

Vision

Affordable, comfortable, secure rental housing for Gabriolans of all ages who have low to modest incomes.

Principles

1. Build healthy and efficient homes
2. Build homes near services and public transportation routes
3. Respect the natural settings and limits of the development sites
4. Provide affordable housing for a mix of Gabriolans to encourage a sense of community
5. Keep rents affordable with modest development and operational costs
6. Consider residents' living experience in site and building design

What is affordable housing?

Typical definition = housing that costs 30% of household gross income

Housing costs = monthly fees plus basic utilities and property tax (if you own)

Yearly Income	Monthly Income	Affordable Monthly Costs
30,000	\$2,500	\$750
60,000	\$5,000	\$1,500
90,000	\$7,500	\$2,250

How about comfortable and secure?

Comfortable

- Enough bedrooms, working bathroom and shower, kitchen facilities, doesn't leak, no mould, decent heat and insulation, air circulation

Secure

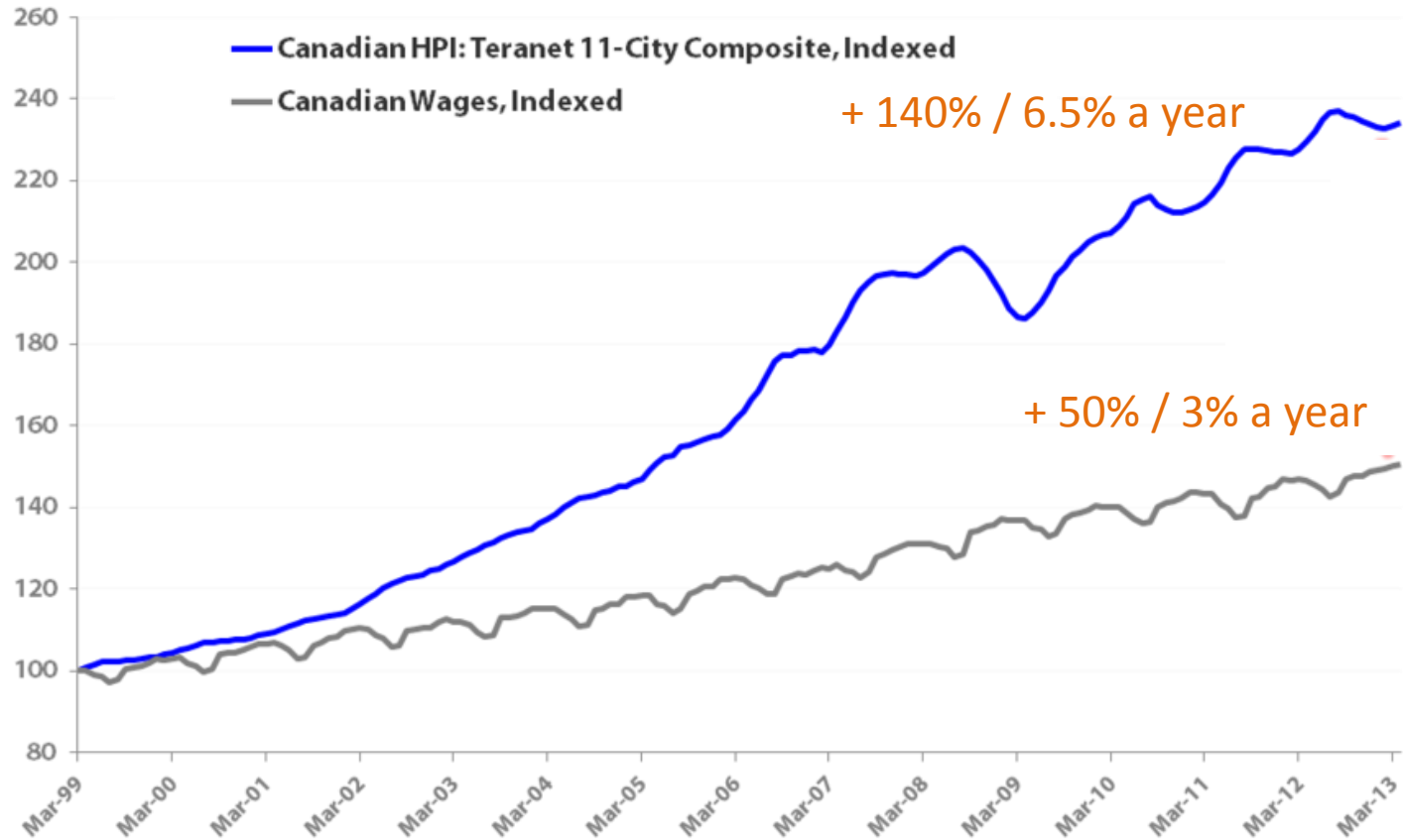
- Year-round with no threat of being asked to leave
 - Property is sold
 - Vacation rentals
 - Owner wants to use
 - Repairs required that require tenant to leave

Why

- Households stretched to make ends meet
- Workers and seniors struggling to remain on Gabriola
- Housing:
 - too expensive,
 - no long-term security
 - poor quality
 - hard to find; low vacancy rates
- Situation not unique to Gabriola
- Incomes have not kept up with housing prices and rents
- Little new supply + increase in vacation rentals
- Market unable to deliver rental housing at affordable rents → costs to build exceed what can be charged

