

ATTACHMENT A

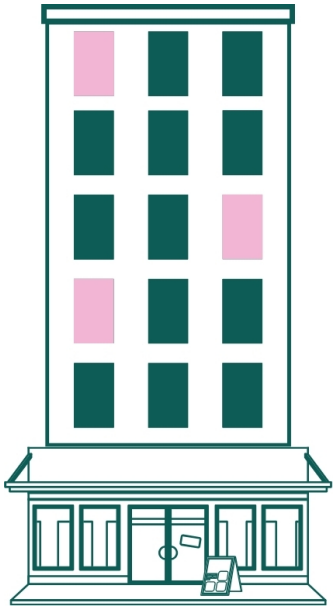
CITY OF NANAIMO
THE HARBOUR CITY

PRE-ZONING FOR SOCIAL HOUSING

WHAT WE HEARD
ENGAGEMENT SUMMARY

PURPOSE OF ENGAGEMENT

The purpose of engagement was to generate awareness and seek feedback from the community on the Pre-Zoning for Social Housing project. The initiative is to accelerate the delivery of social housing for individuals and families who may not be able to afford the current cost of housing in Nanaimo. The engagement summary document provides an overview of the outreach and feedback tools used, a summary of who participated, the feedback received and next steps.



Social Housing

Market Housing

WHAT IS SOCIAL HOUSING?

Social Housing is for people that you see everyday in your community, like healthcare workers, teachers, and delivery drivers. Social Housing costs less than regular market housing and is intended for individuals and families who may not be able to afford the cost of market housing in Nanaimo.



SECTION 1 | OUTREACH & FEEDBACK TOOLS

OUTREACH TOOLS

A range of outreach tools were used to inform and seek feedback from the community on the Pre-Zoning for Social Housing project. Outreach tools included a project page with an FAQ, social media, online and newspaper ads, media release, bus posters, e-notifications, static stations, and an information video (see Figure 1). Various news articles were also published regarding the project by local news outlets.

