

Kāpiti Coast

Communities Housing Taskforce

All Kāpiti Coast people well-housed

Submission to
Kāpiti Coast District Council
on the
Long Term Plan 2018-2038

Final Version 11

16 July 2017

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Executive Summary

The Kāpiti Coast Communities Housing Taskforce is an independent body advocating for the needs of the housing sector on the Kāpiti Coast, representing a wide range of organisations. It was established after a series of meetings of many of the various stakeholders in the housing sector, who defined the issues and role, and supported its establishment. See Appendix 4. The taskforce has consulted housing providers, developers and others involved in the sector on the Kāpiti Coast.

The Taskforce concludes that our communities face unprecedented housing pressure, largely caused by recent excessive net migration, showing up the gaps in our housing infrastructure mix and capacity that has been pushed to the limit and beyond.

This report lists current Kāpiti Coast housing providers.

The Kāpiti Coast Communities Housing Taskforce then provides recommendations on:

- providing housing needs assessments;
- helping community housing providers;
- helping increase supply;
- helping decrease demand;
- helping change central government policy; and
- helping improve the adequacy of Kāpiti Coast homes.

KCDC social housing stock

The best core model identified by the taskforce as a future path for KCDC social housing is found in Christchurch, where all community housing stock and land has been leased to the local Ōtautahi Community Housing Trust – See <https://ocht.org.nz/>

We have developed a refined model based that has the following benefits:

- Management by an entity whose core business is community housing provision.
- Management by iwi if they wish.
- Access to greater central government resources.
- Access to community charity, goodwill, and volunteering.
- Councils assets and future management options are retained.
- Jump start capability for a local Registered Community Housing Provider and iwi housing, which will build a foundation and lead to greater community housing provision in the future.

Key recommendations are:

Recommendation 3A

That Council lease its social housing stock and land to the local Registered Community Housing Provider - Dwell Housing Trust, and iwi if they wish, by December 2018.

Recommendation 3C

That Council immediately investigate why landowners do not want to rent unused habitable units that they own, and use the results to free up these potential homes.

Recommendation 3H

That Council waive or reduce its fees and levies as appropriate when a residential development includes provision for affordable or social housing, particularly where it is to be purchased by a recognised Community Housing provider.

Recommendation 3I

That Council immediately request Government to urgently fund and develop affordable and social housing on suitable NZTA owned Residential zoned land surplus from the construction of the Kāpiti Expressway, to remedy the earlier loss of housing.

It is time to properly provide a great housing infrastructure for our people, our children, and our future children.

Council and ratepayers have limited resources, but by working smart together we can properly provide for our people to be well housed.

Kāpiti Coast Communities Housing Taskforce

Who are we?

The Kāpiti Coast Communities Housing Taskforce was formed as an independent body to advocate for the needs of the Housing sector in the Kāpiti Coast community. It has been formed recently after the Mayor initiated a series of meetings of many of the various stakeholders in the housing sector, who defined the issues and role, and supported its establishment.

Adequate housing is a basic human right.

See https://www.hrc.co.nz/files/9214/2388/0508/HRNZ_10_right_to_housing.pdf

Accessible housing is also a right for disabled persons – See <https://www.hrc.co.nz/your-rights/people-disabilities/our-work/crpd/>

The Taskforce that prepared this report comprised the following Kāpiti Coast community people:

- Chair - Paul Hughes – Paekakariki Housing Collective
- Secretary – Mary Skertchly
- Sue Emirali – Disabled Persons Assembly NZ
- John Hayes – Older Persons Council
- David Scott – Kāpiti Coast District Councillor
- Theresa Hynes - resident
- Trevor Daniel – Kapiti Grey Power
- Kevin Burrows – Kapiti Grey Power
- Shona Macneill – Te Ara Korowai
- Angie Cairncross – Community Housing Aotearoa
- Rev Brian Hooper – Kia Kaha Charitable Trust
- Joleen McEvoy
- Iride McCloy – Abbeyfield
- Dermot Whelan – Age Concern
- Cindy Foote – Jade Rentals

The views expressed in this report are those of the individuals involved and do not necessarily represent the views of the organisations to which they belong.

Who else has contributed?

Initially there were several meetings of Housing providers and interested parties comprising the above members and the following:

- Salvation Army
- Age Concern
- Kāpiti Coast District Council
- Community Housing Aotearoa
- Paekakariki Community Trust
- Dwell Housing Trust
- Quinovic
- Maypole
- RSA Welfare
- Kapiti Valuations
- Pastor Impact Church
- Te Ara Korowai
- DCM Urban
- Disability Information & Equipment Service
- Pathways Health
- Link People
- Citizens Advice Bureau
- Dwell Housing Trust

As a result of several meetings, a list of concerns was drawn up (See Appendix 4) and the Taskforce was tasked to prepare a submission to Council to give effect to these and other concerns.

