

November 2011

Since the distribution of this report in early 2011 some changes have occurred that have further impacted the situation in Kapiti.

These are highlighted in red.

Emergency Housing Review

Background

There has been considerable interest and concern at the community and local government level with the lack of emergency housing¹ available on the Kāpiti Coast. Emergency housing has been raised at various forums over the last five years; however there appears to have been little progress on the issues. Anecdotally over the last three years there has been an increasing demand for emergency housing, as well as the need for specialised skills, resources and coordinated services to work with individuals and families. Good support is needed to achieve good long term outcomes.

The increase of day to day living costs, closing of local business, and reduction in employment hours continues to contribute to more and more people experiencing hardship as the economic recession continues to make its mark on community life. Not only do these factors greatly impact on the way in which people live there lives it also has significant impacts on housing.

This paper summarises emergency housing issues and presents a way forward for discussion. It does this by chronicling the work done to date on emergency housing.

It should be noted that emergency housing is not only a local issue, but is part of the greater housing debate and is a regional and national issue.

Precursors to homelessness

There are a range of precursors to homelessness and therefore the need for emergency housing:

- Unemployment
- Affordable housing
- Conflict with family
- Tenuous living conditions
- Attitudes towards vulnerable groups (exclusion)
- Crisis intervention
- Addictions (substance abuse)
- Transition from institutions (Prison, care)
- Limited rental housing market

Is there an issue?

The Kāpiti Coast community has a few homeless individuals living without shelter from time to time. This type of homelessness is not a significant problem on the Kāpiti Coast. It is more difficult to identify whether it is an issue finding immediate short term temporary accommodation for individuals and families who are either in unsuitable housing or are temporarily displaced for some reason.

¹ Emergency housing is defined as: *short term accommodation for people to live temporarily when they can't, for some unforeseen or unexpected reason, live in their normal residence.*

It appears that housing individuals or families needing immediate accommodation is manageable for frontline services such as Work and Income, Police, Kāpiti Women's Refuge and the Salvation Army .

In Kāpiti the Salvation Army only provides older person's housing. In June the Salvation Army regrettably had to up the rent on their housing units (from about \$90.00 to \$158.00)

However the main issues appear to be:

- the process of finding emergency accommodation for some agencies;
- whether that temporary accommodation is safe and secure; and
- the difficulty of finding affordable, suitable, sustainable medium to long term housing for people.

The process for agencies

Anecdotal evidence suggests there are both informal and formal links between different agencies and community groups when it comes to finding emergency accommodation for individuals or families. Agencies in the Kāpiti Coast have close relationships with each other, particularly when an individual is found to be in need of emergency short term accommodation. It would be very rare for an individual to have to live without shelter because they could not be placed. However there are stresses on many of the providers because of funding, resources and skills gaps.

Also some agencies feel that they don't have enough up to date information about what is available and how it can be accessed.

Who needs emergency housing?

In discussion with agencies the following are likely to have the greatest emergency / temporary housing need.

- Young people particularly those at risk
- People from relationship break-ups, particularly men
- Single parents with children
- Women & children escaping domestic violence
- Ex prisoners
- People with mental health issues
- Older people

There is a need for emergency accommodation that caters to different groups of people.

Women requiring emergency accommodation are generally those unable to be accommodated by local agencies catering to pregnant women or victims of domestic violence.

In June the Kāpiti Citizens Advice Bureau reported 9 people (since August 2010) coming in to the office enquiring about emergency housing in the District;

- Out of those 9 people 7 were women
- The enquiries were from people aged in their 70's through to people in their 20's

Men have commonly been sleeping rough or living in boarding houses or flats. In 2008 there was a dire need for emergency housing for men who had been ordered by the Family Courts not to return to their homes, and if they did, they would be in breach of the protection order issued for their children and partner against them. Many men in that situation end up staying with their parents but for those who have no family near by, or suitable friends, they are stuck for a living situation for themselves. They are often on a benefit or low income and have to continue to pay child support plus other costs. They are insecure and frustrated and having no accommodation makes it hard for them to start the process of putting things right.

