
**ORDINARY MEETING
OF
PŪRORO RANGARANGA - SOCIAL, CULTURAL AND
ECONOMIC
AGENDA**

Time: 9:30am
Date: Wednesday, 2 June 2021
Venue: Ngake (16.09)
Level 16, Tahiwi
113 The Terrace
Wellington

MEMBERSHIP

Mayor Foster
Deputy Mayor Free
Councillor Calvert
Councillor Condie
Councillor Day (Chair)
Councillor Fitzsimons
Councillor Foon
Councillor Matthews
Councillor Pannett
Councillor Paul
Councillor Rush
Councillor Sparrow
Councillor Woolf
Councillor Young (Deputy Chair)

NON-VOTING MEMBERS

Te Rūnanga o Toa Rangatira Incorporated
Port Nicholson Block Settlement Trust

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, emailing public.participation@wcc.govt.nz or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.

AREA OF FOCUS

The role of the Strategy and Policy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas covered in the Long-Term Plan (Governance, Environment, Economic Development, Cultural Wellbeing, Social and Recreation, Urban Development and Transport) with particular focus on the priority areas of Council.

The Strategy and Policy Committee works closely with the Annual Plan/Long-Term Plan Committee to achieve its objective.

To read the full delegations of this Committee, please visit wellington.govt.nz/meetings.

Quorum: 8 members

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**4.1 Attachment to 2.4 - Update on the Te Kāinga Programme
- Attachment 1 and 2**

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1. Meeting Conduct

1.1 Karakia

The Chairperson will open the meeting with a karakia.

Whakataka te hau ki te uru,	Cease oh winds of the west
Whakataka te hau ki te tonga.	and of the south
Kia mākinakina ki uta,	Let the bracing breezes flow,
Kia mātaratara ki tai.	over the land and the sea.
E hī ake ana te atākura.	Let the red-tipped dawn come
He tio, he huka, he hauhū.	with a sharpened edge, a touch of frost,
Tihei Mauri Ora!	a promise of a glorious day

At the appropriate time, the following karakia will be read to close the meeting.

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

There will be no minutes to confirm as this meeting is the first of the series.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the Pūroro Rangaranga - Social, Cultural and Economic Committee.

The Chairperson shall state to the meeting:

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Pūroro Rangaranga - Social, Cultural and Economic Committee.

Minor Matters relating to the General Business of the Pūroro Rangaranga - Social, Cultural and Economic Committee.

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Pūroro Rangaranga - Social, Cultural and Economic Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 31.2 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. General Business

WELLINGTON CITY COUNCIL HOUSING ACTION PLAN 6-MONTH REPORT

Purpose

1. This report provides the Pūroro Rangaranga – Social, Cultural and Economic Committee with an update on the Housing Action Plan, reporting on the first year of the plan and signalling a review of the plan coming up later in the year.
2. The Housing Action Plan report also identifies the key risks to delivering on the long-term outcomes of the Housing Strategy, with mitigation measures currently in place to address these risks.
3. This report presents an update on the housing strategic context, with Council’s Housing Action Plan, and supports four other reports on housing at Pūroro Rangaranga – Social, Cultural and Economic Committee on 2 June.
4. These are the reports on affordable housing supply and development, Te Kāinga programme, and on City Housing’s sustainability and social housing policy. These four reports on 2 June are seeking decisions and providing updates on two of the five priority areas of the Housing Action Plan.

Summary

5. The Housing Action Plan 2020-22 (the Plan) was adopted in March 2020, to put into effect the long-term outcomes and vision of the Wellington City Council’s Housing Strategy (the Strategy).
6. In September 2020, the first 6-month report on the Plan was presented to Strategy and Policy Committee. That report focused largely around the impacts of the level four lockdown, in response to COVID-19.
7. The second 6-month report, attachment 1, highlights the progress of the first year of the Plan, and identifies emerging risks, including the impacts of the housing market behaviour.

Recommendation/s

That the Pūroro Rangaranga - Social, Cultural and Economic Committee:

1. Receive the information.

-
2. Note the updates included in the second 6-monthly report of the Housing Action Plan 2020-22.
 3. Note that the Housing Action Plan is currently under review, recognising changes to the proactive development (creating additional affordable supply), homelessness and City Housing sustainability priority areas. The reviewed Housing Action Plan will incorporate decisions made at this committee on housing supply and Te Kāinga, as well as decisions made on City Housing sustainability, and will be brought to Pūroro Āmua Planning and Environment later in 2021.
 4. Note that the paper later in 2021 will also cover issues related to housing quality and Council's role in improving quality of housing in Wellington. It will also propose a review of the Housing Strategy leading into the next triennium.

Background

8. The Council's Housing Strategy (the Strategy) was adopted unanimously in June 2018. The Strategy guides Council decisions that relate to housing across the housing continuum, i.e. emergency and social housing through to private housing for sale or rent. Council has a part to play at all ends of this continuum and this is reflected in the Strategy.
9. The Strategy is put into effect by an action plan the second of which, the Housing Action Plan 2020-22 (the Plan) was adopted in March 2020.
10. The Plan focus around five priority programmes of work, supported by strategic partnerships that help Council to deliver on the vision of 'all Wellingtonians well-housed'.
11. When the Plan was adopted, it was agreed that officers would report on the Plan every 6 months, the first report was presented to the Strategy and Policy Committee in September 2020.
12. It was also agreed that the Plan would be reviewed after a year.

Discussion

13. This Committee report is one of five reports on housing issues for consideration by the Pūroro Rangaranga on 2 June, these are:
 - Wellington City Council's Housing Action Plan 6-month report (this report)
 - Affordable Housing Supply and Development (a report presenting options to provide more affordable housing supply, this is the proactive development priority area of the Housing Action Plan)
 - Te Kāinga update (also in the proactive development area of the Plan, this report focuses on the current state of the Te Kāinga programme and introduces a sixth building to add to the programme, taking the total agreed units to approximately 339. This report also introduces a target for the Te Kāinga programme)

- City Housing sustainability (a report focusing on the financial sustainability of Council's social housing operational unit, City Housing)
 - Social housing policy and rent setting report (a report presenting the consultation feedback and seeking decisions on the proposed Social Housing Policy and City Housing Policy: Rent Setting)
14. Review of the Plan is currently underway, as agreed when the Plan was adopted in March 2020. A reviewed Plan will be presented to Committee later in 2021.
 15. The review focuses around three of the five priority programmes, two of these are being discussed at Pūroro Rangaranga on 2 June 2021, outlined above, and decisions made at this meeting will be reflected in the reviewed Plan. The third focus is Council's strategic approach to address homelessness, following the end of the Te Mahana strategy, this is noted in the 6-month report attached.
 16. The focus of this committee report presents the second 6-month report of the Housing Action Plan 2020-22. The 6-month report is included as attachment 1, the key updates from the report are included below.

Report highlights

One-stop shop consenting improvements

17. RuBRIC 'resource consent checker'. Council recently won the Best Practice in Strategic Planning and Guidance Award at the Planning Institute awards. The award recognises the work on developing this interactive online tool which allows Wellingtonians to quickly and simply check whether a resource consent is needed for their residential building work.

Planning for Growth

18. Council officers also won the Supreme and Best Practice in District/Regional Planning award at the Planning Institute awards. This award recognised the team for their work on the study Planning for Residential Amenity. This study, part of the wider Planning for Growth work, informs Council on how to achieve a balance of amenity and increased density in the upcoming new District Plan.
19. A significant number of submissions were made on the draft Spatial Plan, 2897 submissions which equates to around 20,000 ideas.
20. The Regional Growth Plan was endorsed by Council and consultation begun in March. Council also agreed to the establishment of a Wellington Regional Leadership Committee. The establishment of this Committee recognises that issues related to population growth and the impact on housing and infrastructure are regional issues and to address them we need regional solutions.
21. Council officers have identified growth areas for strategic infrastructure investment. These areas are being tested with our partners, Kāinga Ora, Ministry of Housing and Urban Development, Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira, to

ensure infrastructure investment supports development priorities for Council and Council's partners.

Homelessness

22. Since the September 2020 update on the Housing Action Plan, the ending homelessness strategic leadership group was established. This is a collaborative group of leaders from mana whenua, service providers and government agencies. The group has agreed on three focus areas:
- Support and advocate for Kaupapa Māori services and solutions
 - Explore opportunities for central government system improvements
 - Work to increase supply
23. Council officers are currently exploring co-design of a refreshed strategy to end homelessness with our mana whenua partners, the key considerations for the strategy refresh are noted in the attached 6-month report. Future revisions of the Housing Action Plan will reflect this work.

City Housing sustainability

24. Work has been ongoing on options to address the long-term financial sustainability of City Housing.
25. The last six months have seen numerous conversations with central government ministers and the Ministry of Housing and Urban Development, to understand the options for City Housing's sustainability that are likely to be supported by central government partners.
26. The options are presented in the City Housing sustainability Committee report on 2 June, and decisions made as a result will be reflected in the review of the Housing Action Plan later in the year.

Proactive Development

27. At the Councillor workshop on City Housing on 23 March 2021, Councillors directed officers to present options for increasing Council's work to deliver more affordable housing supply in the city.
28. Significant work has been undertaken since March to understand the opportunities, with mana whenua and central government partners, for Council to provide more affordable housing options, at pace.
29. This work is presented in the Affordable Housing Supply and Development report, also at the committee meeting on 2 June. The outcomes of this meeting will be reflected in the reviewed Housing Action Plan later in 2021.
30. Core to the affordable housing supply approach is the Te Kāinga programme. In the last six months the first building, Aroha, has been tenanted. There is a report, also on 2 June, on how the programme is going, as well as an update on the other buildings in the pipeline that will see a total of 339 units added to Wellington city in the next three

years. The Te Kāinga report also proposes setting a target of 1000 units delivered or committed within 5 years.

Risk assessment

31. In November 2020, on recommendation from the Strategy and Policy Committee in September 2020, the risk management framework for the Housing Action Plan was taken to the Finance, Audit and Risk Subcommittee.
32. The Subcommittee noted the approach and that the risks are reviewed by senior officers, in line with the risk management framework. The Subcommittee also noted that the risks will continue to be highlighted and considered by the Strategy and Policy Committee (or relevant committee), as part of the Housing Action Plan 6-monthly report.
33. The second 6-month report includes a risk assessment. Many of the risks highlighted in the September 6-month report require ongoing attention. They have been reviewed and a couple of emerging risks have been included.
34. Emerging risks include:
 - A risk to reputation that if infrastructure and regulatory rules don't align with housing supply priority areas, Council will be a barrier to housing supply and development. This is being mitigated, along with partners and measures are included in the risk section of the 6-month report.
 - A risk to reputation of Council and the city if housing becomes even more unaffordable and solutions aren't available for housing options at all ends of the housing continuum. Part of the market impacts are that rent for City Housing tenants will be unaffordable, as these are linked to market rents rather than incomes, and that more people will require emergency housing and housing supply won't support movement out of short-term emergency accommodation.
 - A reputation risk that the Te Mahana strategy has ended but homelessness has not been 'solved'. A partnership approach to the future actions in this space is underway to mitigate this, also recognising that the market and wider context has changed since the beginning of the strategy and a new approach, with Housing First, is underway.
35. The risks and mitigations are outlined further in the attached 6-month report.