Why

CANADIAN HOME PRICES VS INCOMES



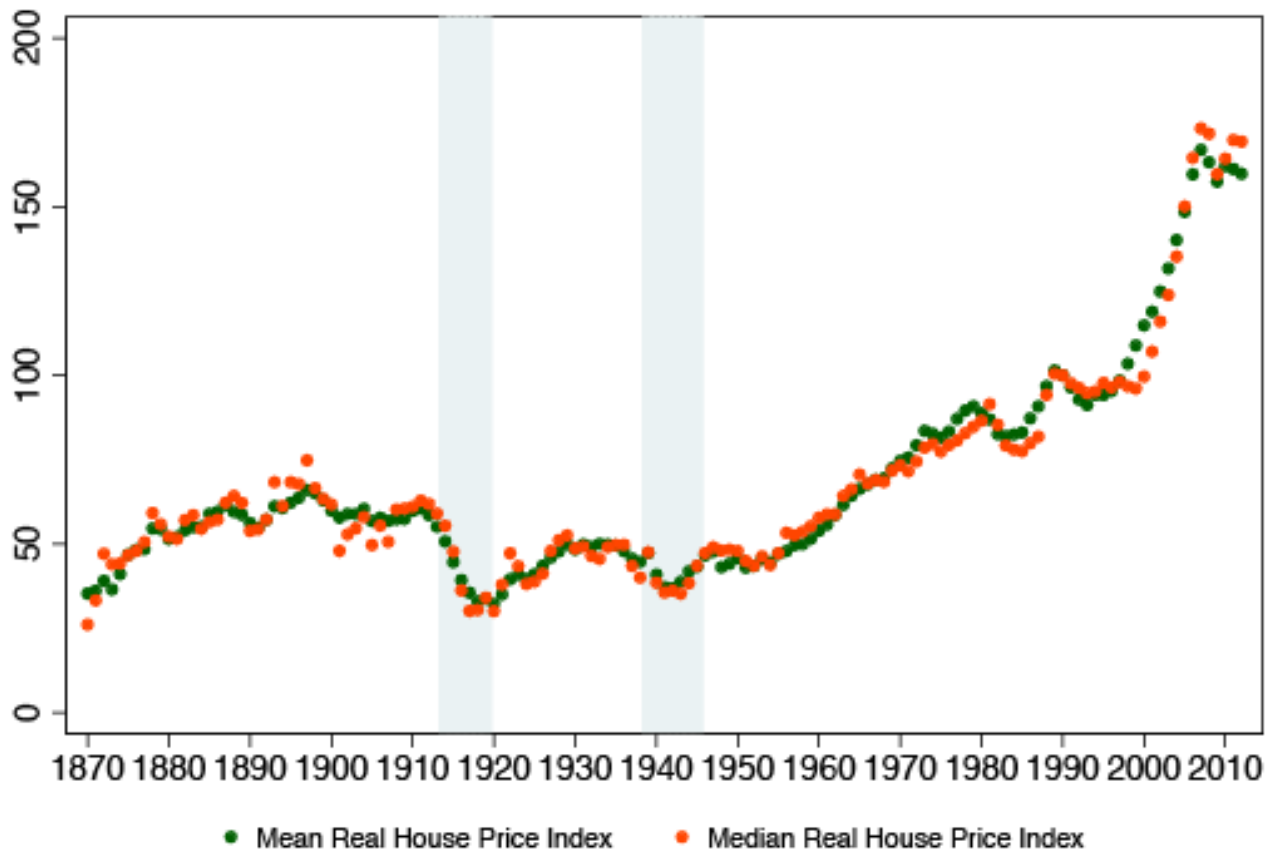
DATA SOURCE: BLOOMBERG, TERANET-NATIONAL BANK HPI, HRM

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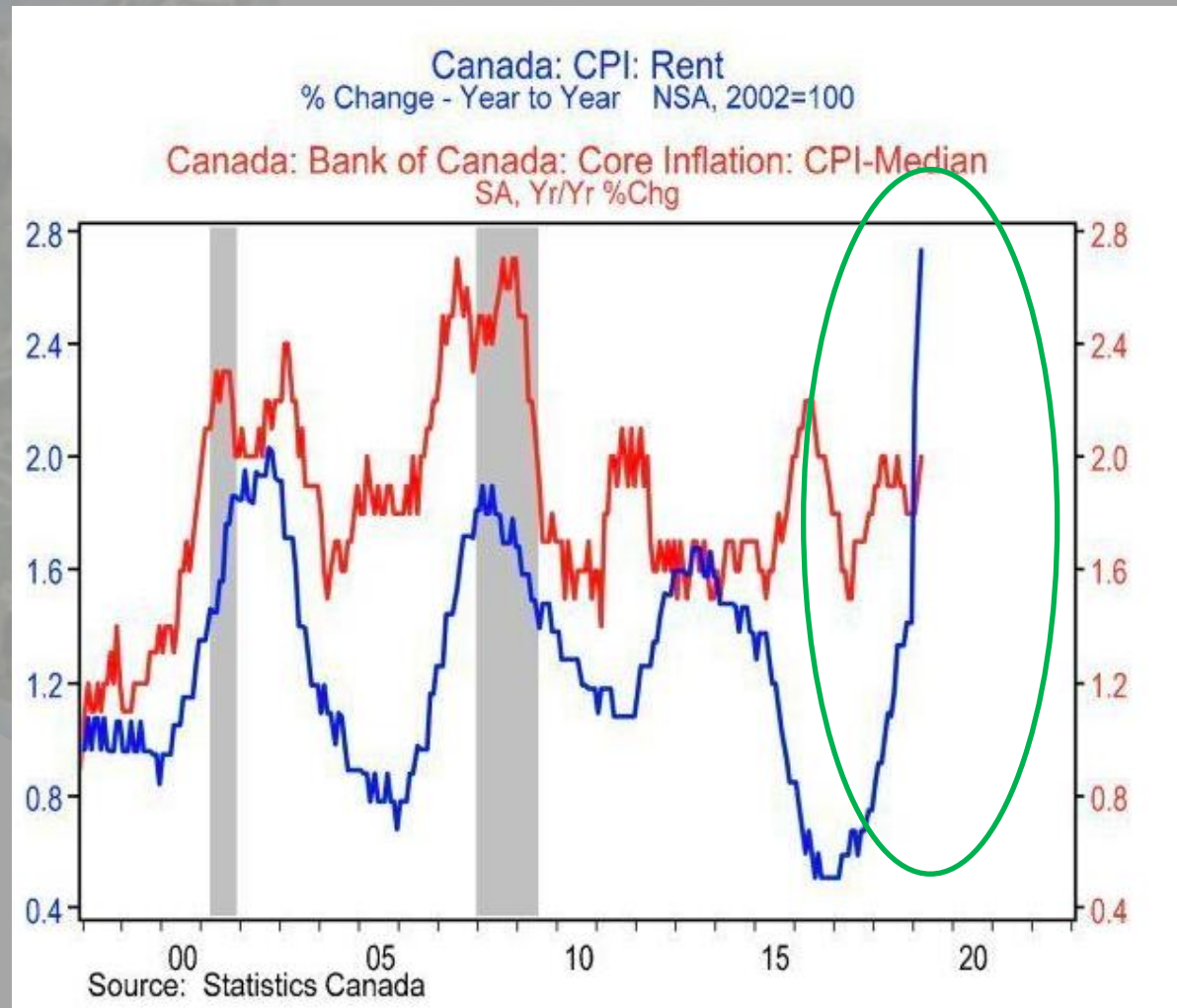
Why

Figure 1. Mean and median real house prices, 1870–2012



Note: Index, 1990=100. The years of the two world wars are shown with shading.

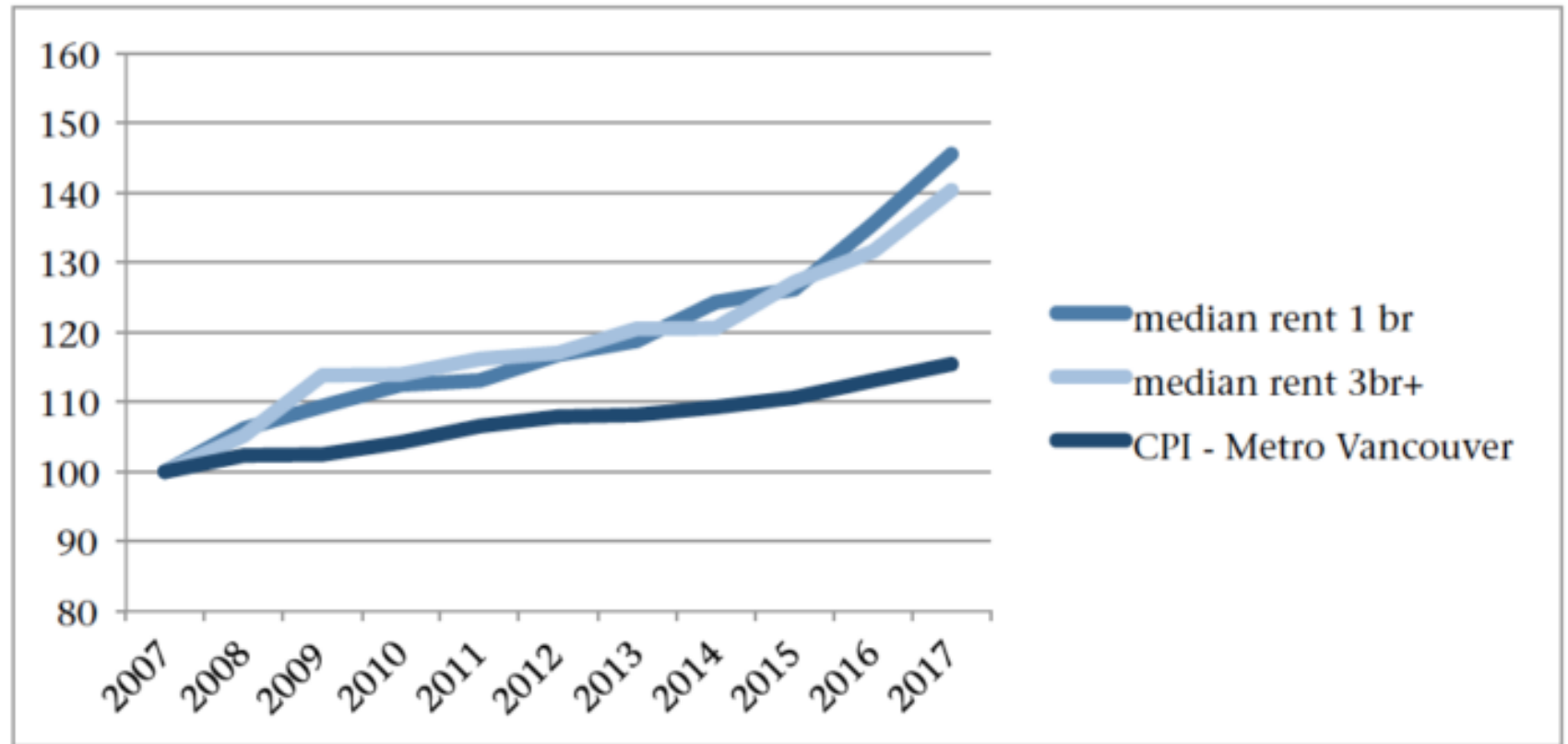
Why



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Why

Figure1: Rates of rent increase compared to inflation, Metro Vancouver



Why

Lack of rental supply?