Last month the Telegraph Hotel in Ōtaki was sold, this left at least 10 individuals (mainly men) who were medium /long term tenants displaced. The Ōtaki community responded to this, with the House of Hope accommodating some of them.

Over the Wellington region, including in the Kāpiti Coast, there are youth at risk living without shelter eg in make shift huts in the bush. It appears to be a mixture of young people who choose not to live at home, for whatever reason, as well as those with no housing choice.

Mental health issues, alcohol and drug addictions that lead to either unsuitable living arrangements or difficulties in securing stable living arrangements are other reasons that some individuals require emergency housing.

Providers of emergency housing (supplied separately)

Moving on to longer term sustainable housing

While individuals and families may be able to find emergency accommodation, it appears to be more difficult to transition into more longer term stable and suitable accommodation. This is for a range of reasons:

- Lack of social housing alternatives in the District. Housing New Zealand have about 200 properties and a growing waiting list. They are usually only able to provide for those in the most urgent housing need who have the fewest housing choices. The Kapiti Coast District Council provides 118 housing units for older people. Demand for these is always strong and growing. A November 2011 report stated that there are 50 people on the waiting list for Council housing.
- Lack of suitable and affordable rental accommodation. Shortage of one and two bedroom accommodation for singles. Some agents reluctant to rent to some groups eg large families, mental health consumers
- Rest homes in the District are also reporting that their emergency beds are taken, or that they are full to capacity.

Funding for emergency housing

Government funding for emergency housing is tied to specific service contracts. Community groups can receive funding to provide a residential service such as emergency housing. Funding for services that have a residential component is usually through the Ministry of Health, District Health Boards, or Child, Youth and Family. Often (though not always) the services will rent their housing through Housing New Zealand.

The only two funded services in the District are Kapiti Women's Refuge (funded for women escaping domestic violence) and house of Hope (funded for young people at risk).

- The House of Hope no longer receives government funding to operate contracts, but relies mainly on donations and revenue from rent/gym etc.
- A reduction in Government funding for Women's Refuge has left the future of the Kāpiti branch in doubt. The service has undergone some changes in the past few months

Work and Income provide assistance through the accommodation supplement for people on low incomes who need financial support to maintain their housing. They also have temporary support available for people who can't meet their essential living costs from what they earn or from other sources.

There are strong relationships between Work and Income and accommodation providers. If a referral comes from Work and Income, they may advance an individual's allowance and transfer it directly to that provider.

Work and Income have commented that overall their services and financial resources are in higher demand than ever due to increasing unemployment and increased cost of living. In Ōtaki the need is higher than Paraparaumu.

A lack of local social housing providers

As mentioned previously there are only two government funded emergency housing providers in the District. The Government has recently announced policy directions to build third sector housing through "at-scale, largely self sustaining providers, who are able to draw on a range of capability and sources of finance". For the Kapiti Coast, if we want to get additional local social housing including emergency housing, this will mean partnering with large third sector housing providers outside the District. The challenge will be not just to identify the need, but to identify possible partners and convince them cover the Kapiti Coast.

Boundary and criteria issues

Because of the lack of emergency housing in the District and demands from other areas some services extend coverage outside funded boundaries.

For example Kapiti Women's Refuge sometimes takes responsibility outside of their designated geographical boundary without any extra funding. Women as far afield as Levin (that technically should get services from Palmerston North) are being taken into Kāpiti Women's Refuge.

Womens Refuge Kāpiti has now been regionalised (Porirua).

The House of Hope, because of the nature of the service will assist anyone that needs their support. This puts significant stress on the service.

Skills and resources

Accommodation providers, whether government funded or not, are assisting people that have complex needs. Advocating for and supporting the needs of individuals and families requires specialised expertise, training, and resource. This means that

providers of accommodation are often inadequately equipped, funded, trained and resourced to effectively support people through their time of need.