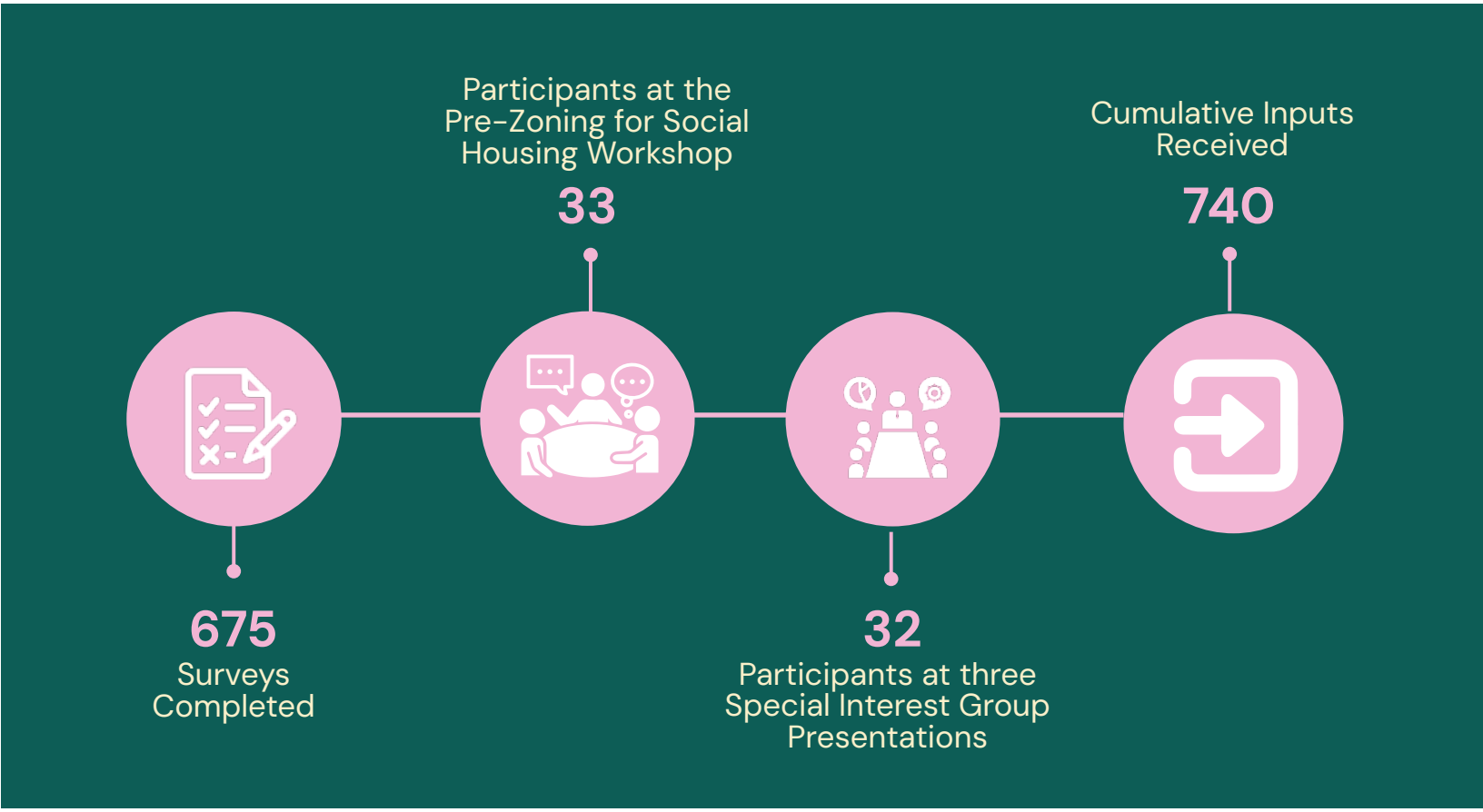
FIGURE 1: OUTREACH TOOLS



FEEDBACK TOOLS

Feedback from the community was gathered via a survey, workshop and presentations to special interest groups (see Figure 2). The survey, intended for the general public, was provided online and in paper form at static stations at city facilities. Input from non-profit housing providers, for-profit housing providers and faith-based organizations was sought with an in-person workshop. Comments were further gathered at presentations made to the Nanaimo Neighbourhood Network, Mayor's Leaders' Table and the Public Safety Committee.