- Price of land + price of building → revenues don't support costs
- Example:
 - 900 sq ft 2 bedroom apartment
 - What should it cost?

Why

Lack of rental supply?

- 4 townhouses
- Land = \$50,000 per unit
- Costs = \$360,000 per unit
 - \$400 per sq ft including soft costs & borrowing
- Operating expenses = \$450 per unit per month
- Capitalization rate of 5%

Rent → approximately \$2340 per month

Affordable yearly income → approximately \$94,000

Why



4.0 Gabriola Island Housing Needs

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Gabriola is the largest and most populated island of the Northern Region Islands Trust Region. Accessed by a vehicle ferry from downtown Nanaimo, there is potential for viable off island employment. This, along with the commercial development on the island and various institutional uses (school, library, etc.), provides significant employment on the island. Gabriola has the highest percentage of permanent residents of the islands of the Northern Region and the largest number of permanently occupied

Why – Housing Needs Assessment

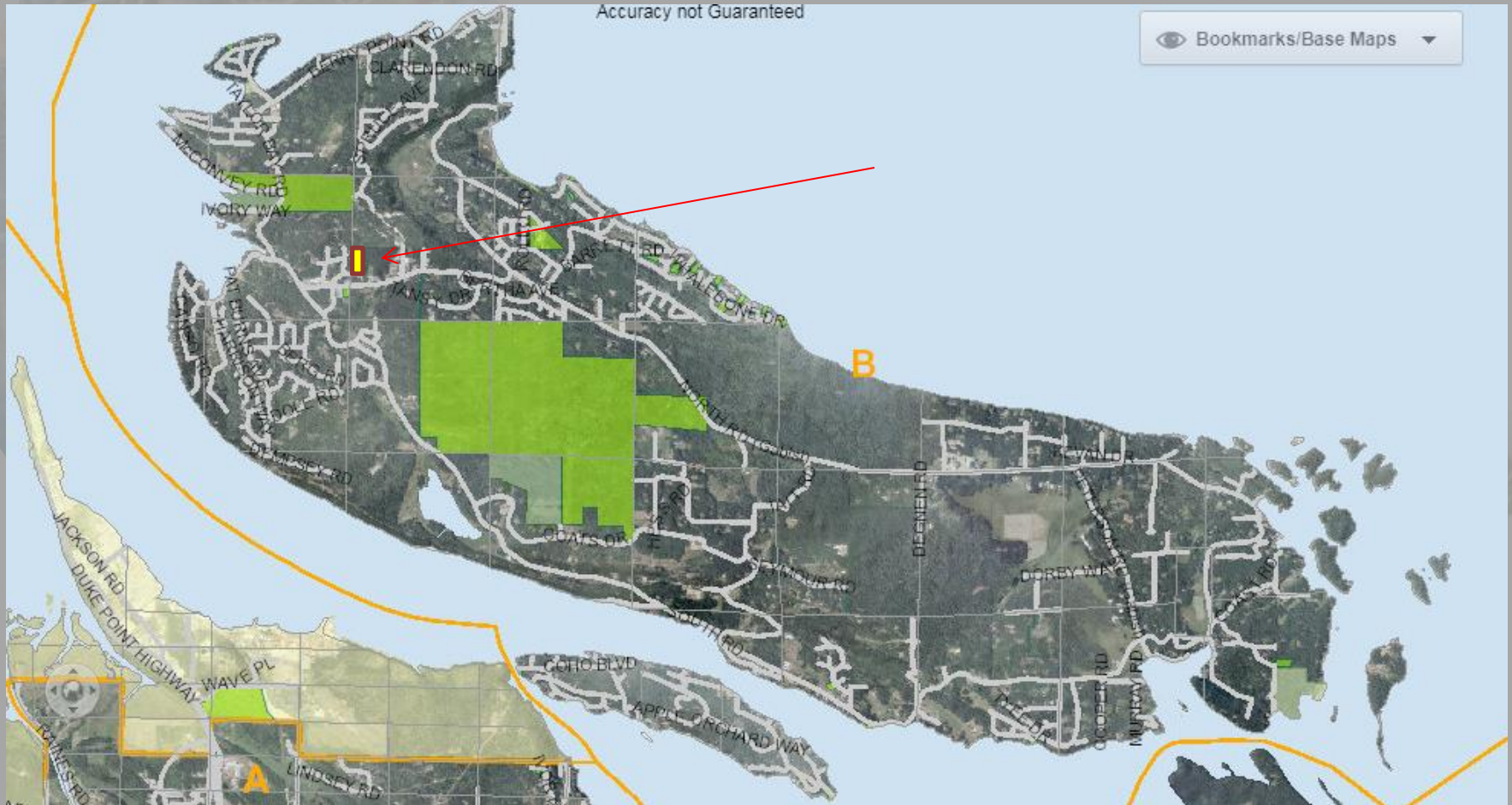
- Low proportion of rental supply – 17% [RDN – 26%, BC – 32%]
- Mostly single detached home – 94% [RDN – 65%, BC – 44%]
- Higher absentee ownership – 28% [RDN – 6%, BC – 9%]
- Unaffordable rental housing – 52% pay more than 30% of income [RDN – 48%, BC – 43%]
- Renters: not adequate, suitable or affordable – 57.5% = 210 households [RDN – 55%, BC – 53%]
- Owners: not adequate, suitable or affordable – 26% = 460 households [RDN – 20%, BC – 26%]
- 150 people per week use the food bank
- Vulnerable populations: Low income seniors, young singles, families & older singles.

How

Affordable, comfortable, secure rental housing for Gabriolans of all ages who have low to modest incomes.

