

Grey Power

NEW ZEALAND FEDERATION INCORPORATED



The Mayor

Horowhenua District Council

Levin

Your Worship

Submission on the
Proposed Amendment to the Long Term Plan 2015-2035
Community Housing Review

The Submitter

Grey Power NZ Federation (GPNZF) has 76 associations located throughout territorial local authorities, with between 60-70,000 members. The Horowhenua Grey Power Association is one of those members associations. The Federation's mission is to advocate for the wellbeing of members.

Contact details

Phone 04 9023669

Email trevordaniell01@gmail.com

Discussion

Your document clearly states the demographic issues that face your Council but GPNZF believes that additional pressures also arise from other factors i.e.

- Baby boomers did not have the same attitude to savings that earlier generations had,
- They will not have accumulated funds in Kiwi Saver.
- Some will reduced savings and assets as the result of divorce.
- Some will have lost funds in recent collapses of financial institutions.
- Other personal events such as injury, loss of an earning partner etc.
- A history of low income.

The housing problems facing baby boomers has been explored by the Salvation Army in its publication Homeless Baby Boomers

The Governments proposal to sell HNZC houses to Social Housing Providers failed because those organisations did not have the ability to cope and although your proposal is on a small scale, there is no certainty that the council will find a Provider.

A council is in a position to see issues across its district and should have concerns about its constituency, a Social Housing Provider will not have the same view.

You have listed issues that may arise from the formation of a Trust and GPNZ sees that these could or could not exist, but considers that there should be a full investigation before this option is rejected.

Christchurch City Council is establishing a trust in which it has a 49% share-holding which it believes will be able to access income related rents and which will provide an asset base on which to secure loans which will allow it to increase its stock.

GPNZF recognises that Councils are unlikely to strike a rate to expand their housing stocks so alternative means to increase the stock need to be found.

GPNZF submits

That the status quo be maintained and the issues associated with a Trust be fully researched so that the options which may become available to a Trust are determined, before proceeding with consultation in the next long Term Plan.

I wish to appear

Trevor Daniell
Chair
National Advisory Group
Local Bodies and Housing.

Submission to the Horowhenua District Council in relation to its review of its current and long term plan with the HDC social housing.

BACKGROUND:

As of April 2014 the govt has extended the Income Related Rent Subsidy (IRRS) to Community Housing Providers alongside Housing New Zealand (HNZ/HNZC).

In 2015 the government announced plans to review the HNZ housing stock and sell up to 8000 properties by 2017 to community housing providers.

NOTE:

I JOHN MURPHY am a WINZ advocate and agent. Im a current HNZ tennant.

Contact info:

John Murphy

17 A Morgan Crescent Levin 5510

ph 0204-002-1342 OR 021-205-5268

email: johndmurphy.123@gmail.com



Horowhenua District Council Proposal:

1. I believe the the council should no longer provide pensioner housing.
2. I believe that the council should seek expression of interst in properties sold/transferd to community housing providers OR be used to help set up a housing trust (Horowhenua Housing Trust)
3. I believe that the council should still continue to advocate and take leadership in supporting the community with regards to access and affordabile quailty housing.



MY SUBMISSION IN RELATION TO THE PROPOSAL:

I John Murphy believe that the Horowhenua District Council should consider and implemnt the option of setting up a charitabtle trust, known as Horowhenua Housing Trust (name suggested in the proposal doccument).

I am aware of the issues facing PRIVATE MARKET RENTERS. The issues PRIVATE RENTERS FACE:

Rent hikes:

LQ rent avarge rose from \$150-\$190 Dec2014-Dec2015) mean while the Accomidation Supplemnt (Avalible to PRIVATE MARKET renters via Work and Income New Zealand aka WINZ) has remained unchanged at \$45-\$75 depending on household size. There is the TAS (Temporay additional Support) also avalible from WINZ if rent level and/or other costs are still high and the person/family is still struggling to meet its regular costs. (I currently at time of writing have my own TAS case before the high court in wich they will need to determine if Food is an "esstional and regular cost".) To my understnading of those I know who recive TAS are getting no more than \$10 per week to help meet high accomidation costs. The Horowhenua District Concil should advocate the central govt to help increase the Accomidation Supplement to meet the CURRENT AND FUTUER RENT HIKES. I have calucated that all benefiraices in PRIVATE RENTALS are losing out by \$30 on avarge per week to meet rental costs, this cost is most likely being meet by spending less on food.

LANDORD ISSUES:

Landlords and tennants are always having difficulites however those in social housing need extra long term support that PRIVATE landlords would not be able/or unlikely and unprepared to try accomidate for. This leaves the only known (to my knowledge) HNZ to pick up this. Most HNZ and social hosuing properites are in LQ areas, these areas often have our most

vulnerable members of the community and society left out and face a number of issues such as crime, bad neighbours and roaming dogs that show signs of attacks.

HDC ISSUE - "THERE IS UNCERTAINTY ABOUT EXTENDING CAPITAL AND IRRS TO NEW TRUST/SOCIAL HOUSING PROVIDERS"

I am aware that the council has highlighted this issue in establishing a community housing provider trust. I did look on the Community Housing Providers website that in order to be registered they will need to meet some requirements which I strongly believe that the council is already doing with its current housing stock and allocation to pensioners or those over 60 with disabilities. I can't see why the trust would be declined registration and/or denied the IRRS.

ALT OPTION – SELL HOMES TO COMMUNITY HOUSING PROVIDERS WITH CURRENT TENANTS REMAINING IN PROPERTIES.

I am aware that this is the council's preferred option with regards to its future plan. Currently most people in the homes are pensioners and paying a reduced market rent rate.

I am in a HNZ home and have been living in it for about 8 months, HNZ have suggested that my current home may possibly be sold but I would be able to move to another HNZ home if this does happen. This has put me under more stress as my current tenancy could end soon but has some ease as a result of the offer to move. Pensioners would more than likely feel more stressed and probably not need this extra stress if the social Housing Assessment came out as low or moderate need. This would require the new provider to evict the tenant whom will have more stress as no home and needing new home ASAP.

As far as I know there is only 1 social housing provider in the Horowhenua is Housing NZ and they are selling some of there

stock. This would mean the council's housing stock would more than likely end up being private market rentals and push up rents, this would make the current unafforabilty of LQ rentals even worse and make the hardship worse, this only made even worse when the futuer investment in infrustructer such as the Otaki-Levin section of the Goverments Wellington Northen Corridor section begins and takes affect.

The ageing population living in Horowhenua is only going to increase and we will end up with even higher rents lacking extra finical support from WINZ. Im aware about 10-15 years ago the Kapti Coast rents were similar to the current rents the horowhenua has now but as more moved and retierd in Kapti there rents have gone up dramtically. I see this happening in the Horowhenua espically Levin which is ideal for retierment, this will make things worse for the community espicaly those suffering fincial hardship.

MY SUBMISSION ENDS.

I am NOT a current HDC tennant/im not waiting on an HDCpropoerty.

I do wish for my submissin to be heard by the council and wish if requested to by the HDC to speak about my submission.

Contact info:

Post:

John Murphy

17 A Morgan Cresent Levin 5510

Ph: 0204-002-1342 OR 021-205-5268

Email: johndmurphy.123@gmail.com

Thank you Horowhenua District Council for taking my feedback into consideration of your social housing proposal.

Signed



date Feb 23rd 2016

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: <u>IAN ALEXANDER ANDERSON</u>	Are you a current Council tenant? <input checked="" type="checkbox"/>
Name of Organisation: <u>RETIRED</u>	Do you wish to be heard by the Council? <input checked="" type="checkbox"/>
Postal Address: <u>14 WAIMARIE PARK LEVIN</u>	I wish to speak to my submission <input checked="" type="checkbox"/>
Post code: <u>5510</u>	I do not wish to speak to my submission <input type="checkbox"/>
Telephone: <u>367-3650</u>	
Mobile: <u>021-2371647</u>	
Email: <u>sandymcrae@clear.net.nz</u>	

Submission

1. I AGREE WITH THE COUNCIL SEEKING TRANSFER OF HOUSING TO A 'CHP'.
2. I HAVE RESERVATIONS ABOUT THE "SOCIAL HOUSING UNIT" BEING SEMI-AUTONOMOUS IF IT IS THEY WHOM THE CHP REPORT TO.
3. WHAT IF THE CHP GETS INTO FINANCIAL DIFFICULTIES - IS THERE THE POSSIBILITIES OF SELL OFF TO PRIVATISATION, AS THE NATIONAL GOVT HAS A FONDNESS FOR.
4. WHO ELECTS THE CHP PERSONNEL.

I.A. Anderson



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 2
TRIM # IM16/1816

**2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT**

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address.

Council wants to hear your feedback on the proposition that:

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service.

Y / N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio.

Y / N

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.

Y / N

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service;
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Michael Coupe & Lew Rohloff

Are you a current Council tenant?

Name of Organisation: Horowhenua Grey Power Assn.

Do you wish to be heard by the Council?

Postal Address: c/o 69 Parker Avenue, Levin

I wish to speak to my submission

Post code: 5510

Telephone: 06 368 3070

Mobile: N/A.

I do not wish to speak to my submission

Email: lew.rohloff@xtra.co.nz.

Submission

We offer Council a constructive submission on this proposal. Our representations are set out on the attached documents.



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 3
TRIM # IM16/1857

**2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT**

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address.

Council wants to hear your feedback on the proposition that:

Proposal

- | | |
|---|---|
| Horowhenua District Council no longer provides Pensioner Housing as a core Council service. | <input checked="" type="checkbox"/> N |
| Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio. | <input checked="" type="checkbox"/> N |
| 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. | Y / <input checked="" type="checkbox"/> |

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service:
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

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18th March 2016

Submission

**Horowhenua District Council
Community Housing Review
(Proposed amendment to the long Term Plan 2015 -2025)**

Name: Michael Coupe and Lew Rohloff
Organisation: Horowhenua Grey Power Association Incorporated
Address: 69 Parker Avenue, Levin 5510
Telephone: 368 3070 (residence)
Email: lew.rohloff@xtra.co.nz

Your Worship and Councillors,

We welcome this opportunity to comment on Council's review of its long term commitment to provision of 'affordable' housing for pensioners and other disabled residents.

When Council announced its far reaching proposal on 18th February our Management Committee expected 'alarm bells' to ring throughout the communities of the district. We are surprised that we have not been approached by any existing tenant to advocate an individual or collective interest in this matter. Perhaps the private briefing by Council for existing tenants gave an overly optimistic expectation of the short term advantages that might result from Council withdrawal from this important social responsibility of Local Government.

In now seeking the general public's response, Council has imposed a duty on our organisation to express our deep philosophical concern that local government should continue to contribute by way of direct intervention, to a sustainable future supply of affordable housing for disadvantaged pensioners and other disabled occupants.

In the opinion of people old enough to have personal recollection of the totally inadequate provision of affordable housing prior to the Government's creation of the State Rental Housing model in the late 1930's through to middle 1950's; it is unthinkable that 'alternative providers' in the presence of diminishing central and local government provision, can avoid the real risk of inadequate supply for future generations.

I speak from personal experience as the oldest of three children forced by an undersupplied rental market to share with our two parents, one single room for living, dining and sleeping requirements. We waited until the late 1940's when the ultimate allocation of a state house in the Hutt Valley delivered the security of a stable tenancy, a basic essential for community participation and family wellbeing.

Provision of affordable housing must remain a 'core activity' of central and local government and anyone who experienced the period before 'state' and 'council' provision will surely agree with us.

We are motivated by our concern for younger generations to suggest that if the experience referred to pre-dated your physical existence then, as 'decision makers,' you need to ask your parents. They, no doubt, will know what we are talking about.

Your Worship, Councillors, just nine short months ago you committed to a ten-year plan which confirmed direct provision of pensioner housing at least until the year 2025 with no identified funding crisis indicated.

What could possibly have happened since then which justifies an amendment to that same programme?