For example, the House of Hope in Ōtaki is a well known establishment that provides urgent and emergency accommodation along with other support services. The House of Hope gets referrals from other social agencies throughout the wider region. This has resulted in the House of Hope becoming a 'dumping ground' for individuals that often require immediate specialised care, such as suicide intervention. This care falls outside the capacity and funding of the service that the House of Hope provides, but have to deal with.

The House of Hope is going through a difficult time, on talking with the Trustees and staff it is apparent that recent cuts in funding is likely to have a detrimental impact on the services that the House of Hope provides. The Council is investigating some possible solutions to prevent the possible closure of this service.

Pam Watson's Trust primarily provides medium to long term boarding accommodation for individuals, many living with mental illness. The physical and operational environment of the establishment is a concern for many in the community, although it is agreed that this facility provides a solution to individuals that would otherwise slip through the gaps.

More recently a number of events have highlighted a need to further investigate the operation of this establishment as a number of community organisations have openly aired concerns about resident's/clients welfare including, income and financial bullying of vulnerable individuals, food availability, personal care and inappropriate accommodation/living arrangements.

Local organisations are struggling to both keep up with demand and address all the needs of their clients. They are financially lacking in resources. Often they do not have staff / supervisors who have a robust set of skills to work efficiently and effectively with clients, particularly those with multiple mental health issues.

There is a need to build capacity in the local social services to be able to deal with clients that have complex needs in environments where they may not be in long term sustainable and suitable housing.

The needs of children

While some temporary accommodation is provided on the Kāpiti Coast it may not be suitable where children are involved.

For example, Birthright Kapiti has women and their children turning up who do not fit the Women's Refuge criteria.

A woman or child must be in a crisis situation of immediate danger of harm from domestic violence in order to qualify for accommodation in a safe house. This highlights a significant gap for families particularly children who live in abusive and violent situations but are not in 'immediate' danger at that particular time.

Many single parent families have financial constraints and have to manage on a tight budget, which is made worse by high local rental housing prices. These factors alone have significant impacts on the quality of living for that family and often results in families living in cheap housing which is often substandard and unhealthy. Sometimes they may not be able to take a lease out on a house because of evictions in the past, not because of them but because of other associated people's behaviours or actions.

In extreme circumstances and as a last resort Child, Youth & Family will remove children from their families if the environment is too unsafe. If children need to be removed they are placed in Family Houses. There are no Family Houses in the Kāpiti Coast District. There are;

- two in Porirua;
- one in Wellington and;
- one in the Hutt Valley.

Each house can take up to six children, subject to availability. Children are usually housed for a couple of days. Short term placements are only for children who are under the age of 17. Where do you place individuals who are 17 and still in real need of housing within a safe and stable environment?

Similarly, The Kāpiti Women's Refuge has strict criteria around who can be admitted into their safe house. Where a woman fits the criteria she can take her children, provided there are no males over the age of 13 (though this is a case by case basis). In the event that she is unable to go back to the accommodation where they came from, she is faced with the choice to go into the safe house with all of her children except for the 13+ year old male or find other accommodation so they can all stay together. If the refuge is the only option, where are male children over 13 years old housed?

Summary

This paper is based on a range of information collected over the last five years. When discussing emergency housing most agencies bounce between immediate, medium and long term housing issues and solutions. Agencies on the frontline are working together as much as possible, but have found that there is a lack in variety of emergency accommodation and those dealing with clients in housing need have found a lack of affordable suitable long term housing.

There is a shortage of people who have the right mix of skills, who can work with very complex people in stressful situations, funding and boundary issues and housing management.

The key questions appear to be:

- Agency referrals – working well in some cases but could they be improved?
- Information/coordination about existing services – some people know about some of the services available but does everyone know all the services available?
- More housing – is there a need for additional emergency housing and if so who is it for and how do we get it?
- Support for current services – is there a need to current service to work more closely together and to support capacity building within the sector?