FIGURE 2: FEEDBACK TOOLS

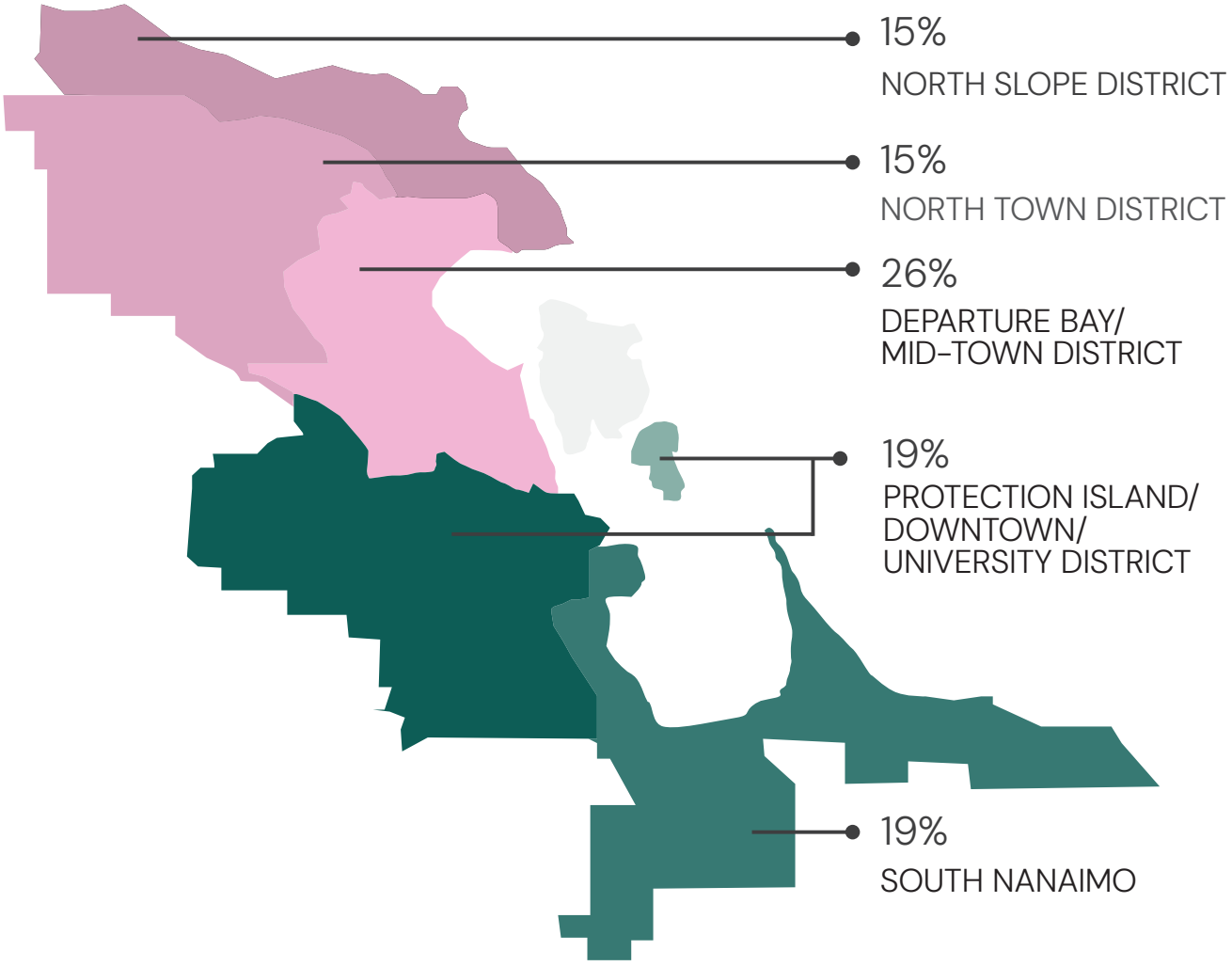


SECTION 2 | WHO PARTICIPATED

SURVEY PARTICIPANTS

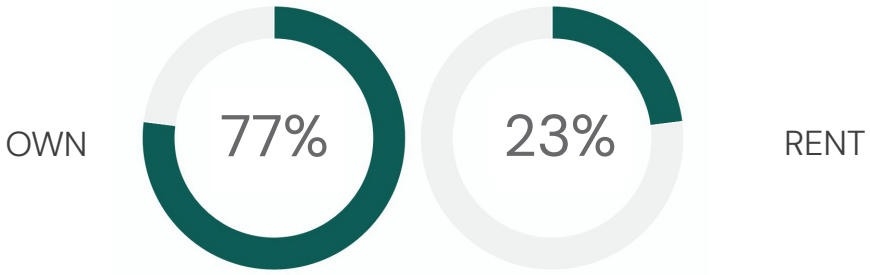
The following section provides an overview of the participants that completed the survey.

WHERE DO PARTICIPANTS LIVE?

