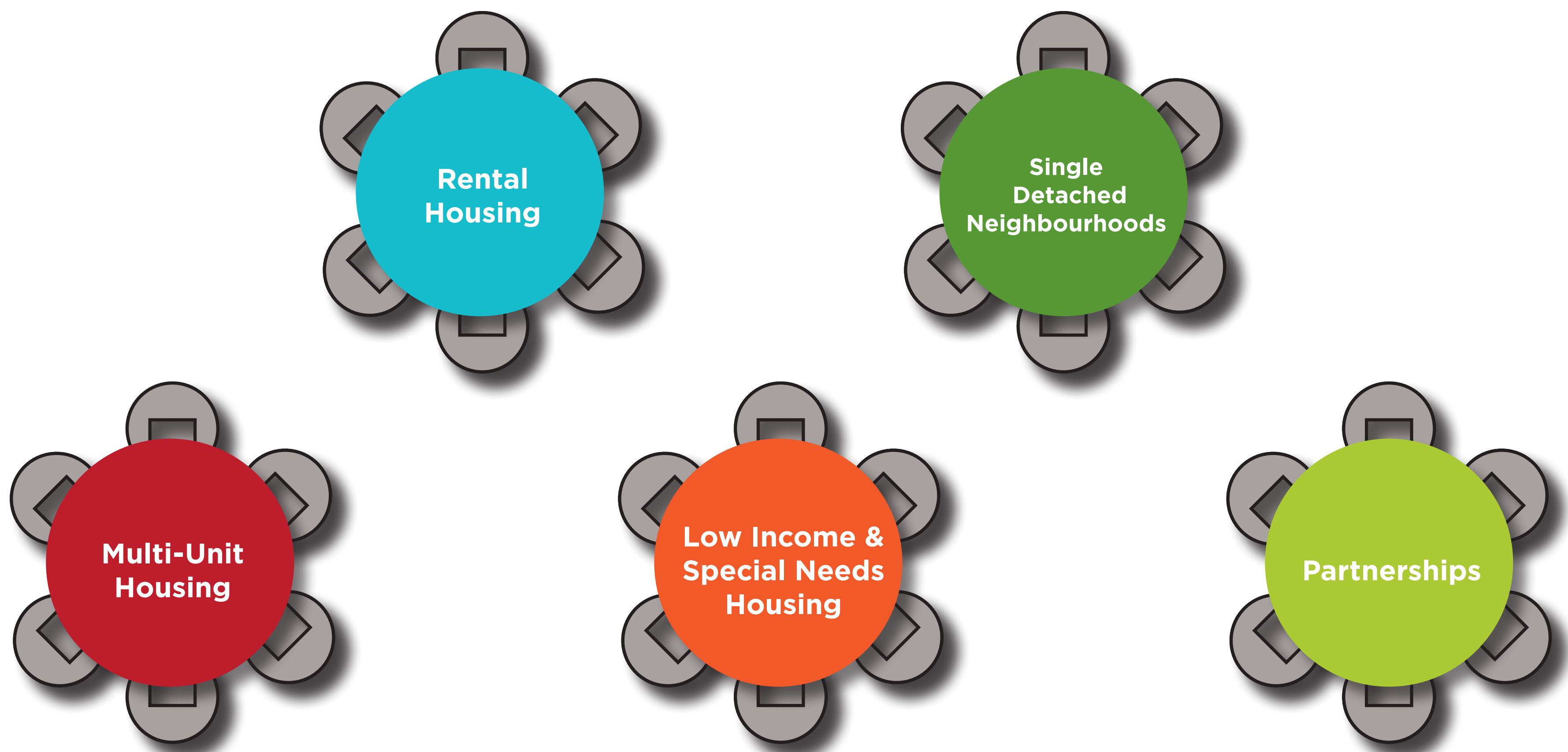


TABLE TOPICS

RENTAL HOUSING

Clear and consistent policy and action ideas can result in the creation and increase of the supply of rental housing.

SINGLE DETACHED NEIGHBOURHOODS

It is possible to create policy and action ideas that will support the infill and intensification of housing in single-detached neighbourhoods.