Emergency Housing on the Kapiti Coast

Chronology of activity

1. Local Service Mapping – Emergency Housing Action Plan 2007
2. Emergency Housing Stocktake – 2007/8
3. Housing Forum and emergency housing meeting 2008
4. Review 2009
5. The work of KHAG 2005-2010
6. Review 2011

1. Local Services Mapping 2006 – Emergency Housing identified as a priority

During 2006 the Ministry of Social Development funded a local steering group to map the social services provided for the Kāpiti Coast Community. The Local Services Mapping (LSM) Project identified five community priorities where there was either a service gap or the service provided was not sufficient to meet the needs of the community. One of the priorities identified was emergency housing. The report indicated there was an increasing need for this sort of accommodation, in particular, emergency housing for at risk young people and young men following relationship breakdowns.

There was a need for improved and sustainable emergency housing availability. The following issues were highlighted in the LSM Action Plan:

- little support for emergency needs of family members;
- emergency housing is increasingly required, especially for at risk young people and young men after relationship breakdowns;
- House of Hope and Women's Refuge are the only short (and mid) term government funded accommodation options
- there is some unsupported short term accommodation;
- no emergency accommodation unless via a CYF intervention;
- empty public housing stock could be used for emergency (as risk youth/young men) and long term/respite accommodation (people with disabilities or mental illness);
- housing services should be aligned with the spectrum of social services as part of a holistic approach.

The following organisations were identified as key partners in the action plan:

- Kāpiti Coast District Council (KCDC)
- Housing New Zealand (HNZC);
- Child, Youth & Family (CYF);

- Work and Income (W&I);
- Police;
- Ōtaki Youth Action Forum;
- Kāpiti Safer Community Trust (KSCT);
- Kāpiti Community Health Group Trust (KCHGT);
- Kāpiti Primary Health Organisation;
- Ōtaki Primary Health Organisation;
- Hora Te Pai;
- NGOs/housing providers e.g. Welllink, Disability advocacy groups, Kia Kaha Trust.

The following table lists the action identified and progress on these actions to date:

Action	Lead	Involved	Priority	Timing	Progress
Carry out a full stock take of housing provision, including all public and private providers of short, medium and long term accommodation.	KCDC, HNZ	KCHGT, HNZ, W&I, CYF, PHOs, NGOs	High	June 2007	Partial
Establish and maintain database of housing providers and their capability (short, medium & long term, needs based/specialist provision) Identify support needs of providers and explore ways of meeting these	KCDC, HNZ	W&I, CYF, PHO	High	June 2007	Partial
Establish baseline provision measures (refer to Measures below)	KCDC	HNZ, all housing providers	High	June 2007	None
Define 'emergency' housing and assess level of need	KCDC, HNZ	HNZ, W&I, CYF, PHOs,	High	June 2007	Partial
Establish baseline need measures (refer to Measures below)	KCDC	All	High	June 2007	Partial
Review KCDC housing policies, focussing on housing choice and affordability as well as emergency provision	KCDC	All	Medium	December 2007	Partial
Use empty public housing stock to meeting emergency and long term needs (subject to policy review above)	KCDC, HNZ	All	Medium	Subject to Policy	None
Include people with disabilities or mental illness as a priority group		All	Medium	December 2007	Partial
Improve housing quality: choice and affordability (medium density housing, CPTED, urban design protocol)	KCDC	Developers	Low	Ongoing, through LTCCP	Partial

2. Stocktake of Housing provision

In 2007 the Council undertook a survey of 68 social service agencies across the District in relation to the issues of emergency housing and the services they provide. Twenty four responses were received, a 35% response rate. Many of the agencies focused their response on general housing needs for their clients, particularly immediate housing options for medium to long term accommodation.

Findings of survey

In many ways emergency housing wasn't a solution to the majority of housing needs experienced in the District from the responding agencies. More longer term accommodation and support was needed and, if these were not put in place to compliment additional emergency housing stock, then emergency housing could quickly be choked up with people with nowhere to go.

It was identified that further research was needed to get a better stocktake of emergency housing and existing service level capabilities within the District. There exists considerable potential however to further develop existing emergency housing options within the District without the need for extensive investment into new infrastructure.