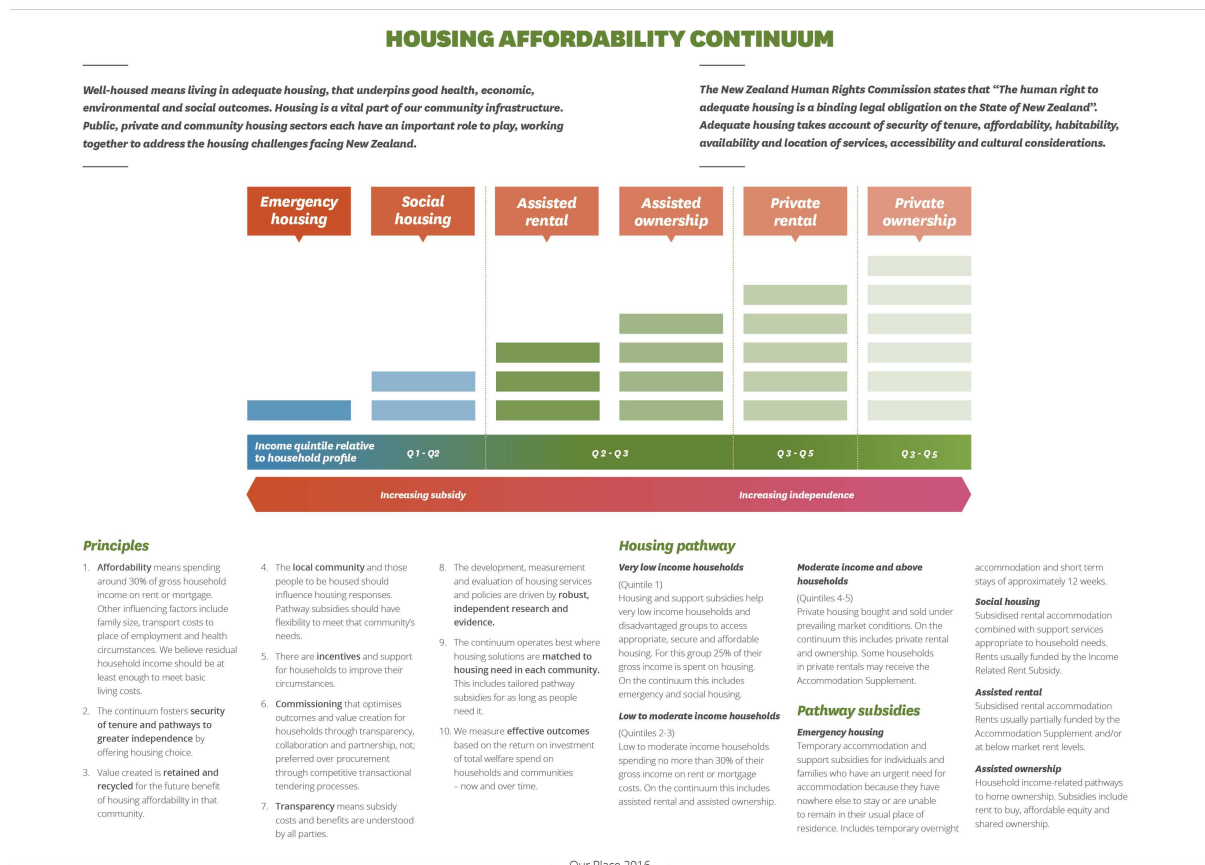
What is the Housing continuum?

A housing continuum can be used to identify where there are housing challenges and barriers. This should then lead on to what options, resources and agencies are needed to address them that gets the best social and economic results.

The availability of all forms of housing is crucial for people to have both housing options and pathways available to them along the housing continuum throughout their lives.

See Appendix 1 for Housing continuum definitions.

Figure One: The Housing Continuum



Source: Community Housing Aotearoa

Kāpiti Coast Housing providers

Providers can be grouped in several ways.