Options

36. Receive the update of the Housing Action Plan 2020-22.

Next Actions

37. As noted, a review of the Housing Action Plan is underway. This will be presented later in 2021, allowing officers to encompass decisions made on City Housing sustainability and affordable housing supply during this meeting of 2 June.
38. Later in 2021 officers will seek decisions on:
 - A revised Housing Action Plan 2020-22

- A proposal to begin a review of the Housing Strategy, leading into the next Council triennium. Engagement with partners, including mana whenua, central government, accessibility advisors and private developers will be a core part of the review.
- A report back on Council's role in improving housing quality and supporting the implementation of the Healthy Homes regulations.

Attachments

Attachment 1. [Housing Action Plan 6-month report](#) 

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Authors	Rebecca Tong, Programme Manager John McDonald, Housing Development Manager
Authoriser	Liam Hodgetts, Chief Planning Officer

SUPPORTING INFORMATION

Engagement and Consultation

There has been significant engagement on some of the projects in the Housing Action Plan, these are managed through project Communications and Engagement Plans.

In the lead up to a revised Housing Action Plan and review of the Housing Strategy, a Communications and Engagement Plan will be prepared. The review has been flagged with several key stakeholders already, through existing communications channels, including the Accessibility Advisory Group and mana whenua.

Treaty of Waitangi considerations

Council recognises its obligations under Te Tiriti o Waitangi through Council's Memorandums of Understanding with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira, Council has committed to growing or protecting the interests and investments of these partners where we have means to do so. Council is working alongside mana whenua across the Housing Action Plan and across the housing continuum to deliver solutions in partnership.

In particular, Council is working with mana whenua on a homelessness strategy to replace Te Mahana which will incorporate co-design principles with mana whenua; identifying sites from the Strategic Housing Investment Plan's disposals that can be explored for development in partnership with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira and other commercial opportunities.

Financial implications

The Housing Action Plan is largely delivered within existing project/programme budgets or being considered through the draft LTP. The exception being City Housing, options for its financial sustainability are presented in the City Housing financial sustainability paper, also on the 2 June Pūroro Rangaranga agenda.

Policy and legislative implications

The policy and legislative implications are considered on a project/programme basis, specific considerations include the social housing policy which is included in a report to Pūroro Rangaranga on 2 June.

Risks / legal

Risks are discussed within the Housing Action Plan 6-month report.

Climate Change impact and considerations

Where possible, Council's housing developments incorporate sustainable building practices where this can be done within budgets. In addition, efforts have been made to recycle concrete from sites that have had buildings demolished for redevelopment, for example at the City Housing Nairn Street site.

Climate change and rising sea levels has been a core consideration for the Planning for Growth work and the identified priority areas for growth.

Communications Plan

There are individual project communication plans in place, as well as a communications plan for the Housing Action Plan as a whole. Communications on the Plan are focused on engaging with stakeholders and providing information on the Council's website.

Health and Safety Impact considered

Health and safety implications are considered on a project basis.



Housing Action Plan 2020-2022

As our population grows, we want to make sure everyone has access to safe and affordable quality housing. The Housing Strategy sets out the long-term outcomes for housing over 10 years. Refer to the Strategy on our website for these outcomes. The Housing Action Plan captures the priority programmes of work that the Council will deliver to meet the vision of 'All Wellingtonians well-housed'.

Strategic Partnerships

We're working with many partners to deliver this Plan and housing outcomes for the city.

Over the course of the three years of this plan we will continue to develop these partnerships. Particular focus will be with Kāinga Ora, Universities, mana whenua, and Community Housing Providers.

Housing Action Plan 6-month Report

The Council has a Wellington Housing Strategy (the Strategy), this sets the long-term vision and outcomes Council seeks to achieve for Wellington. The Strategy is put into effect by a Housing Action Plan (the Plan), the current plan was adopted in March 2020 and it was agreed that officers would report on the progress of the Plan every 6 months. This report is the second six-month report.

Project updates – priority areas

Planning for Growth

Our city is growing. The District Plan is up for review. This programme will shape the way we live, for decades.

Actions	Action Plan timeframe	Current timeframe
<ul style="list-style-type: none"> Draft Spatial Plan consultation Final Spatial Plan presented to Council Upper Stebbings, Glenside West and Lincolnshire Farm structure plans Draft District Plan consultation Proposed District Plan statutory process Wellington Regional Growth Framework – developing a Spatial Plan for the region (draft for consultation late 2020) 	<p>April 2020 October 2020</p> <p>Early 2021 publicly notified late 2021 draft for consultation late 2020</p>	<p>August – October 2020 June 2021 Consult with District Plan</p> <p>October 2021 May 2022 Consultation March – May 2021 (currently underway)</p>
Status		



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Spatial plan consultation and hearings were held at the end of 2020. Significant number of submissions made, 2,897, which equates to around 20,000 ideas. The final spatial plan decision has been pushed back to mid 2021, this allows greater alignment with the LTP.

Final spatial plan will encompass findings from investigations and consultation on the potential greenfield sites known as Upper Stebbings and Glenside west.

Regional growth plan was endorsed by Council and consultation begun in March, following sign-off by cabinet. The final Regional Growth Plan will be signed off mid-year by newly established Wellington Regional Leadership Committee. Regional Growth Plan will be on agenda for the new Committee's first meeting in June 2021.

Prioritising strategic investment in growth areas, initial priority areas identified. These areas reflect what is currently in LTP and shape what will be needed in the next few LTPs. Work is underway with partners to overlay proposed infrastructure investment areas with landholdings and partner priorities.

One-stop shop consenting improvements

A series of improvements to our consenting process is underway. This programme supports growth in supply of houses in the private market by improving the ease and efficiency of the consenting processes.

Actions	Action Plan timeframe	Current timeframe
<ul style="list-style-type: none"> • Consents website content refresh and online resource consent lodgement • Improve pre-application processes • Online resource consent tool (RuBRIC) incrementally implemented by coding rules of the District Plan, if proven feasible • Review of Teamwork (old system relied on by City Consenting and Compliance) • Ongoing improvements over three years include greater visibility of applications, consistent information, advice and service. 	<p>Early 2020</p> <p>Mid 2020</p> <p>Starting early 2020</p>	<p>Complete</p> <p>Resource consent checker MVP now live. Coding of notified District Plan to begin May 2022</p> <p>Started early 2020</p>
<p>Status / highlights</p>		



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RuBRIC 'resource consent checker'

Minimum viable product now live. This is a significant milestone in a world-leading project to simplify the highly complex resource consenting process. Council recently won the Best Practice in Strategic Planning and Guidance Award at the Planning Institute awards. The award recognises the work on developing this interactive online tool which allows Wellingtonians to quickly and simply check whether a resource consent is needed for their residential building work.

Two parts to RuBRIC – resource consent checker (MVP now live), second part is in creating better rules through the District Plan review. The second part creates a big resource requirement from Place Planning, CCC and Smart Council.

Recent decision on the future of RuBRIC by the Planning for Growth programme board, confirmed ownership and preferred approach to integrating with new District Plan rules. It's been agreed that the proposed District Plan will be coded after it has been notified, this option limits the opportunity for significant change following notification but impact on resource in short term is lower.

TFAM – review of Teamwork

Completed research discovery phase of review. Review encompasses Teamwork and associated applications that have powered our consenting and compliance activities since the late 1990s. Seeking to understand what service we want to offer and what tech is required to assist that, also looking to harness the significant data asset presented by these legacy applications.

The project has completed the research discovery phase and now has a clear problem statement. Next phase is to commence 'design discovery', following the double diamond methodology, this phase will explore solutions and see what is technically feasible. The outcome of the next phase will be a proof of concept to be tested.

City Housing sustainability

City Housing is the Council's social housing provider and one of the largest landlords in New Zealand. The purpose is to provide affordable residential rental accommodation, allocated to people in housing need.

Actions	Action Plan timeframe	Current timeframe
<ul style="list-style-type: none"> • City Housing financial sustainability <ul style="list-style-type: none"> ○ Consultation on revised policy framework and rent settings 	June-July 2020	Complete (mid 2020)



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<ul style="list-style-type: none"> ○ Decision on policy framework and rent settings ○ Options considered for long-term financial sustainability • Strategic Housing Investment Plan (SHIP), Single Capital Programme workstream – Deliver a 10-year delivery plan of renewals and upgrades, this includes the Housing Upgrade Programme phase 2 and incorporates Healthy Homes Standards 	End 2020	Timing under review
<p>Status</p> <p>Engagement on the Social Housing Policy Framework, including rent settings, were held in June/July 2020. The Pūrora Rangaranga Social, Cultural and Economic Committee will receive a report of the consultation and proposed response in June 2021.</p> <p>A wider piece of work is underway to present options for long-term financial sustainability of City Housing. Two workshops were held with Councillors in October 2020, with an update workshop held in March 2021. The Financial Sustainability paper is going to Pūrora Rangaranga in June 2021. This work has been delayed to allow for further discussions with central government agencies and ministers, and awaiting announcements on Budget 2021. The Ministry of Housing and Urban Development (HUD) provided recommendations on the options City Housing presented at beginning of 2021 and discussions continue to be held leading up to June Committee. These have all informed the revised options for the paper.</p> <p>The Strategic Housing Investment Plan – Single Capital Programme is a 10-year delivery plan of renewals, the Housing Upgrade Programme and now incorporating Healthy Homes standards. The Housing Upgrade Programme Phase 2 and Healthy Homes requirements will also form part of the financial sustainability work, as this is currently not funded beyond year 3 of the LTP. Healthy Homes work has commenced, with HUP construction forecast to start in 2022.</p> <p>City Housing has initiated a workstream to compare Wellington waitlist data with the MSD waitlist. Currently there is no way to see the true social housing demand as some people are on both waitlists, and some are on none. MSD, Kāinga Ora and HUD have endorsed this piece of work to commence mid 2021. The second phase will be to share data more widely with the Homelessness Strategic Leadership Group to inform wider homelessness issues and connected responses across Pōneke (as outlined in the next section).</p>		



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Te Mahana – homelessness strategy

The strategy to end homelessness is endorsed by 30 Government agencies and marks a shared commitment to work together in a collaborative and culturally specific way.

Actions	Action Plan timeframe	Current timeframe
<p>Focus on the Housing First pilot, supporting DCM to provide tenancy sustaining services and outreach services, and supporting partners to provide the following supported and transitional housing:</p> <ul style="list-style-type: none"> ○ Wellington City Mission new build ○ Wellington Night Shelter, now called Te Paamaru refurbishment ○ Kāinga Ora – Rolleston site ○ Kāinga Ora – Arlington sites 1 and 3 	<p>Operational early 2022</p> <p>Completion late 2020</p> <p>Completion early 2022</p>	<p>Completion 2023</p> <p>Completion 2023</p>
<p>Status</p>		
<p>Since the September 2020 update on the Housing Action Plan, ending homelessness strategic leadership group was established. This is a collaborative group of leaders from iwi, service providers and government agencies. The group has agreed on 3 focus areas:</p> <ol style="list-style-type: none"> 1. Support and advocate for Kaupapa Māori services and solutions 2. Explore opportunities for central government system improvements 3. Work to increase housing supply <p>The second hui of the strategic leadership group was held in March. There was a strong focus and commitment to sharing data across agencies. It's noted that Māori are overrepresented in homelessness statistics and that iwi are wanting to grow their housing supply and homelessness support but need partnerships to deliver. A regional collaboration of Councils, Iwi and central government agencies is required, recognising that iwi and council boundaries are different so need to work across the region more strategically.</p>		



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Status

Te Kāinga, first building Aroha - 197 Willis Street

- After some delay the first building, Aroha, was handed over early 2021.
- Tenants moved in through March and April.

