



Horowhenua District Council (“HDC”) have undertaken a review of its community housing this review has identified that Pensioner Housing is not a core Council service.

In the district there is a need for a far greater range of affordable housing options available to community as well as having a provider who has the ability to grow its role in community housing delivery and who have access to a wide range of networks and relationships with other social services providers to provide a full wrap around housing and social services delivery model.

HDC is currently consulting with community on its intent to seek expression of interest on three points:

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service.
- Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council’s Pensioner Housing Portfolio.
- Horowhenua District Council continues to take a leadership role in advocating and facilitating for wider community issues with regards to accessibility and affordability of quality housing.

The timeline for consultation is:



As part of Horowhenua District Council’s consultation process, Council wishes to engage with identified community housing providers to determine the level of interest in a possible stock transfer initiative. With the intent of obtaining feedback from community housing providers on the proposed process and how we can make any stock transfer process a long term success for community, if this is the outcome our community decides on.

Following the completion of the formal consultation process with community and feedback being confirmed by Councillors we would hope to engage with community housing providers in a formal EOI process by

What we would like to understand

- Would you be interested in delivering community housing in the Horowhenua District?
- Would you like to participate in an EOI process?
- What would this process ideally look like to you?
- What information would you require to participate in the process?

HDC Pensioner Housing - Snap shot

- 115 units distributed across 8 complexes a mixture of small unit typologies
- Extensive renewal upgrades completed in 2008 and the development of a new unit complex located in Levin.
- Average age of portfolio 39.7 year (significant upgrade, renewal and redevelopment programme completed in 2009)
- Current portfolio value (BV) \$7.191M
- Outstanding liabilities Crown debt (suspensory loan) \$5.218M
- Targeting of tenancies is focused on pensioners with limited financial resources and people over the age of 60 with a disability - there is no formal implementation of a targeting policy to identify those persons in highest need.
- Current rent rates indexed to market.

Next steps

HDC would welcome feedback from community housing providers on the above either by way of formal correspondence with HDC’s representative or in person.

Feedback and informal dialogue with HDC’s representative will remain open until such a time that Council enters into a formal EOI process.

All communications can be made directly to HDC’s designated Representative

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Our District

Horowhenua proudly offers our residents the best rural lifestyle in New Zealand.

Our district boasts unspoilt beaches, rivers, villages, friendly people and natural, open spaces – the perfect places to enjoy real Kiwi experiences. We are nestled between the mountains and the sea, and offer an affordable, family destination. Stretching from Himatangi in the north to just north of the Otaki River in the south we are conveniently located right on State Highway 1 and the North Island main trunk railway line we are just an hour from the main cities of Wellington and Palmerston North.

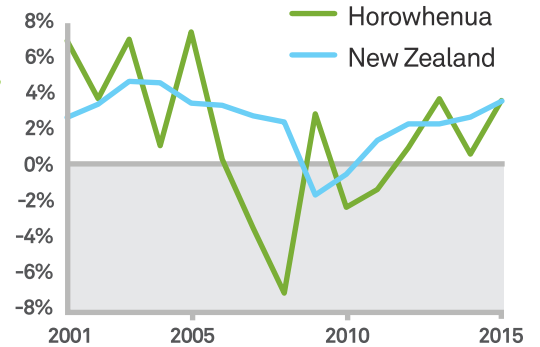
Our spectacular coastal landscape and warm climate has made the region and its nature-based lifestyle a desirable place to live and stay.

Our district has a population of around 30,000, many of whom choose to live here for the lifestyle alternative to urban living. The mild climate and rich soils make market gardening, horticulture and farming the mainstays of the economy. Manufacturing, food processing, construction and service industries are also important contributors.



Horowhenua

Horowhenua District GDP vs New Zealand GDP



Horowhenua total population (2013)

30,096

23.7% 65 years and over

6.7% 60-64 years

6.7% 55-59 years

7.5% 50-54 years

6.8% 45-49 years

5.9% 40-44 years

4.7% 35-39 years

3.9% 30-34 years

3.9% 25-29 years

4.7% 20-14 years

6.3% 15-19 years

6.7% 10-14 years

6.4% 5-9 years

6.1% 0-4 years