Community led housing providers within Kāpiti Coast are:

Salvation Army (12 units) - <http://www.salvationarmy.org.nz/centres/nz/lower-north-island/paraparaumu>

Pact Group - <http://www.pactgroup.co.nz/supported-accommodation/>

Paekakariki Housing Collective (Not yet a Trust) (1 unit)-
<https://www.paekakarikihousingtrust.org/>

Government led housing providers within Kāpiti Coast are:

Kāpiti Coast District Council (118 units with a waiting list of ~90) -
<http://www.kapiticoast.govt.nz/services/A---Z-Council-Services-and-Facilities/Housing/>

Housing NZ Corporation (210 units) - <http://www.hnzc.co.nz/>

Community led providers of supported accommodation within Kāpiti Coast are:

MASH Trust - <http://www.masstrust.org.nz/> - working through Kapiti Welcome Trust

Womens Refuge

Kia Kaha Charitable Trust

Hohepa Wellington - <http://www.hohepawellington.com/>

Some Community Housing providers are registered with central government to qualify for participation in assistance programs. Registered providers are able to access income related rent subsidy when they take people from the MSD Social Housing Register which has a waiting list of 151 (this includes multiple registrations by the same person for more than one location).

Current Registered Community Housing Providers within Kāpiti Coast are:

Dwell Housing Trust - <http://dwell.org.nz/>

Salvation Army - <http://www.salvationarmy.org.nz/centres/nz/lower-north-island/paraparaumu>

Abbeyfield NZ Inc. - <http://www.abbeyfield.co.nz/>

Pact Group - <http://www.pactgroup.co.nz/supported-accommodation/>
Emerge Aotearoa Housing Trust - <https://emergeaotearoa.org.nz/> - presently operating in Wellington/Lower Hutt/Porirua

Recommendations

1. *Providing housing needs assessments*

Housing Needs Assessment

The standard method to assess the housing needs of a community is to undertake a Housing Needs Assessment. These were first provided for in the Affordable Housing: Enabling Territorial Authorities Act 2008, to ensure the adequate supply of affordable and social housing. They assess the housing needs of an area using the Housing Continuum as a framework.

Other Councils that have completed these include:

Palmerston North City Council 2011 - <http://www.pncsc.co.nz/docs/housing-needs-assessment.pdf>

Dunedin City Council -

http://www.dunedin.govt.nz/_data/assets/pdf_file/0018/251541/Social-Housing-Needs-Assessment-Dunedin-CC-Jan-2012v2.pdf

Wellington City Council - DTZ New Zealand and Stimpson & Co. *Wellington City Housing Needs Assessment*. Wellington City Council; Housing New Zealand, 2006

While the legislation that initiated them has been repealed, the need for such assessments has not diminished, but increased.

The new National Policy Statement (NPS) for Urban Development Capacity requires that a Housing Development Capacity Assessment be prepared, but this assessment does not necessarily provide for all affordable and social housing needs, so a Housing Needs Assessment is still required.

Recommendation 1A

That Kāpiti Coast District Council complete a Housing Needs Assessment before 31 December 2018 in conjunction with its NPS Housing Development Capacity Assessment.

Housing development capacity assessment

The new National Policy Statement (NPS) for Urban Development Capacity requires that a housing development capacity assessment is completed by Council before 31 December 2018. Some of the matters needing to be assessed are similar to those required of a Housing Needs Assessment.

Recommendation 1B

That Kāpiti Coast District Council complete an NPS Housing Development Capacity Assessment by 31 December 2018 in conjunction with a Housing Needs Assessment.

Maori Housing Needs assessment

The government has launched a Māori Housing Strategy 2014-2025 recently that defines 6 strategic pou:

1. Ensure the most vulnerable Māori have secure tenure and access to safe, quality housing with integrated support services.
2. Improve the quality of housing for Māori communities.
3. Support Māori and their whānau to transition to preferred housing.
4. Increase the amount of social housing provided by Māori organisations.
5. Increase housing on Māori-owned land.
6. Increase large-scale housing developments involving Māori organisations.

See

http://www.maorihousingconference.nz/uploads/7/6/9/0/76905947/nmhc_report_web_version_final.pdf

and

<http://www.tpk.govt.nz/en/whakamahia/maori-housing-network>

Recommendation 1C

Council immediately engage and work with local iwi authorities to provide for their housing needs.

2. Helping Community Housing providers

The Kāpiti Coast Community Housing sector will thrive better with help and support from Council. They can leverage other community resources to increase the quantity and quality of community housing. Investment in these providers can potentially have large benefits for the community, in ways that Council itself cannot attain. Many other Councils have various forums to build their relationship with the sector, and Kāpiti Coast will only benefit from such a forum.

Recommendation 2A

That Kāpiti Coast District Council immediately establish and support a Community Housing subcommittee of Council to ensure ongoing help and support to the Community Housing sector, and a forum for the ongoing relationship to nurture each other's housing work.

3. Helping increase Supply

Council social housing stock and land

There has been much talk about there being better models for the best community use of Councils social housing stock and land. The Councils provisions in the current Long Term Plan are considered insufficient – See Appendix 2.