Surely, if indeed a future crisis ultimately justifies this proposal; you have 'sprung' the proposal on a community which deserves more time to absorb the implications and express its preferred option.

The next formal review of the Long Term Plan in 2018 is early enough to consider it and decide how best to overcome any emerging future problem.

The whole subject of Social Housing Guidelines, Income Related Rents Subsidy and Community Housing Provider¹ eligibility is extremely complex. We suggest the 'operational guidelines' we refer to in the footnote to this document are essential reading for elected representatives tasked with deciding this proposal. It is surprising this reference material is not appended to the consultation document which, in our opinion falls short of an adequate standard.

Further the present ineligibility of local government for Income related Rent Subsidy and capital for construction of additional housing stock, being based on the particular philosophy of the current government, is subject to likely alteration with any change of government.

Our research also reveals that when the Ministry of Business, Innovation and Employment consulted on the Regulatory Framework for Community Housing Providers in February 2014, Horowhenua District Council were apparently so unconcerned with the implied threat to their ability to maintain future provision of affordable social housing, they did not bother to submit.

This is disappointing and rather surprising for a local authority which then and presently aspires to recognition as the 'national leader' in 'wellbeing through community development.'

The proposal to sell pensioner housing, a key determinant of community wellbeing, is a direct antithesis to community development.

In contrast our neighbours in Wanganui, Palmerston North and Wellington all condemned the exclusion of Local Government from the emerging Income Related Rents Subsidy and access to central government assistance for construction of additional housing stock².

Grey Power New Zealand Federation is sympathetic with the expressed preferences of our neighbouring councils and has already established a working dialogue with Local Government New Zealand policy analysts, aimed at adding Grey Power support to a new campaign to secure Income Related Rent Subsidy and 'capital stock' funding assistance for all council 'social housing'. It, therefore, is particularly negative for Horowhenua District Council to seek community approval of an untimely withdrawal from their traditional provision of pensioner housing.

1 <http://www.housing.msd.govt.nz/documents/forms/provider-forms/operational-guidelines-chps.docx>

2 Community Housing Regulatory Authority (CHRA), <http://www.shu.govt.nz/chra-home/summary-of-submissions/>

Our research establishes there are more positive and available options than the two proposals offered by council officers. These alternatives should now be investigated and allowed time to mature, in the interval up to compilation of the 2018 Long Term Plan.


Our respectful submission is:

That Council set aside Option One as described in the Consultation Document,” and instead resolves

“that Horowhenua District Council maintain the ‘status quo’ up to the review of the Long Term Plan in 2018 to permit further research of available and emerging options including the establishment of a local trust to maintain the purpose of ‘social’ housing.”

Thank you for the opportunity to divert you from a course which we conscientiously believe to run counter to the public interest.

Yours sincerely,



Michael Coupe
President



Lew Rohloff
Vice-President

Submission Ends



Submission Form to Community Housing Review

Your submission is important to us. To ensure that it is considered we need to receive your submission by **5.00pm on Saturday, 19 March 2016.**

Copies of the Community Housing Review Consultation Document are available for downloading online at www.horowhenua.govt.nz/CommunityHousing This document is also available at Council's Levin office, Te Takere, Foxton Library and Shannon Library.

Please note that your submission will be loaded into a public agenda.

Please note that required fields are identified with an * and a green border.

Contact Details

You must provide your contact details for your submission to be considered.

Title*:

First Name*: Surname*:

Name of Organisation: (if applicable)

Postal Address*: Postcode*:

Phone*: Mobile:

Email*:

Are you a current Council tenant?*: Yes No

Communication

What is your preferred method of communication?*

Email Telephone Post

Presentation

Submissions will be heard by Council, with dates to be confirmed once submissions close. Do you wish to present your comments to Council in person?

Yes No

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service. Yes No

Horowhenua District Council seeks expressions of interest from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio. Yes No

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. Yes No

**SUBMISSION # 4
TRIM # IM16/1872**

Submission
to
Horowhenua District Council
on
Proposed Amendment to Long-Term Plan 2015-2025
Community Housing Review
from
Accessible Properties New Zealand Ltd



1. About Accessible Properties:

- 1.1. Accessible Properties is a Registered Community Housing Provider supplying affordable rental homes for people with social support needs. It is a charitable organisation that has tax exempt status and is the only organisation with a three year term of accreditation against the Best Practice Guide for Community Housing in New Zealand - undertaken by Global Mark.
- 1.2. Accessible Properties operates nationwide and manages New Zealand's largest non-government social housing portfolio of about 1,400 household units. It currently manages social housing in the Horowhenua District, and has close links with local social support services that extend back at least 25 years.
- 1.3. Accessible Properties has recently acquired the Hamilton City Council pensioner housing portfolio (344 housing units). It has established new offices, engaged staff, and undertaken a successful transition that has had excellent tenant acceptance. It is now placing new tenants with government Income-Related Rent Subsidies. This experience is directly relevant to Horowhenua District Council's current review.
- 1.4. Since April 2014, Accessible Properties has had an Outcomes Agreement with Ministry of Social Development (MSD) and to date has placed over 75 tenancies with Income-Related Rent Subsidies.
- 1.5. Accessible Properties has been the most successful applicant for government Social Housing Fund grants, which has enabled a programme of new-build construction of social housing units for affordable rental by people with social support needs – and particularly for those that need homes suited for ageing in place or their disabilities. This programme is near-complete and will provide 192 homes by mid 2016. The organisation has also been successful in obtaining MSD development grants for placement of 58 IRRS tenants in new build-homes and 300 IRRS tenants in sub-leased homes in Auckland. These initiatives will result in growth in value of its social housing portfolio from \$100 million to over \$127 million by early 2020.

1.6. Accessible Properties is governed by a board comprising some of the country's most respected leaders in social housing and residential property. It has a property management team with the full range of necessary expertise and experience. The organisation is a stand-alone legal entity owned by an incorporated society (IHC New Zealand Incorporated) that is able to provide substantial shareholder capital that is sourced from its own unencumbered property assets.

2. Support of Proposal:

2.1. Accessible Properties supports the Council's preferred Option 1 – which is for transfer of the Council's housing to a Registered Community Housing Provider.

2.2. Reasons for Support of Sale to a Registered Community Housing Provider:

2.2.1. Sale provides a great opportunity to more widely utilise existing housing for people in the Horowhenua District with the highest social support needs. This may include people without homes, people with disability and health support needs, and new immigrants seeking a start – as well as the elderly with limited means.

2.2.2. Sale provides new tenants with access to government Income-Related Rents Subsidies (IRRS) which ensures secure, long-term, and affordable housing for them – and enables a social housing provider to supply and adequately maintain housing in a financially sustainable way. It is difficult to make one-bedroom units both affordable and financially sustainable with discounted market rentals – IRRS solves this problem, and is a win/win for both tenant and housing owner. IRRS is not available to the Horowhenua District Council.

2.2.3. The registration process provides assurance that the housing provider always operates in a competent and financially sound manner, and is committed to operate for social benefit, rather than commercial return.

2.2.4. In addition to access to IRRS operational funding, a Registered Community Housing Provider (CHP) is also likely to be eligible for capital funding grants from the government – such as those previously made available through the Social Housing Fund. This could enable additional housing supply.

2.2.5. CHP's have close links with social support agencies, offering scope for wrap-around support for tenants. This is of major benefit to the District as a whole.

2.2.6. A community housing provider has the potential to operate more efficiently than the Council as a consequence of working at larger scale.

2.2.7. A community housing provider has social housing as its core business with appropriate knowledge and experience in its governance body (board) as well as in its line and support staff. This provides greater likelihood of sound policy and strategy and of robust decisions that are of long-term benefit.

2.3. Reasons for Favouring Option 1 over Option 2:

- 2.3.1. The creation of a single Horowhenua Housing Trust (Option 2) would involve unnecessary replication of the procedures and processes needed to achieve Registration as a CHP as well as an Outcomes Agreement with MSD. There is a considerable investment in time and money to do this, and it makes much better sense to extend the scope of operations of an existing Registered CHP that has a local interest and presence.
- 2.3.2. Community housing entities require constitutional and governance arrangements that need to continue indefinitely and thoroughly understand the business. It is difficult to establish a trust that can reliably do this.
- 2.3.3. A housing trust managing only 115 units is too small to be an efficient operation and is isolated from the benefits of experience of a more diverse and larger entity.
- 2.3.4. Set-up and registration of a housing trust is likely to take many months, which undesirably delays implementation of housing management improvements.

3. Comments:

3.1. Income-Related Rents Subsidies (IRRS):

Accessible Properties concurs with the review's conclusions that access to IRRS is to the financial benefit of both tenant and housing provider. The analysis of outcomes for the uptake of IRRS tenancy placements needs to take into account the number of people eligible at any one time for placement on the government's (MSD) social housing register. As at December 2015, there were 6 applicants on the register in the Horowhenua District. As such, the number of IRRS placements possible may be less than the number of vacancies arising. An annual tenancy churn of 10-15% is common for pensioner housing, which would mean 12-17 vacancies per year. It is likely that phase-in of IRRS tenancies will take effect progressively over at least 15 years, and be mixed with placement of tenants on affordable, below-market rentals. Unfortunately, existing tenants cannot claim IRRS.

3.2. Existing Tenants:

Accessible Properties concurs with the proposals to protect the welfare and security of tenure of existing tenants. It is suggested that prospective purchasers be required to submit how they would do this and how they would make placement of people with wider social support needs in a way that ensures harmonious communities.

3.3. Continuation of Supply:

Accessible Properties suggests that a covenant be placed on sale and purchase that commits a community housing provider to retain at least the same number of housing units for at least ten years.

3.4. Interest:

Accessible Properties is potentially interested in being a purchaser of the Horowhenua District Council community housing portfolio. If this proceeds, it is expected that tenancy management would be based in Levin and that a local advisory group would be established to provide guidance on the District's needs for community housing.

Thank you for the opportunity to make this submission. We would appreciate the opportunity to speak about this at the hearing.

If further clarification or information about the above would be helpful, please contact:

Andrew Wilson
General Manager
Accessible Properties New Zealand Ltd

Ph 04 471 5743
andrew.wilson@accessibleproperties.co.nz

18 March 2016

Submission Form to Community Housing Review

Your submission is important to us. To ensure that it is considered we need to receive your submission by **5.00pm on Saturday, 19 March 2016**.

Copies of the Community Housing Review Consultation Document are available for downloading online at www.horowhenua.govt.nz/CommunityHousing This document is also available at Council's Levin office, Te Takere, Foxton Library and Shannon Library.

Please note that your submission will be loaded into a public agenda.

Please note that required fields are identified with an * and a green border.

Contact Details

You must provide your contact details for your submission to be considered.

Title*:

First Name*: **Surname*:**

Name of Organisation: (if applicable)

Postal Address*: **Postcode*:**

Phone*: **Mobile:**

Email*:

Note: Please include an email address if you would like to receive an electronic copy of your submission.

Are you a current Council tenant?*: Yes No

Communication

What is your preferred method of communication?*

Email Telephone Post

Presentation

Submissions will be heard by Council, with dates to be confirmed once submissions close. Do you wish to present your comments to Council in person?

Yes No

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service. Yes No

Horowhenua District Council seeks expressions of interest from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio. Yes No

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. Yes No

SUBMISSION # 5
TRIM # IM16/1081

My Submission(s):

Please note your submission will be loaded into a public agenda.

I propose that Horowhenua District Council continue with the Pensioner Housing as they already do. Many of our elderly people in Levin have been here most of their lives as both my parents were. They have paid council rates for their homes and many still do and it is nice that the council can provide for our elderly with good quality housing. My parents struggled and had to sell their house and then rent it from the people that bought it, the rent they had to pay was a good chunk out of their pension and when mum passed away dad struggled with this on his own. I approached the council to enquire about the Pensioner Housing and was shown a place in both Cambridge Place and Cambridge Park, dad settled on Cambridge Park where he lived very comfortably until having to go into a home.