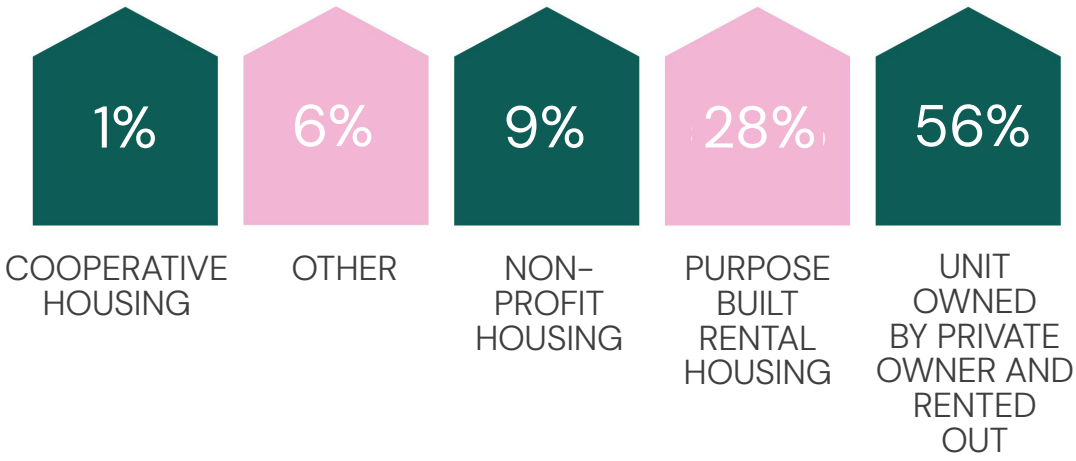


Note: Approximately 5% of participants reported being from other nearby communities (Snuneymuxw First Nation, Snaw-Naw-As First Nation, Lantzville, or RDN Electoral Areas)

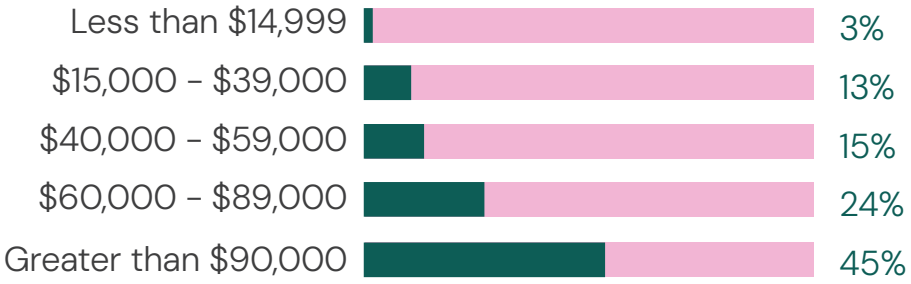
DO THE PARTICIPANTS RENT OR OWN?



FOR THOSE PARTICIPANTS THAT RENT, WHAT TYPE OF RENTAL HOUSING DO THEY LIVE IN?



WHAT ARE THE INCOME RANGES OF SURVEY PARTICIPANTS?



WORKSHOP PARTICIPANTS

The following section provides an overview of the participants that attend the in-person workshop. The workshop was focused on seeking feedback from non-profit housing providers, for-profit housing providers and faith-based organizations.

WHICH ORGANIZATION DO PARTICIPANTS REPRESENT?



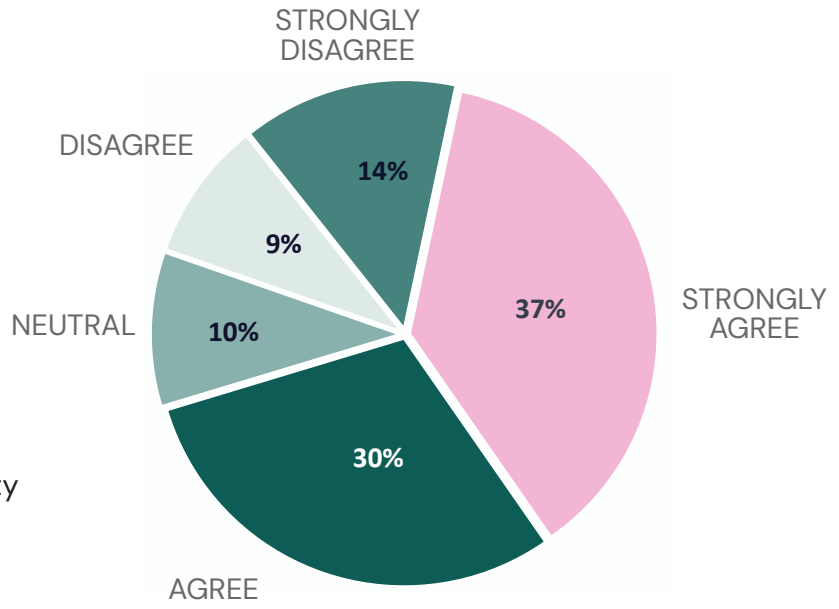
SECTION 3 | FEEDBACK RECEIVED

SURVEY RESULTS

Participants had an opportunity to indicate their level of support for a total of five policy directions and share comments or suggestions to improve draft directions. The following is a summary of the 675 survey responses received.