One key role that the Council and a combined group of key interest agencies could play in improving emergency housing within the District is working on ways and means to better coordinate emergency housing already available, and working with these providers to improve their services and reduce their restrictive criteria.

3. Housing Forum / Emergency Management meeting 2008

In August 2008 a housing forum was convened by the Kāpiti Coast District Council and Kāpiti Housing Action Group to explore ways people on the Kāpiti Coast can get access to affordable, suitable and sustainable housing, not just now but well into the future.

Around 80 people from a range of backgrounds discussed housing issues on the Kāpiti Coast focused on availability, affordability, suitability and quality. This included a discussion on emergency housing. A summary of the full forum is at Appendix 1.

Some of the issues raised in relation to emergency housing were:

- Need for emergency housing stock and service
- Need for safe house/community house for tāngata whaiora/mental health consumers eg Ōtaki has a number of tāngata whaiora who spend bulk of their day walking the streets.
- Need for housing for people coming out of jail, rehabilitation, drug and alcohol.

Some of the short term solutions talked about were:

- Motel
- Easy Access

Some of the longer term solutions talked about were:

- Develop a plan for emergency housing - Kapiti Housing Action Group to progress and include
 - Review of emergency housing actions from Local Services Mapping

- Review/undertake stocktake – current provision and support as well as what could be available
- Find out about the need? What is the extent and who needs access to emergency housing
- Explore the role of Council and HNZZ
- Find resources for stock and service – this will most likely be joint agency contribution
- Explore options for coordination of services
- First action – convene meeting of stakeholders

Stakeholders met in September 2008 with following possible areas for action:

1. Stocktake and capacity assessment of current services:
 - What is available? Including any criteria? Term of stay? Cost?
 - How do you do it?
 - Ask agencies what they know, get info from providers
2. Find out what might be potentially available? – eg individuals that may be able to assist in the community
3. Support for agencies already dealing with people seeking emergency accommodation – resources, protocols, database
4. Investigate potential for one-stop-shop – agencies or individuals could use
5. Explore need in more detail
 - What is level – ask existing providers, ask agencies dealing with people needing emergency housing
6. Define what we mean by emergency or short term housing need
7. Capture current opportunities eg Golden Coast Motel

2009 snapshot of emergency housing

In 2009 the Council undertook a review of the need for and availability of emergency housing in the Kāpiti Coast

The Council arranged a series of individual meetings to understand and build a picture of the demand and supply for emergency housing.

This snapshot was undertaken because agencies were reporting a shortage of temporary accommodation as well as affordable, suitable and flexible medium to long term accommodation to suit individuals and families. Many emergency housing providers place conditions around perceived safety risks on who would be accepted. Accommodation is either unsuitable, has strict entry criteria, and there exists a lack of flexible housing options to cater for a wide range of different users with different needs, particularly when children are not involved.

The work of KHAG 2005-2010

The Kapiti Housing Action Group (KHAG) was formed in 2005 because of concerns about housing for mental health consumers. The following work has been undertaken

- research into housing needs and issues for people living with mental illness
- co hosting of the housing forum with Kapiti Coast District Council
- investigation of the establishment of a housing trust
- investigation into the use of Golden Coast motel for affordable short, medium and long term housing
- investigation of a friendly landlord scheme for the District
- monitoring of housing needs through the Housing Enquiry Form Pilot
- 2010 report Housing Needs of Kapiti Coast District for Housing New Zealand

The group is now in abeyance

The work of the Kapiti Coast District Council 2008-2011

The Council co-hosted the housing forum with KHAG in 2008. In that same year officers reported to the Council the range of issues in relation to demand, supply and affordability of housing in the District. This included the issues relating to emergency housing. The Council was an active member of KHAG and contributed to the work listed above. The Council is currently reviewing its District Plan and has commissioned study into housing affordability and choice in the District. This is due to be completed in May and will cover the key issues and potential solutions. While focused on the District Plan it will also look at other ways the Council can influence housing outcomes.