I feel this is the best way for the Council to give back to our elderly and at a better rental rate. I also feel some money and time could be invested in either building a bigger village similar to Cambridge Park or doing up the other sites around Levin.

Dont be like the government and sell off our assests, housing sites are an assest to Levin!!

Supporting Documents

If the space above is insufficient, you may upload your submission as a document using the button below.

No file selected

Privacy Act 1993

Please note that in accordance with the Local Government Act 2002, the content on this form including your personal information and submission will be made available to the media and public as part of the decision making process. Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

This information will only be used for the purpose of the Community Housing Review and will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction. If you wish for any personal information to be withheld, please contact Council.



126 Oxford Street, Private Bag 4002, Levin 5540
06 366 0999
enquiries@horowhenua.govt.nz
www.horowhenua.govt.nz



TRIM No. D16/835

Office Use Only

TRIM #:

Submission No:

IM16/1081

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need. Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address. Council wants to hear your feedback on the proposition that:

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service;
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.



Proposal

- | | |
|---|------------------|
| Horowhenua District Council no longer provides Pensioner Housing as a core Council service: | Y / N |
| Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio; | Y / N |
| 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. | Y / N |

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: <u>John & Anna Zehkin</u>	Are you a current Council tenant?	<input checked="" type="checkbox"/>
Name of Organisation: <u>Pensioners</u>	Do you wish to be heard by the Council?	<input checked="" type="checkbox"/>
Postal Address: <u>4 Cambridge Park, Levin.</u>	I wish to speak to my submission	<input type="checkbox"/>
Post code: _____	I do not wish to speak to my submission	<input checked="" type="checkbox"/>
Telephone: <u>06-3673113</u>		
Mobile: <u>021-02424902</u>		
Email: _____		

Submission

My wife & I agree to what the Council wants to do with the submissions. Depending on what the tenants would like with these submissions.

If Community Housing Providers come through and all tenants comes to an agreement it will be done, & very happy for my wife & I.

In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.



2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

TRUE

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

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Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service: Y N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio; Y N

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. Y N

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Miss CAROLYN PATRICIA Woolley	Are you a current Council tenant?	<input checked="" type="checkbox"/>
Name of Organisation: Horwathen 49 District Council	Do you wish to be heard by the Council?	<input checked="" type="checkbox"/>
Postal Address: 18 Rugby Street Levin	I wish to speak to my submission	<input type="checkbox"/>
Post code: 5510	I do not wish to speak to my submission	<input type="checkbox"/>
Telephone: NIL		
Mobile: 0272498123		
Email: SAME AS ABOVE		

Submission ~~Mr~~ Mrs TINA Tohill.

I have been here 4 1/2 years ²⁰¹⁶ Renting Council Flat 1 Bedroom, Here 18 Rugby St Levin.
I Didn't want another cold winter here because my sickness R Arthritis I play's up real badly.
Yes I have Applied for a Council Flats over in Masterton on a waiting list Just Ring Masterton Council Office Dept. I would like to be transferred over to Masterton As Place like this with Shower 1 Bedroom, Close To Town. But I am Happy to stay here 2016.

Yours faithfully Miss C.P. Woolley

In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

COMMUNITY HOUSING REVIEW SUBMISSION FORM



Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Mr & Mrs Anna & John Gehlin
Name of Organisation: Pensioner Housing
Postal Address: 4 Cambridge Park Levin
Post code: _____
Telephone: 06-3673113 Mobile: 021-02424902
Email: _____

Are you a current Council tenant?
Do you wish to be heard by the Council? No
I wish to speak to my submission
I do not wish to speak to my submission

Submission

My wife & I would be very happy for a social housing provider to take over the running of the pensioner housing. Would it be possible to increase the rents?



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

Submission # 8
TRIM # IM16/1207

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address.

Council wants to hear your feedback on the proposition that:

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service.	Y / N
Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio.	Y / N
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.	Y / N

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service;
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Pat Graham
Name of Organisation: PENSIONER HOUSING HDC
Postal Address: 22 CAMBRIDGE PLACE
LEVIN Post code: 5510
Telephone: 3688911 Mobile: N/A
Email: N/A

- Are you a current Council tenant?
- Do you wish to be heard by the Council?
- I wish to speak to my submission
- I do not wish to speak to my submission

Submission SEE HIGHLIGHTED INFORMATION



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 9
TRIM # IM16/1354

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

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Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service:	Y / N
---	-------

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio;	Y / N
---	-------

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.	Y / N
---	-------

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

Horowhenua District Councillors



Brendan Duffy
(Mayor)
Ph. 0274 433 516



Garry Good
(Deputy Mayor)
Ph. 027 235 9195



Victoria Kaye-Simmons
Ph. 027 601 1014



Jo Mason
Ph. 027 248 6643



Tony Rush
Ph. 027 241 6262



Janine Smart
(Chair)
Ph. 027 546 0090



David Roache
(Deputy Chair)
Ph. 027 442 5961



Tricia Metcalf
Ph. 021 447 711



Piri-Hira Tukapua
Ph. 027 529 4883



Wayne Bishop
Ph. 027 447 4611



Christine Mitchell
Ph. 027 318 7703



Ross Brannigan
Ph. 021 247 7338



Michael Feyen
Ph. 027 441 9923



Ross Campbell
Ph. 027 253 3956



Amanda Street
Ph. 021 920 067



Basil Vertongen
Ph. 027 449 8734

Foxton Community Board

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

Horowhenua 
DISTRICT COUNCIL

Contact Us

Horowhenua District Council
126 Oxford Street, Levin 5510
Private Bag 4002, Levin 5540

Ph: 06 366 0999 • Fax: 06 366 0983
enquiries@horowhenua.govt.nz

For more information go to
www.horowhenua.govt.nz



**Independent Auditor's Report
on Horowhenua's consultation document
for the proposed amendment of its
2015-25 long-term plan**

I am the Auditor-General's appointed auditor for Horowhenua District Council (the Council). Section 93D of the Local Government Act 2002 (the Act) requires an audit report on the Council's consultation document for the proposed amendment of the 2015-2025 long-term plan (long-term Plan). I have carried out this audit using the staff and resources of Audit New Zealand. We completed this audit on 18 February 2015.

Opinion

In my opinion:

- the consultation document for the proposed amendment of the long-term plan provides an effective basis for public participation in the Council's decisions about the proposed amendment, because it:
 - fairly represents the reasons for and implications of the proposed amendment; and
 - identifies and explains the main issues and choices facing the Council and district, related to the proposed amendment; and
- the information and assumptions underlying the information in the consultation document related to the proposed amendment are reasonable.

Basis of Opinion

We carried out our work in accordance with the Auditor-General's Auditing Standards and the:

- International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews of Historical Financial Information;
- International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information, and
- ethical requirements in those standards.

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate audit procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and long-term plan whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long-term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

I am responsible for reporting on the consultation document, as required by section 93D of the Act. I do not express an opinion on the merits of any policy content of the consultation document.

Independence

We have followed the independence requirements of the Auditor-General, which incorporate those of the External Reporting Board. Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council or any of its subsidiaries.



Debbie Perera
Audit New Zealand
On behalf of the Auditor-General, Palmerston North, New Zealand

How would this affect the 2015-2025 Long Term Plan?

If after consultation, Council went ahead with what has been proposed, the Long Term Plan 2015-2025 would require amendment. If Council were able to achieve a successful stock transfer the reference of Pensioner Housing would be removed from the Long Term Plan 2015-2025 except to include Council's role in advocating for accessible and affordable community housing.

If either option 1 or 2 went ahead the changes you would see in the Long Term Plan would include:

- Removal of all Revenue attributed to Pensioner Housing.
- Removal of all Expenditure attributed to Pensioner Housing (both operational funding and capital funding).
- Removal of all performance measures attributed to Pensioner Housing.
- Reduction in total assets.
- Reduction in Council's debt by 7%
- Reduction in interest costs on that debt servicing \$367k
- Slight increase in the General Rate by 0.3% (in 2017/2018) to cover internal overhead costs that were formally covered by the rental income of the Housing Activity.
- Council will no longer deliver pensioner housing as level of service, therefore this will be removed from the Long Term Plan.

These changes will have a flow on affect to Council's Financial statements outlined in Section 4 of the Long Term Plan 2015-2025.

When determining conditions of sale, Council may look to include some elements of accountability and monitoring of the CHP in the short term to ensure that what was expected was being provided. Council does not envisage any conflicts of interest arising from the proposed transfer of assets.

A copy of further information which includes a revised copy of the Property Activity Statement and Councils Financial Statements can be found on Councils website www.horowhenua.govt.nz/CommunityHousing, or alternatively call Council to have a copy sent to you. This copy of supporting information serves the purposes provided for in Section 93D (3) of the Local Government Act which sets out Council's opportunity to make available attached to it's a consultation document a copy of the proposed amendment to the long-term plan, if the local authority considers that the full copy of that proposed amendment will assist people to understand the amendment.

Assumptions

Council have made the following assumptions throughout this process:

- The Crown agree to the transfer of the Housing New Zealand Suspensory Loan to a CHP. The transfer of the suspensory loan from Council to the CHP would be part of the condition of sale.
- The expected revenue from proceeds of the sale will align with the debt reduction projections anticipated in the Amended Long Term Plan 2015-2025.
- The sale will not proceed if Council's expectations are not met.
- The stock transfer won't come into affect until July 2017.
- Tenancy rights will be protected.

Next steps

We want to hear from **YOU!**

Council wants to hear your feedback on whether you agree with Council's proposal that:

- Should Council seek expressions of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio?
- Should Horowhenua District Council continue to take a leadership role in advocating and facilitating for wider community issues with regards to accessibility and affordability of quality housing?
- Should Council no longer provide pensioner housing as a core Council service?

We want to hear from you! Head back to page 3 to learn more about how you can have your say, fill in the form on the next page. Visit our website at www.horowhenua.govt.nz/communityhousing or call us on (06 366 0999).

What does it mean for tenants?

If following consultation Council determines that it wishes to transfer the stock to a Community Housing Provider, all properties would be retained as social housing for the district. This would be a condition of any sale and would be written into any sale and purchase agreements.

This means that existing tenants would be able to stay on in their units. This would be a condition of any sale.

Over time as units become available, new tenants may be introduced based on the Government's new eligibility criteria which is set out by the Ministry of Social Development. This would likely make the units available to a wider group of people in need, rather than only to older citizens.

Based on our review of Council's Housing Policy there are a number of tenancy rights and welfare benefits enjoyed by Council's current tenants that should be protected. These are:

Rental allocation: The units are targeted at 'low income' persons 55+ with an allocation preference for qualifying persons 65+.

Security of tenure: There is an unwritten expectation that tenants can remain in their tenancies so long as they pay their rent, are capable of independent living, and do not become a nuisance to other occupiers.

YES

Minimum unit standards: Council's policy for service levels is based on providing a basic level of service delivery at a standard that seeks to maintain the status quo. Any potential owner should be expected to maintain this level of service and where possible demonstrate a long term commitment to improve it especially where there is a significant level of discount being applied.

The expectation would be that all current tenancy rights and benefits remain protected for the term of their tenure and any new tenancies would loosely fit within Council's allocation policies.



Option 2

Current Situation Analysis Advantages of this approach

Option 2 would have very similar advantages to those identified in Option 1. Option 2 however is ambitious given the considerable amount of resource and time required to establish such a Trust. The level of uncertainty around Government extending the IRRS benefit to a new housing entity places uncertainty around some of the advantages identified in Option 1.