Te Kāinga programme

- Council has agreed to a further four buildings which will take the total units to 339, delivered within the next three years.
- A sixth site will be presented to SPC in May 2021.
- A target number of units of 1000 delivered or agreed within five years is being proposed to SPC in May 2021 and will be incorporated into the Housing Action Plan following approval.

Strategic Housing Investment Plan, development and disposals workstreams. Development site updates:

- Harrison Street – construction of retaining walls underway, the project team is working with neighbours to minimise disruption. Resource consent for the building has been awarded. Construction is expected to be completed end 2022.
- Nairn Street – feasibility was completed and a preferred scheme identified, however there is greater potential that is being investigated. The investigation includes looking at how a mixed model could facilitate greater utilisation of the site.
- Feasibility has been undertaken on four further sites for either infill development or redevelopment. Investigation is being progressed on these for City Housing supply.
- Under the disposals element of SHIP, which ensures the City Housing portfolio is well aligned to the needs of Wellington, package 1 of disposals is now complete which the redevelopment of Harrison Street. Discussions are also underway on the wider disposals programme with Kāinga Ora, Taranaki Whānui and Ngāti Toa. Disposing underperforming Council sites to these partners ensures those sites are retained for social housing supply in the city.

Build Wellington development programme

- Build Wellington is also progressing a programme of developments for affordable supply, funded through a mix of affordable and market and through commercial partnerships. This includes sites such as St Johns in Karori and the old Johnsonville Library site, investigations into the potential of other underutilised Council land being included in this programme is underway. This is expected to be supported by the recently announced Housing Acceleration Fund, a joint regional bid is being prepared for this fund. Strategic partnerships with Iwi, Kāinga Ora, HUD and private developers are utilised to maximise delivery.



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- More on this partnership approach is included in the Housing Supply paper on 2 June and will likely see changes to the Proactive Development area of the Housing Action Plan late in 2021.

Risks to achieving Housing Strategy outcomes

The risks to the Housing Strategy have been identified by project team. These are reviewed by HAPAG, ELT and SPC as per the enterprise risk framework.

#	Strategic outcomes	Key Risks	Key Controls and Actions	Risk Assessment	Current Risk Rating
HSR01	<p><i>Wellington has a well-functioning housing system</i></p> <ul style="list-style-type: none"> • More availability and choice of housing • More affordable homes • Growth in supply 	<p>Regulatory risk</p> <p>The changes to the District Plan, which aim to enable more growth, are met with significant public/legal opposition.</p>	<p>Planning for Growth programme engagement brings community along on future District Plan decisions. Consultation on the draft Spatial Plan is complete with results currently being collated for Council consideration.</p> <p>An independent review of the Planning for Growth Programme and legal advice on the engagement process to date supports the approach that has been undertaken and that risks are generally being appropriately managed.</p>	<p>Likely</p> <p>It can be expected that the District Plan changes will be met with some level of legal challenge within the next 1 – 3 years. The key controls aim to reduce the impact of the risk and ensure Council is following a process that stands up to legal opposition.</p> <p>Impact of risk</p> <p>The timeframe to finalising the District Plan could be impacted if there is significant legal objection.</p> <p>The ability of Council to enable the growth in homes to meet growth in population could be challenged.</p>	<p>High (12)</p> <p><i>(Likely, Major)</i></p>



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#	Strategic outcomes	Key Risks	Key Controls and Actions	Risk Assessment	Current Risk Rating
		<p>Reputation risk</p> <p>Risk that infrastructure provision, regulatory rules and housing supply measures don't align, slowing development of supply.</p>	<p>Investment priority areas are being developed through the planning for growth programme. These priority areas are based on a number of factors including how easy it would be to solve any infrastructure issues, capacity for growth and Council and other partner land-holdings.</p> <p>Note – this infrastructure risk includes community infrastructure.</p>	<p>Likely</p> <p>Given the extent of the infrastructure issues there is likely to be some misalignment. However, the investment priority areas are designed to align to growth areas for key partners as well as ease to solve issues. The priority areas shape the infrastructure funding in the Council's long-term plan and Wellington Water plans to ensure funding is committed to solve issues in the priority areas.</p> <p>Impact of risk</p> <p>Infrastructure may slow development of housing down or housing is developed with infrastructure that doesn't support it. This could lead to capacity issues in the existing infrastructure networks.</p>	<p>High (12)</p> <p>(Likely, Major)</p>
		<p>Reputational risk</p> <p>Our consenting process is perceived as being too complex to engage with therefore deterring city growth and residential development opportunities.</p> <p>Potential developments are stalled or stopped as</p>	<p>This risk is not completely within Council's control, the Resource Management Act is commonly perceived to be a barrier. Reform is underway however it will likely add additional complexity for consenting officers through transition.</p> <p>Council's one-stop shop programme of consenting improvements aim to reduce perceived road-blocks in applying the current RMA.</p>	<p>Likely</p> <p>We are bound by the legislation, which is commonly perceived to be a barrier to development. Reform is likely but this is likely to continue to be a perceived barrier in the next 1 to 3 years.</p> <p>Impact of risk</p>	<p>High (9)</p> <p>(Almost Certain / Moderate)</p>



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#	Strategic outcomes	Key Risks	Key Controls and Actions	Risk Assessment	Current Risk Rating
		consenting seems too hard or too slow.	<p>Recent initiatives like the pilot of the online resource consent checker tool, introduction of case managers, complete review of website content to make it easier to find and understand information on consenting. Improving the way teams within Council work together to provide a coordinated response has also been implemented with the aim to provide a more cohesive experience for our customers.</p> <p>The one-stop shop programme of works comprises a series of improvements to make it easier for customers to work through the consenting process.</p>	Potential developments are stalled, stopped or opportunities not taken at all, as consenting seems too hard or too slow.	
HSR02	<p><i>Homes in Wellington are of good quality and are resilient</i></p> <ul style="list-style-type: none"> • More homes are safe, secure and resilient • More homes are warm, dry and energy efficient • More homes are environmentally sustainable. 	<p>Financial, Reputation, and Health & Safety and legislative compliance risk</p> <p>If we are unable to finance the upgrade and renewals of our City Housing portfolio, including upgrades to meet Healthy Homes Standards, parts of Council's own housing portfolio may not be warm, dry and resilient.</p> <p>If finance for upgrades and renewals isn't found Council is also at risk of being in</p>	<p>Work is underway to understand and present the challenges and options to councillors to achieve financial sustainability of the City Housing service. This will include options for ensuring that the Council's housing portfolio can be brought up to required standards – making them warm, dry and resilient.</p> <p>At a minimum, there is budget set aside in the draft Long-term Plan 2021-31 to complete Healthy Homes work, regardless of outcomes of financial sustainability work.</p> <p><i>Financial sustainability paper to be considered at SPC on 13 May 2021.</i></p>	<p>Almost Certain</p> <p>All City Housing homes currently meet legislation. However, there is a financial gap to upgrade them to meet Deed of Grant requirements from next year. Upgrades are required to approximately half of the Council's City Housing portfolio.</p> <p>Officers are currently developing options to fund these upgrades and address the long-term financial sustainability of the business.</p> <p>Impacts of risk</p>	<p>Extreme (16)</p> <p>(Almost Certain / Severe)</p>



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#	Strategic outcomes	Key Risks	Key Controls and Actions	Risk Assessment	Current Risk Rating
		breach of Deed of Grant requirements and Healthy Homes legislation.		Some of our own housing residents will be housed in homes that may not be warm, dry and resilient. Loss of stakeholder confidence and health and safety is of key concern as well as breach of legislative compliance.	
HSR03	<p><i>Homes meet the needs of Wellingtonians</i></p> <ul style="list-style-type: none"> Decisions reflect the housing need in Wellington More Wellingtonians can access a home More Wellingtonians can sustain a home 	<p>Reputation risk</p> <p>The more unaffordable housing becomes in Wellington, the less attractive it is as a city to live, work and play in. There are more and more reports of people leaving Wellington for places where housing is within reach.</p> <p>The current housing market has impacts throughout the housing continuum. Specific impacts:</p> <ul style="list-style-type: none"> City Housing tenants' rents are set based on market, tenant's ability to afford our units will likely become more and more challenging. Lack of supply is impacting on our 	<p>While not entirely within Council's control, the housing market pushing people out of our city has significant impacts on Council and the city's reputation.</p> <p>Council's actions in the Housing Action Plan aim to improve access to housing for all Wellingtonians. In particular the work currently being reviewed in the proactive/urban development area of the plan. This area seeks to add supply either delivered by Council or in partnership. Note however that adding supply is a long-term action.</p> <p>Affordability of City Housing for tenants is covered within the overall assessment of the ongoing financial sustainability of City Housing. This is an issue currently being worked through with a number of options on the table with SPC on 13 May.</p> <p>The Social Housing Policy Paper, including rent setting, will also be presented at SPC on 13 May. The recommendations are to not progress with proposed changes as they are</p>	<p>Almost certain</p> <p>This is already happening, emergency and transitional housing supply partners are flagging the lack of supply as an issue currently.</p> <p>City Housing have consulted on rent increases but, in the City Housing paper on 13 May, will seek Council decision not to go ahead with those rent increases. Affordability for many tenants is already a challenge.</p> <p>Impacts of risk</p> <p>People may move out of the city, and even out of the region, to find housing that is more affordable.</p> <p>Emergency and transitional housing providers may have to move out of the city to find available supply, making it more difficult to find job opportunities without significant transport cost and making it</p>	<p>Extreme (15)</p> <p>(Almost Certain / Major)</p>



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#	Strategic outcomes	Key Risks	Key Controls and Actions	Risk Assessment	Current Risk Rating
		<p>partners' ability to secure transitional housing units and support people move out of emergency housing into more secure housing solutions.</p> <ul style="list-style-type: none"> This is likely to be further compounded when tourism increases again and hotels return to hotel use, which will see a loss of emergency housing. 	<p>intrinsically linked to the wider FS work and did not significantly improve equity or revenue over time.</p> <p>Officers have established a Homelessness Strategic Leadership Group to find opportunities to partner and support homelessness across the region. Officers are working closely with community partners to understand the types of housing needs and ensuring this information is passed on to key Government partners and Council's City Housing. Officers also work in partnership with Government and community organisations to establish solutions for those with extremely complex unmet housing needs.</p>	<p>more difficult to create a pathway out of homelessness.</p>	
		<p>Reputational risk</p> <p>Te Mahana strategy has ended and there is a risk to Council reputation that we've reached the end of this strategy but have not 'solved' homelessness.</p>	<p>Officers are working with partners, through the homelessness strategic leadership group and other forums, to confirm the strategic approach that will guide actions going forward.</p> <p>A core component to strategic planning going forward will be the role of iwi and mana whenua providers. There is a focus to take a collaborative approach and potentially co-design a new strategy.</p>	<p>Likely</p> <p>The continued impacts of homelessness felt by vulnerable Wellingtonians beyond the end of Te Mahana may draw some public criticism of Council. However, the unexpected behaviour of the housing market is well known and talked about in the media, so the focus will likely primarily be about the impact on homelessness of the market rather than on the end of the strategy.</p>	<p>Medium (7)</p> <p>(Likely / moderate)</p>
				<p>Impacts of risk</p>	



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#	Strategic outcomes	Key Risks	Key Controls and Actions	Risk Assessment	Current Risk Rating
				Public or media criticism could be an impact of the risk.	
HSR04	<p><i>Our housing system supports sustainable resilient and connected communities</i></p> <ul style="list-style-type: none"> Housing supports wellbeing, particularly for the most vulnerable Housing supports connected communities and better placemaking 	<p>Reputation risk</p> <p>If lower income groups of people are priced out of Wellington, then we risk gentrification in the city and a loss of diversity and community connection.</p>	<p>While Council doesn't have the ability to control this entirely, there are number of projects underway which go some way toward mitigation of this risk. A stronger partnership with Kāinga Ora is being developed and will be critical to this.</p> <p>Council projects:</p> <ul style="list-style-type: none"> Te Kāinga programme introduces a rental product that is more affordable for key workers in the city, operated by the Council. The Strategic Housing Investment Plan sees some disposals of City Housing assets to fund developments, retaining unit numbers in the City Housing portfolio in line with the Deed of Grant. When disposing of City Housing units that are deemed not to be fit for purpose, the first preference is to sell to Kāinga Ora, this is also a requirement under the Deed of Grant. A sale to Kāinga Ora retains social housing in the central city and inner-city suburbs. 	<p>Likely</p> <p>In some spaces this is already happening. For example, university students living in outer suburbs.</p> <p>Impact of risk</p> <p>We could lose diversity in the city if people are priced out of housing.</p>	<p>Extreme (15)</p> <p>(Almost Certain / Major)</p>



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The Council's Enterprise Risk Matrix provides a consistent approach to assess the impact and likelihood of a risk identified so that we prioritise the management of those risks within the Council's risk appetite.