QUESTION #1 | scope

Do you agree or disagree with having the pre-zoning apply to properties with a Future Land Use Designation of Urban Centre and Corridor?

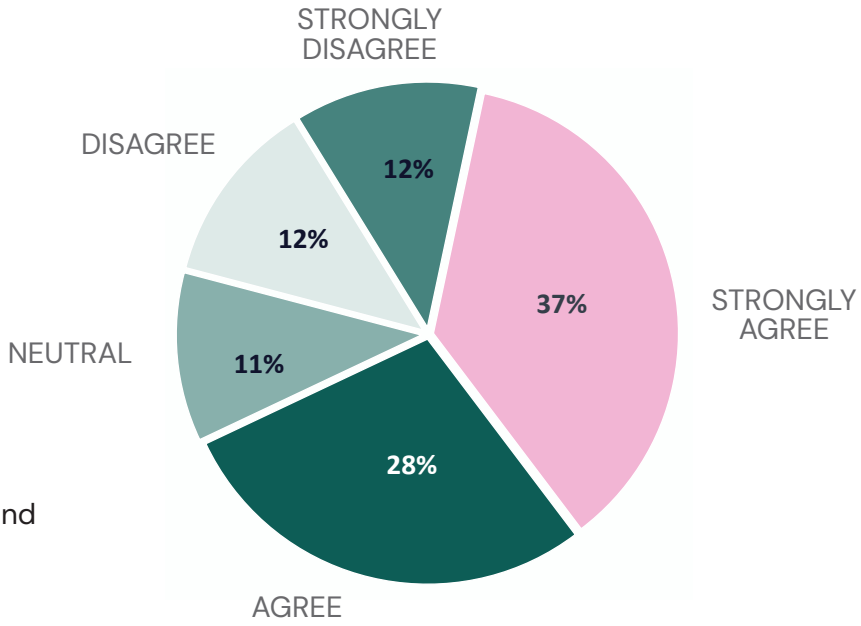


Common Themes Heard

- Strong support for the scope recommendation
- Building height concerns.
- Concerns about reduction of community input.
- Increase scope of pre-zoned parcels.

QUESTION #2 | threshold

How strongly do you agree or disagree with requiring that a minimum of 20% of the dwelling units on the property be rental social housing units.



Common Themes Heard

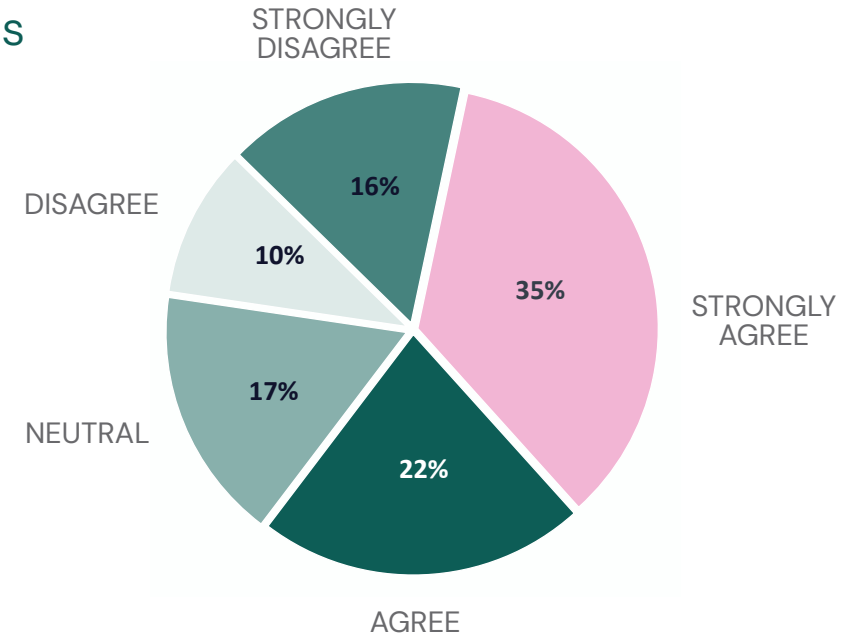
- Strong support for threshold recommendation.
- Require a higher threshold.
- Concerns with mixing social housing and market housing.