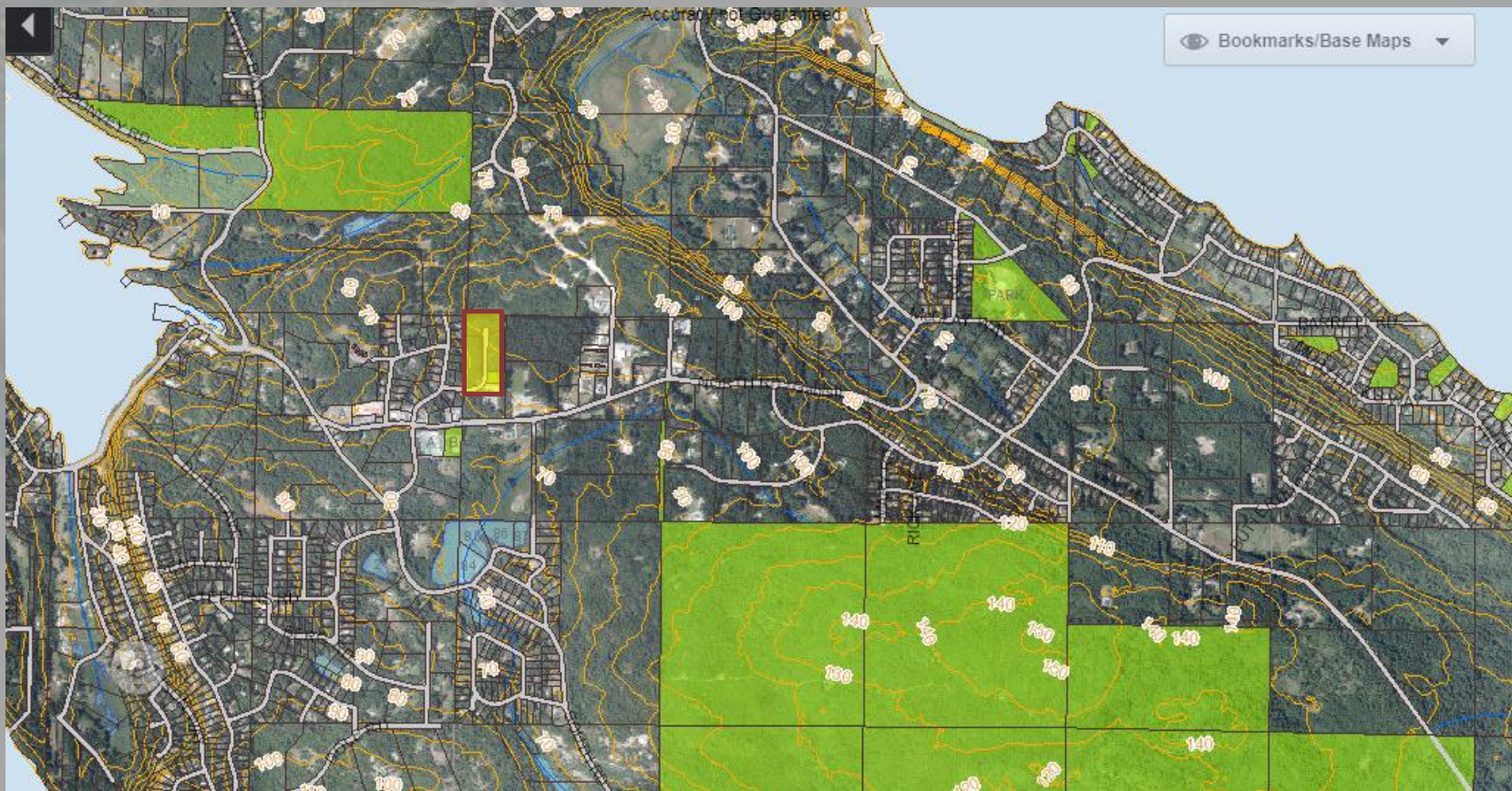
- Non-profit, charitable housing society
- Volunteer Board of Directors
- Community involvement and engagement
- Local financial support
- Provincial, Federal and foundation financial support
- BC Housing / CMHC
- Consultant team
- Renters
- Operations “staff”
- Rezoned land

Paisley Place



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Paisley Place



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Paisley Place

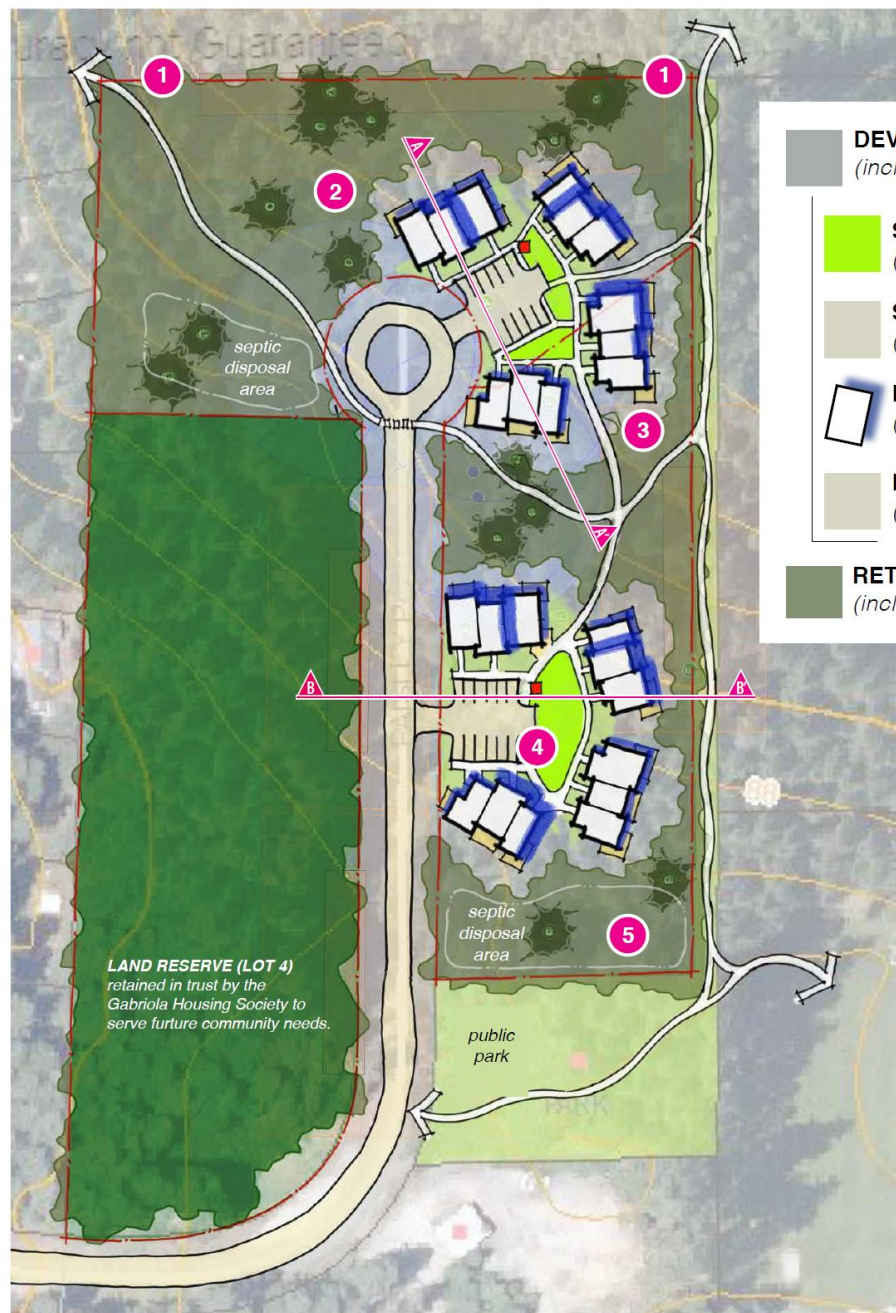


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Paisley Place Development Concept

- OCP Amendment and Rezoning for Lot 1 and Lot 2
- 24 units, mixed sizes in ~ 8 buildings
- 6 studio, 7 1-bedroom, 7 2-bedroom, 4 3-bedroom
- 12 units per hectare
- Guaranteed rent levels
- Clustered housing & parking = increased forest conservation
- Lot 4: GHS holding in trust for future use: TBD
- 6.2 % lot coverage
- 42% development footprint
- 58% forest conservation





BY THE NUMBERS...

the below calculations reference uses
within Lots 1 & 2 (totalling 4.94ac)

DEVELOPMENT AREA* | 2.09 acres (42%)
(includes housing, open space, and parking)

SHARED OPEN SPACE | 0.54 acre (6.5%)
(includes front yards & gardens)

SEMI-PRIVATE OPEN SPACE | 0.73 acres (8.7%)
(includes side and rear-yards)

RESIDENTIAL UNITS | 0.52 acre (6.2%)
(totalling 24 units - 16,000 sqft. gross floor area)

PARKING | 0.30 acre (3.6%)
(totalling 24 spaces: 1 per unit off-street parking)