MULTI-UNIT HOUSING

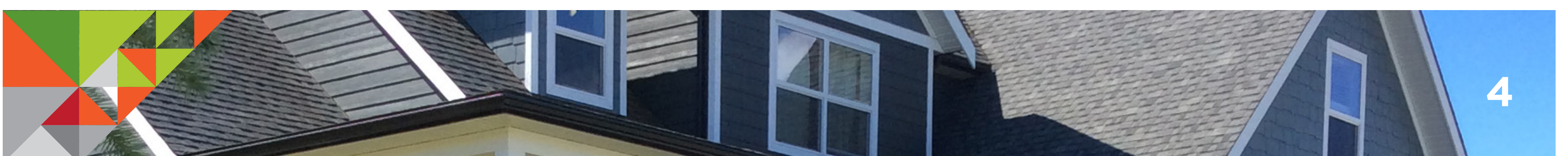
Effective policy and action ideas can create opportunities to increase and diversify the supply of multi-unit housing.

LOW INCOME & SPECIAL NEEDS HOUSING

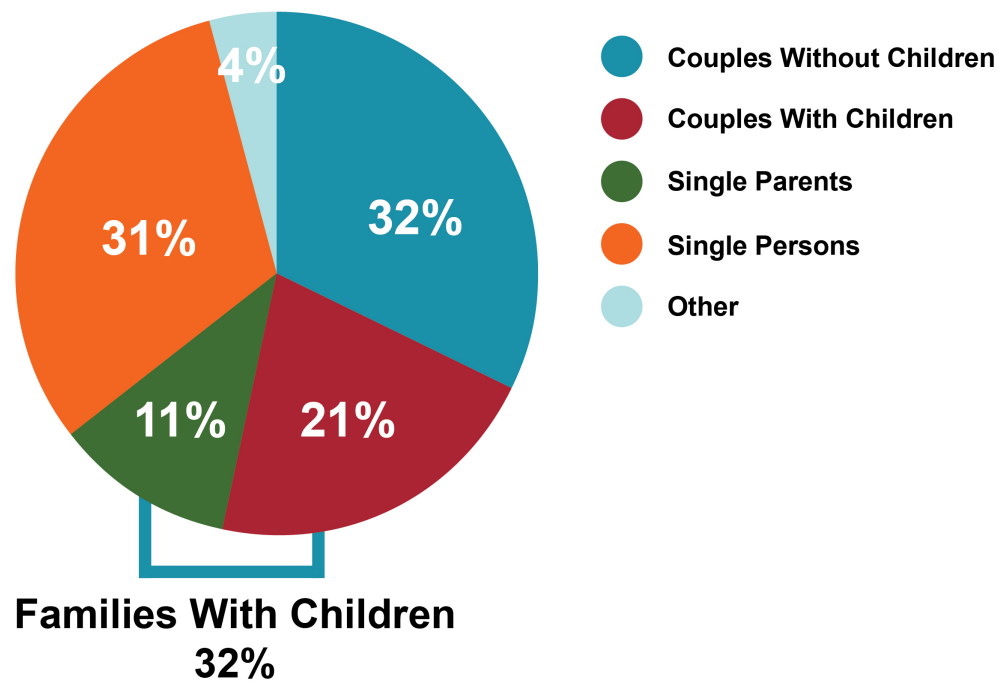
Explore policy and action ideas that continue to support the development of low income and special needs housing.

PARTNERSHIPS

Despite their many challenges, government and community partnerships can create affordable housing that keeps growing.



Households by Type (2016)