Disadvantages of this approach

As option two "Creation of a single Horowhenua Housing Trust has the following risks and limitations:

- x A commitment by Council to support the establishment of the Trust, which may include seed funding.
- x Uncertainty of Government support for such a model and access to Government income related rent subsidies (IRRS).
- x The options present a higher level of risk and uncertainty to Council and most importantly the tenants in terms of surety of delivery and sustainability without significant Council and Government support.
- x Council would be unlikely to recover its existing outstanding debt liabilities.
- x Slight increase to the General Rate to cover council's internal overhead costs that were formally allocated to the Community Housing Activity.

Of the two options, Council's preference is Option 1.

We believe that the community ownership and management of Council's portfolio is a logical next step for community housing delivery in the District.

Council is proposing that a Community Housing provider is best placed to provide this service for our community. The Council may decide to sell the units to a specified; government approved, Community Housing Provider (CHP). Such providers must adhere to stringent requirements around the quality of housing and maintenance and be committed to the ongoing provision of community housing. The Council may investigate opportunities for retaining some involvement with local housing through a relationship with the CHP.

Why is this our preferred option?

- This proposal best responds to the factors considered during the Community Housing Review.
- The Council wants to ensure a wider range of social housing needs in Horowhenua are met. This option provides an opportunity for those most skilled in social services and support to have a greater role in delivering an important service to our community by purchasing the Council units.
- Social housing providers have access to Government funding through the Social Housing Fund and income related rents. This provides opportunities to grow social housing available in Horowhenua and for investment to occur in the social housing sector, something which the Council cannot do.
- Social housing providers may offer wider wrap-around social services such as meals, outings, social services and health care.

Options Analysis

The review evaluated a range of potential future business models for Council and the wider Horowhenua community housing sector.

A total of 22 options were assessed with a number being discounted for further review, including:

- Council disposes of the portfolio on the open market.
- Gifting of improvements and leasing of land.
- Council commits to increase its role in community housing delivery.

Council believes there are two options that will achieve the outcome of a more sustainable community housing model being:

- Option 1 - Stock transfer of Council's to a CHP
- Option 2 - Creation of a single Horowhenua Housing Trust

Option 1

Current Situation Analysis Advantages of this approach

- ✓ The CHP may be able to access central government funding not available to Council to expand the number of units or upgrade the units to provide a better quality of life for tenants.
- ✓ Access to income-related rent subsidies means a CHP would be able to provide rents below market value, ensuring that accommodation remains affordable. Note that current tenants eligibility for income-related rent subsidies would be assessed on an individual basis.
- ✓ Central government restrictions applying to approved providers ensures that the service they deliver is good for the community and that social housing will remain in the future.
- ✓ As social providers, CHPs are in a better position than Council, or the private sector, to provide the support required by some elderly tenants. Some CHPs are specialist providers in this market.
- ✓ The CHP sector is an expanding sector nationally and has access to significant funding which is not available to local authorities or CCOs. If Council sells the units to a CHP this would open up the

Horowhenua market and possibly lead to further investment in this area by that provider.

- ✓ The welfare of current tenants may be negotiated as part of any sale and purchase agreement; note that this may impact on the purchase price.
- ✓ Moves the focus of social housing away from central and local government towards a third sector, in line with central government reform.
- ✓ Complies with changes to the Local Government Act 2002, directing Councils to focus on core services.
- ✓ Proceeds from the sale of the pensioner housing will reduce Council debt as signalled in the Long Term Plan 2015-2025 Amendment, therefore lower debt levels.
- ✓ The Council's objectives for pensioner housing would still be achieved, but by an alternative provider.
- ✓ Transfer of the contingency to repay central government housing loan.

Disadvantages of this approach

- ✗ The community may be opposed to Council exiting the market.
- ✗ Council will no longer have direct control of the provision of social housing in the District, other than through any provisions included in a Sale and Purchase Agreement.
- ✗ Slight increase to the General Rate to cover council's internal overhead costs that were formally allocated to the Community Housing Activity.

COUNCIL'S CURRENT COMMUNITY HOUSING PORTFOLIO

WORK & INCOME ONLY ALLOW
\$45 per 2 weeks AID

Pensioner housing currently provided by Council is made up of 115 units across eight locations with five of the eight complexes being located in Levin.

The portfolio has a current rateable value of \$6.95 million; and has a Council book value \$7.35 million.

The portfolio was largely built using Crown loans, with the most recent upgrade and new build programme completed in 2006 via internal Council debt funding of \$5,218 million and a Housing New Zealand Corporation (HNZC) suspensory loan of \$5,218, million. The Council debt funding provided by Council's internal Treasury is currently being serviced on an interest only basis at a rate of 5.13% (total cost of capital).

The portfolio has an average age of 39.7 years. In 2009, it had 75 units upgraded and a further 40 new units completed.

The portfolio consists of single-level units constructed out of a range of materials consistent with the period in which they were constructed. Size wise the portfolio ranks in the third decile of Council-owned pensioner housing assets, and is roughly on par in size with similarly sized Districts in other parts of New Zealand. The condition of the units ranges from good to excellent, due to the recent upgrade programme completed by Council.

The units are currently rented at about 96% occupancy.

Targeting

To be eligible for Council's community housing, the 'targeted market' is pensioners with limited financial resources and people over 60 with a disability. The eligibility procedures are via a self-disclosure process with no formal checks being required.

Rental policy

Under existing Council policy, rental rates are set at market rates and assessed on a complex by complex basis, by an independent valuer. Current rental rates range from \$135 - \$170.00 per week with an average weekly rental rate of \$150.78 per unit. This average rental rate is \$1.12 below the regional average for the Horowhenua/ Manawatu area which is \$152 per week for a 1 bedroom unit. On this basis, there is very little scope to increase the rental levels.

If the portfolio was transferred to a Community Housing Provider (CHP), the tenant could potentially receive a Income Related Rent Subsidy (IRRS) and the tenant would only pay 25% of their gross weekly income, which based on current NZ superannuation rates tenant could up to be approximately \$61.00 per week better off, based on current Council rental rates (subject to individual household circumstances).

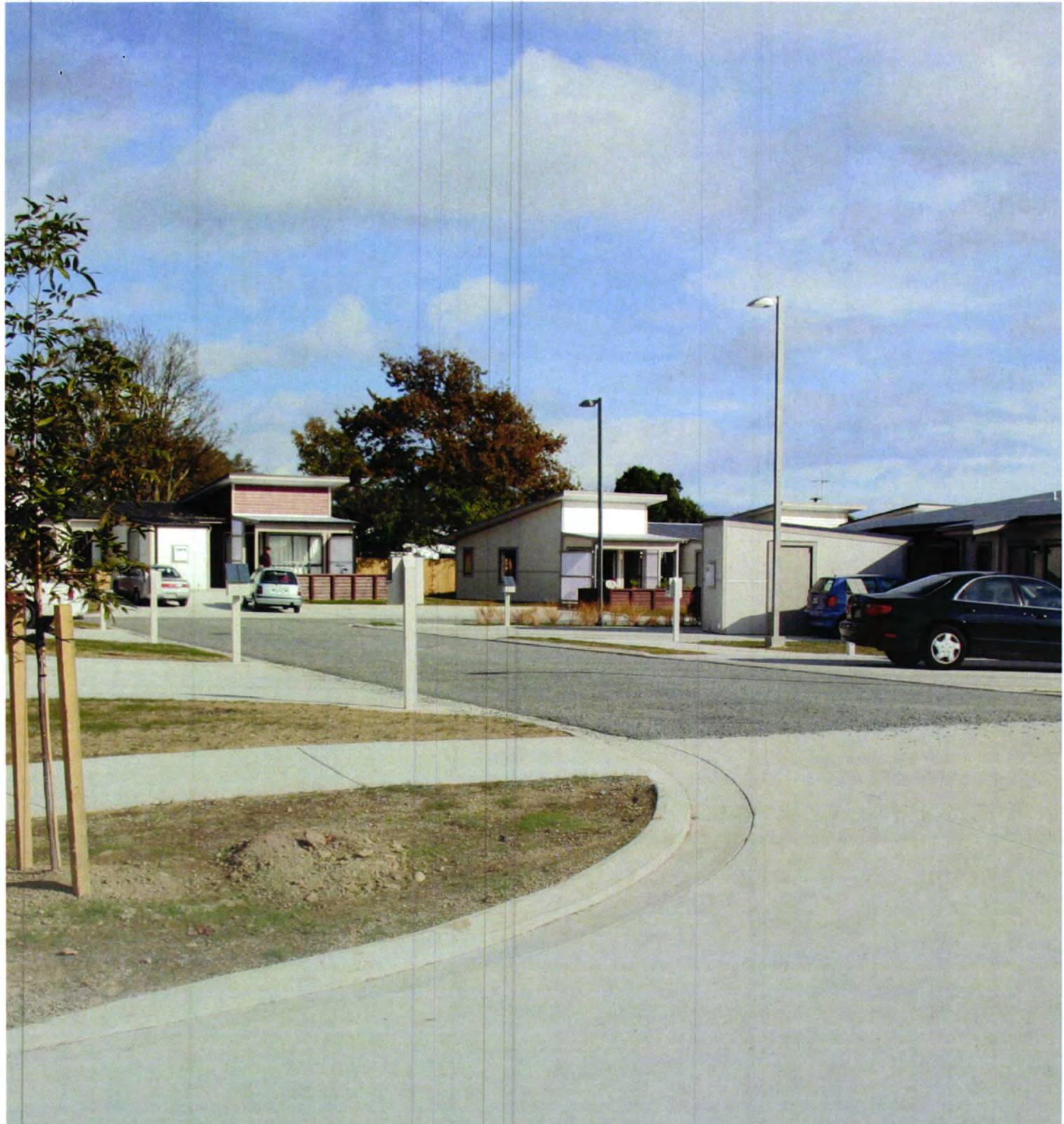
A tenant cannot receive both an IRRS and an accomodation supplement. The level of subsidy attached to an IRRS is significantly greater than the accomodation supplement as IRRS results in the tenant not paying more then 25% of their net income towards cost of their rent.

Current Situation Analysis

What is the issue with the current situation?

An analysis of the Council's current provision of pensioner housing has highlighted the following issues:

- The service levels currently provided by Council are not sustainable in the medium to long term without significant operational and capital expenditure being made.
- Council plays an important part in the delivery of housing options for older persons within the community; however this could improve and be far more sustainable in the future with a more focused delivery model.
- The demand for affordable housing is set to increase.
- The Horowhenua District population is ageing but there is a lack of appropriate affordable housing.
- Central Government reform excludes Councils accessing social housing funding.
- The need for community housing in the Horowhenua is forecasted to increase.
- Just maintaining a status quo situation will need serious consideration by Council on how it will continue to adequately fund the current portfolios improvements let alone any future redevelopment activities in the medium to long term (15-20 years). Council estimates in the next 20-25 years Council may be faced with requirement to replace upto 50-65% of the total portfolio, which would mean Council will need to find appoximately \$4.3 million dollars in additional capital.



WHAT IS COMMUNITY HOUSING?

Community Housing is rental housing provided either by central or local government, or non-government not-for-profit organisations (NGO's), usually with the aim of providing affordable housing. Community housing is targeted at people with a set of risks or vulnerabilities that predispose them to social and economic disadvantage.

Government agencies, including Housing New Zealand and the Social Housing Unit (a semi-autonomous unit with the Department of Building and Housing), collaborate with NGOs and Community Groups to provide more housing for New Zealanders on low incomes or with special housing needs.

SNAPSHOT OF HOROWHENUA DEMOGRAPHICS AND AFFORDABILITY

Horowhenua has a low-income ageing population.

Approximately two-thirds of the growth in low income renters was in one person households aged 50 years and older. A total of 41.9% of all renter households are low income renter households that earn less than \$30,000.00 per annum.

Population growth in the District is forecast to be flat however household growth is expected to increase from 13,000 in 2011 to 13,700 in 2026, without taking into consideration any migratory factors influenced by major infrastructure projects in the region.

There is a significant affordability issue for renter households. Less than half of renter households can afford to rent a dwelling at the lower quartile market rent (\$190 per week).