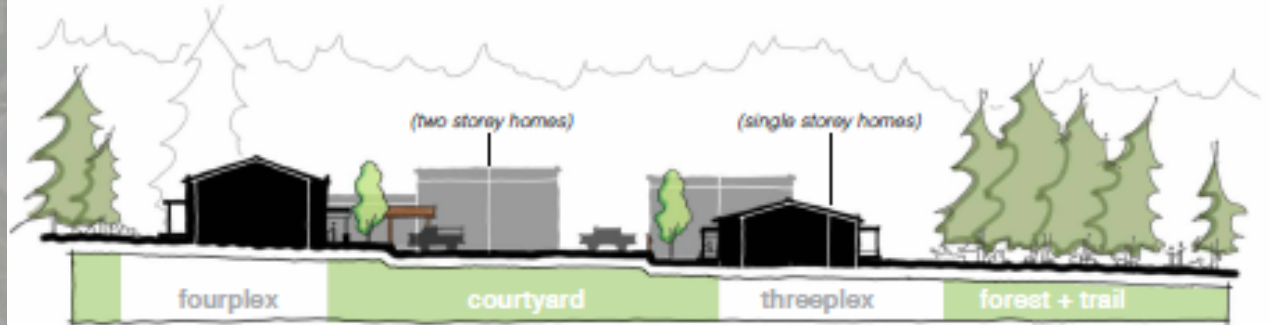
RETAINED FOREST | 2.85 acres (58%)
(includes septic disposal fields)

* pathways beyond the development
area are excluded from the coverage
calculation.

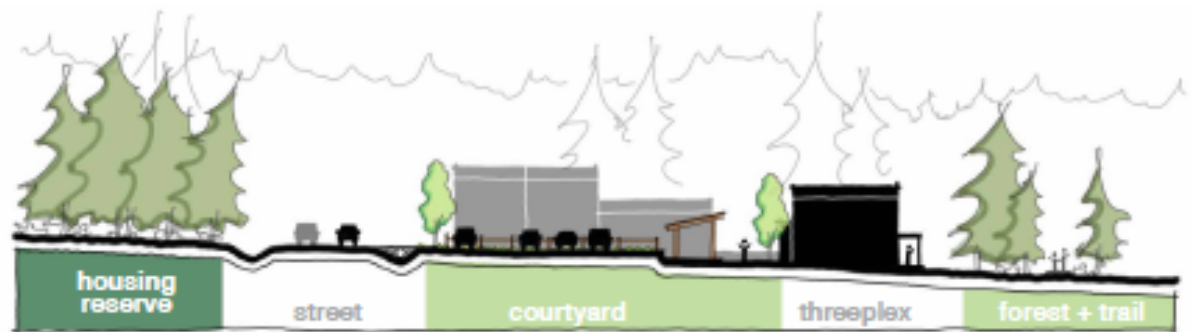
- 1** **neighbourhood trail linkages**
(to Lockinvar and Health Centre)
- 2** **retention of identified veteran trees**
(within ~50% forest retention)
- 3** **distinct clusters, trail connections**
(integrating housing and landscape)
- 4** **parking courts, shared open spaces**
(focal points for social connection)
- 5** **integrated green infrastructure**
(including septic disposal within
retained forest and low impact,
onsite stormwater management)



- **Section A - A'** Illustrates the courtyard configuration framed by single and two-storey homes; and,



- **Section B - B'** Illustrates the street edge condition and the transition across the parking court and open space.



Site & Capacity

- Water
- Wastewater
- Environment
- Contaminated Soils
- Trails
- Rainwater
- Forest retention



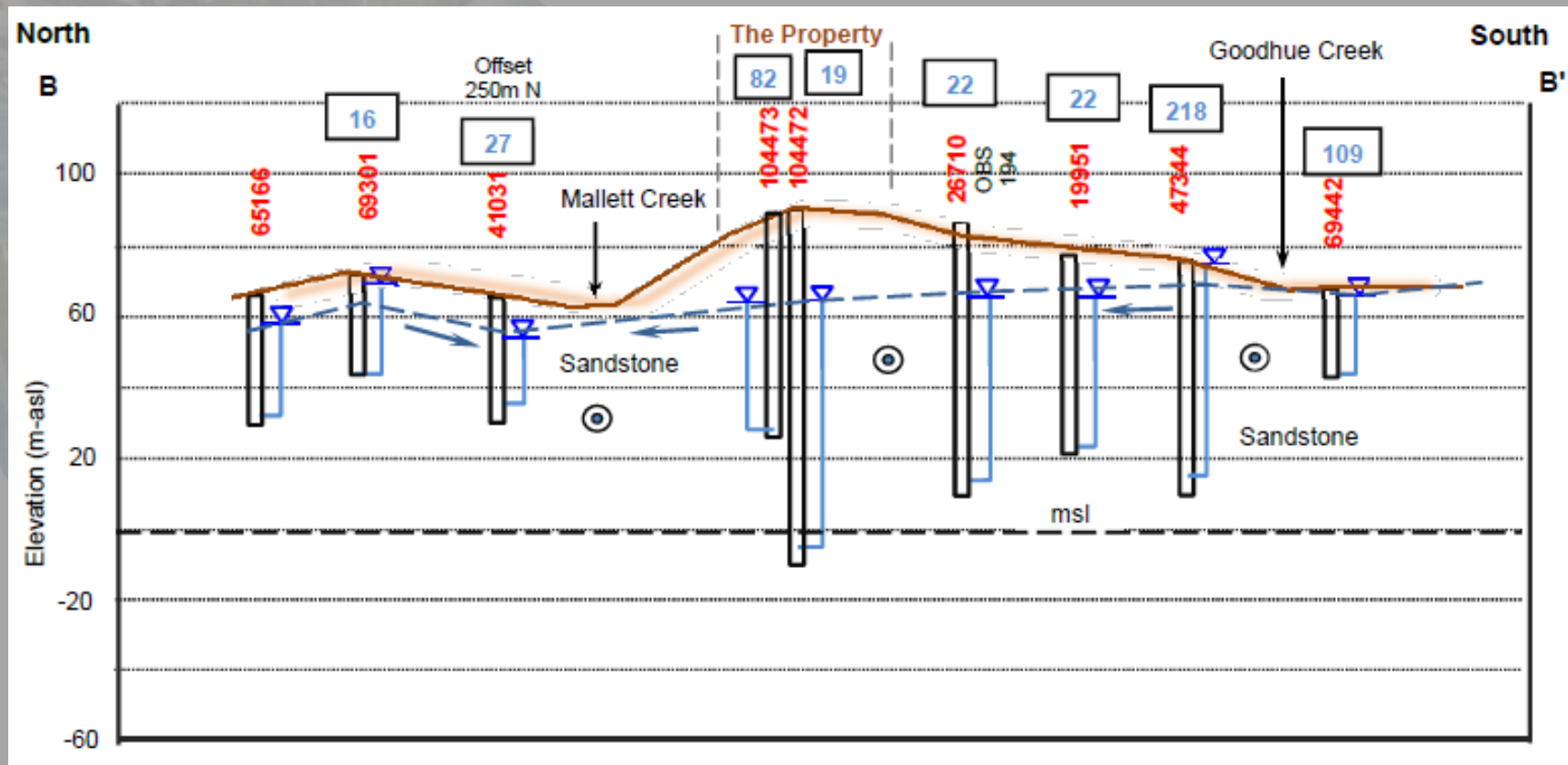
Site & Capacity: Water

- Evaluating with Allan Dakin – Hydrogeologist
- 3 wells
- 72 hr pump test on most productive well
 - No interference with Lockinvar neighbours wells, on same fracture as the school
 - Sustained yield of 3 US GPM (4320 per 24 hours)
 - About 75-100% more than we will require
- Water license and treatment required
- Some storage may be required: TBD