Source: Statistics Canada, Census Data

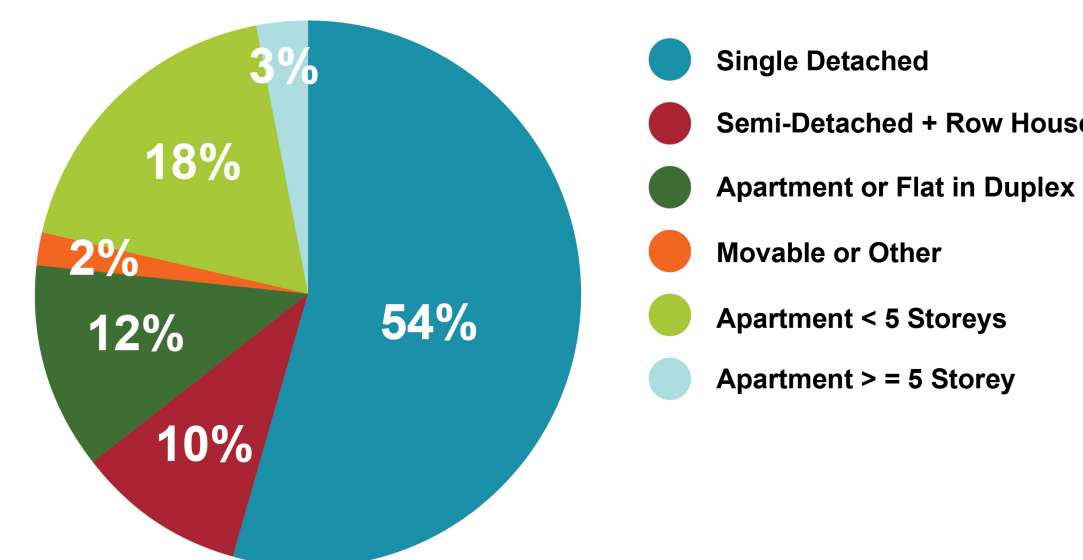
Non-Market & Rent Supplements

UNIT TYPE AVERAGE RENT / MONTH

1,158	NON-MARKET HOUSING
1,109	RENT SUPPLEMENTS
84	SHELTERS + SAFE HOUSES

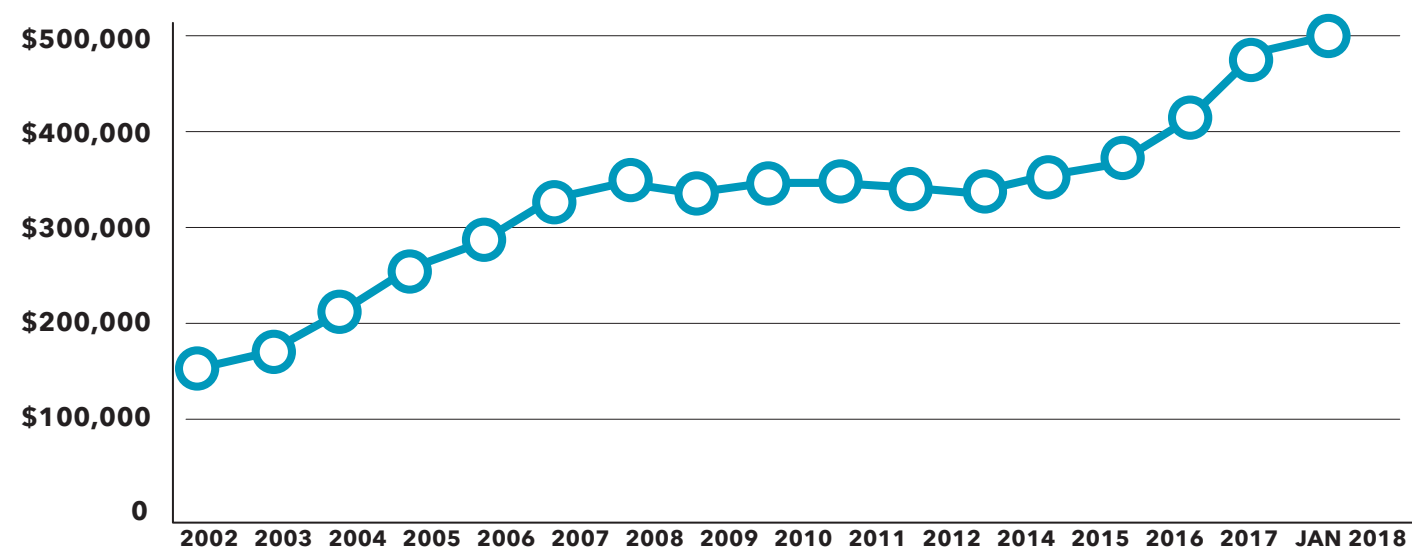
Source: BC Housing

Top Housing Supply



Source: Statistics Canada, Census Data

Median Resale Prices (Single Detached)



Source: Vancouver Island Real Estate Board

Population (2001-2016)

YEAR	RESIDENTS	CHANGE
2001	73,000	
2006	78,692	+ 8%
2011	83,810	+ 7%
2016	90,504	+ 8%

Source: Statistics Canada, Census Data

Rental Affordability At-A-Glance

UNIT TYPE	RENTING (MONTHLY RENT)	MEDIAN INCOME HOUSEHOLD		
		COUPLE HOUSEHOLDS	SINGLE PARENTS	SINGLE PEOPLE
1 BEDROOM	\$1,054	YES	YES	NO
2 BEDROOM	\$1,310	YES	NO	NO
3 BEDROOM	\$1,929	YES	NO	NO

Source: Craigslist

Secondary Market Rentals (\$)