House prices and rents are lower than other areas however with the District's current low income profile there are still significant affordability pressures within the community in particular for low income renters.

Medium house prices are forecast to come under significant pressure due to their relatively low values relative to the surrounding Districts. This will present significant housing affordability issues for key sector low income workers in the District.

Average rents have increased faster than household income across the District with rents increasing by 27.9% from 2006-2014 versus household income growth of 2.4% per annum.

There is a significant under supply of smaller dwellings relative to the projected increase in demand for households.

HOW YOU CAN HAVE YOUR SAY AND FIND OUT MORE

During the consultation period, Council Officers and Elected Members will be available to speak to any ratepayer or resident about the Consultation Document or Draft LTP Amendment.

If you wish to make an appointment with a Council Officer, please contact Council by phone on (06) 366 0999 or email enquiries@horowhenua.govt.nz. If you wish to speak to an Elected Member then please contact them directly. Their contact details are available at the end of this document or online at www.horowhenua.govt.nz/Council/YourCouncil/Mayor--Councillors/

Submissions on the Proposed Amendment to the LTP close on Saturday, 19 March 2016. Submitters are encouraged to prepare their submission using the submission template which is available at the end of this document, online at www.horowhenua.govt.nz/communityhousing or at Council offices and community libraries.

Levin Office

126-148 Oxford Street
Levin 5510

Te Takere

10 Bath Street
Levin 5510

Shannon Service Centre

Located in the Shannon Library,
Plimmer Terrace
Shannon

Foxton Service Centre

Located in the Foxton Library,
5 Clyde Street
Foxton

Submitters who wish to speak to their submission will have the opportunity to be heard on 30 March 2016. Deliberation on all submissions will then take place on 13 April 2016.



THE PROCESS AND TIMEFRAMES

Having a current Long-Term Plan (LTP) is a legal requirement for all Councils in New Zealand. Council's LTP lays out the direction for Council for the next 10 years. Council adopted the 2015-2025 Long Term Plan in June 2015, and since then the Community Housing Review has been completed.

The proposal that Council wants to hear your feedback on would require a change to the current 2015-2025 Long Term Plan. Any change means we need to thoroughly consult with the community, and follow those requirements set out in the Local Government Act (LGA) 2002.

Because we are proposing an amendment to the Long Term Plan, Council is required to produce a consultation document, which is required to be audited by Audit New Zealand under Section 93D(4) of the Local Government Act. The consultation document is intended to be a more effective way of engaging with the public.

When you make a submission, there is a certain process we follow to make sure that your thoughts and suggestions are appropriately considered, researched, and presented to Councillors for their consideration.

When you submit, we ask you whether you would like to speak to your submission. While this is not compulsory it is a good chance to clarify or emphasise any points to Councillors and it gives them the opportunity to ask questions about your submission.

Regardless of whether or not you speak to your submission, Council Officers will consider all submissions and prepare a final report with draft recommendations to Council.

It is important to remember that any recommendations made by Council Officers are recommendations only. Final decisions lie in the hand of Councillors and may be different from the Officers' recommendation. After deliberations, you will be informed of the Council's final decision with regard to your submission.

Timeframes



The Process

- 1. Submission received by Council**
- 2. Submission receipt acknowledged and hearing time confirmed (Submitters that do not wish to speak skip to step 5)**
- 3. Once submissions close, Officers compile, research and consider**
- 4. Submitter speaks to Councillors at hearing**
- 5. Officers consider all information and make final recommendations to Council**
- 6. Councillors consider all information at deliberations and make resolutions**
- 7. Submitter advised of final decision**

MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE

Over the past 12 months we have been working hard to complete a review of Council's Community Housing portfolio. The review provided Council with information which suggested there is a better way at managing the provision of community housing into the future.

Horowhenua District Council is committed to finding a long term sustainable community housing model which ensures that not only residents have access to affordable housing, but that housing provision is also connected to those services which will enhance social connectedness and wellbeing.

This consultation document will provide you with an overview of the key issues that have been identified by Council when considering this proposal, and will answer some questions you may have on what is proposed.

It is important you take the opportunity to read this information and provide feedback to Council. We want to ensure that residents and ratepayers are well informed and get to have their say. Have a look at what we are proposing and please feel free to contact us if you have any questions.



On behalf of our Council, we are proud to be working for all of our residents and ratepayers to make Horowhenua a more vibrant and sustainable District.

Handwritten signature of Brendan Duffy in black ink.

Brendan Duffy
District Mayor

Handwritten signature of David Clapperton in black ink.

David Clapperton
Chief Executive



INTRODUCTION

Horowhenua District Council has undertaken a review of Community Housing.

The objective of the Community Housing Review was to:

- Ensure that current and future tenants receive the best possible service to meet their needs.
- Provide an up-to-date assessment of a number of issues relating to community housing stock and delivery.
- Assist Council in confirming its role in community housing.

The review looked at solutions and explored a number of options to improve the sustainability of community housing delivery in the Horowhenua District.

It was timely to carry out this review as Central Government is undertaking a significant Social Housing Reform Programme, which has changed what financial assistance Council can access. The provision of community housing by the Horowhenua District Council is a discretionary activity, it is not deemed core council service as outlined by Government. Taking this in to account when considering its role within the wider community housing market, the Council must determine the

need for community housing in the District, the role the Council takes in providing community housing, and how to best fulfil this role.

The following consultation paper provides information related to the review and outlines recommendations that Council want to hear your feedback on.

The Proposal

The review highlighted the importance of a sustainable community housing model for the Horowhenua but identified that Horowhenua District Council may not be the best organisation to lead this activity moving forward.

Council wants to hear your feedback on the proposition that:

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



Horowhenua

DISTRICT COUNCIL



**PROPOSED AMENDMENT TO THE
LONG TERM PLAN 2015-2025**

Community Housing Review Consultation Document

YOUR QUESTIONS ANSWERED...

1. Why is this Community Housing Review being carried out?

High quality, affordable community housing is an important asset for our community. Horowhenua District Council plays an important role in the delivery of community housing however the current situation is not sustainable. The level of housing needed in the community is far greater than we can deliver and will only grow over time.

Council wish to see a far greater range of affordable housing options available to the community as well as having a provider who has the ability to grow its role in community housing delivery and who has access to a wide range of networks and relationships with other social service providers to provide a full wrap around housing and social services delivery model.

The recent changes in Government legislation on the delivery of community housing make it timely to review this key activity and reflect upon any changes that will be required to ensure that our elderly residents, and others with special requirements, will have adequate access to appropriate and affordable accommodation.

2. What changes has the Government made to Community Housing?

The Government has made significant changes to the way community housing (not just pensioner housing) is provided. The Government changes aim to encourage Community Housing Providers to play a bigger role in providing and delivering community housing.

Government through its social housing reform programme no longer allows Council to access capital grant subsidies to develop and deliver new community housing and also does not allow Councils to access tenant subsidies which help to make housing affordable to low income households, these subsidies can only be accessed by registered Community Housing Providers (CHPs).

Only accredited Community Housing Providers (that include not for profit organisations, church and iwi groups) can access funding support from Government. Councils cannot apply to be registered as a Community Housing Provider.

3. What does the review seek to achieve?

- The purpose of the review is to enhance the delivery of community housing for the benefit of our community.
- To ensure that the tenants of community housing in our District receive the best possible service, now and in the future;
- To gain stakeholders' views about the best way to maintain an important community asset now and in the future.

4. What are the timeframes for the review?

We are consulting on the proposed changes from the 18th February for 30 days. During this time frame we want to hear your feedback. You can provide feedback by filling in the

submission form, which can be found in the consultation document. Please include your name and address so we can let you know what the final outcome is.

5. Who decides what happens with the review?

You do! The feedback received through the consultation process will be collated and then presented to Council and will make a final discussion based on the feedback received at an extraordinary council meeting on April 13.

6. What does the law actually say?

Local Government Act, 2002 has a lot of information, but the relevant parts for the purpose of the Community Housing Review and as this is an amendment to the Long Term Plan. Council is required to:

- In the case of an amended long-term plan, the report must contain a report by the Auditor-General confirming or amending the report made when the long-term plan was adopted. This has been provided and the Auditor General is happy the changes will not affect the direction of the Long Term Plan.

7. What does this mean for me?

If the decision is made to transfer ownership and management to an approved Community Housing Provider (CHP) there are many advantages.

The existing rights and benefits of our current tenants will not change, and we hope with a change of ownership to a Community Housing Provider will only improve and based on an assessment of current rents paid versus what qualifying community housing tenants are entitled to under the Income Related Rent Subsidy (IRRS) offered by Government to CHPs could be up to \$61 per week better off. You can only receive an IRRS or an accommodation supplement. However an IRRS is significantly higher.

Other benefits include:

- The CHP may be able to access Central Government funding not available to Council to expand the number of units or upgrade the units to provide a better quality of life for tenants.
- Access to Income Related Rent Subsidies (IRRS) means a CHP would be able to provide rents below market value, ensuring that accommodation remains affordable. Note that current tenants' eligibility for Income Related Rent Subsidies would be assessed on an individual basis.
- Central Government restrictions applying to approved providers ensures that the service they deliver is good for the community and that social housing will remain in the future.
- As social providers, CHPs are in a better position than Council, or the private sector, to provide the support required by some elderly tenants. Some CHPs are specialist providers in this market.
- The CHP sector is an expanding sector nationally and has access to significant funding which is not available to local authorities or CCOs. If Council sells the units to a CHP this

would open up the Horowhenua market and possibly lead to further investment in this area by that provider.

- The welfare of current tenants may be negotiated as part of any sale and purchase agreement; note that this may impact on the purchase price.
- Moves the focus of providing social housing away from central and local government towards a third sector, in line with central government reform.
- Complies with changes to the Local Government Act 2002, directing Councils to focus on core services.
- Reduction in Council debt.
- The Council's objectives outlined in the Long Term Plan for pensioner housing would still be achieved, but by an alternative provider.

8. What is Community housing?

Community housing is rental housing provided either by central or local government, or non-government not-for-profit organisations (NGO's), usually with the aim of providing affordable housing. Community housing is targeted at people with a set of risks or vulnerabilities that predispose them to social and economic disadvantage. Government agencies, including Housing New Zealand and the Social Housing Unit (a semi-autonomous unit with the Department of Building and Housing), collaborate with NGOs and Community Groups to provide more housing for New Zealanders on low incomes or with special housing needs. Councils stock of community housing is currently called Pensioner Housing.

9. Is this happening in other districts?

Yes, we are not the first. The delivery of housing by Community Housing Providers is not new and there are number of examples here in New Zealand and internationally that have proven community ownership, management and delivery provides a far more effective response to community housing needs:

- Upper Hutt City - Home of Compassion.
- Manawatu District Council - Manawatu Housing Trust.
- Whakatane District Council - Tauranga Housing Trust (Tawana Housing Trust).
- Queenstown Lakes District Council - Queenstown Lakes Housing Trust.

The community housing sector offers a "safe pair of hands!"

10. Who will the council sell the housing stock to?

If the decision is made to sell the community housing stock, Council has some conditions around the sale. We would only dispose of the portfolio, if the decision was to sell, to a Community Housing Provider that can undertake to provide the same level of service that we are currently providing to our tenants.

Council wishes to explore what options exist and what Community Housing Providers wish to be involved in the delivery of community housing in the District and what benefits these providers can offer if Council were to undertake a stock transfer initiative.

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address.

Council wants to hear your feedback on the proposition that:

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service;
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service:

Y N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio;

Y N

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.

Y N

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

COMMUNITY HOUSING REVIEW SUBMISSION FORM



Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Pamela Gillian Amies

Are you a current Council tenant?

Name of Organisation: —

Do you wish to be heard by the Council?