Kapiti Housing Forum

Wednesday 27 August 2008

Coast Community Church

FORUM SUMMARY

The forum was convened by Kapiti Coast District Council and Kapiti Housing Action Group to explore ways people on the Kapiti Coast can get access to affordable, suitable and sustainable housing, not just now but well into the future.

Around 80 people from a range of backgrounds attended the forum. It included representatives from housing providers, social agencies, developers, property managers, community groups and individual residents. Participants heard from a range of presenters about:

- Housing issues on the Kapiti Coast
- Easy Access Housing Service in Wellington
- Friendly Landlord Initiative from Hawkes Bay
- Energy performance of housing in the Kapiti Coast District.

These presentations also included a thought-provoking session on housing solutions and opportunities for Kapiti Coast around tenure, development, financing and creating the environment for change.

Participants discussed housing issues on the Kapiti Coast focused on availability, affordability, suitability and quality. They then talked about ideas and options for:

- housing choices for Māori, young people and older people;
- new housing;
- improving the quality of existing housing;
- affordable rental; and
- emergency housing.

This paper summarises the key themes, issues and ideas that came through at the forum. Over the next month or so Council staff and members of Kapiti Housing Action Group will discuss how to progress some of the ideas from the Forum and be in contact with those people that expressed interest in continuing to work on particular ideas.

HOUSING ISSUES

AVAILABILITY

Housing stock in the District doesn't meet people's current and future needs.

More land is needed for development and it should be less expensive to develop.

Limited land to build houses on and difficult consent processes (through Council).

There is limited public/social housing and it is unlikely to grow in the short term.

Limitations of private rental market:

- Limited rental properties and expensive
- landlords may be reluctant to rent to particular groups eg young people, people with mental illness, people with disabilities, Māori.

Need for emergency housing – stock and service

- Need for safe house/community house for tāngata whaiora/mental health consumers eg Ōtaki has a number of tāngata whaiora who spend bulk of their day walking the streets.

Need for housing for people coming out of jail, rehabilitation, drug and alcohol.

New housing tends to be large and at the high cost end; there is limited medium density housing available.

Land availability, infrastructure issues, fee/compliance issues.

Large number of holiday homes – not available for permanent residents.

Housing for young people – poor support and availability.

Māori solutions to Māori housing and Māori need safe way to communicate need for housing.

Need for Kaumatua housing – papakainga around marae.

Not enough large houses for larger families, particularly those on low incomes.

Aspirations/ideas

- Suitable social housing for those on lower incomes
- Housing availability that enables choice
- An environment and community that enables a state of wellbeing and support
- Use of government and community resources eg utilisation of Housing New Zealand and Council resources/land
- Match up single older people with spare rooms with younger people
- Asset register of council property should be available
- Cooperation of council with private developers
- Mapping the need for housing now and in 50 years time

SUITABILITY

Concerns about new housing – range of housing not being built to meet range of different needs – eg families, older people, people with disabilities, mental health consumers – and meet changing needs over time.

Retrofitting is much more expensive than including things at the building stage eg wider hallways, flexible fit-out, ramps.

Also need a range of housing and density types from smaller 1 and 2 bedroom through to multi-bedrooms (eg for larger families).

Can't always assume the retirement villages will provide all services eg hospital maybe full.

Also need a range of tenure models – traditional owner occupier and social/private rental but also co-ownership, shared equity, proportional ownership, cooperative housing.

AFFORDABILITY

Affordability is related to choice – the less resources people have the less housing choices they have available to them.

Housing land and development costs have risen at a faster rate than incomes – the expectations around home ownership are changing.

Cost of development – including cost of land, services and fees – adds to cost of new housing eg water tanks, developer contributions.

Limited social housing and existing waiting lists.

Limited private rental properties (high home ownership and holiday homes) and can be expensive. Rental is often seen as an investment not a service eg the focus may be on servicing mortgages not tenant welfare.

Limited number of smaller/more affordable dwellings.

Cost of rental bonds and moving and security of tenure issues for renters.