	TOTAL	STUDIO	1 BR	2 BR	3+ BR
CRAIGSLIST (Aug-Oct 2017)	\$1,443	\$887	\$1,054	\$1,310	\$1,929
CMHC (Oct 2017)	\$876	\$682	\$806	\$983	\$1,158

Source: Craigslist 2017 (Compiled by Colliers), CMHC 2016

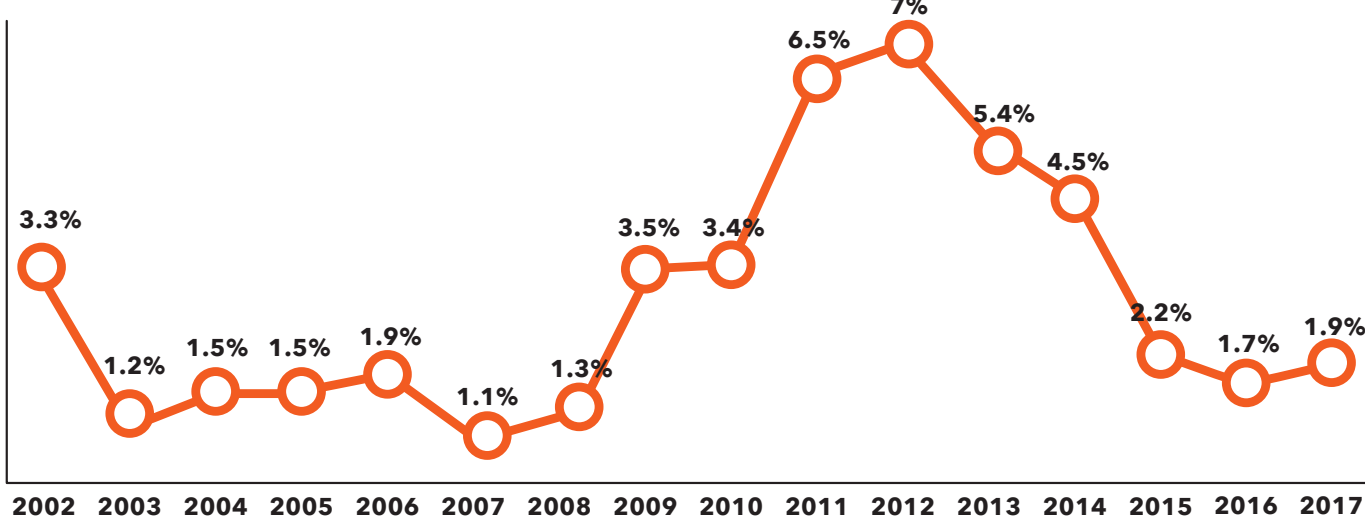
What Median Income Households Can Afford to Rent/Buy

RENTING (MONTHLY RENT)		BUYING (HOUSE PRICE)
\$1,946	COUPLE HOUSEHOLD	\$337,854
\$1,063	SINGLE PARENTS	\$129,413
\$730	SINGLE PEOPLE	\$50,603

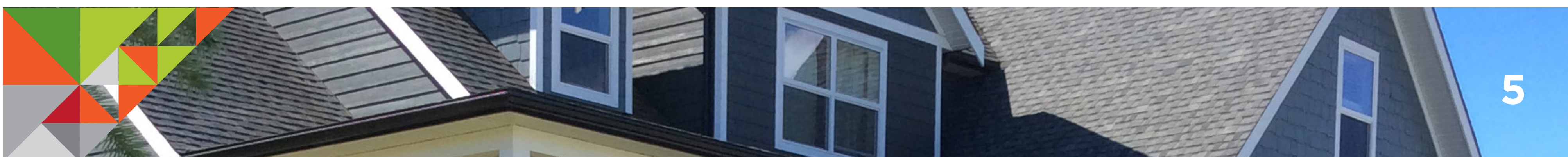
Assumptions: 10% down payment, 32% GDS, 3.55% 5 year fixed rate term, 25-year amortization, \$550 allocated to maintenance fees, property taxes, utilities and heating costs.