SECTION 3 | FEEDBACK RECEIVED

SURVEY RESULTS

QUESTION #3 | operations

How strongly do you agree or disagree with requiring that all the dwelling units (social and market units) be operated by a non-profit housing provider or government agency.

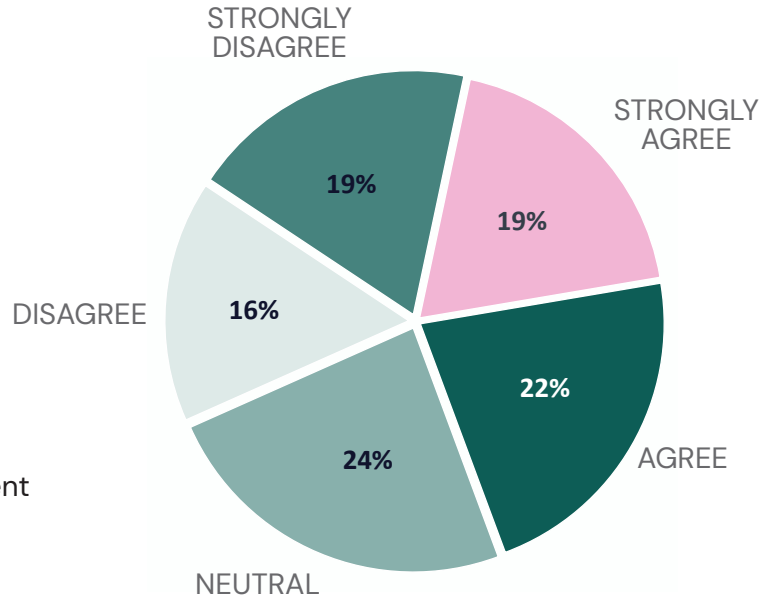


Common Themes Heard

- Strong support for operations recommendation.
- Allow for-profit to manage all units.
- Concerns surrounding non-profit and government agency ability to manage units.

QUESTION #4 | capital costs

How strongly do you agree or disagree with requiring the capital costs of the development be fully funded by any level of government.



Common Themes Heard

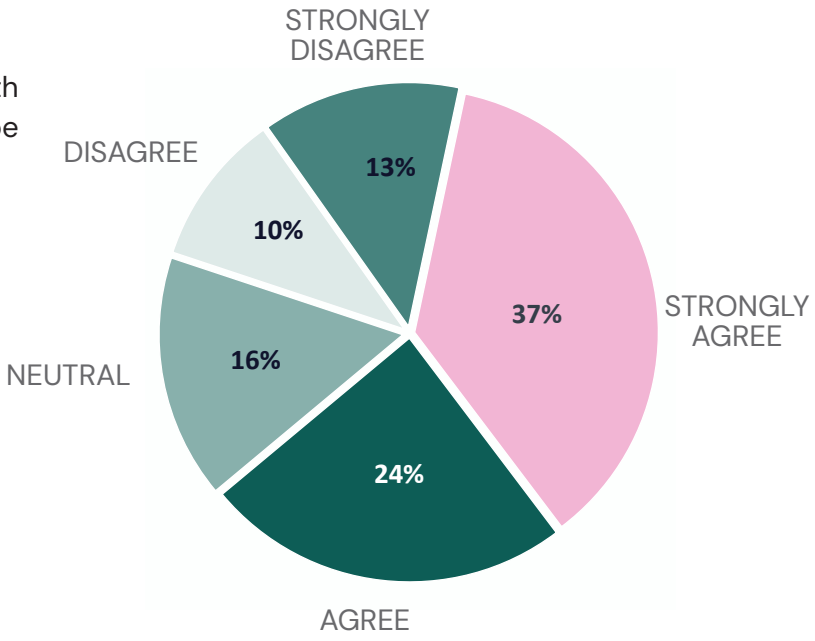
- Poor support for capital costs recommendation.
- Allow for private investment and partnerships with non-profit housing providers.
- Concerns about the limited government funding currently available to meet growing social housing demands.