In 2012 a comprehensive review of Council's role was undertaken - See Appendix 5.

Transfer to a Council Controlled Organisation (CCO) was recommended but Council have not done so.

It is time to act.

We need management entities with the following attributes:

- Registered Community Housing Provider – to qualify for government resources.
- Established governance, administration, and delivery functions.
- Local.
- Iwi management for some stock and land if they wish.

KCDC has rejected CCO management. It is now time to look at other solutions. The best core model we can find is Christchurch, where all community social housing stock and land has been leased to the local Ōtautahi Community Housing Trust – See

<https://ocht.org.nz/>

We also favour supporting iwi to provide for their own social housing needs if they wish.

The benefits of our refined model are:

- Management by an entity whose core business is community housing provision.
- Management by iwi if they wish.
- Access to greater central government resources.
- Access to community charity, goodwill, and volunteering.
- Councils assets and future management options are retained.
- Jump start capability for a local Community Housing provider and iwi social housing, which will build a foundation and lead to greater community housing provision to a range of people in our communities in the future.

The most suitable local registered Community Housing provider that we are aware of is Dwell Housing Trust - <http://dwell.org.nz/> because they are a local registered community housing provider with 50 years of experience in delivering a range of community housing needs.

Recommendation 3A – Key Priority action

That Council lease its social housing stock and land to the local Registered Community Housing Provider - Dwell Housing Trust, and iwi if they wish, by December 2018.

Habitable Units

Many properties have unused habitable units present that are not being used for various reasons, including Council policies that discourage owners from using them as rental homes. These are existing stock that are unutilised but readily available to increase supply.

Recommendation 3C – Key Priority action

Council immediately investigate why landowners do not want to rent unused habitable units that they own, and use the results to free up these potential homes.

Progressing Medium Density zoned housing development

The District Plan has many areas zoned for Medium Density development, but little has been developed. See

<http://www.kapiticoast.govt.nz/contentassets/2393421a567f4592ba50092280a39870/d1-appendix-1-medium-density-housing-design-guide.pdf>

Anecdotal reports are that it is too expensive for landowners to undertake the redevelopment, or it is too risky to purchase the number of adjoining properties required to make it worthwhile, Council Development Levies and fees are too high, or the land is too expensive to develop as it is peatland or flood prone.

Council and government have the powers to progress land purchase and development for Medium Density housing.

Wellington City is considering a high rating differential to encourage owners of Medium Density zoned to develop the land for more homes, or sell.

Recommendation 3D

Council immediately investigate why Medium Density zoned landowners do not want to develop properties that they own for more homes, and use the results to increase the likelihood of more homes.

Recommendation 3E

Council work with government to use its powers to ensure that Medium Density zoned land is developed for more homes within 5 years, particularly areas without owner occupiers that do not wish to sell.

Residential development quotas

Some Councils use planning rules to insist that affordable houses are provided for in housing subdivisions according to a quota. This has been successful in Hobsonville and Queenstown. It is not always appropriate to provide that affordable housing within the subdivision, so allowance needs to be made for transferring a contribution towards affordable housing development elsewhere locally under the supervision of Council.

Recommendation 3G

Council implement planning rules that require housing subdivisions to provide a quota of affordable sections/homes, or a contribution to Council for affordable housing development nearby.

Recommendation 3H – Key Priority action

That Council waive or reduce its fees and levies as appropriate when a residential development includes provision for affordable or social housing, particularly where it is to be purchased or run by a recognised Community Housing provider. This is to encourage affordable and social housing.

Kāpiti Expressway housing removal remedies

During the construction of the Kāpiti Expressway about 100 homes were removed to make way for construction, impacting significantly on the supply of houses within Kāpiti Coast. There is now some land surplus from Kāpiti Expressway construction that is zoned Residential, has infrastructure available and is not exposed to excessive traffic noise. This land should be reinstated as affordable houses to remedy the adverse effects on the supply of affordable houses created by NZTA, and provide for social housing needs where the site is appropriate. There are also houses that were purchased but not removed, that can now be sold back into the market.

Recommendation 3I – Key Priority action

That Council immediately request Government to urgently fund and develop affordable and social housing on suitable NZTA owned Residential zoned land surplus from the construction of the Kāpiti Expressway, to remedy the earlier loss of housing.

Recommendation 3J

That Council immediately request Government to urgently sell the houses on residential land surplus from the construction of the Kāpiti Expressway, to remedy the earlier loss of housing.

Council residential land assessment

Council has extensive land holdings, some of which may not be required for community purposes.