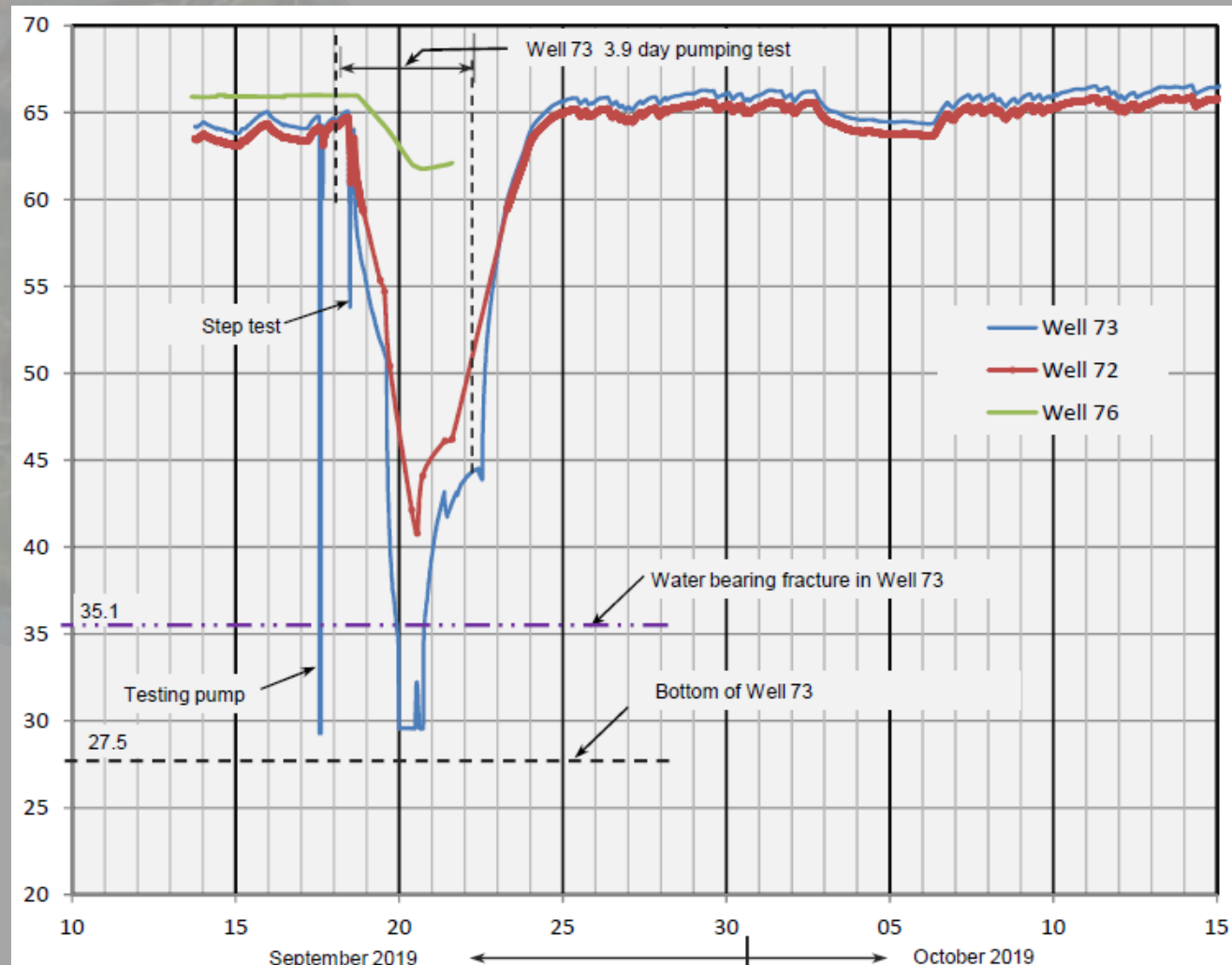
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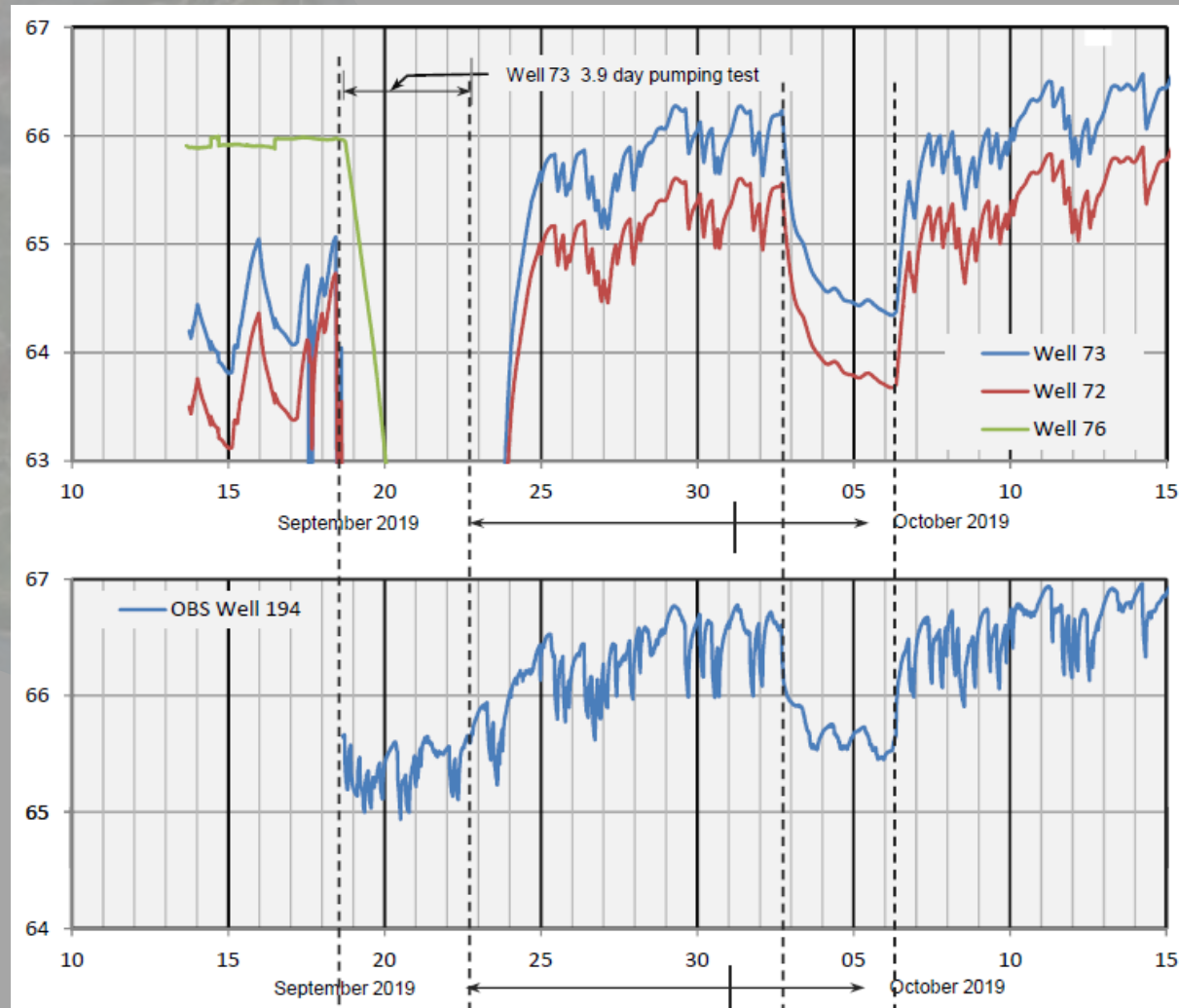
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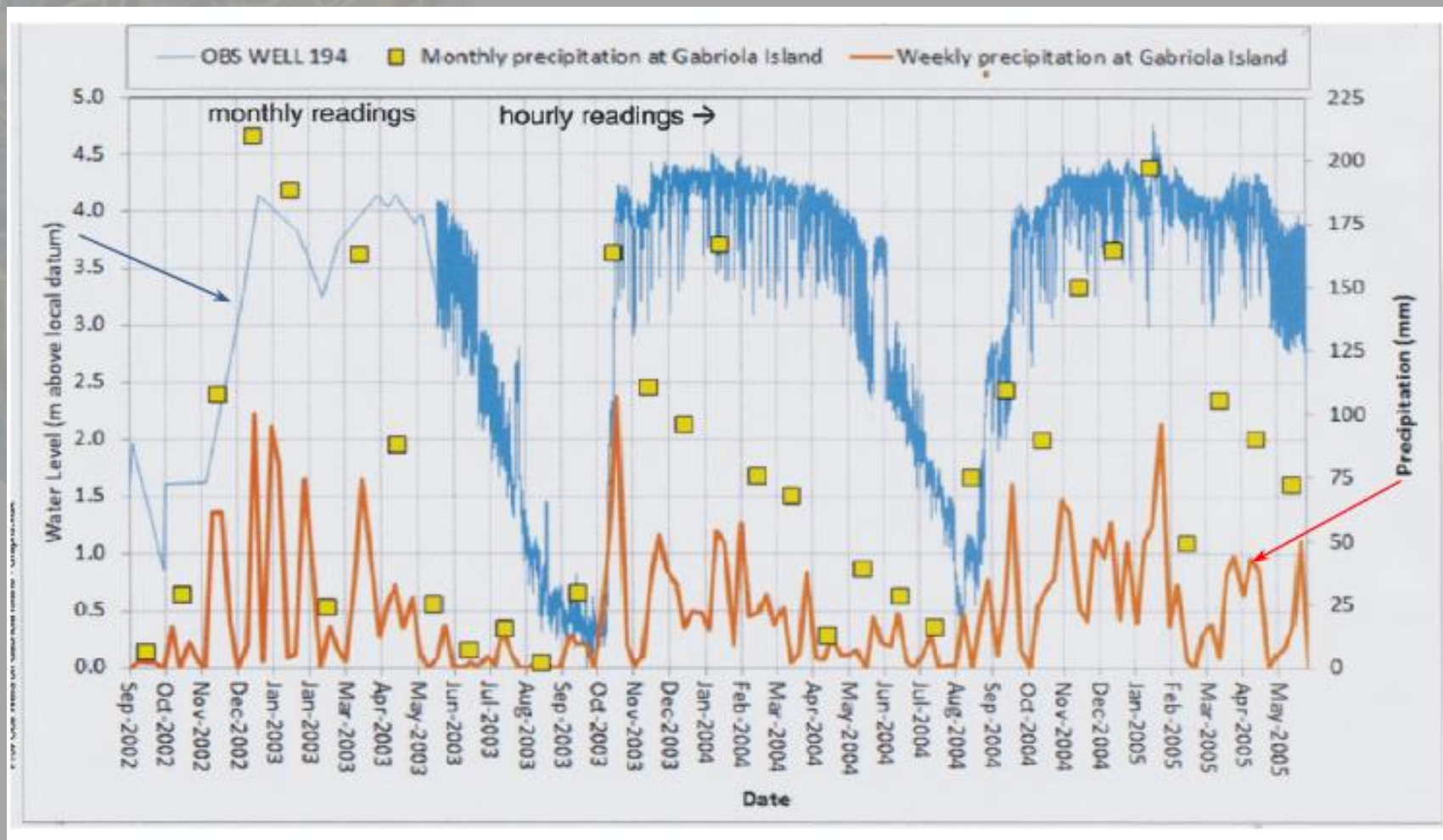
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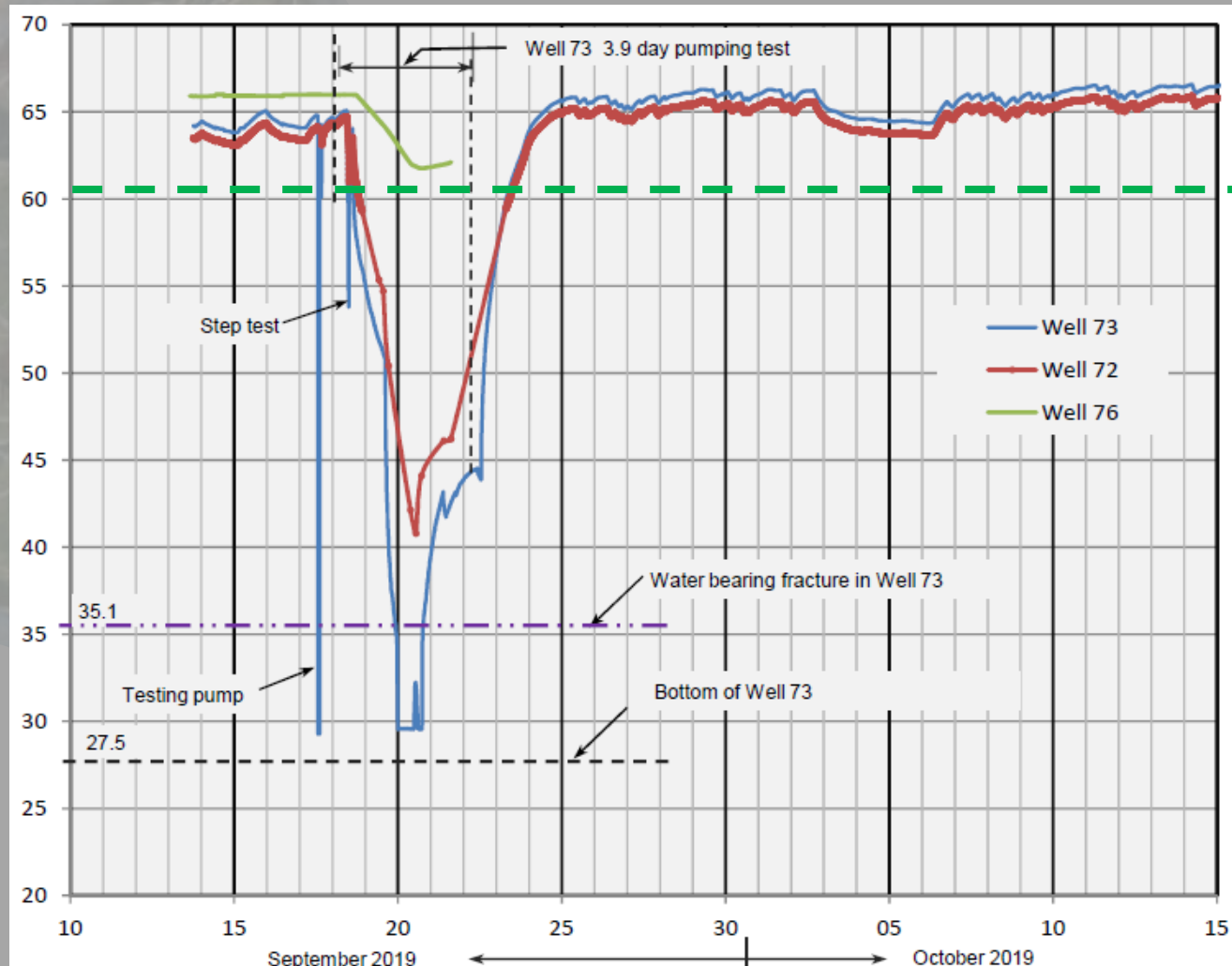
Site & Capacity: Water