Source: Statistics Canada, Census Data

% Average Vacancy Rates (CMHC)



Source: Statistics Canada, Census Data



CONSULTATION AT-A-GLANCE

6 POP-UP COMMUNITY EVENTS



1277

ENGAGEMENT PARTICIPANTS



3

STAKEHOLDER
WORKSHOPS



275 POP-UP
ATTENDEES



SURVEYS
COLLECTED



30 STAKEHOLDER
PARTICIPANTS



5

ONE-ON-ONE
SESSIONS

ENGAGEMENT
DISCUSSION
TOPICS

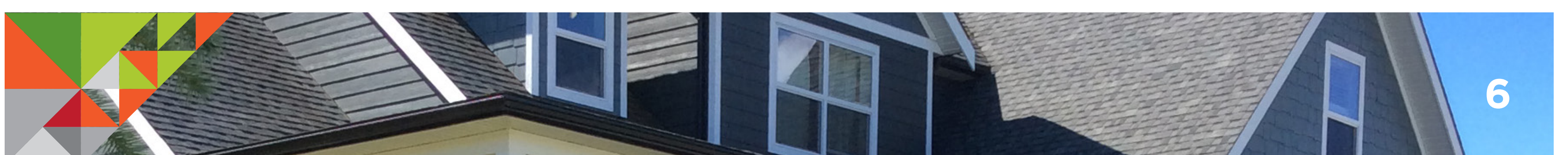
- PRIORITY HOUSING ISSUES
- GROUPS THAT FACE THE GREATEST CHALLENGES
- HOUSING POLICIES AND TOOL OPTIONS

Identified Priority Groups

- Lone parent families
- Seniors on fixed incomes
- Persons with physical or mental disabilities
- Seniors with moderate to high health care needs
- Moderate-income couple families with young children
- Low-income single people
- People with addiction
- Youth/young adults
- Post-secondary students
- Recent immigrants

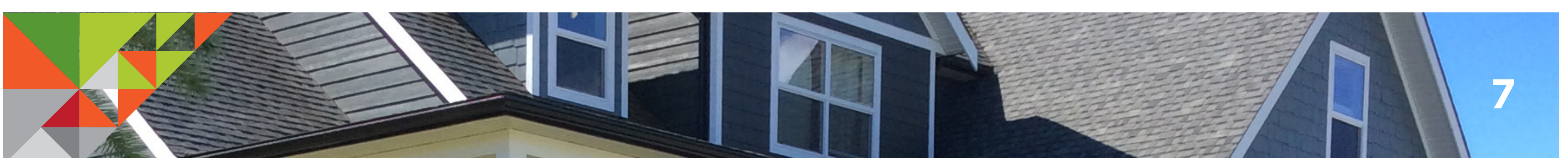
Top Issues Identified

- Rental housing
- Affordable, safe and liveable homes
- People with pets needing housing
- Foreign ownership
- High cost of home ownership
- Diversity in housing types
- Supply of housing
- Low-income housing
- Transportation and housing