Recommendation 3K

That Council look at its land holdings to assess if any land may be surplus to community requirements and is zoned as suitable for affordable or social housing provision.

4. Helping decrease Demand

There are many government policies that are considered by some commentators to inappropriately raise demand and price for normal, affordable, and social housing. These policies directly affect people wanting to buy or rent a home to live in, and Community Housing providers. Any resultant improvement in the affordable housing market supply is expected to also benefit the social housing market by reducing demand there. It is considered that current relevant demand encouraging policies and trends are likely to be:

Net migration

Net migration has steadily risen over the past few years, having previously been neutral. Net migration includes kiwis, overseas students, immigrants, and overseas workers. Any net migration that exceeds our ability to build homes to accommodate them will only increase competition for home purchase and rental, driving up prices as we see around the country, and pushing people outwards due to price competition.

See http://www.salvationarmy.org.nz/sites/default/files/uploads/20170203tsa-sotn-off-the-trackwebreport_0.pdf See Page 50 - bemoaning record immigration.

See <http://www.interest.co.nz/property/86210/no-easing-housing-pressure-net-gain-71305-migrants-12-months-january>

Government tightened up on the rules late last year but volumes remain high. See <http://www.interest.co.nz/news/84033/government-rejigs-immigration-rules-require-higher-skills-gain-residency-reduces-number>

Overseas people increasingly see NZ as a refuge from the troubles of the world and are increasingly seeking to migrate here.

See <http://www.reuters.com/article/us-usa-election-canada-idUSKBN1340I9> and <http://www.newyorker.com/magazine/2017/01/30/doomsday-prep-for-the-super-rich>

Current trend: Net migration increasing. Increased demand for NZ residency as the rest of world becomes a less desirable place to live. Increasing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Money Laundering

Money Laundering through property is estimated by the NZ Police to amount to \$1.6 billion per annum.

See <https://www.pressreader.com/new-zealand/weekend-herald/20160910/281599534949998>

Government is introducing Anti Money Laundering (AML) rules shortly which will reduce this competition significantly.

See <http://www.interest.co.nz/news/85218/govt-stick-3-anti-money-laundering-supervisors-it-moves-drag-real-estate-agents-lawyers>

Homes owned by money launderers are homes denied to NZ homeowners and Community Housing providers..

Current trend: Reduced money laundering through property within 2 years. Increased home supply on the market.

Overseas Investors

There are over 7 billion potential overseas investor people or corporates that can buy NZ residential property under the current legislation, in competition with NZ homeowners and Community Housing providers.

Most residential land in NZ has no restrictions on purchase by overseas investors, and most purchases do not require Overseas Investment Office (OIO) approval or character checks.

It appears that overseas investors consider that NZ property investment has tax benefits and is a tax haven.

See <http://www.nzps.com/why-invest-in-new-zealand.php> and <https://www.enz.org/propertyinvesting.html>

It appears that many overseas investors commonly leave homes empty once they have purchased them.

See http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11676319

Current trend: Increased overseas investor purchases of homes. Increased number of empty houses. Increasing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Taxation advantages for NZ Property Investors

Taxation provides some advantages to a NZ property investor over a home buyer or a Community Housing provider, although the International Monetary Fund (IMF) is pressuring for change.

See <http://www.interest.co.nz/property/79909/international-monetary-fund-suggests-ring-fencing-tax-losses-housing-investments>

See <http://www.interest.co.nz/property/87077/land-price-house-size-jumps-how-nz%E2%80%99s-1989-tax-experiment-ignored-potential-impacts>

Current trend: Taxation advantages to NZ property investors will continue. Continuing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Unlimited Credit

The seemingly limitless growth in bank created housing credit has fuelled the fire of competition between all potential house purchasers in the market. Housing mortgage credit has ballooned from \$50 billion in 1998 to \$217 billion in 2017. See <https://www.globalpropertyguide.com/Pacific/New-Zealand/Price-History> and http://www.nzherald.co.nz/personal-finance/news/article.cfm?c_id=12&objectid=11651660

In an attempt to rein in the seemingly unlimited bank created housing credit resourcing provided to NZ property investors, the Reserve Bank has introduced stricter Loan To Value (LVR) rules, requiring property investors to provide greater equity, and providing the banking system greater resilience against a downturn in property prices. See <http://www.rbnz.govt.nz/news/2016/09/reserve-bank-confirms-nationwide--restrictions-on-loans-to-property-investors> These are already having an effect on NZ property investors. See <https://www.interest.co.nz/property/86219/new-reserve-bank-figures-show-housing-investors-were-continuing-rapid-retreat-summer>

Current trend: Increasing housing debt with the resultant deterioration in the standard of living of many people. Short term retreat of NZ property investors from the market as they sell down stock when refinancing is unavailable, and as they have reduced ability to purchase/finance additional stock. Long term continuing unlimited bank created credit. Increasing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Recommendation 4

That Council determines what it considers are the likely causes of housing demand and rising prices that work against NZ homeowners and Community Housing providers, and requests Government remove these causes with policy changes.