Postal Address: F/5 +2 Johnston St

I wish to speak to my submission

Seaview Flats, Foxton Post code: 4814

I do not wish to speak to my submission

Telephone: 06 363 8884 Mobile: —

Email: —

Submission

I would like things to
stay as they are. I have
had renal cancer and I
need to go to P.7 hospital
for regular tests. I need
to get the shuttle to my
G.P + Hosp. appts and that is
\$204 shuttle (Foxton) + a donation to Horowhenua
Shuttle. If the rent went up
or we had to move it would be very difficult.
moneywise

In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

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Proposal

- | | |
|---|--|
| Horowhenua District Council no longer provides Pensioner Housing as a core Council service: | Y / <input checked="" type="radio"/> N |
| Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio; | <input checked="" type="radio"/> Y / N |
| 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. | <input checked="" type="radio"/> Y / N |

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COMMUNITY HOUSING REVIEW SUBMISSION FORM



Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Patricia Helen Snood Are you a current Council tenant?

Name of Organisation: _____ Do you wish to be heard by the Council?

Postal Address: Flat 4, Podmore Flats I wish to speak to my submission
5 Union St., Foxton 4814 Post code: _____ I do not wish to speak to my submission

Telephone: (06) 2100299 Mobile: 021 1153410

Email: -



Submission

As I am a beneficiary, soon to receive National Super, I only hope that the new buyers of the pensioner flats will lower the rent to coincide with my income, no more than 25% at the most. Also, if future rents did soar under new ownership, and anyone was forced to move but could not afford to, what help would they receive and where would the help come from?

In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.



2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

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Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service: Y / N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio; Y / N

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. Y / N

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COMMUNITY HOUSING REVIEW SUBMISSION FORM



Contact Details (You must provide your contact details for your submission to be considered)

Full Name: KEN AND LILLICORA TAUSTRUM.

Name of Organisation: _____

Postal Address: P.O. BOX
368 LEVIN

Post code: _____

Telephone: 062100769

Mobile: 0279097106

Email: _____

- Are you a current Council tenant?
- Do you wish to be heard by the Council?
- I wish to speak to my submission
- I do not wish to speak to my submission

Submission

We believe Council should focus on their core services, and transfer ownership and the responsibility of providing affordable housing to Community Housing Providers.

This would allow Council to reduce debt and at the same time achieve their objectives of providing a high level of housing and services, but through a Community Housing Provider, who are specialists in this area.

Council are to be congratulated, and Mayor Duffy in his innovation and forward thinking in the provision of a very high standard of housing and services to the elderly up until this time.

It is now time to move forward with their core business and pass it on to specialist providers, who are receiving stock that has been cared for and maintained to a very high standard.

K. R. Taustrom A. Taustrom

In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 13
TRIM # IM16/1500

**2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT**

SUBMISSION FORM

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Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service.

Y / N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio.

Y / N

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.

Y / N

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COMMUNITY HOUSING REVIEW SUBMISSION FORM

Talk to Tina about this

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: David Graeme Raika

Are you a current Council tenant?

Name of Organisation:

Do you wish to be heard by the Council?

Postal Address: 31 A Rugby street

I wish to speak to my submission

Levin. Post code:

I do not wish to speak to my submission

Telephone: 3687433 Mobile: 02102773653

Email:

Submission

I am happy for Council to proceed as long as I am kept as a tenant



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 14
TRIM # IM16/1670

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

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Proposal

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Y / N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio.

Y / N

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.

Y / N

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COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Noelene Ann Page Are you a current Council tenant?

Name of Organisation: _____ Do you wish to be heard by the Council?

Postal Address: 18 Cambridge park Levin I wish to speak to my submission

Post code: 5510

Telephone: 3679103 Mobile: NIL I do not wish to speak to my submission

Email: _____

Submission Council need to look at a possibility for a local trust also, this should be taken into account. I wouldn't want rents to increase hugely since we are all on pensions or benefits of some sort. We as Tenants expect the same or better levels of service, certainly nothing less would be acceptable.

I've been living in council flats since 2004 e am grateful for the upgrade to Cambridge Park in that time. Tenants are friendly e look out for each other e I feel safe e secure living here.



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 15
TRIM # IM16/1786

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

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Proposal

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Y / N

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio.

Y / N

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.

Y / N

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- Horowhenua District Council continues to take a leadership role in advocating and facilitating for wider community issues with regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

**2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT**

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address.

Council wants to hear your feedback on the proposition that:

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service;
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service:	Y / N
---	-------

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio;	Y / N
---	-------

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.	Y / N
---	-------

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

Horowhenua

DISTRICT COUNCIL



PROPOSED AMENDMENT TO THE LONG TERM PLAN 2015-2025

Community Housing Review Consultation Document



INTRODUCTION

Horowhenua District Council has undertaken a review of Community Housing.

The objective of the Community Housing Review was to:

- Ensure that current and future tenants receive the best possible service to meet their needs.
- Provide an up-to-date assessment of a number of issues relating to community housing stock and delivery.
- Assist Council in confirming its role in community housing.

The review looked at solutions and explored a number of options to improve the sustainability of community housing delivery in the Horowhenua District.

It was timely to carry out this review as Central Government is undertaking a significant Social Housing Reform Programme, which has changed what financial assistance Council can access. The provision of community housing by the Horowhenua District Council is a discretionary activity, it is not deemed core council service as outlined by Government. Taking this in to account when considering its role within the wider community housing market, the Council must determine the

need for community housing in the District, the role the Council takes in providing community housing, and how to best fulfil this role.

The following consultation paper provides information related to the review and outlines recommendations that Council want to hear your feedback on.

The Proposal

The review highlighted the importance of a sustainable community housing model for the Horowhenua but identified that Horowhenua District Council may not be the best organisation to lead this activity moving forward.

Council wants to hear your feedback on the proposition that:

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



MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE

Over the past 12 months we have been working hard to complete a review of Council's Community Housing portfolio. The review provided Council with information which suggested there is a better way at managing the provision of community housing into the future.

Horowhenua District Council is committed to finding a long term sustainable community housing model which ensures that not only residents have access to affordable housing, but that housing provision is also connected to those services which will enhance social connectedness and wellbeing.

This consultation document will provide you with an overview of the key issues that have been identified by Council when considering this proposal, and will answer some questions you may have on what is proposed.

It is important you take the opportunity to read this information and provide feedback to Council. We want to ensure that residents and ratepayers are well informed and get to have their say. Have a look at what we are proposing and please feel free to contact us if you have any questions.



On behalf of our Council, we are proud to be working for all of our residents and ratepayers to make Horowhenua a more vibrant and sustainable District.

Handwritten signature of Brendan Duffy in black ink.

Brendan Duffy
District Mayor

Handwritten signature of David Clapperton in black ink.

David Clapperton
Chief Executive



THE PROCESS AND TIMEFRAMES

Having a current Long-Term Plan (LTP) is a legal requirement for all Councils in New Zealand. Council's LTP lays out the direction for Council for the next 10 years. Council adopted the 2015-2025 Long Term Plan in June 2015, and since then the Community Housing Review has been completed.

The proposal that Council wants to hear your feedback on would require a change to the current 2015-2025 Long Term Plan. Any change means we need to thoroughly consult with the community, and follow those requirements set out in the Local Government Act (LGA) 2002.

Because we are proposing an amendment to the Long Term Plan, Council is required to produce a consultation document, which is required to be audited by Audit New Zealand under Section 93D(4) of the Local Government Act. The consultation document is intended to be a more effective way of engaging with the public.

When you make a submission, there is a certain process we follow to make sure that your thoughts and suggestions are appropriately considered, researched, and presented to Councillors for their consideration.

When you submit, we ask you whether you would like to speak to your submission. While this is not compulsory it is a good chance to clarify or emphasise any points to Councillors and it gives them the opportunity to ask questions about your submission.

Regardless of whether or not you speak to your submission, Council Officers will consider all submissions and prepare a final report with draft recommendations to Council.

It is important to remember that any recommendations made by Council Officers are recommendations only. Final decisions lie in the hand of Councillors and may be different from the Officers' recommendation. After deliberations, you will be informed of the Council's final decision with regard to your submission.

Timeframes



The Process

- 1. Submission received by Council**
- 2. Submission receipt acknowledged and hearing time confirmed (Submitters that do not wish to speak skip to step 5)**
- 3. Once submissions close, Officers compile, research and consider**
- 4. Submitter speaks to Councillors at hearing**
- 5. Officers consider all information and make final recommendations to Council**
- 6. Councillors consider all information at deliberations and make resolutions**
- 7. Submitter advised of final decision**

HOW YOU CAN HAVE YOUR SAY AND FIND OUT MORE

During the consultation period, Council Officers and Elected Members will be available to speak to any ratepayer or resident about the Consultation Document or Draft LTP Amendment.

If you wish to make an appointment with a Council Officer, please contact Council by phone on (06) 366 0999 or email enquiries@horowhenua.govt.nz. If you wish to speak to an Elected Member then please contact them directly. Their contact details are available at the end of this document or online at www.horowhenua.govt.nz/Council/YourCouncil/Mayor--Councillors/

Submissions on the Proposed Amendment to the LTP close on Saturday, 19 March 2016. Submitters are encouraged to prepare their submission using the submission template which is available at the end of this document, online at www.horowhenua.govt.nz/communityhousing or at Council offices and community libraries.

Levin Office
126-148 Oxford Street
Levin 5510

Te Takere
10 Bath Street
Levin 5510

Shannon Service Centre
Located in the Shannon Library.
Plimmer Terrace
Shannon

Foxton Service Centre
Located in the Foxton Library.
5 Clyde Street
Foxton

Submitters who wish to speak to their submission will have the opportunity to be heard on 30 March 2016. Deliberation on all submissions will then take place on 13 April 2016.



SNAPSHOT OF HOROWHENUA DEMOGRAPHICS AND AFFORDABILITY

Horowhenua has a low-income ageing population.

Approximately two-thirds of the growth in low income renters was in one person households aged 50 years and older. A total of 41.9% of all renter households are low income renter households that earn less than \$30,000.00 per annum.

Population growth in the District is forecast to be flat however household growth is expected to increase from 13,000 in 2011 to 13,700 in 2026, without taking into consideration any migratory factors influenced by major infrastructure projects in the region.