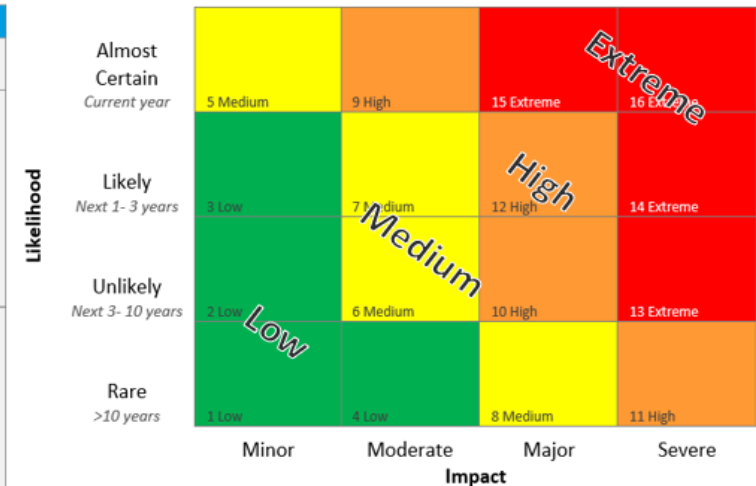
1. IMPACT ASSESSMENT TABLE: *If this risk was to occur, what would the impact be for the Council?*

Category	Minor	Moderate	Major	Severe
Financial	Financial exposure up to \$500k	\$500k to \$5m	\$5m to \$20m	Financial exposure greater than \$20m
Reputation	Negligible, one-off adverse media coverage within a local/small audience No or negligible impact on stakeholder confidence	Ongoing adverse local media coverage (in excess of 2 weeks) Short term impact on stakeholder confidence resulting in minor changes to operations/projects Public concerns being vocalised. Central government requiring information	Ongoing (2-6 weeks) adverse local and/or one-off national media coverage Ongoing adverse impact on stakeholder confidence resulting in major changes to operations/projects Central government appointment of a Crown Review Team or Crown Observer	Sustained adverse media coverage (in excess of 8 weeks) Loss of stakeholder confidence resulting in operations/projects ceasing Central government appointment of a Crown Manager or Commissioner
Regulatory Function	Minor breaches with no direct consequences Minor litigation	Recommendations for improvement by accreditor Judicial review undertaken or proceedings issued on our decisions Single moderate litigation or numerous minor litigations	Corrective actions issued by the accreditor Decisions related to strategic projects quashed by court and/or compensation paid Single major litigation or numerous moderate litigations	Losing accreditation to perform regulated work Decision by court results in requirement to make changes to the Council's regulatory operations Numerous major litigations
Legislative Compliance	Minor breaches with no direct consequences	Compliance breach that leads to fine of less than 50k. Compliance inquiry by a regulator	Compliance breach that leads to fines of \$50k+ Compliance advice received from a regulator	Compliance breach that leads to an investigation and/or jail of an officer External review and investigation appointed by the regulator
Health and Safety	An event that requires a worker and/or other person to seek first aid and/or debrief	An event that requires a worker(s) and/or other person(s) to seek medical treatment – physical or emotional	Notifiable event(s) that cause illness, injury or distress to a worker(s) or person(s)	An event that causes death or permanent impairment to a worker(s) and/or other person(s)
Environmental	Localised environmental damage that can be remediated	Localised environmental damage with a medium term-effect Offsite release contained or immediately reportable event.	Significant, widespread environmental damage Long term environment environmental damage with long-term effects Major off site release	Irreversible and widespread environmental damage Irreparable damage to significant site or landmark
Service Delivery	LTP key performance measures ≤10% (financial and non-financial measures) No change to customer complaints	LTP key performance measures 10%-25% (financial and non-financial measures) Customer complaints increased ≤25%	LTP key performance measures 25%-50% (financial and non-financial measures) Customer complaints increased 25%-50%.	LTP key performance measures ≥50% (financial and non-financial measures) Customer complaints increased ≥25%

2. LIKELIHOOD ASSESSMENT TABLE: *How likely is the risk to occur?*

Likelihood	Description
Almost Certain	Event could occur this year or similar event has occurred in the current year
Likely	Event could occur in the next one to three years or during the current Triennial Plan
Unlikely	Event could occur in the next three to ten years or during the current Long-Term Plan
Rare	Event could occur in more than ten years

3. PLOT THE RISK



RISK RATING AND DESCRIPTION

Risk Rating	Description	Impact	Reporting
Low	Risk managed within business units	May result in minor impact on the Council's business objectives and outcomes	Included in risk register reporting to manager
Medium	Risk within the Council's risk appetite and managed by T3 and below	Would interfere with the quality, quantity and timeliness of the Council's business objectives and outcomes	Included in risk register reporting to manager and Chief
High	Risk is close to exceeding the Council's risk appetite. Risk managed by ELT	Would interrupt the quality and timeliness of Council's business objectives and outcomes	Escalation to ELT and/or Elected member
Extreme	Risk is at or exceeds the Council's risk appetite	Would stop a number of key objectives and outcomes being achieved	Urgent escalation to ELT and Council

SOCIAL HOUSING POLICY UPDATE

Purpose

1. This report asks the Social, Cultural and Economic Committee – Pūroro Rangaranga (SCEC) to receive the consultation feedback on the proposed Social Housing Policy and proposed City Housing Policy: Rent Setting and confirm that no change will be made to policy and rent settings at this time, in light of broader decisions on financial sustainability.
2. This report is one of five for SCEC's consideration and should be read alongside the following papers:
 - WCC's housing action plan – an update on WCC activity and priorities to support quality and affordable housing in Wellington
 - City Housing financial sustainability – to agree a pathway forward to ensure that Wellington City Council (WCC) has a financially sustainable City Housing service and can meet its obligations under the Deed of Grant with the Crown
 - Te Kainga update – overview of the Te Kainga service and the scope to grow this further to improve availability of affordable housing in Wellington
 - Affordable housing supply and development – overview of broader housing supply and development opportunities across Wellington.

Summary

3. On 12 March 2020, Council approved consultation on the draft Social Housing Policy and the proposed City Housing Policy: Rent Setting. Council also requested a paper with options to address the financial sustainability of City Housing (which is being considered alongside this paper).
4. The intent of the social housing policy and rent setting proposals was to:
 - Support the delivery and management of a responsive social housing service that is fair and equitable to tenants and is financially sustainable into the future
 - Set the long-term direction, governing principles and service delivery parameters for City Housing and
 - Ensure City Housing actively contributes to achieving the wider vision of the Council's Housing Strategy, "All Wellingtonians well housed".
5. In summary, the proposed changes that were consulted on were to:
 - Restructure the Social Housing Policy with a framework that includes four operational policy pillars: Prioritisation and Needs Assessment, Rent Setting, Asset Management and Enhanced Services to Door
 - Adopt a Security of Tenure policy clause and increase the eligible asset limit for applicants and existing tenants in line with current deposits for average entry level (first quartile) house prices in the Wellington region

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- Change the rent settings from a flat discount on market rent (70%) for all tenants to an income-based Discounted Market Rate (DMR) starting at 60% of market rent for very low-income earners, increasing according to income up to 100%
 - Remove all other current rent setting subsidies, including Rent Caps, 80+ rent freeze and Affordable Rent Limit (ARL) subsidy.
6. The original consultation process commenced on 19 March 2020 but was immediately postponed because of COVID-19. Consultation resumed from 2 June to 5 July 2020. The consultation process was thorough and attracted a lot of feedback from tenants and other stakeholders.
 7. Overall, feedback supported the proposed changes:
 - Regarding the Social Housing Policy and framework, submitters supported this in general but raised concerns that the income eligibility was too broad and may result in an increase of WCC housing tenants with high incomes to generate more revenue
 - Regarding proposed rent settings, 78% of tenant submitters and 80% of non-tenant submitters supported the move from a flat-rate discount to income-based discount on market rents as a fairer approach. They supported tenants on the lowest incomes receiving a higher discount than those on higher incomes
 - Tenants generally identified the proposed rent settings as the fairest option available and the most appropriate way to look after those on low incomes, with disabilities, single adult households and those having difficulty finding work.
 8. Key issues that submitters disagreed with were the inclusion of Accommodation Supplement in income bands, that single superannuants would receive less of a discount, and that those already receiving an 80+ rent freeze would potentially attract very high rent increases.
 9. In response to feedback, officers undertook further modelling to address submitters' concerns. While the alternatives modelled improved equity to some extent, financial benefits gained by the lowest income earners were minimal (average of \$9 for singles and \$13 for other groups) and it was likely that 200 tenants would have a rent increase of \$100 per week or more. It would also take 18–24 months to roll out rent changes, during which time decisions on financial sustainability need to be taken and implemented. The alternatives modelled generated additional annual revenue for City Housing of approximately \$800,000.
 10. Given the difficulty in modelling alternative scenarios that both improved rental equity for tenants and generated additional income for City Housing, it became apparent that any changes to current policy and rent settings needed to be considered as part of the broader financial sustainability decisions.
 11. This paper recommends that, until such time as the wider City Housing financial sustainable options are agreed, any changes to the current Social Housing Policy and City Housing Policy: Rent Setting are put on hold. This will minimise disruption and uncertainty for tenants while broader sustainability issues are addressed.

12. It should be noted that, subject to decision(s) made to address financial sustainability, the Social Housing Policy may require updating to reflect such decisions. This may include eligibility criteria and rent settings.
13. Following Council decisions on this paper, officers will communicate the decisions to tenants to close out the consultation process and provide certainty for them about the outcome.

Recommendation/s

That the Pūroro Rangaranga – Social, Cultural and Economic Committee:

1. Receive the information
2. Agree to recommend to Council that until such time as the wider City Housing financial sustainable options are agreed, any changes to the current Social Housing Policy and City Housing Policy: Rent Setting are put on hold.
3. Note that subject to decision(s) to address financial sustainability, the Social Housing Policy may require updating to reflect any decisions. This may include eligibility criteria and rent settings.