5. Helping change central government policy

Home Tenancy security

One of the negatives of renting is the lack of security of tenure, particularly for families. Greater legal protection is required to provide renters with greater security of tenure. Possibilities include longer period contracts, greater notice, protection from property sale or refurbishment, and excessive rent increases.

Recommendation 5A

That Council immediately request that Government significantly improve the security of tenure for home renters.

6. Helping improve the adequacy of Kāpiti Coast homes

Safe, dry, and healthy homes

People need safe, dry, and healthy homes to live in. We all pay the cost if these basic requirements are not met, through our accident and health systems. A rental Warrant Of Fitness has been developed -.

<http://www.healthyhousing.org.nz/research/current-research/rental-housing-warrant-of-fitness/>

Recommendation 6A

That Council continuously promote good practice around safe, dry, and healthy homes, and continue to provide Sustainable Home Advice to assist people in all homes.

Recommendation 6B

That Council immediately institute a rental Warrant Of Fitness requirement, to ensure the health and safety of people in rental homes.

Earthquake resilience

We are likely to experience a significant earthquake in the future. It is one thing to survive an earthquake, it is another to readily get back to normal living as soon as one can afterwards. This is difficult if your home has not survived an earthquake well. This problem has been recognised by the Wellington Resilience Strategy -

<http://wellington.govt.nz/about-wellington/wellington-resilience-strategy>

Securing substandard chimneys, joists, and verandas can protect the structural integrity of a house and avoid loss of life and injury. Securing furniture can ensure a minimum of disruption and injury within a home. Installing emergency water tanks can ensure that there is sufficient water for each home to get through, long enough for some sort of normality to resume.

Recommendation 6C

That Council continuously promote good practice around securing houses and furniture to minimise the effects of an earthquake, and continue to provide advice and loans to assist people to provide emergency water tanks in all homes.

Accessible houses

All houses need to be accessed by people with accessibility limitations at some time. This is becoming more of a problem as the population ages. It is not just the residents that may need accessibility, but also family, carers, friends and visitors. See

http://www.branz.co.nz/cms_show_download.php?id=f67d42b2b445fc3b2e2404c3e2539d90b76c97f1

Universal Design principles maximise use of a home to all people over the lifetime of the home, and incorporate accessibility in the range of uses considered. This increases accessibility through improved housing design, and reduces future costs related to house modification.

There is a Lifemark quality standard for NZ Universal Design accessibility and other healthy design needs – See <http://www.lifemark.co.nz/>

Recommendation 6D

That Council continuously promote good practice around accessibility to and within houses, and provide advice and loans to assist people to improve accessibility in all houses.

Appendices

1. Definitions

From Christchurch City Council - Housing policy 2016 - <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/community-policies/housing-policy>

Housing adequacy framework

Adequacy - Housing that takes account of security of tenure, affordability, habitability, availability and location of services, accessibility, and cultural considerations.

Accessibility - Housing that takes account the specific needs of disadvantaged and marginalized groups.

Availability of services – Housing that provides access to essential services essential for health and security.

Habitability - Housing that has adequate space, protection from cold, damp, heat, rain, wind or other threats to health.

Location – Housing that provides for physical safety, is away from locations that threaten the health of its occupants, and allows access to services.

Security of tenure - Freedom from, and protection against, forced evictions, harassment and other threats.

Housing continuum

Social housing - Not-for-profit housing programmes that are supported and/or delivered by central or local government, or community housing providers, to help low income households and other disadvantaged groups to access appropriate, secure and affordable housing (on the Housing Continuum, includes Emergency Housing and Supported Rental).

Affordable housing - Low- to middle-income households (i.e. those households earning up to 120% of median household income) spending no more than 30% of their gross income on rent or mortgage costs (on the Housing Continuum, includes Assisted Rental, Assisted Affordable Ownership, and some Market Affordable).

Market Housing - Private housing bought and sold under prevailing open market conditions (on the Housing Continuum, includes some Market Affordable, Private Rental and Private Ownership).

Accommodation type

Emergency housing - Temporary accommodation for individuals and families who have an urgent need for accommodation because they have nowhere else to stay, or are unable to remain in their usual place of residence (common forms include emergency shelter, night shelter, and transitional housing).