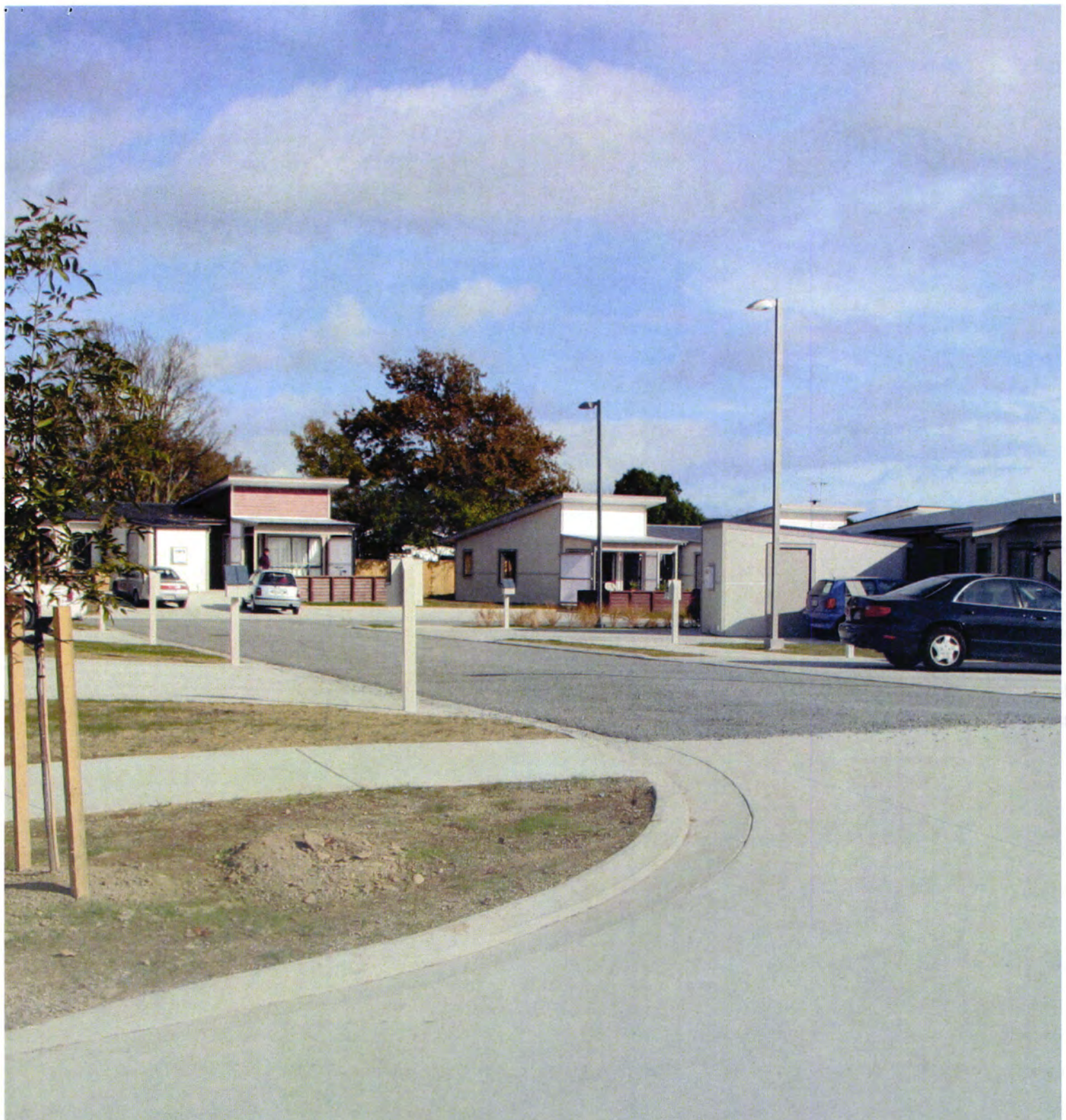
There is a significant affordability issue for renter households. Less than half of renter households can afford to rent a dwelling at the lower quartile market rent (\$190 per week).

House prices and rents are lower than other areas however with the District's current low income profile there are still significant affordability pressures within the community in particular for low income renters.

Medium house prices are forecast to come under significant pressure due to their relatively low values relative to the surrounding Districts. This will present significant housing affordability issues for key sector low income workers in the District.

Average rents have increased faster than household income across the District with rents increasing by 27.9% from 2006-2014 versus household income growth of 2.4% per annum.

There is a significant under supply of smaller dwellings relative to the projected increase in demand for households.



WHAT IS COMMUNITY HOUSING?

Community Housing is rental housing provided either by central or local government, or non-government not-for-profit organisations (NGO's), usually with the aim of providing affordable housing. Community housing is targeted at people with a set of risks or vulnerabilities that predispose them to social and economic disadvantage.

Government agencies, including Housing New Zealand and the Social Housing Unit (a semi-autonomous unit with the Department of Building and Housing), collaborate with NGOs and Community Groups to provide more housing for New Zealanders on low incomes or with special housing needs.

COUNCIL'S CURRENT COMMUNITY HOUSING PORTFOLIO

Pensioner housing currently provided by Council is made up of 115 units across eight locations with five of the eight complexes being located in Levin.

The portfolio has a current rateable value of \$6.95 million; and has a Council book value \$7.35 million.

The portfolio was largely built using Crown loans, with the most recent upgrade and new build programme completed in 2006 via internal Council debt funding of \$5,218 million and a Housing New Zealand Corporation (HNZC) suspensory loan of \$5,218, million. The Council debt funding provided by Council's internal Treasury is currently being serviced on an interest only basis at a rate of 5.13% (total cost of capital).

The portfolio has an average age of 39.7 years. In 2009, it had 75 units upgraded and a further 40 new units completed.

The portfolio consists of single-level units constructed out of a range of materials consistent with the period in which they were constructed. Size wise the portfolio ranks in the third decile of Council-owned pensioner housing assets, and is roughly on par in size with similarly sized Districts in other parts of New Zealand. The condition of the units ranges from good to excellent, due to the recent upgrade programme completed by Council.

The units are currently rented at about 96% occupancy.

Targeting

To be eligible for Council's community housing, the 'targeted market' is pensioners with limited financial resources and people over 60 with a disability. The eligibility procedures are via a self-disclosure process with no formal checks being required.

Rental policy

Under existing Council policy, rental rates are set at market rates and assessed on a complex by complex basis, by an independent valuer. Current rental rates range from \$135 - \$170.00 per week with an average weekly rental rate of \$150.78 per unit. This average rental rate is \$1.12 below the regional average for the Horowhenua/ Manawatu area which is \$152 per week for a 1 bedroom unit. On this basis, there is very little scope to increase the rental levels.

If the portfolio was transferred to a Community Housing Provider (CHP), the tenant could potentially receive a Income Related Rent Subsidy (IRRS) and the tenant would only pay 25% of their gross weekly income, which based on current NZ superannuation rates tenant could up to be approximately \$61.00 per week better off, based on current Council rental rates (subject to individual household circumstances).

A tenant cannot receive both an IRRS and an accomodation supplement. The level of subsidy attached to an IRRS is significantly greater than the accomodation supplement as IRRS results in the tenant not paying more then 25% of their net income towards cost of their rent.

Current Situation Analysis

What is the issue with the current situation?

An analysis of the Council's current provision of pensioner housing has highlighted the following issues:

- The service levels currently provided by Council are not sustainable in the medium to long term without significant operational and capital expenditure being made.
- Council plays an important part in the delivery of housing options for older persons within the community; however this could improve and be far more sustainable in the future with a more focused delivery model.
- The demand for affordable housing is set to increase.
- The Horowhenua District population is ageing but there is a lack of appropriate affordable housing.
- Central Government reform excludes Councils accessing social housing funding.
- The need for community housing in the Horowhenua is forecasted to increase.
- Just maintaining a status quo situation will need serious consideration by Council on how it will continue to adequately fund the current portfolios improvements let alone any future redevelopment activities in the medium to long term (15-20 years). Council estimates in the next 20-25 years Council may be faced with requirement to replace upto 50-65% of the total portfolio, which would mean Council will need to find approximately \$4.3 million dollars in additional capital.

Options Analysis

The review evaluated a range of potential future business models for Council and the wider Horowhenua community housing sector.

A total of 22 options were assessed with a number being discounted for further review, including:

- Council disposes of the portfolio on the open market.
- Gifting of improvements and leasing of land.
- Council commits to increase its role in community housing delivery.

Council believes there are two options that will achieve the outcome of a more sustainable community housing model being:

- Option 1 - Stock transfer of Council's to a CHP
- Option 2 - Creation of a single Horowhenua Housing Trust

Option 1

Current Situation Analysis Advantages of this approach

- ✓ The CHP may be able to access central government funding not available to Council to expand the number of units or upgrade the units to provide a better quality of life for tenants.
- ✓ Access to income-related rent subsidies means a CHP would be able to provide rents below market value, ensuring that accommodation remains affordable. Note that current tenants eligibility for income-related rent subsidies would be assessed on an individual basis.
- ✓ Central government restrictions applying to approved providers ensures that the service they deliver is good for the community and that social housing will remain in the future.
- ✓ As social providers, CHPs are in a better position than Council, or the private sector, to provide the support required by some elderly tenants. Some CHPs are specialist providers in this market.
- ✓ The CHP sector is an expanding sector nationally and has access to significant funding which is not available to local authorities or CCOs. If Council sells the units to a CHP this would open up the

Horowhenua market and possibly lead to further investment in this area by that provider.

- ✓ The welfare of current tenants may be negotiated as part of any sale and purchase agreement; note that this may impact on the purchase price.
- ✓ Moves the focus of social housing away from central and local government towards a third sector, in line with central government reform.
- ✓ Complies with changes to the Local Government Act 2002, directing Councils to focus on core services.
- ✓ Proceeds from the sale of the pensioner housing will reduce Council debt as signalled in the Long Term Plan 2015-2025 Amendment, therefore lower debt levels.
- ✓ The Council's objectives for pensioner housing would still be achieved, but by an alternative provider.
- ✓ Transfer of the contingency to repay central government housing loan.

Disadvantages of this approach

- ✗ The community may be opposed to Council exiting the market.
- ✗ Council will no longer have direct control of the provision of social housing in the District, other than through any provisions included in a Sale and Purchase Agreement.
- ✗ Slight increase to the General Rate to cover council's internal overhead costs that were formally allocated to the Community Housing Activity.

Option 2

Current Situation Analysis Advantages of this approach

Option 2 would have very similar advantages to those identified in Option 1. Option 2 however is ambitious given the considerable amount of resource and time required to establish such a Trust. The level of uncertainty around Government extending the IRRS benefit to a new housing entity places uncertainty around some of the advantages identified in Option 1.

Disadvantages of this approach

As option two "Creation of a single Horowhenua Housing Trust has the following risks and limitations:

- x A commitment by Council to support the establishment of the Trust, which may include seed funding.
- x Uncertainty of Government support for such a model and access to Government income related rent subsidies (IRRS).
- x The options present a higher level of risk and uncertainty to Council and most importantly the tenants in terms of surety of delivery and sustainability without significant Council and Government support.
- x Council would be unlikely to recover its existing outstanding debt liabilities.
- x Slight increase to the General Rate to cover council's internal overhead costs that were formally allocated to the Community Housing Activity.

Of the two options, Council's preference is Option 1.

We believe that the community ownership and management of Council's portfolio is a logical next step for community housing delivery in the District.

Council is proposing that a Community Housing provider is best placed to provide this service for our community. The Council may decide to sell the units to a specified; government approved, Community Housing Provider (CHP). Such providers must adhere to stringent requirements around the quality of housing and maintenance and be committed to the ongoing provision of community housing. The Council may investigate opportunities for retaining some involvement with local housing through a relationship with the CHP.

Why is this our preferred option?

- This proposal best responds to the factors considered during the Community Housing Review.
- The Council wants to ensure a wider range of social housing needs in Horowhenua are met. This option provides an opportunity for those most skilled in social services and support to have a greater role in delivering an important service to our community by purchasing the Council units.
- Social housing providers have access to Government funding through the Social Housing Fund and income related rents. This provides opportunities to grow social housing available in Horowhenua and for investment to occur in the social housing sector, something which the Council cannot do.
- Social housing providers may offer wider wrap-around social services such as meals, outings, social services and health care.

What does it mean for tenants?

If following consultation Council determines that it wishes to transfer the stock to a Community Housing Provider, all properties would be retained as social housing for the district. This would be a condition of any sale and would be written into any sale and purchase agreements.

This means that existing tenants would be able to stay on in their units. This would be a condition of any sale.

Over time as units become available, new tenants may be introduced based on the Government's new eligibility criteria which is set out by the Ministry of Social Development. This would likely make the units available to a wider group of people in need, rather than only to older citizens.

Based on our review of Council's Housing Policy there are a number of tenancy rights and welfare benefits enjoyed by Council's current tenants that should be protected. These are:

Rental allocation: The units are targeted at 'low income' persons 55+ with an allocation preference for qualifying persons 65+.

Security of tenure: There is an unwritten expectation that tenants can remain in their tenancies so long as they pay their rent, are capable of independent living, and do not become a nuisance to other occupiers.

Minimum unit standards: Council's policy for service levels is based on providing a basic level of service delivery at a standard that seeks to maintain the status quo. Any potential owner should be expected to maintain this level of service and where possible demonstrate a long term commitment to improve it especially where there is a significant level of discount being applied.

The expectation would be that all current tenancy rights and benefits remain protected for the term of their tenure and any new tenancies would loosely fit within Council's allocation policies.



How would this affect the 2015-2025 Long Term Plan?