Background

Financial sustainability context

14. City Housing has had financial sustainability challenges for many years, and these have previously been reported to Council prior to signing the Deed of Grant in 2007 and more recently via Council workshops and papers in 2016, 2018 and 2020, as well as through the current 2021-31 Long-term Plan (LTP) process.
20. City Housing currently funds operations solely from discounted market rents and City Housing tenants are not eligible for income-related rental subsidies (IRRS). City Housing tenants currently pay 70% of market-assessed rent, regardless of their income and circumstances. This compares unfavourably to tenants living in other social housing in Wellington (e.g. Kāinga Ora or CHP properties), who pay no more than 25% of their net income in rent, with the remainder 'topped-up' by the IRRS.
15. As a result, City Housing operates with an annual funding deficit of at least \$7m per annum and is unable to afford the second phase of the Housing Upgrade Programme. Without any changes, City Housing will be insolvent and unable to meet the requirements of the Deed of Grant with the Crown beyond FY 2022/23.
16. Council has been working to improve the financial position over several years. The actions taken to date (see below) have improved the financial position but more significant change is now needed:

- Establishing the Strategic Housing Investment Plan (SHIP), to reinvest proceeds from divestments into the social housing portfolio¹;
 - Leasing the 100-plus units in the Te Māra complex to Kāinga Ora so that tenants in these properties would be able to access IRRS and so that this rental stream could increase our overall income
 - Proceeding with additional leases to community housing providers to build capability and capacity in the Community Housing Provider (CHP) market and enable access by tenants to IRRS
 - Completing the first phase of the housing upgrade programme (HUP1)
 - Identifying operational efficiencies within City Housing and reducing the size of the team from 47 to 34 FTEs following a business review in 2016 and 2017.
17. There is more to do however, and Council has been actively working with central government to improve supply in Wellington and address City Housing sustainability.
18. In the March 2020 Social Housing Policy paper that sought Council approval to consult on rent changes, it was suggested that the proposed rent settings would contribute to financial sustainability and that changes in rent could be part of a package of solutions to address sustainability challenges. However, it is now clear that more significant changes are needed to address sustainability. It has also been difficult to model a rent scenario that both improves equity for tenants and increases City Housing's revenue.

Current rent settings

19. Currently City Housing tenants pay 70% of market rents, which are assessed annually. To manage affordability, the following further subsidies are applied to rents:
- Rent Caps – annual rent increases are capped at a maximum of \$20 per week for a single tenant and \$30 for two or more tenants, regardless of their circumstances. Based on 2019 figures, this policy costs approximately \$177,000 per year in lost revenue and the cumulative effect of rental caps means rent falls well behind rates necessary for financial sustainability.
 - Affordable Rent Limit (ARL) Subsidy – the subsidy allows for an additional short term (six-month) discount for any tenant whose rent exceeds 35% of net household income (including any Accommodation Supplement entitlement). The ARL currently costs approximately \$150,000 per year in lost revenue.
 - Rent Freeze for tenants 80+ – currently there is no annual rent increase for those tenants in this age group. This group is increasing in number and the length of tenure is also increasing. There are currently nearly 100 tenancies with a rent freeze with a cost of approximately \$233,000 per year in lost revenue.

Social Housing Policy and City Housing Policy: Rent Setting proposals

20. On 12 March 2020, Council approved consultation on the draft Social Housing Policy and City Housing Policy: Rent Setting. The intent of the proposals was to:

¹ The SHIP is estimated to generate at least \$63m in finance which will be used to reinvest in social housing upgrades and renewals

-
- Support the delivery and management of a responsive social housing service that is fair and equitable to tenants and is financially sustainable into the future
 - Set the long-term direction, governing principles and service delivery parameters for City Housing
 - Ensure City Housing actively contributes achieving the wider vision of the Council’s Housing Strategy “All Wellingtonians well housed”.
21. In summary, the proposed changes that were consulted on were to:
- Restructure the Social Housing Policy with a framework that includes four operational policy pillars: Prioritisation and Needs Assessment, Rent Setting, Asset Management and Enhanced Services to Door
 - Adopt a Security of Tenure policy clause and increase the eligible asset limit for applicants and existing tenants in line with current deposits for average entry level (first quartile) house prices in the Wellington region
 - Change the rent settings from a flat discount on market rent (70%) for all tenants to an income-based Discounted Market Rate (DMR) starting at 60% of market rent for very low-income earners, increasing according to income up to 100%
 - Remove all other current rent setting subsidies, including Rent Caps, 80+ rent freeze and Affordable Rent Limit (ARL) subsidy.
22. The original consultation process commenced on 19 March 2020 but was immediately postponed because of COVID-19. Consultation resumed from 2 June to 5 July 2020.
23. Tenancy consultation included:
- A consultation summary booklet outlining the proposed changes and a free-post feedback form mailed to all City Housing tenants
 - Online consultation via Let’s Talk Wellington (LTW)
 - Offer of phone conversation or 1:1/small group appointment with a Tenancy Advisor to ask questions and/or provide feedback
 - Information sent to English as a Second Language tutors, organisations and tenant support workers to help tenants understand and make a submission
 - Opportunity to email feedback direct to City Housing
 - Opportunity to make an oral submission at SPC meetings.
24. Public consultation included:
- Feedback primarily via the Let’s Talk Wellington (LTW) engagement platform
 - City Housing staff attendance at community group meetings as requested.

Consultation feedback

25. The consultation process was thorough and attracted a lot of feedback from tenants and other stakeholders. Information on the proposed changes was provided to all tenants and made available to external stakeholders. Officers attended meetings with 228 individual tenants, 11 agency groups and six tenancy groups (89 attendees). The

LTW website received 1843 individual visits. A total of 526 written submissions were received and 24 individuals and eight organisations were heard at oral hearings.

26. A summary of feedback is provided below and supported by more detail in attachments 1 and 2. Overall, feedback supported the proposed changes:
- Regarding the Social Housing Policy and framework, submitters supported this in general but raised concerns that the income eligibility was too broad and may result in an increase in the number of higher-income tenants in order to generate more revenue.
 - Regarding proposed rent settings, submitters supported the principle that moving from a flat-rate discount to income-based discount on market rents was a fairer approach. They supported tenants on the lowest incomes receiving a higher discount than those on higher incomes.
27. Key issues that submitters disagreed with, including from those that attended oral hearings, were the inclusion of Accommodation Supplement when calculating income bands, that single superannuants would receive less of a discount and that those already receiving an 80+ rent freeze would potentially attract very high rent increases.

Feedback on rent proposals

28. Figures 1 to 3 below show that largely tenants and non-tenants supported the proposal to move from flat-rate to income-based rent setting.

Figure 1: Tenant and non-tenant response to proposal to move to income-based rent

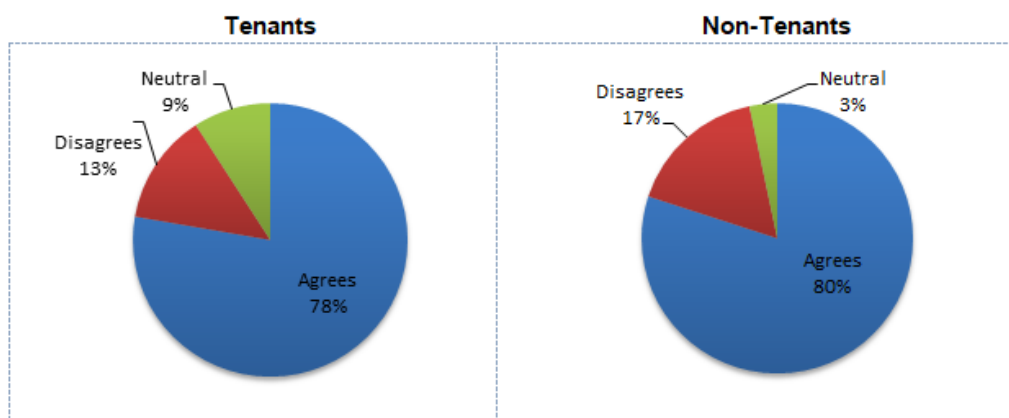
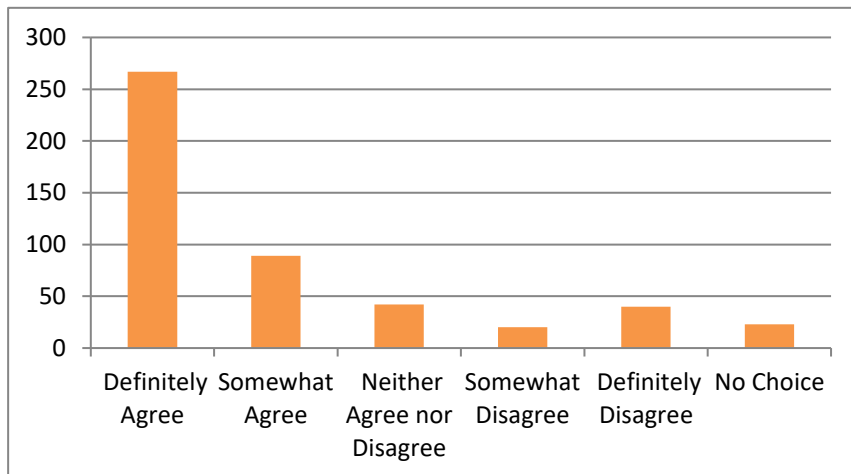
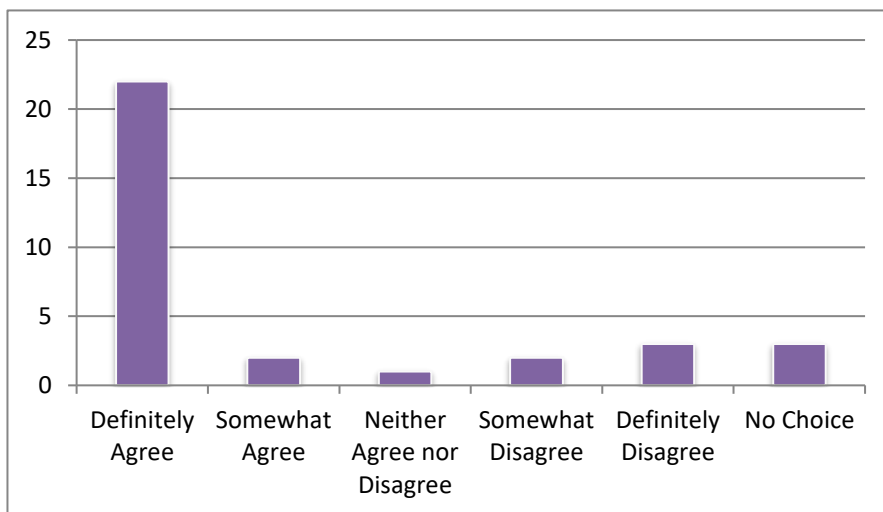


Figure 2: Detail of tenant support for proposed income-based rent setting



NB: “no choice” indicates the number of submitters that did not choose an option

Figure 3: Detail of non-tenant support for proposed income-based rent setting



NB: “no choice” indicates the number of submitters that did not choose an option

Tenant feedback on rent proposals

29. Tenants that agreed with the proposed rent settings (78% of respondents) generally identified it as the fairest option and the most appropriate way to look after those on low incomes, those with disabilities, single family households and those experiencing difficulty finding work.