Supported rental - Subsidized rental accommodation, combined with wrap-around supportive services appropriate to the household needs. Rents usually partially funded by the Income Related Rent Subsidy (common forms include rental housing and community group housing).

Assisted rental - Subsidized rental accommodation only. Rents usually partially funded by the Income Related Rent Subsidy or the Accommodation Supplement, or from a capital subsidy that allows the setting of rents at below market rates.

Assisted ownership - Household income-related pathways to home ownership including rent-to-buy, affordable equity, and shared equity programmes. Models can include below market price point mechanisms to ensure longer term 'Retained Affordable Housing'.

Market affordable - Full ownership for housing usually at below the median house price, typically for smaller units or houses within a development (also known as 'Relative Affordable Housing').

Private rental - Households in private rental accommodation which is not directly subsidised (although some households may receive the Accommodation Supplement).

Private ownership - Housing that is privately owned without any form of direct external assistance (although a small number of households may receive the Accommodation Supplement).

2. Current Kāpiti Coast District Council Long Term Plan housing provisions

Social housing

Council will continue to provide some affordable rental housing for older Kāpiti residents on low incomes with a housing need. We will ensure that occupation of the housing for older persons units is maximised and that rents are fair and reasonable.

How we will fund our community facilities and community support		
	User fees	Targeted rate
Halls	20%	80%
Housing for older persons	100%	
Public toilets		100%
Community support		100%

How we will measure our performance

Contribution to outcomes	Performance measures	Target	Comment
<i>Council-owned property</i>			
We provide a good standard of comfort, convenience, quality and usability of the library buildings	Users who are satisfied with the standard of the library building facilities	85%	Amended measure
Council hall hirers are satisfied that the halls meet their needs	Users who are satisfied with halls	80%	Amended measure
Our housing for the older persons' rents are fair and reasonable, the service and facilities are of a good standard and our high occupancy rates are maintained	Occupancy rate of housing for older persons units	97%	Amended measure
	Housing for older persons tenants who rate services and facilities as good value for money	85%	Amended measure
	Housing for older persons tenants who are satisfied with services and facilities	85%	

How much we are spending on capital works

Community facilities and community support																					
	2014/15 \$000	Year 1 15/16 \$000	Year 2 16/17 \$000	Year 3 17/18 \$000	Year 4 18/19 \$000	Year 5 19/20 \$000	Year 6 20/21 \$000	Year 7 21/22 \$000	Year 8 22/23 \$000	Year 9 23/24 \$000	Year 10 24/25 \$000	Year 11 25/26 \$000	Year 12 26/27 \$000	Year 13 27/28 \$000	Year 14 28/29 \$000	Year 15 29/30 \$000	Year 16 30/31 \$000	Year 17 31/32 \$000	Year 18 32/33 \$000	Year 19 33/34 \$000	Year 20 34/35 \$000
Asset renewal																					
Paraparaumu housing renewals	31	30	15	30	57	37	55	27	42	36	84	120	89	55	42	39	66	138	-	-	-
Ōtaki housing renewals	42	26	102	64	41	39	89	39	48	121	40	29	95	156	132	257	107	170	-	-	-
Waikanae housing renewals	2	2	2	2	2	2	8	8	2	3	3	4	4	21	5	44	6	6	-	-	-
Rental properties renewals	34	9	47	9	38	8	3	32	24	-	47	-	-	-	39	-	35	-	-	-	-

Supporting information

<http://www.kapiticoast.govt.nz/contentassets/2b844c5271d94c54a36602b124bb31af/webste-version-final-supporting-information2.pdf>

Affordability

One of the drivers of our historically high population growth was the affordability of housing in the Kāpiti district, when compared to the city centres. This, along with the mild climate and plentiful recreation spaces such as beaches and reserves, saw high levels of migration into the district. People nearing retirement were the main demographic group, but there have also been numbers of young families seeking a better environment for children.

While the growth has slowed, our population now has a different mix when compared to the rest of the region. Households with fixed incomes and many low-wage jobs locally, translate to an increased sensitivity to the impacts of rates. Council reviews rates impacts on vulnerable households as part of the long-term plan, and provides a number of policies to relieve impacts on those most affected.

We also include affordability as a consideration in setting our budgets in this long term plan.

Rates remission policy - iwi

The council will give a remission or postponement of up to 100% of all rates for the year for which it is applied for based on the extent to which the remission or postponement of rates will:

- recognise and take account of the importance of the land in providing economic and infrastructure support for Marae and associated papakainga housing (whether on the land or elsewhere);

Rates remission policy – financial hardship

Rate remission for significant costs causing financial hardship. The council will make available up to \$300 per rateable property for those ratepayers/applicants who have incurred hardship due to repair of water leaks, a serious health issue (including on-going serious health issues) or for essential housing maintenance. Applications may be made throughout the year and will be considered until the \$25,000 fund is fully subscribed.