SECTION 3 | FEEDBACK RECEIVED

QUESTION #5 | term

How strongly do you agree or disagree with requiring that the social housing units be secured for 60 years?

- Strong support for requiring the social housing units be secured for 60 years.
- Require the social housing units to be secured for more than 60 years.
- Require the social housing units to be secured for less then 60 years.



SECTION 3 | FEEDBACK RECEIVED

WORKSHOP RESULTS

Participants at the workshop had an opportunity to indicate their level of support for a total of seven policy directions and share comments or suggestions to improve draft directions. The following is a summary of the workshop responses.

Q1 scope

100% AGREE

QUESTION #1 | scope

Do you agree or disagree with having the pre-zoning apply to properties with a Future Land Use Designation of Urban Centre and Corridor?

Participants Comments

Recommend future phases include:

- Parcel that allow multiple-family housing.
- Parcels that are owned by BC Housing and non-profit housing providers.
- Parcels with good access to transit, basic daily needs, and infrastructure capacity.

Q2 threshold

87% DISAGREE

13% AGREE

QUESTION #2 | threshold

Do you agree or disagree with requiring that a minimum of 20% of the dwelling units on the property be rental social housing units?

Participants Comments

- Consider requiring a higher threshold to address the need for social housing.
- Consider requiring a lower threshold to make projects viable.

SECTION 3 | FEEDBACK RECEIVED

Q3 affordability



QUESTION #4 | affordability

Do you agree or disagree with the social housing units having to be rented at a rate that is less than the average market rents for Nanaimo. E.g. Rates published by Canadian Housing and Mortgage Corporation?

Participants Comments

- Recommend where 100% of capital funding comes from government, do not define affordability.
- Recommend using Canadian Housing and Mortgage Corporation median market rent verses average to define affordability.
- Recommendation for level of affordability ranges from between 10% to 30% below the market rate.

Q4 tenure



QUESTION #3 | tenure

Do you agree or disagree with limiting the tenure of the social housing units to rental and allowing the market units to be rental and/or ownership?

Participants Comments

- Desire to allow both rental and ownership social housing units to respond to market demand.
- Concerns with allowing both rental and ownership within the same building.
- Interest to explore allowing rent-to-own option.

WORKSHOP RESULTS

Q5 operations

87% DISAGREE

13% AGREE

QUESTION #5 | operations

Do you agree or disagree with requiring that all the dwelling units (social and market units) be operated by a non-profit housing provider or government agency?

Participants Comments

- Desire to only require that the social housing be operated by a non-profit housing provider or government agency, as they have the expertise and experience in operating social housing.

Q6 capital costs

100% DISAGREE

QUESTION #6 | capital costs

Do you agree or disagree with requiring the capital costs of the development be fully funded by any level of government?

Participants Comments

- Desire to allow a mix of funding options.
- Non-profits often contribute equity through the form of land and other capital funding that they have available.
- Don't remove opportunity for private sector equity as long as affordability level is secured.
- Mix of capital allows for partnerships between non-profit and for-profit housing providers.

Q7 term

50% DISAGREE

50% AGREE

QUESTION #7 | term

Do you agree or disagree with requiring that the social housing units be secured for a 60-year term?

Participants Comments

- Desire to reduce the term to the lifespan of the building, funding timeframe, length of a mortgage.
- Desire to require the term in-perpetuity.

NEXT STEPS

The next step will be to refine the Pre-Zoning for Social Housing program to reflect the feedback the community has shared. A revised program will then be brought forward to Council for consideration of adoption.

THANK YOU