-
- Many respondents outlined that in recent years rent had gone up while income and benefits remained at the same level, which meant more tenants had difficulty paying the current 70% of market rate rent. Most respondents receive only New Zealand Superannuation or the Job Seeker's benefit and stated that rent took up the majority of that each week.
 - Tenant feedback said that income-based rent would improve equity among tenants, would allow people to have more money left after rent for other essential goods, and that this would improve tenant wellbeing.
 - Some people commented that income-based rent is the point of social housing and it is good to be moving closer to what is offered by central government housing since that is where respondents might otherwise be.
30. Some tenants (13% respondents) disagreed with the proposed rent changes, generally identifying them as being unfair. Their view was that those with the same housing should pay the same rent or those who can pay more should be given the better-quality social housing within the portfolio. Within the group of tenants who did not support the proposals, the following feedback was raised:
- Some tenants explained that their employment and therefore their income was not consistent, and they would struggle if their rent did not reflect that (e.g. if their rent was based on income that was unusually high). If rent was based on constantly changing income, tenants would struggle to set their budgets. Some tenants also said the proposal created a disincentive to seek employment because working would mean an increase in rent.
 - Those on single superannuation were concerned that their income now put them into a higher income band that meant their rent would increase and were concerned that those tenants currently receiving an 80+ rent freeze would face large rent increases.
 - A few submitters raised concerns that the Council calculator indicated that a small change in income would cause rent to increase and this was unfair. Many highlighted that it was unclear which circumstances were to be considered when determining rent and the proposal needed to be clearer. Many people submitted that the Accommodation Supplement should not be included in base income used to determine a Discount Market Rent (DMR).
 - Some submitters said the proposal was moving away from social housing to affordable housing and applicants on higher incomes would take preference for housing over those on lower incomes to generate revenue.

Non-tenant feedback on rent proposals

31. Most non-tenant submitters agreed with the proposed changes (80% of respondents), generally saying that tenants on low incomes should pay what they can afford, and current prices were too high, creating mental and physical health issues. They submitted the proposal allows accountability and dignity. They also said that the

proposal is consistent with the approach taken by Kāinga Ora and other social housing providers.

32. Some non-tenants disagreed with the proposed changes (17% of respondents) saying ratepayers should not subsidise tenants more than what the government does through Accommodation Supplement. Rather than change rent rates, some feedback suggested WCC should charge a standard percentage below market rent to all tenants and allocate to the neediest.
33. Some non-tenants also said they did not trust WCC to implement this proposal without subsidising from ratepayer funds and that the Council should instead focus on other priorities such as infrastructure.
34. Others submitted the engagement process did not meaningfully engage with tenants.

Response to feedback

35. Officers further reviewed both the proposed Social Housing Policy and City Housing Policy: Rent Setting, undertaking further modelling in consideration of the concerns raised by submitters.
36. Further modelling looked to clarify income thresholds in the Social Housing Policy and explore further rent setting scenarios to see what options could best balance improved equity for tenants and generate additional revenue to contribute to improving financial sustainability. The further scenarios modelled generated additional annual income for City Housing of approximately \$800,000.
37. Given the difficulty in modelling alternative scenarios that both improved equity and generated revenue, it became apparent that any changes to current policy and rent settings needed to be considered as part of the broader financial sustainability options and decisions. It would also take 18 – 24 months to roll out any rent changes, during which time decisions on financial sustainability need to be taken.
38. It is therefore recommended in this paper that, until such time as the wider City Housing financial sustainable options are agreed, any changes to the current Social Housing Policy and City Housing Policy: Rent Setting are put on hold.
39. It should be noted that subject to any decision(s) made to address financial sustainability, the Social Housing Policy may require updating to reflect such decisions. This may include eligibility criteria and rent settings.
40. While changes to the rent setting model are not recommended at this stage, officers are proceeding with the routine annual rent adjustment in September 2021. Annual rent increases were not implemented last year due to the impact of COVID-19. Increasing rents this year will ensure that the City Housing financial position does not deteriorate while City Housing's sustainability challenges are addressed. The current rent increase caps will remain in place which mean that no increase will exceed \$20 per week for single tenants and \$30 per week for two or more tenants.





Options

41. The committee has the following options:
- a) Agree to put changes to city housing rent on hold (recommended option)
 - b) Agree to proceed with changes in the way rent is calculated for city housing

Next Actions

42. Following the recommendations in this paper being approved by Council, the decision will be communicated to tenants and stakeholders.

Attachments

- Attachment 1. [Attachment 1: Summary of Feedback](#)   Page 42
- Attachment 2. [Attachment 2: Full Feedback Table](#)   Page 53

Authors	Angelique Jackson, City Housing Manager Katherine Meerman, Chief Advisor
Authoriser	Claire Richardson, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Not applicable.

Treaty of Waitangi considerations

There are a range of Treaty considerations that need to be taken in to account when considering changes to City Housing's operations.

Currently, there is a kaupapa inquiry - Wai 2750 – with the Waitangi Tribunal. This Housing Policy and Services Inquiry will hear outstanding claims with grievances concerning housing policy and services. Many of the claims which raise grievances in relation to housing issues have been brought on behalf of particular whānau, hapū and iwi from across the nation. Many of the related claims allege Crown failure to ensure an adequate standard of housing for Māori, both rural and urban, or to deliver state services, programmes and support enabling Māori access to adequate housing

15% of our tenants are Māori (based on head tenant data). Our first responsibility should be to ensure that our Māori tenants are housed in safe, warm, and dry accommodation. We also need to ensure that any decisions to make changes to our housing stock and rental settings consider the equity impacts on Māori and involve Māori in decision making.

Financial implications

Further detail on City Housing financial position is provided in the accompanying City Housing Financial Sustainability paper.

Policy and legislative implications

City Housing must comply with a range of regulations and Council's Social Housing Policy must be consistent with this, particularly the Residential Tenancies Act 1986 and Health Homes Guarantees Act 2019, Privacy Act 1993, Protected Disclosures Act 2000 and various building regulations. The Social Housing Policy must also recognise the obligations under the Deed of Grant signed between Government and WCC in 2008.

Risks / legal

There will be tenant and media interest in decisions made the Social Housing Policy (including rent settings) and there is a communications and engagement plan to address this.

Communications Plan

Not applicable.

Health and Safety Impact considered

Not applicable.

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

1. Questions 1 and 2 of the feedback form asked if people to rate their level of agreement with the proposal and invited comments to support their rating.

This attachment provides a summary of the reasons for the ratings people provided: Note that the quotes included are as written in the submissions.

Tenants:

Rating	Reasons
Definitely agree	<ul style="list-style-type: none"> • Rents too high • Wisest and fairest option / Fairness, kindness, transparency • Cost of living is increasing and becoming too high for many • Superannuation/pension only not enough to pay rent currently and pay for other necessary costs • Would be an all-around help • Unemployed and those with kids need the help • Poverty • Differences in local vs central housing – make more similar would be good as WCC tenants would usually be in Kāinga Ora • Families – will make easier to support children • Unfair at moment between those who can pay more and those who can not • Allows people to save money • Covid-19 employment struggles and general employment struggles affecting ability to pay • Good for lower income people • Makes it easier to use money for other important needs e.g. food, medical • Allows for changes in circumstance • Better and fairer than old policy • Think rent is higher than earnings at the moment • Policy change makes sense • Will help wellbeing/mental health • Means more money for food • Those who are working can afford to pay more • Would be helpful and equitable • Rents too high and keep rising (even paying 70% is a lot for many) • Don't create more hardship for those in need • WCC duty of care to do this • Should only be done for low income people • Would help as unforeseen circumstances occur • Superannuation is not rising as fast as rent and rent is a major expense • Take into account more factors i.e. provide more help elsewhere too • Gives poor people chance to get ahead • If makes rent cheaper then support • Makes so can keep housed and not become homeless • Doing it this way seems to be the point of WCC housing • Justifiable approach
Quotes	<p><i>“My understanding of one of the reasons behind Wellington City Housing exist is to provide rental homes for Wellingtonians with low incomes and special</i></p>

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

	<p><i>housing needs. Therefore, it makes sense to put tenant's income and circumstances as variables in the rent calculation formula."</i></p> <p><i>"Because it is the wisest and fairest if that is the way it will be done properly. Myself, I would welcome a reduction in rent as I am struggling at present because the pension (Super) is only paid once a fortnight (rent every week to be paid). The cost of living is increasing all the time."</i></p> <p><i>"Fairness, Kindness, Transparency"</i></p> <p><i>"First an foremost it is totally fair when you are a pensioner and have no other income except your pension. Half of my pension goes to paying rent, the rest goes to paying bills and food expenses"</i></p> <p><i>"Its not fair the way a lot of people are left in hardship while others on a much more substantial income pay the same rent"</i></p> <p><i>"I definitely agree that parents with children and grand parents who are looking after their grand children and people on the unemployment benefit I believe strongly that the people I just mentioned deserve help with their rent."</i></p> <p><i>"I definitely agree with this proposal as a single mother of two girls aged 10 weeks & 2 years. So it will definitely help me big time to support my girls better to thrive in life."</i></p> <p><i>"some people have higher income but some of us live with the lower income so it is not fair for us to pay the same amount with the higher income people"</i></p> <p><i>"I have chosen 1 definitely agree for my level of support regarding to set fairer rents for council rents. This is a great proposal to make very fair and will help lower income tenants to spen on neccesities that will help them in the long run. This would give them relief, peace of mind and not stressed"</i></p> <p><i>"This would be very advantageous to lower income earners. Paying 70% of the market value is a much greater chunk of a beneficiaries income than it is to someone who is in full time employment. Some beneficiaries at present could be paying 1/2 or more of their weekly net income in rent. Those who are woking can afford to pay more."</i></p> <p><i>"I think social housing providers have a duty of care to provide rental accommodation which is consistent with the tenants ability to pay"</i></p>
Somewhat agreed	<ul style="list-style-type: none"> • Explanation of proposal confusing so did not put definitely agree but still agree • Already barely meet needs so would help • Good thing for job seekers and oldies • Good if means can have a little extra money for saving or paying for other things • Hope no implementation issues • Creates ability to save money • Rent increases are currently high due to market • Differences of some who work and some on limited income • Fairer especially for disabled and those who cannot find work • Negative for inconsistent incomes

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

<p>Quotes</p>	<ul style="list-style-type: none"> • Fewer rent reviews e.g. every 3 years • If do proposal then also improve quality of housing • Rent is currently higher than income • It would help the elderly • More beneficial than having to use other resources like constantly getting food grants • More equality among tenants • Pandemic impact • Rent up while income has stayed the same • What percentages/level of income is deciding rent? • What about inconsistent hours/work/pay? • Reasonable as it is/keep as it is • Consideration of individual circumstances key • Difficulty that if rent changes then cannot make consistent financial decisions • Sometimes people work harder to do better for families but if that just increases rent then can never get ahead <p><i>“We somewhat agree because on of us is working and yet we are paying (I/we think) the same amount of rent as those with more money as we are. Our rental unfortunately takes most of the one income”</i></p> <p><i>“As the address of this letter it looks faires with hope no gaps in it or better to say not easy to apply it”</i></p> <p><i>“Barely able to get ends to meet. I don't have any other income except Super Annuation. Found explanation confusing”</i></p> <p><i>“Paying based on level of income is very fair however some of your units are quite old and need basic facilities/compliance like heaters, vandilation (kitchen & bathroom) extraction fans, security cameras for unknown regular footsteps and controlling tenants behaviours as at time it can be very intimidating (weekend parties/noises) if these things are addressed it make all the sense to increase/decrease rents (it has to be reasonable & fair for all)”</i></p> <p><i>“I agree to changing rent based on a percentage of income, but It would all depend on what that percentage would be. Although I agree with this I am aware that I will end up seeing a substantial rent increase”</i></p> <p><i>“The current rent scheme dose not take into consideration tenant income. But, I, myself, work casual work, I have no idea what will my income be weekly or annually. I wiat to be called every day to cover shifts. If I have no shifts I don't get payed”</i></p>
<p>Neutral</p>	<ul style="list-style-type: none"> • Proposal not clear • Indecisive respondent • Lack of knowledge of proposal • Intent of proposal not clear to respondent • Unclear meaning of “according to earnings” • Problems with housing quality • Thought this was already the policy • Other factors should be considered not just income e.g. house condition • Fine as it is/keep rent as is