3. Further reading

Wellington Resilience Strategy March 2017 - homelessness, aging population, structure resilience, safe and dry homes, and hospital continuity -

<http://wellington.govt.nz/~media/about-wellington/resilient-wellington/files/strategy/resilience-strategyj001767-100-web.pdf?la=en>

Citiblox - <http://www.thewellingtoncompany.co.nz/projects/initiatives/citiblox/>

The Mess We're In -

https://thepolicyobservatory.aut.ac.nz/_data/assets/pdf_file/0005/75083/168465_The-Mess-We-Are-In_Proof4_Digital_PRINT-VERSION-w-May.pdf

4. Forum comments

INVOLVEMENT ACTIVITIES (THINGS TO DO)

IDEAS FROM SOCIAL HOUSING MEETING HELD ON 8th MARCH 2017

Look at the Peoples project in Hamilton with the Wise Trust. It is a successful project to eliminate homelessness. Could this be applied in Kapiti?.

Working in partnership between KCDC and Salvation Army (for instance) to build new units on council owned land. But again we need to know actual need.

Do we have any "approved" Community Housing Trusts in Kapiti?.

How much "appropriate" land does KCDC own or have "buy-back" rights to?.

Where do we get money from?.

Quantify the actual real problem.

How many are currently homeless? How many are leaving Kapiti for elsewhere due to no housing.

Identify providers of emergency accommodation on Kapiti Coast **NOW**.

Needs assessment to capture numbers.

Prioritise people on the waiting list – transparency?.

Insufficient stock suited to various social housing needs (includes emergency).

Social Housing at a low cost using land available.

Net migration in excess of the ability to house people, is putting pressure on affordable/social/emergency housing - **REDUCE**.

Need to find what land is available.

Did NZTA pay market rate?.

KCDC need to encourage 2 Bedroom homes.

Pressure on politicians - local and government.

Developers to put 10% - 20% of any development for Social Housing'.

KCDC have to accept that it is a key issue.

Housing and health are interlinked.

5. 2012 KCDC's Role in Housing – Recommendations

Source - KCDC's Role in Housing – An analysis of models and options for alternatives to the current use of the Council's housing stock and land, Sustainability Ltd, March 2012.

“Recommendations

The social housing environment is changing in response to new government housing policy and Kapiti Coast has an opportunity to capitalise on these changes.

In the short term it is recommended that Council considers ways in which it can increase its enabler role to encourage the growth of affordable housing responses in the district. It is unlikely that local groups will benefit directly from the changes in government funding policy although opportunities for indirectly benefitting through partnerships and consortium arrangements with well established groups can be supported. The Council can also consider ways in which it can create a more conducive local environment for housing groups to grow. This might initially be simply providing a regular forum for such groups to share information and monitor trends or it could take a more active role in encouraging groups with development potential by waiving development fees, offering revenue and capital grants or land or introducing inclusionary zoning and stakeholder agreements through the LTCCP process. As part of this process the Council can explore options for formal partnerships with organisations such as Wellington Housing Trust (now Dwell Housing Trust ed.), Abbeyfield or Habitat with a view to increasing and supporting these groups' local presence and increasing the opportunity to obtain government housing grants for the district via these organisations.

The development of an affordable housing strategy would greatly assist this role.

In the medium term it is recommended that the Council undertakes a special consultative procedure to seek the community's agreement to transfer the pensioner units to an organisation whose core business is community housing provision. This organisation will have the capacity to increase the stock of local affordable housing and undertake a rolling modernization programme of the existing stock. This may involve reconfiguration of individual units or of estates/schemes or demolition and increasing the site density. The option of transferring pensioner stock to a regional or national organisation remains to be tested but is likely to be unacceptable locally in the short to medium term. Transfer to an existing local organisation may be more acceptable but is higher risk and will not qualify for government funding. In these circumstances the option of transfer to a Council Controlled Organisation is likely to be the most attractive. The relative merits of a profit focussed Council Controlled Trading Organisation model or a community focussed Council controlled trust are discussed in the report. A trading organisation will allow profits to be ploughed back into the pensioner stock and will generate a capital receipt for the Council. However gifting the stock to a CCO Trust will have a minimal impact on the Council's debt equity gearing and will provide a strong balance sheet for the new trust to achieve wide ranging community outcomes. It will also create an organisation that is more likely to eventually qualify for government grants towards increasing its affordable housing portfolio, when SHF funding criteria are reviewed.”