Specific concerns raised for:

- Older people – can be trapped and can't afford to move
- Maori
- Single parents
- Young people

Some ideas.....

- Look at some new ideas for providing houses eg employers providing housing, affordable housing in new developments

QUALITY

Housing choice relates to quality as well. Those with limited incomes, or those that find secure housing difficult to access such as mental health consumers, may settle for poor quality accommodation because that's all there is.

The major quality issue is having warm and dry homes. This can have a positive impact on health and wellbeing. Better insulated homes also means costs savings on heating.

New houses

- development is often of better quality eg insulated but this comes at a cost

New development

- The infrastructure is lacking for growth eg water, roading, sewage, schools
- We need to think more about design of new development in terms of energy efficiency and sustainability and it needs to be close to public transport, services and facilities

Existing housing

- Many properties are poorly insulated, damp etc, particularly those pre 1970
- Rental housing is often of lower quality
- There are some issues with Council accommodation – lack of maintenance and the need for better energy efficiency – particularly Ōtaki

Some ideas.....

- Promote healthy homes and engerysmart homes programme particularly with (ma/pa) landlords - including selling point of increasing value of investment
- Registration of “healthy” houses
- Tenants understanding rights

HOUSING IDEAS AND SOLUTIONS

Housing Choices for Māori

There are 2 key settings where Māori reside - urban and rural – that pose very different issues. However in either setting a key outcome will be that Māori have access to quality housing that is of a standard that is affordable and accessible.

Key solutions in short (bold are priorities):

- **More workshops to address this and other issues**
- Want to see results from the local services mapping that has been done
- Housing choices
- **Council and iwi to develop a plan around Māori housing focused on affordability, papakainga, access to housing based on need**
- **Promote home ownership for Māori**
- Provide coordination on rental accommodation and emergency housing options
- Understand the potential for papakainga
- Understand Māori economic base for the future – discussions required with iwi
- **Potential partnership to create healthy homes – Māori as the lead agency.**
 - a) Understand how this relationship would work
 - b) Be part of the process that discusses this
- Issues to support tāngata whaiora/mental health consumers

New housing

Looked at a range of ideas...

- Shared equity
- Papakainga
- home loans schemes
- “Welcome home” loans

Some of the issues....

- Council bureaucracy and the Building Act can be constraints against innovation
- Kiwi desirability to be unique – different designs, more expensive
- Uniformity would simplify procedures but need a commitment to quality product

Ideas....

- Form a local affordable housing trust that could have a range of roles – social renter, shared equity, preferential access to land. This would build community capacity in housing issues, and have potential for access to philanthropic funding. Could be initiated by Council with Housing New Zealand and community involved
- Find a way to encourage developers to include a percentage of low cost housing in new development by giving concessions – eg fast tracking consents/discounts

Improving the quality of existing housing

Focus on healthy housing as the main aspect of quality.

Ideas...

- More discussion between councils combining best practice and knowledge
- increase awareness/uptake of retrofitting - promotion of existing EECA programme
- Develop strategies to target major landlords
- Develop a directory of people who do small jobs eg grey power
- Look at feasibility of register of healthy homes – an agency (Council suggested) establish a register of “warm” homes that come up to standards.
- Provide incentives (KDC) for home owners/landlords to come up to standard eg rates rebates; branding “this is a Kapiti warm home”
-

Emergency housing

Short term solutions...

- Motel
- Easy Access

Longer term solutions....

- Develop a plan for emergency housing
- Kapiti Housing Action Group to progress

Longer term solution to include:

- Review of emergency housing actions from Local Services Mapping
- Review/undertake stocktake – current provision and support as well as what could be available
- Find out about the need? What is the extent and who needs access to emergency housing
- Explore the role of Council and HNZA
- Find resources for stock and service – this will most likely be joint agency contribution
- Explore options for coordination of services
- First action – convene meeting of stakeholders

Housing choices for older people

Need a range of housing types and tenure types to suit differing needs and incomes of older people.