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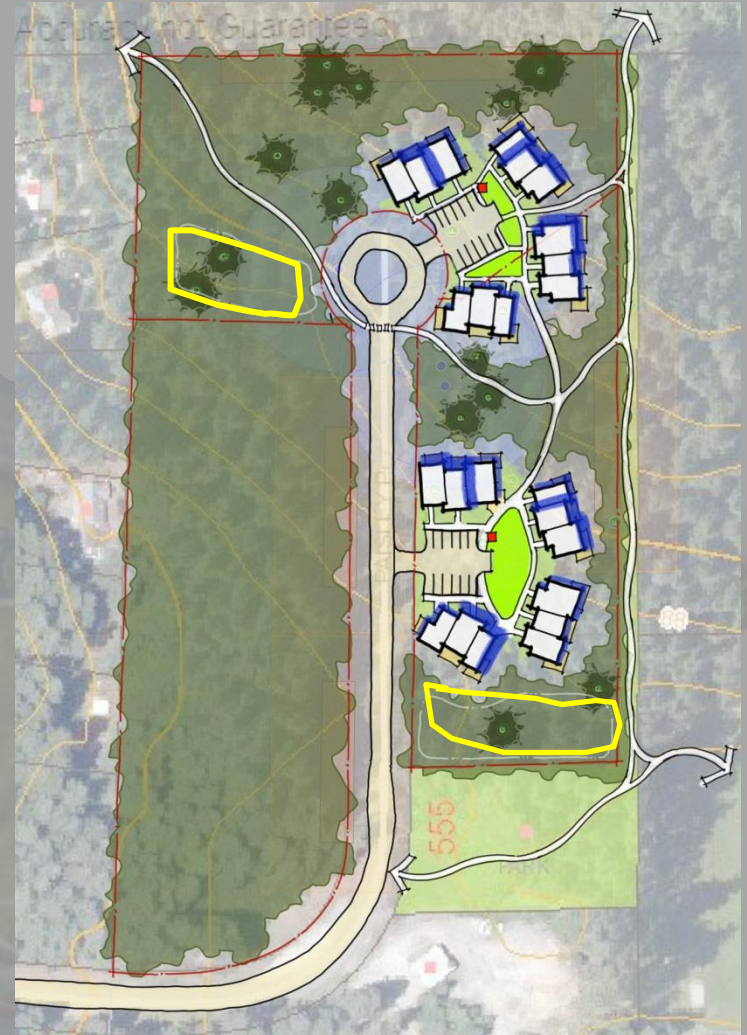