If after consultation, Council went ahead with what has been proposed, the Long Term Plan 2015-2025 would require amendment. If Council were able to achieve a successful stock transfer the reference of Pensioner Housing would be removed from the Long Term Plan 2015-2025 except to include Council's role in advocating for accessible and affordable community housing.

If either option 1 or 2 went ahead the changes you would see in the Long Term Plan would include:

- Removal of all Revenue attributed to Pensioner Housing.
- Removal of all Expenditure attributed to Pensioner Housing (both operational funding and capital funding).
- Removal of all performance measures attributed to Pensioner Housing.
- Reduction in total assets.
- Reduction in Council's debt by 7%
- Reduction in interest costs on that debt servicing \$367k
- Slight increase in the General Rate by 0.3% (in 2017/2018) to cover internal overhead costs that were formally covered by the rental income of the Housing Activity.
- Council will no longer deliver pensioner housing as level of service, therefore this will be removed from the Long Term Plan.

These changes will have a flow on affect to Council's Financial statements outlined in Section 4 of the Long Term Plan 2015-2025.

When determining conditions of sale, Council may look to include some elements of accountability and monitoring of the CHP in the short term to ensure that what was expected was been provided. Council does not envisage any conflicts of interest arising from the proposed transfer of assets.

A copy of further information which includes a revised copy of the Property Activity Statement and Councils Financial Statements can be found on Councils website www.horowhenua.govt.nz/CommunityHousing, or alternatively call Council to have a copy sent to you. This copy of supporting information serves the purposes provided for in Section 93D (3) of the Local Government Act which sets out Council's opportunity to make available attached to it's a consultation document a copy of the proposed amendment to the long-term plan, if the local authority considers that the full copy of that proposed amendment will assist people to understand the amendment.

Assumptions

Council have made the following assumptions throughout this process:

- The Crown agree to the transfer of the Housing New Zealand Suspensory Loan to a CHP. The transfer of the suspensory loan from Council to the CHP would be part of the condition of sale.
- The expected revenue from proceeds of the sale will align with the debt reduction projections anticipated in the Amended Long Term Plan 2015-2025.
- The sale will not proceed if Council's expectations are not met.
- The stock transfer won't come into affect until July 2017.
- Tenancy rights will be protected.

Next steps

We want to hear from **YOU!**

Council wants to hear your feedback on whether you agree with Council's proposal that:

- Should Council seek expressions of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio?
- Should Horowhenua District Council continue to take a leadership role in advocating and facilitating for wider community issues with regards to accessibility and affordability of quality housing?
- Should Council no longer provide pensioner housing as a core Council service?

We want to hear from you! Head back to page 3 to learn more about how you can have your say, fill in the form on the next page. Visit our website at www.horowhenua.govt.nz/communityhousing or call us on (06 366 0999).

**Independent Auditor's Report
on Horowhenua's consultation document
for the proposed amendment of its
2015-25 long-term plan**

I am the Auditor-General's appointed auditor for Horowhenua District Council (the Council). Section 93D of the Local Government Act 2002 (the Act) requires an audit report on the Council's consultation document for the proposed amendment of the 2015-2025 long-term plan (long-term Plan). I have carried out this audit using the staff and resources of Audit New Zealand. We completed this audit on 18 February 2015.

Opinion

In my opinion:

- the consultation document for the proposed amendment of the long-term plan provides an effective basis for public participation in the Council's decisions about the proposed amendment, because it:
 - fairly represents the reasons for and implications of the proposed amendment; and
 - identifies and explains the main issues and choices facing the Council and district, related to the proposed amendment; and
- the information and assumptions underlying the information in the consultation document related to the proposed amendment are reasonable.

Basis of Opinion

We carried out our work in accordance with the Auditor-General's Auditing Standards and the:

- International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews of Historical Financial Information;
- International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information, and
- ethical requirements in those standards.

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate audit procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and long-term plan whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long-term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

I am responsible for reporting on the consultation document, as required by section 93D of the Act. I do not express an opinion on the merits of any policy content of the consultation document.

Independence

We have followed the independence requirements of the Auditor-General, which incorporate those of the External Reporting Board. Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council or any of its subsidiaries.



Debbie Perera
Audit New Zealand
On behalf of the Auditor-General, Palmerston North, New Zealand

Horowhenua District Councillors



Brendan Duffy
(Mayor)
Ph. 0274 433 516



Garry Good
(Deputy Mayor)
Ph. 027 235 9195



Victoria Kaye-Simmons
Ph. 027 601 1014



Jo Mason
Ph. 027 248 6643



Tony Rush
Ph. 027 241 6262



Janine Smart
(Chair)
Ph. 027 546 0090



David Roache
(Deputy Chair)
Ph. 027 442 5961



Tricia Metcalf
Ph. 021 447 711



Piri-Hira Tukapua
Ph. 027 529 4883



Wayne Bishop
Ph. 027 447 4511



Christine Mitchell
Ph. 027 318 7703



Ross Brannigan
Ph. 021 247 7338



Michael Feyen
Ph. 027 441 9923



Ross Campbell
Ph. 027 253 3856



Amanda Street
Ph. 021 920 067



Basil Vertongen
Ph. 027 449 8734

Foxton Community Board

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

Horowhenua 
DISTRICT COUNCIL

Contact Us

Horowhenua District Council
126 Oxford Street, Levin 5510
Private Bag 4002, Levin 5540

Ph: 06 366 0999 • Fax: 06 366 0983
enquiries@horowhenua.govt.nz

For more information go to
www.horowhenua.govt.nz

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: <u>AUDREY deMALMANCHE</u>	Are you a current Council tenant? <input checked="" type="checkbox"/>
Name of Organisation: _____	Do you wish to be heard by the Council? <input checked="" type="checkbox"/>
Postal Address: <u>6 CAMBRIDGE PARK</u>	I wish to speak to my submission <input checked="" type="checkbox"/>
<u>LEVIN</u> Post code: <u>5510</u>	I do not wish to speak to my submission <input checked="" type="checkbox"/>
Telephone: <u>06 3680077</u> Mobile: _____	
Email: _____	

Submission

I have lived in my unit for seven and a half years, and I am very happy here, I feel safe and secure, its very handy to town and the doctors.

we get things fixed if anything goes wrong.

I don't have any problems with anything, I would not want anything to change, As I like things as they are.

Also I do not want the Rent to go up.



A. deMalmanche



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 17
TRIM # IM16/1836

2015-2025 PROPOSED AMENDMENT TO THE LONG TERM PLAN
COMMUNITY HOUSING REVIEW CONSULTATION DOCUMENT

SUBMISSION FORM

Horowhenua District Council has undertaken a review of its Social Housing activities, with the aim of ensuring that existing and future tenants receive the best possible service.

The review has been prompted by changes in the way central government funds social housing and looks to identify ways of enhancing the delivery of social housing for the benefit of our community. In future, Government support for social housing will be channelled through Community Housing Providers and as a result, opportunities are developing that could lead to better and more affordable housing for those of our District most in need.

Our district is expecting a large increase in the number of older people in our district and an increasing issue of housing affordability. Both are key issues which the future provision of social housing will need to address.

Council wants to hear your feedback on the proposition that:

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service.	Y / N
---	-------

Horowhenua District Council seeks expression of interests from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio.	Y / N
---	-------

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.	Y / N
---	-------

- Horowhenua District Council no longer provides Pensioner Housing as a core Council service:
- Horowhenua District Council seeks expression of interest 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 regard to accessibility and affordability of quality housing.

We believe that the community ownership and management of Council's and Housing New Zealand's portfolio is a logical next step for social and affordable housing delivery in the District. The Council is now seeking the community's views on the future provision of community housing before it makes a decision on how to proceed. Please fill out this form and return it to us by 19 March 2016. Make sure you provide your contact details over the page so we can let you know the outcome of the review.

Remember submissions close at 5pm Saturday 19 March 2016. Drop your submission to Horowhenua District Council offices or post to Private Bag 4002, Levin, 5540.

Submission Form to Community Housing Review

Your submission is important to us. To ensure that it is considered we need to receive your submission by **5.00pm on Saturday, 19 March 2016**.

Copies of the Community Housing Review Consultation Document are available for downloading online at www.horowhenua.govt.nz/CommunityHousing This document is also available at Council's Levin office, Te Takere, Foxton Library and Shannon Library.

Please note that your submission will be loaded into a public agenda.

Please note that required fields are identified with an * and a green border.

Contact Details

You must provide your contact details for your submission to be considered.

Title*:

First Name*: Surname*:

Name of Organisation: (if applicable)

Postal Address*: Postcode*:

Phone*: Mobile:

Email*:

Are you a current Council tenant?*: Yes No

Communication

What is your preferred method of communication?*

Email Telephone Post

Presentation

Submissions will be heard by Council, with dates to be confirmed once submissions close. Do you wish to present your comments to Council in person?

Yes No

Proposal

Horowhenua District Council no longer provides Pensioner Housing as a core Council service. Yes No

Horowhenua District Council seeks expressions of interest from Community Housing Providers for the stock transfer of Council's Pensioner Housing Portfolio. Yes No

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. Yes No

SUBMISSION # 18
TRIM # IM16/1884



126 Oxford Street, Private Bag 4002, Levin 5540
06 366 0999
enquiries@horowhenua.govt.nz
www.horowhenua.govt.nz



TRIM No. D16/835

Office Use Only

TRIM #:

Submission No:

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: Robert George Kua-Kaczmarek

Are you a current Council tenant?

Name of Organisation: 'Seaview Trust'

Do you wish to be heard by the Council?

Postal Address: 6/42 Johnston St

I wish to speak to my submission

Porirua Post code: 4184

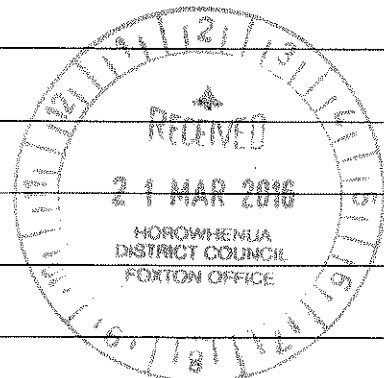
I do not wish to speak to my submission

Telephone: Mobile: 022318 2664

Email: rgk@seetrust.com

Submission

A TRUE AND FAIR REPORT TO THE 'PENSIONER' HOUSING TRANSFER TO A REPUTABLE C.H.P UNIT.



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 19
TRIM # IM16/1914

COMMUNITY HOUSING REVIEW SUBMISSION FORM

Contact Details (You must provide your contact details for your submission to be considered)

Full Name: JOHN SEAN PATRICK

Are you a current Council tenant?

Name of Organisation: _____

Do you wish to be heard by the Council?

Postal Address: 11 SEAVIEW FLATS

I wish to speak to my submission

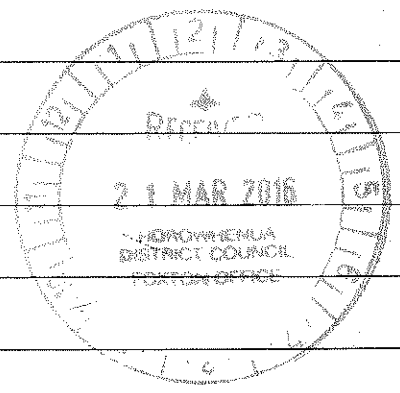
49 JOHNSON ST Post code: _____

I do not wish to speak to my submission

Telephone: 06 363 8962 Mobile: _____

Email: _____

Submission JUST HOPEING FOR A FAIR RESULT FROM THE COUNCIL TO LOOK TO THE RIGHTS OF THE PENSIONERS WHO A PREVIOUS GOVERNMENT PROMISED THESE FLATS IN PERPETUITY



In accordance with the Local Government Act 2002, your submission will be made available to the public. The Council may redirect your submission, where it relates to another process or to another Council. If this occurs you will be advised in writing.

SUBMISSION # 20
TRIM # IM16/1913