

4 June 2021

Tēnā koe

Update on Social Housing Policy changes and City Housing's financial sustainability

We are writing to you to let you know of the outcome of today's Pūroro Rangaranga Social, Cultural and Economic Committee meeting. City Housing presented two papers at the meeting, one on the proposed changes to the Social Housing Policy and one on City Housing's financial sustainability.

Social Housing Policy changes

From 2 June to 5 July 2020, we consulted on proposed changes to the Social Housing Policy, including the way we set rents. Based on the feedback we received during consultation the Social, Cultural and Economic Committee agreed that there will be no change to the way we set rents while wider financial sustainability issues are resolved.

What this means for you

- If you meet the criteria of the Social Housing Policy you will continue to receive a reduction on the market rent for your home.
- If you do not meet the criteria you will pay your rent at the market rate.
- Affordable Rent Limit subsidies, rent caps and rent freezes for tenants aged over 80 remain in place.

What happens next?

As you know, we have recently asked for updated information to complete a tenancy review. We do this to make sure you are paying the right amount of rent and living in the right sized home for your situation, according to the Social Housing Policy. We have also updated our income and asset thresholds; more detailed information is available at: <https://wellington.govt.nz/community-support-and-resources/community-support/housing-support/council-housing/how-to-apply/eligibility>

We have now received updated market rent valuations. At the end of June, we will write to you to advise the outcome of the tenancy review and notice of your rental increase, if any. Rents have not been increased since 2019 and for those that meet our income and asset criteria, these increases will be capped at \$20 for an individual or \$30 for a group. Rents will continue to be reviewed annually.

City Housing's Financial Sustainability

Today, we also presented a pathway forward to ensure City Housing remains financially sustainable in the future. We recommended to the Social, Cultural and Economic Committee to investigate establishing a Community Housing Provider (CHP) and a method to fund the second half of our Housing Upgrade Programme. This pathway will also allow some tenants access to the Income Related Rent Subsidy which caps rent at 25% of a tenant's income.

We have also committed to formalising negotiations with the Government for City Housing tenants to receive direct access to the Income Related Rent Subsidy.

What are the next steps?

We estimate that setting up a CHP will take 18-24 months and during this time we will consult with you. We will be reporting back to the Social, Cultural and Economic Committee on progress in September 2021 and will continue to keep you updated as this progresses.

We know that this may have been an uncertain and disruptive time while we worked through the available options and we would like to thank you for your patience. We are committed to keeping you updated. If you have any questions, please contact your Tenancy Advisor.

Ngā mihi nui,

A handwritten signature in blue ink, appearing to read 'Angelique Jackson', is positioned above the printed name.

Angelique Jackson
City Housing Manager

If you need help with this document,
please contact your Tenancy Advisor.

Wellington City Council has access to qualified and
professional interpreters in more than 60 languages,
including New Zealand Sign Language.

Mēnā e hiahia āwhina koe me tēnei pepa, tēnā whakapā
atu ki tō Kaiwhakahaere Nohonga. E whai wāhi atu te
Kaunihera Tāone-nui o Te Whanganui ā-Tara ki ngā
kaiwhakamāori rēhita, ngaio hoki i roto i ngā reo neke atu
i te 60, tae noa ki te Reo Rotarota o Aotearoa.

Haddaad doonayso in laгаа caawiyo qoraalkan, fadlan la
xiriir maamulahaaga kirada guryaha. Dowladda Hoose ee
Wellington waxay heli kartaa turjubaanno xirfad leh oo
dadka uga afcelin kara in ka badan 60 luuqadood, oo ay ka
mid tahay tan meedaaridda dadka dhagaha la'.

如果您对理解本文件有困难，请与您的住房经理联系。
惠灵顿市政府可利用60多种语言专业口译人员，
包括新西兰手语，为您提供帮助。

Если Вы не можете прочитать этот документ,
обратитесь к Менеджеру по жилищным
вопросам (Tenancy Advisor). Городской Совет
Веллингтона может привлечь квалифицированных
профессиональных переводчиков для перевода на
более чем 60 языков, включая язык глухонемых.

Afai e te manaomia se fesoasoani i lenei pepa,
faamolemole faafesootai lau Pule o Mataupu tau
mautotogi i fale. Ua iai i le Pulega a le Aai o Ueligitone ni
tagata agavaa ma le tomai i le faaliliu upu i le silia ma le
60 gagana, e aofia ai le gagana faitino i Niu Sila.

إذا كنت بحاجة لمساعدة على فهم هذه الوثيقة، الرجاء الاتصال بمدير تأجير العقارات الخاص بك. يتوفر لدى مجلس مدينة ولنجتون
مترجمون مؤهلون ومحترفون لأكثر من 60 لغة مختلفة، بما في ذلك لغة الإشارة النيوزيلندية.