Site & Capacity: Water



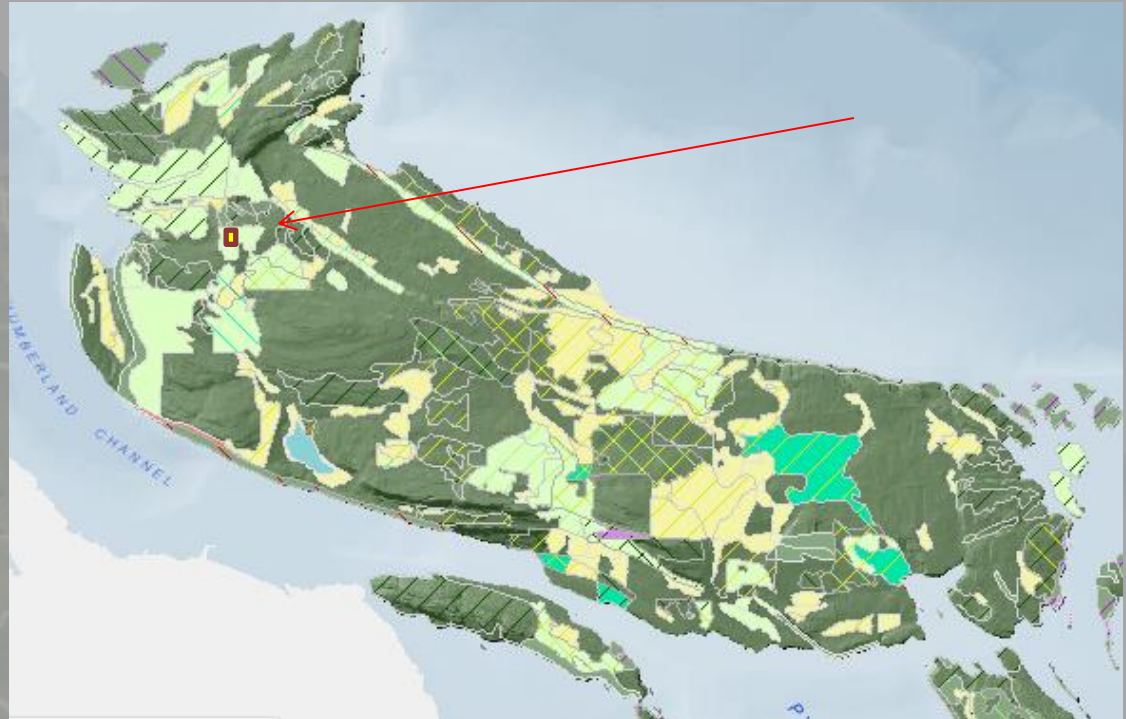
Site & Capacity: Wastewater

- Type 2 treatment
- 1 or 2 disposal fields
- Soils relatively deep; sandy, coarse
- Initiating detailed soil evaluation and drainfield sizing
- Surface or below surface system disposal
- Disposal within forest area



Site & Capacity: Environment

- Ecora Environmental Overview Assessment
- Site mapped as sensitive ecosystem type – Coastal Douglas Fir Most Maritime.
- Zonal variant – most common
- Mature forest rare on Gabriola (approximately 80 years old)
- Previously logged
- Minimize development footprint / retain older trees



Site & Capacity: Contaminated Soils

- Chloride contamination from salt storage
- No risk to human health
- Low habitat values (roadside, former storage area)
- No remediation warranted unless area has higher quality habitat



Site & Capacity: Trails

- Existing unmapped trails
- Part of neighbourhood walking loops and access to school / health centre

Approximate location of existing trails



Site & Capacity: Rainwater

- Relatively dry site
- Management to be determined
- Infiltration and treatment
- Neighbours, wells, drainfields and contaminated areas all important considerations



Site & Capacity: Forest Retention

- Development footprint approximately 42 %
- Contiguous forest retention area – 58%
- Development focused away from existing neighbours
- Zoning to specify green space requirements for Lot 1 and Lot 2
- Lot 4 not part of proposed development, to remain forested with existing Institutional Zoning



BC Housing / CMHC Funding Opportunities

BC Housing Community Housing Fund

- Seniors and families
- 2nd funding call in 2020
- 20% rents for fixed incomes – “deep subsidy” - 50% flexed to income, 30% “market”
- \$100,000 per unit + monthly subsidy – approximately \$400-500 per unit

CMHC Co-Investment

- Vulnerable populations, accessibility, energy efficiency and GHG reductions targets
- 30% of rents 80% of median market rents (~ \$800 a month for 2-bedroom)
- Want to be last funder – approximately 10-15% of project costs
- Doesn't overlap well with current BC Housing programs
- Funds environmental performance not affordability

BC Housing Draft Unit Mix & Rents

	Studio	1 bedroom	2 bedrooms	3 bedrooms
Deep Subsidy	\$ 375	\$ 375	\$ 570	\$ 630
Affordable Income Target	\$ 15,000	\$ 15,000	\$ 22,800	\$ 25,200
Rent-Geared-Income	\$ 550	\$ 639	\$ 765	\$ 971
Affordable Income target	\$ 18,000	\$ 25,600	\$ 30,600	\$38,800
Affordable “Market” Rents [Preliminary Estimate]	\$ 850	\$ 975	\$ 1200	\$ 1500
Affordable Income Target	\$ 34,000	\$39,000	\$ 48,000	\$ 60,000

Notes:

- RGI rents are an estimated average based on Nanaimo Housing Income Limits (HILs)
- Deep Subsidy Maximum Income Limits \$15,000-\$30,000
- RGI Maximum Income Limits TBD, but approximately \$35,000 – \$68,000
- Current Maximum Incomes for “market” rents would be \$71,200 for studio/1 bedroom and \$104,000 for 2 & 3 bedrooms

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Islands Trust Application

- OCP designation change to multi-dwelling affordable housing
- OCP designation change without density bank transfer
- OCP affordable housing definition change
- Rezoning change to new zone to accommodate the proposal
- Likely accompanied by Housing Agreement – secures affordability commitments



Next Steps

- Water License application
- Wastewater system and drainfield design
- Unit design with modular builder
- Environmental report update
- Confirm pre-development loan with BC Housing
- Rezoning application (January)
- BC Housing / CMHC funding applications
- Detailed building, civil works and site design
- BC Housing / CMHC approval process
- Construction 2021/2022

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