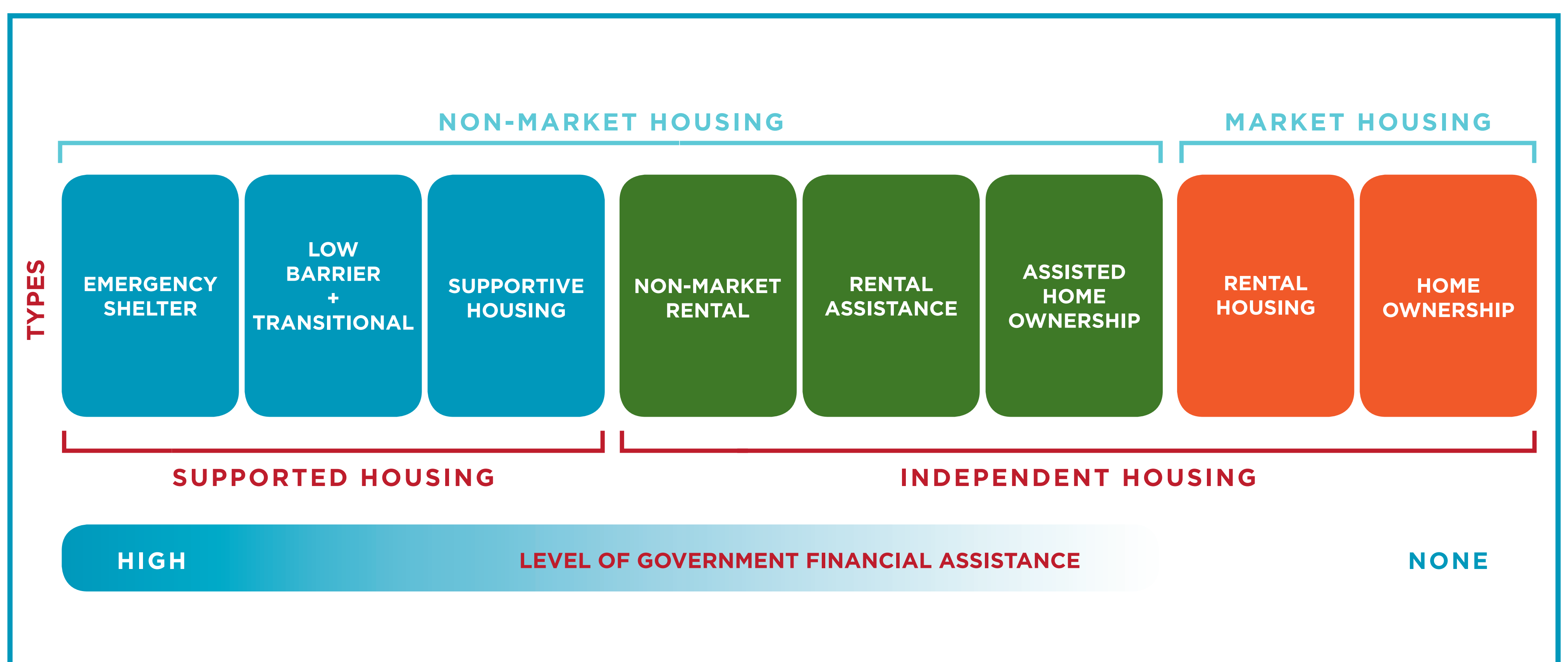
WHAT IS AN AFFORDABLE HOUSING STRATEGY

An affordable housing strategy assesses the local housing market conditions, identifies housing challenges and gaps along the housing continuum, and outlines tools to address these challenges and gaps. It provides a framework for the City to work with other levels of government, the private sector, and non-profit organizations to facilitate the development of affordable housing. The strategy identifies the policies and regulations that will assist the city in effectively responding to development applications.

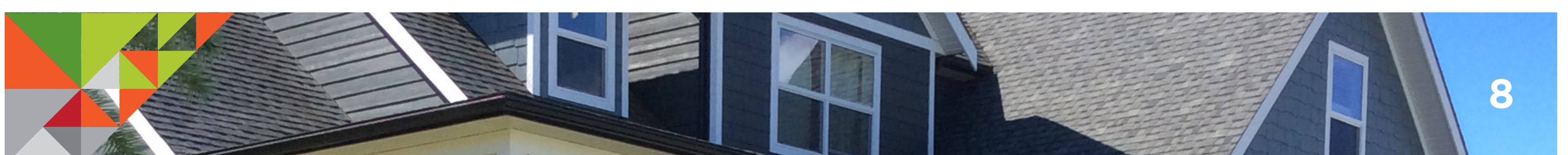


THE HOUSING CONTINUUM

The Housing Continuum below includes both market and non-market housing. Non-market housing refers to housing below market rents or prices, ranging from emergency shelters through various forms of supportive housing and housing co-operatives. Moving across the continuum to the right is market rental housing and home ownership.

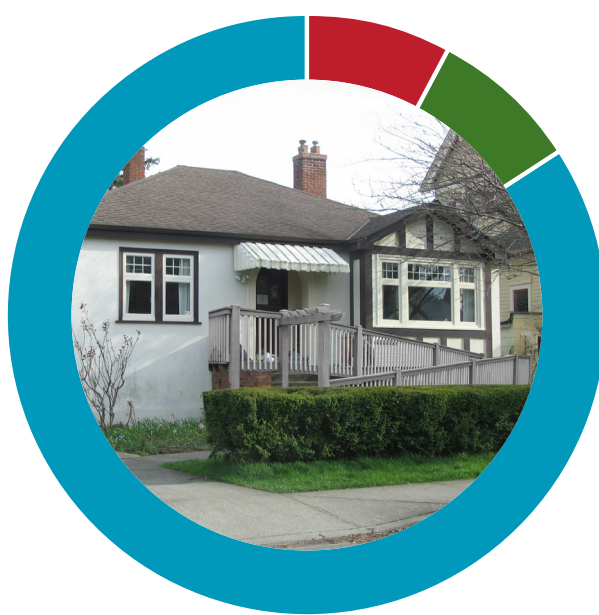


City of Nanaimo's Affordable Housing Strategy will address the entire housing continuum.