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

<p>Quotes</p>	<ul style="list-style-type: none"> • Need fair assessment of income to do this • Refugee families with no work income • Happy to pay higher • Don't understand – don't penalise low income tenants <p><i>"I am not really understood what according to your earning means"</i></p> <p><i>"I think the Council is taking a dishonest approach to peoples' income by the way they are assessing income. So while I agree that it's good to be fairer in rents, it needs to be fairly assessed"</i></p> <p><i>"The City Housing dept has always treated me (and xxx deceased) well and I am prepared to pay more per week for my flat after all this has been finalised."</i></p> <p><i>"Not too sure, unfortunately with the Covid at the moment we hardly get any extra hours from work and the cost of living is very expensive eg groceries, school donations, kids clothes, bills, etc"</i></p>
<p>Somewhat disagree</p> <p>Quotes</p>	<ul style="list-style-type: none"> • Non-consistent hours of work means rent should not be based on income • Rent makes up big part of income • Makes it harder for those who are trying to earn more money to get themselves in better financial position • If do this then those who do work should be given better quality places • Worried rent supplement will put in higher bracket and have to pay more • Not fair for those in part or full time work vs those on benefit • Proposal needs work especially as could be a sudden jump in rent • Unclear what income is taken into account • Rent increase suddenly would create "rental stress" <p><i>"I'm a security guard and my hours have changes a lot last week I only did 27 hrs which just made enough. My hours are not consistance"</i></p> <p><i>"It will make it difficult for people who are trying to earn more money to get themselves in a better financial position. Also 500,000 is not enough to buy a house in Wellington (20% of 500,000 is 100,000) this limit is too low"</i></p> <p><i>"Some tenants have rent supplement to help make ends meet. My concern is this payment, if combined with current income, could put them in a higher bracket thus increasing their rent and negating it's purpose. Some tenants who have talked about this are very distressed on top of having stringent budgets already!"</i></p> <p><i>"Under the proposed changes you are going to charge someone on minimum wage 45-46% of their net income as rent which will cause rental stress . This proposed changes will result in sudden rent hikes for many tenants. Even retirees on the basic state pension will face a rent increase. And other tenants on minimum wage will and modest incomes not much higher than minimum wage will face sudden rent increases of between \$70 and \$100 per week. this definitely more than meets the definition of rental stress"</i></p> <p><i>"It is not fare for people who work in part or full time job to pay high amount of rents while other who are under the benefit getting low rent. In the current system, People in the benefit still getting support from WINZ, so they might be happy. If you want to help them you can reduced your rent for them but don't apply the so called "fair rent""</i></p>

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

<p>Definitely disagree</p>	<ul style="list-style-type: none"> • If you have the same flat you should pay the same price • As it is is good, rent should stay as it is • Work not stable but could have increased rent under new system so not fair • Unfair if just found job and suddenly have to pay higher rent • Shouldn't base on "fixed" household income when income from benefit changes all the time based on time of year and costs that arise • Dubious whether all circumstances will be taken into account when deciding rent • Even if have technically higher household income e.g. due to multiple people in same house, does not mean can pay increased rent • Rent should be fixed for everyone or otherwise unfair • Unfair to decent, working people • WCC calculator indicates that don't have to earn a lot over benefit to be affected with rent increase <p>NB: a number of those marked "5" for definitely disagree misunderstood the premise and the comments indicated a support for the policy similar to comments at a "1" and "2", for example:</p> <p><i>"low income already anything to save money is much appreciated"</i></p> <p><i>"Fair rents that reflect tenants income gives them a better standard of living and quality of life"</i></p> <p><i>"Think this is a good idea as many people struggling with illnesses for a long time. Rely on govt money which is not much"</i></p>
<p>Quotes</p>	<p><i>"This Proposal is ONLY for Poor Unemployed people or very low paid-low working hours etc ! this proposal is so Unfair to decent hard working people that earn between \$475 to \$675 which is around the basic living wage for 30 to 40 working hours etc, I only agree with charging higher rent's to much higher wage earners of \$875+ but not as high as your rent calculator is charging/stating etc, as I have tested that rent calculator and from \$one dollar to \$410 is at \$126 per week in rent, but it Jumps way up to \$147 per week in rent at \$440 in wages that is also unfair, the rent limits needs to be much Fairer... "</i></p> <p><i>"I work about 20 hours a week but my income is not stable as in some weeks I don't have much work. It would be too stressful for me if the rent percentage increased"</i></p> <p><i>"If you have the same flat you should pay the same price"</i></p> <p><i>"Although I sympatise with lower income tenants, why should I pay more for the same house and also loose a larger portion of my pension. Every year we get a ren increase letter, this is stressful enough as it is plus I have t hand over my bank statements which seems to me like you already do income based rents ??"</i></p> <p><i>"should be in flat rate"</i></p> <p><i>"Think its unfair system to those wanting to buy a house and those working will feel like there covering other peoples rent"</i></p>

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

	<p><i>"Because I signed my tenancy agreement on the understanding that I would be paying 70% of the market rate. I have also experimented with your calculator and you don't have to be earning a lot over a benefit for it to be affected. Im very concerned about this. Supported living has only just been increased and now this. You dont receive more than \$60 for health costs and my part time job helps to cover the remainder of them"</i></p> <p><i>"The proposal to charge rent based on income is not fair because personally aside from rent, I also need to pay for power, food, clothing, food and personal loans such as 3 weeks bond and 1 week advance"</i></p> <p><i>"We are refugged and have just found jobs so It is not fair that we now pay more rent"</i></p> <p><i>"We believe it is fairer to be charged rent for the property's value rather than basing rent on house-hold income. We (the tenants at this address) are all Work and Income beneficiaries and our benefits are regularly adjusted depending on living and medical costs that arise. This means that any increase in benefit is going toward paying a bill. For example our benefits are increased slightly during the winter months to help meet the cost of powerwhich increases during the those months. Additionally our benefits are adjusted to cover health related costs that arise or stop.It is therefore unfair to set a 'fixed' house hold income when our benefits are not 'fixed'. The current set up of rent being set based on 30% less the market value is fairer and allows us low income earners to live sustainably and when possible to save for sudden and unforceeable living costs that come up. It is already hard to afford rent and pay for power & other costs during this time. We also feel that the current policies such as rental caps and affordable rent limit policies are good protective policies for the tenants and should remain. Thank you for giving us the opportunity to weigh-in on the decision. We appreciate your consideration and ask that you keep the current rent set up."</i></p> <p><i>"I disagree with the proposal because it will mean that my family and I will struggle financially to pay. The rent that we pay now suits our current financial status"</i></p>
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Non-tenants:

Rating	Reasons
Definitely agree	<ul style="list-style-type: none"> • People in low income should pay what can afford • Not fair on ratepayers if those on higher incomes get subsidised rent • Rent prices too high currently and creates mental/physical health issues • Need to help tenants in council housing so communities thrive • If meant to be social housing then rent needs to be tied to earnings • Equity • Meant to be about helping people • System should work for those using it • Allows accountability and dignity • Fairer system • Wil ensure affordability as rent currently too high • Too easy to hide income currently so can occupy social housing

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

<p>Quotes</p>	<p><i>“Tenants in city housing deserve our support. In scaling rent to their income, we enable people to save more, live better lives, and spend more on the things that matter most. Especially those who live with their children or other dependents, having set rent which does not reflect income can be really difficult. Right now, many people are struggling due to Covid 19. If WCC is able to scale rents up or down in response to personal circumstances, I believe it would go a long way to helping our communities thrive”</i></p> <p><i>“Rent proportional to income allows for both accountability (look after this low rent property or you will be back on the private market) and dignity (allowing a certain proportion of income to be reliably allocated to housing whatever the vagaries of the employment situation)”</i></p>
<p>Somewhat agree</p>	<ul style="list-style-type: none"> • Good reasons for proposal • Will help bring in line with Kāinga Ora and other social housing providers
<p>Quotes</p>	<p><i>“It’s a good reasons and I agree with the city council”</i></p>
<p>Neutral</p>	<ul style="list-style-type: none"> • No idea about proposal
<p>Quotes</p>	<p><i>“Because I have not idea about your proposal”</i></p>
<p>Somewhat disagree</p>	<ul style="list-style-type: none"> • Don’t trust WCC to do this proposal without subsidising from ratepayer funds • Don’t like engagement process as felt didn’t meaningfully engage tenants
<p>Quotes</p>	<p><i>“I don’t trust that the Council can do this without effectively subsidising housing with Ratepayer funds”</i></p>
<p>Definitely disagree</p>	<ul style="list-style-type: none"> • Ratepayers should not subsidise • Should charge standard percentage below market rent and allocate to most needy. Central government role • Focus on infrastructure instead. Ratepayer should not pick up bill for social housing rent. <p>Note: many non-tenants shared the same misunderstanding around rates and ratepayers involvement with WCC housing, despite the explanation to the contrary in the WCC proposal.</p>
<p>Quotes</p>	<p><i>“WCC Rate payers should not be subsidising tenants more than what the government is prepared to through accomodation supplements/benefits”</i></p> <p><i>“I think the council should charge a std % below market rent and allocate to most needy; I think central govt should provide accom supplements recognising income disparities- that’s a central govt role in my view.”</i></p>

ATTACHMENT 1: SUMMARY OF FEEDBACK PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING

2. Question 3 asked if people had any other comments on the proposal to set City Housing tenants' rents based on their income and other circumstances. Apart from comments already made in Question 2, responses to Question 3 included:

- Discussions around the quality of living being reflected in rent, ie, discounts for those living in lesser quality homes
- Questions around accommodation supplement being included as income, as well as the comment that if accommodation supplement reduced at same level as rent reduction then what was the point of the change as it is not freeing up any money
- Many want implementation sooner rather than later
- Many hope this wouldn't cause them to lose social housing.

"If tenants are on a benefit, & rents are reduced what is to stop, the MSD reducing the accommodation supplement, by the same amount? This would leave tenants in exactly the same financial position, rents may be reduced, but if accommodation supplements are reduced by the same level, tenants are still left with the same level of disposable income"

"I think it's a great initiative but the parameters of qualifying for this should be very clear and well-thought out on a case-by-case basis. No one can anticipate all the circumstances one may have - ranging from health (mental or physical) to education background and options for work and economic stabilisation- there needs to be empathy for people of all walks of life. The number of children in a household as well as those children's needs ought to be considered, with special attention to those children who are in need of a great deal of care (disabled, ADHD, autism or otherwise). Those who are mildly disadvantaged and require city housing versus those who are extremely disadvantaged will get the help they need and deserve at an appropriate rate."