Housing needs to be designed to meet people's needs as they get older – lifetime design.

Development of house “pack” – homes with lifetime/universal/common design therefore reduced costs associated with design and processing – though some flexibility for site specific modification.

Growing population of older people with no new social housing such as pensioner units.

Development of different housing models for older people eg Abbeyfield to meet different needs, some housing in villages some more interspersed in communities.

Need for Council to promote insulation of housing.

Need for emergency housing.

Need for relatively small housing with support.

Ideas...

- Development of local Abbeyfield society to help establish Abbeyfield house in the District. The housing provides room for 10 to 12 older people usually on limited incomes; aimed at a stage before rest homes.
- Advocate to central government to increase funding available for development of council and community housing such as Abbeyfield

One-stop shop for information about housing in particular emergency housing

Who is providing emergency accommodation on the Kāpiti Coast?

There is a range of formal and informal emergency accommodation available on the Kapiti Coast and are categorised as:

Specialist providers in Short Term Crisis and Transitional Accommodation

<p>Kapiti Women's Refuge Paraparaumu</p> <p>Ph: 04 2972595 kwr@xtra.co.nz</p>	<p>Provides 24 hour support, advocacy and accommodation (by way of referral) for women and their children (Male boys under 13 years) experiencing family violence</p> <p>A National Service that provides crisis accommodation</p>
<p>House of Hope Ōtaki 17 Waenga Road Ōtaki</p> <p>PH: 06 364 0012 or houseofhopeotaki@gmail.com</p>	<p>House of Hope is a community charitable Trust established by the Ōtaki community that provides a number of services.</p> <p>Provides crisis accommodation and emergency accommodation for men, women and children</p>
<p>Salvation Army 41 Bluegum Road Paraparaumu</p> <p>04 29715436</p>	<p>The Kapiti branch has living units available for Seniors but does not provide Crisis or Emergency accommodation, This service is available in the Porirua area</p>
<p>Ngati Awa Camp, Reikorangi</p> <p>PH: 04 2935036 Jenny.ngatiawa@gmail.com</p>	<p>A faith based establishment that offers retreat to individuals and families in need. Contemporary monastery values that is located in a self sustainable environment rural setting.</p> <p>Provides crisis and short term accommodation for the wider Wellington Region</p>

Commercial Accommodation		
Provider	Range of cost	Comment
<p>Alverno Retreat Waikanae 04 29 33203</p>	<p>Starting from \$80 per night</p>	<p>Retreat style, 1 bedroom cottage an four bedroom house</p>
<p>Barnacles Seaside Inn 3 Marine Parade Paraparaumu Beach</p> <p>Phone 04 902 5856</p>	<p>Cost range from \$26 - \$66 per night</p>	<p>Backpackers</p>
<p>El Rancho Holiday Camp Greenaway Road Waikanae</p> <p>Phone 902 6287</p>	<p>Cost start @\$60.00</p>	<p>Suit Family or individual</p> <p>Own linen or hire</p>
<p>Lindale Motor Park Main Road North Paraparaumu</p> <p>04 2988046</p>	<p>Cabins start at \$58</p>	
<p>Paekakariki Holiday Park 180 Wellington Road Paekakariki</p>	<p>Cost start @ \$65.00 per night</p>	<p>Cabins sleeps 4-5 (Suit Family)</p>

Phone 2928292		
The Waikanae Hotel Main Road Waikanae 04 29 31060	From \$60 per night	1 - 2 person

Boarding and Dormitory type accommodation (short – medium term)		
Provider	Range of cost	Comment
Mary's Guest House infor@marysguesthouse.co.nz Single room accommodation Contact details: 04 2971691	starting from \$140.00 per week	Single accommodation No children
Bridge Lodge 3 Otaki Gorge Road Ōtaki Ph: 06 364 6667		Have a small amount of dormitory facilities available sometimes
The Oasis 10 Magrath Avenue Paraparaumu Ph: 29 88549 thelighthouse@paradise.net.nz		Single accommodation not suitable for children