HOUSING POLICY & TOOL RESULTS

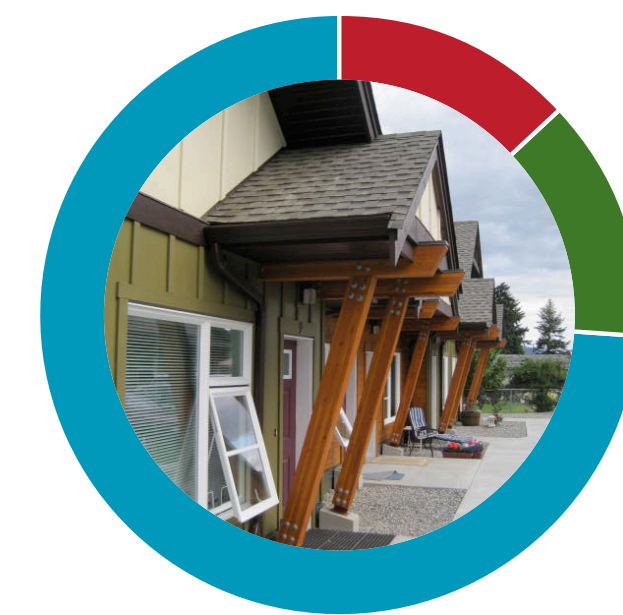
When asked to consider a range of housing policies and tools that could address Nanaimo's housing needs, here is what Nanaimo residents told us at our pop-ups in the community.



Promoting programs that **support home modifications** to promote safe, independent living for seniors and people with disabilities.



Design Guidelines to support ground-oriented multi-unit housing (low to medium density) e.g. Rowhouses, duplexes, fourplexes, etc.



Revisiting the Zoning Bylaw to permit modular or manufactured homes in more residential zones.



Facilitate the development of **affordable housing through collaboration** with non-profit housing providers, the private sector, and government agencies.



Infill Housing Design Guidelines to encourage increasing the housing supply in existing neighbourhoods by way of compact lots, laneway homes, clustered homes, etc.



Family-Friendly Rental Housing Design Guidelines to support the development of affordable and private market rental units with 2+ bedrooms.



Improving access to **rent supplement programs**. Eg. SAFER (shelter assistance for elderly renters) and RAP (Rental Assistance Program)



Seniors-Friendly Rental Housing Design Guidelines to encourage rental units that are accessible and suitable for seniors.



A short-term rentals policy that encourages homeowners to prioritize long-term rentals.



Rent Bank - a program that provides free loans for low-income people who may be experiencing a temporary financial crisis (for elderly renters) and RAP (Rental Assistance Program)

VISUAL EXPLORER RESULTS

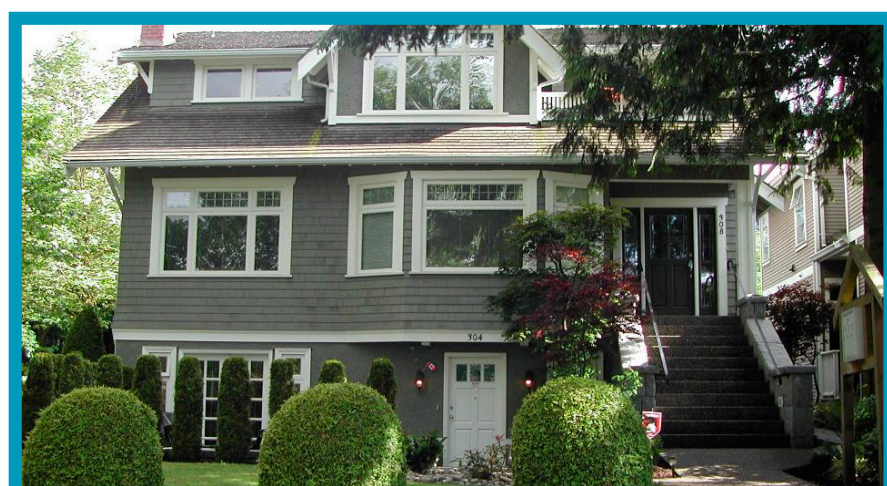
When asked to consider housing types that could meet Nanaimo's housing needs, here is what Nanaimo residents told us at our pop-ups in the community.



Tiny House / Small House



Secondary Suite



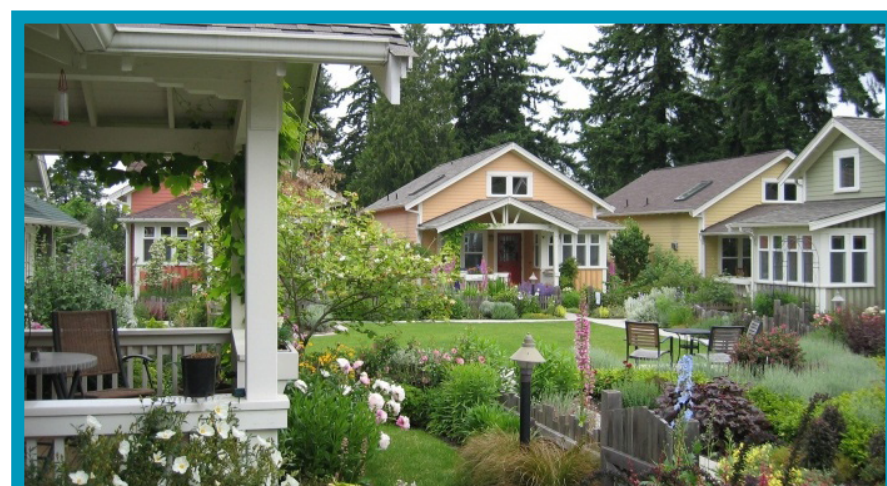
Apartments



Compact Lot Single Detached



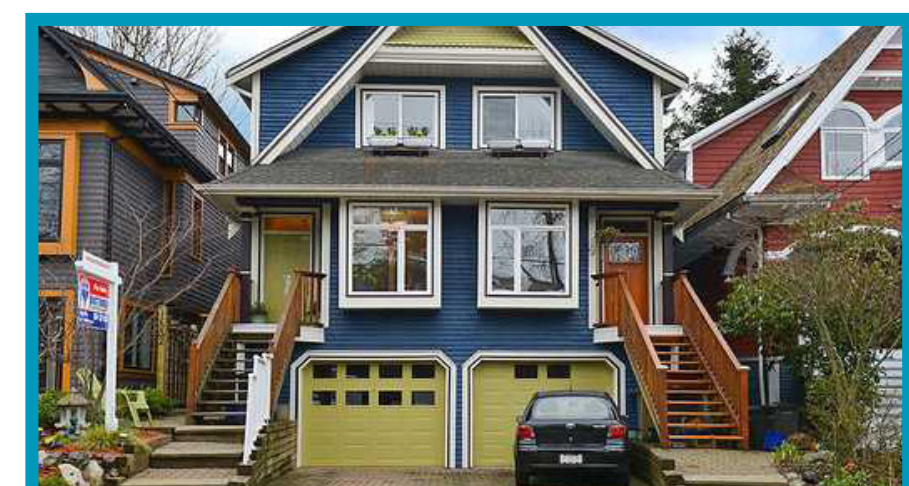
Pocket Neighbourhood/Cluster Housing



Mixed-use Residential



Duplex



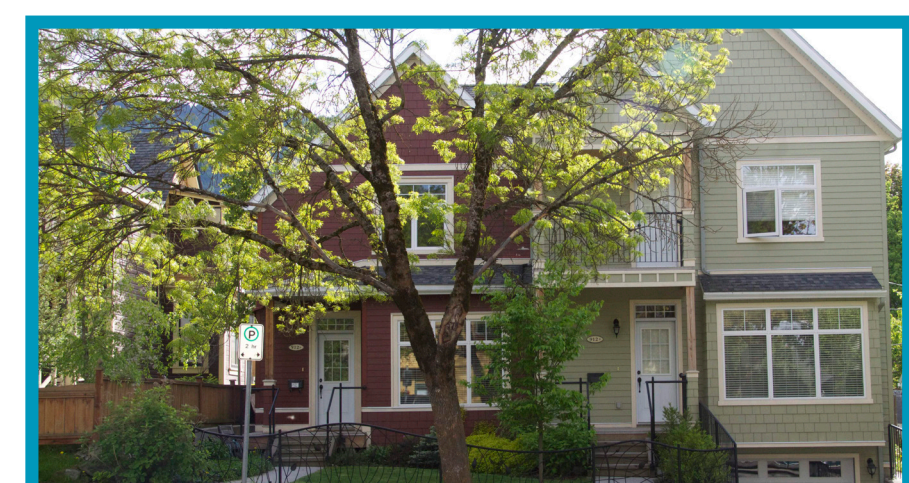
Coach House



Triplex



Quadruplex (Fourplex)



Modular Housing



Townhouse



Laneway House