3. Question 4 asked people if they had any other comments about the new draft Social Housing Policy. Comments included:

- Confusion and lack of understanding around changes to rent freeze for 80+. Many do not want this to change, especially for those who are already over 80.
- Discussions around the quality of social housing generally with issues about cleanliness and age of housing.
- No online access to get info on proposal. Some people were confused due to language barriers and others because they did not understand what some of the terms would mean in practise, for example, taking into account extenuating circumstances.
- Asking for more enhanced services that used to be around.
- Like the proposals if it means that more council housing can be built in future.
- Some were worried about having to leave/being forced to leave due to these policy changes.
- Some were worried about the asset limits being too low and supported the idea of increasing them so that they can buy a home and have more savings.

"Rent freeze to tenants over 80 years old to continue."

"I want the rent freeze for over 80 to stay."

**ATTACHMENT 1: SUMMARY OF FEEDBACK
PROPOSED SOCIAL HOUSING POLICY AND CITY HOUSING POLICY: RENT SETTING**

"I disagree I have been a tenant since 1969 I have been paying the same rent for 14 years and now you are proposing to remove the 80+ rent freeze. I won't be able to afford over \$247 on me and my wife's superannuation. I propose you keep the 80+ rent freeze."

"On the surface, this proposal misrepresents the WCC agenda as fairer rents for social housing tenants. However, this proposal actually represents an erosion of the WCC commitment as a premier social housing provider in NZ and conflates it with All Wellingtonians well housed. It expands the eligibility demographic to those struggling in the overheated private rental market who will pay full market rent and charge up the City Housing coffers. While the Independent Housing review from several years ago, charged the WCC to review operational costs, (including high cost City Care maintenance contracts), they have instead eroded the social values of social housing retrenching the community action services and the client facing services by reducing the number of tenancy advisors."

"It is very comprehensive Social Housing Policy document. Thank you very much for its compilation, for your unfailing help and support"

"The change to asset limits and intent to review the limit two yearly is a sensible move. The existing \$35,000 asset limit gives absolutely no motivation for a tenant to work towards home ownership or even holding savings for any other reason."

4. Some out of scope comments made related to specific tenant circumstances, for example, health issues/disabilities and about the standard of social housing, for example complaints about partying neighbours and the lack of cleanliness:

"I feel that others are taking better accommodation houses. I have been at the same run down council flat for 15 years and have never been offered an upgrade. Flat needs to be updated inside and not a nice area to live in."

"I am a double amputee - both legs."

Consultation Feedback and Submissions received

Public (Redacted)									
First Name	Last Name	CH Tenant (Y/N)	We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? (1 Definitely Agree - 5 Definitely Disagree)	Thinking about your response to question one, what are your reasons for your level of support?	Do you have any other comments about our proposal to set City Housing tenants' rents based on their income and other circumstances?	Do you have any other comments about our new draft Social Housing Policy?	Comments	Oral Submission (Y/N)	
Jonathan	Hunt	Y	2 Somewhat Agree	While I accept without any reservation that an increase in the setting of the rents of at least some of the City Housing tenants (those like myself who have monies held for them at more than [redacted], in order to ensure that W.C.C. can have sufficient capital for the provision of social housing into the long term, I doubt gravely that my? (can't read word) (Chartered Accountant or the family lawyer would agree with me. I do support the fact that W.C.C. will need sufficient revenue in the future	Yes, a scrutiny of City Housing tenants rents (as well as their total domestic income(s)) is part of the annual W.C.C. Tenancy survey, I emphasise from my personal experience of [redacted], that W.C.C. determination to carry out thorough "knowledge banks" of tenants other circumstances; these latter are very important indeed, as is the setting of fair rents	I welcome the proposal to make tenancies more secure, Re: health, wellbeing and community ties, [redacted]	I wish to speak of my personal commitment [redacted]. Community links: 1) Participation in the weekly meeting [redacted] 2) Taking a turn, together with one other fellow parishioner on our rostered week to prepare the Prayers of the Faithful (for the priest and the congregation) for the forthcoming Sunday mass at Holy Cross Church Miramar. 3) Thursdays (and on some Tuesdays) taking part with [redacted] in a good walk, followed by swimming at the Freyberg Swing Baths, Oriental Bay. 4) Bicycle rides round Miramar [redacted] 5) preparing for a shared meal with friends [redacted] on a monthly basis. Saving a realistic deposit for their own home? Not for me, I'll turn 78 in Dec. Unlikely for a tenant over 40?	Y	
Hector	Westfield	Y	4 Somewhat Disagree	I am aged 84, and will soon die. I have been pleased that my bedsit rent has remained [redacted] per week. Since I turned 80 in 2015; so I don't like the possibility that it might be increased;	City housing currently check income and other circumstances when people apply for tenancy, and has been checking on these once a year, why do you now want to change the policy?	No, that's enough for now, but I could possibly say a bit more if you invited me to do so.		Y	
Maurice	Quillan	Y	1 Definitely Agree					N	
Beverly	Bratton	Y	1 Definitely Agree	Currently struggling, it's fair as everyone might have a different income				N	
Tania & Tawhai	Kouia	Y	1 Definitely Agree	Well I think a 30% discount is good and it's good to lower the rents because the rents are too high.	Shouldn't be asking for bank account numbers when the rent goes out from Work & Income	Good to lower the rents because the rents are too high		Y	
Leila	Claypoole	Y	1 Definitely Agree	Superannuitant with disabilities supporting the proposal				N	
Ashika	Nand	Y	1 Definitely Agree	More money for spending instead of accruing debt				N	
Malcolm	Geard	Y	1 Definitely Agree	Support fairer rent for tenants				N	
Sahrab	Hessoon	Y	1 Definitely Agree	The proposed rent reduction would make life a little easier. Otherwise happy with City Housing.				N	
Terence	O'Brien	Y	1 Definitely Agree	Because it is the wisest and fairest if that is the way it will be done properly. Myself, I would welcome a reduction in rent as I am struggling at present because the pension (Super) is only paid once a fortnight (rent every week to be paid). The cost of living is increasing all the time.	Nothing but cost of living bills and expenses of food-prices rising.	I am grateful for someone to live and respect your necessity for review of rental properties. However, I must apologise for my writing as I am left handed and have a frozen left shoulder and I am partly immobile. If I at least can have my rent held as is, I will be able to survive.	Y		
Bernard	O'Shaughnessy	Y	1 Definitely Agree	Fairness, Kindness, Transparency	Yes - a lot but have no internet access	Yes - a intend to set out my thoughts, ideas & comments then submit them. I do certainly wish to attend on Council. I have over 16 years experience of the "very good, good, bad & the ugly of City Social Housing".		Y	
Peter	Taylor	Y	5 Definitely Disagree	I am a long term tenant. I cannot see how it would improve my life.	[redacted] It's vital for me to live on ground floor			Y	
Anaclea	Macatual	Y	1 Definitely Agree	I am only depending on my superannuation every fortnight. My money is not enough for expenses. If my rent is a little bit lower it would help	none	Rent freeze to tenants over 80 years old to continue			
Mckonen	Hails	Y	4 Somewhat Disagree	City Council check our safety	Very expensive			Y	
Stephen	Cotterall	Y	1 Definitely Agree	Sounds fair	I think that unequal distribution of wealth leads to crime, and injustice affecting all areas of life such as health, education, ability to travel, and so on. As such I think that helping to poor is not only Godly, but wise for the benefit of all society.			Y	
Derek	MacDonald	Y	3 & 5	[redacted] (Will discuss further details in a phone call with Council)	(Will discuss further details in a phone call with Council)	(Will discuss further details in a phone call with Council)		Y	
Tawhai	Kouia	Y	5 Definitely Disagree	The rent should stay as it is	I think the rent should stay as it is	I think it's a good idea to have the rents as they are		Y	
Tuahine	Taunua	Y	1 Definitely Agree		No				
Paul	De-Lacy	Y	1 Definitely Agree	It's getting harder to pay rents for some people who are on pensions and do not have other income and have to pay more for food and power costs.	It's good that the government increased the energy payments for winter, because that helps many people. But it's still a struggle to pay rents as they are too high.	It's important that social housing is affordable. For many people, especially beneficiaries and pensioners and people with low incomes. Over the last several years, it has become unaffordable for many who are struggling to pay rent due to Council policies, which changed from early times.		Y	
Evelyn	Chu	Y	1 Definitely Agree	It will help people all the way. They need living costs support so they got somewhere to live based on their income. Not everybody is rich. Automatically people should have the best requirement in housing.	Housing needs for families and other people with housing needs. It makes it fairer in the long run. Otherwise people on lower incomes mightn't have a place to live.	I think it's needed and it's about time this is set to happen. If you keep increasing the rent each year it's not liable and fairness for people needing proper housing. It's very good anyway that there is a Wellington City Council home help anyway in New Zealand. Which is good reason to help people and families with somewhere to live. Not all countries have such support. I am very thankful for New Zealand for helping the country have somewhere to go and to live that didn't have a better living space for us. The Govt did a very good job doing up the flats in Wellington. Thank you for the Govt.		Y	
Ah Chai	Lim	Y	1 Definitely Agree	I definitely agree	No			Y	
Warren	Olsen	Y	1 Definitely Agree	Casually employed 6 hours a week. Trying to give up something again. Cost of living is reasonably high. I'd love to get internet on as well.	If persons work 20 hours or more a week they could pay more rent.			Y	
Helen	Zkaria	Y	1 Definitely Agree	Because I don't make enough money				Y	
Michael	Hoskin	Y	1 Definitely Agree	I definitely agree that parents with children and grand parents who are looking after their grand children and people on the unemployment benefit I believe strongly that the people I just mentioned deserve help with their rent.	I definitely disagree on helping people I mention below: single people who are on the sickness benefit, and on the invalid benefit and on the pension like myself. I believe strongly to continue as normal as you have done so in the past trust me on this.			Y	

Goof	Brown	Y	1 Definitely Agree	[redacted] Supported living benefit and as a Stewart doing 12 hours/week more or less	Not really	Not yet		Y
Joanne	Wihapi	Y	4 Somewhat Disagree	I will get to the point now, all I have to say they would do it. I'm still waiting to do the flat I've been on call for 3 years. That's too long if you ask something has to be done I'm talking about a shower & in the lounge railing for curtains for safety. I've been getting their call nothing they have been told about. They ask me and I said no because I was using their shower down the road now that's wrong please help me I know I'm not the only one that has this now it's not on all I want was help the reason I do not go to any meetings their is no need because I live on my own if you need you have my cellphone & email online so I know what is happening with me. Thanks I really need your help I'm begging you.				Y
Vincent	Tito	Y	1 Definitely Agree	Poverty	Poverty	Please if you can put rent down because of poverty tenants live with		Y
Aurora	Guzman Butler	Y	1 Definitely Agree	nil	nil	nil		Y
Celia	Derby	Y	5 Definitely Disagree	I live in a tiny bedsit with no service. I strongly recommend that tenants should pay no more than \$3.50 per week increase each year. [redacted]	All tenants should evenly share a fair rental scheme regardless of their income & circumstances. I am an excellent tenant & I don't want to lose my beautiful flat due to unfair increased rent. I have a garden which I maintain regularly. I don't want to live anywhere else. Thank you from Celia Derby (Signed)	I keep my flat immaculate & clean & tidy. I have been over 20 years. I am 60 years old, I want to stay in my City Council Flat into the most foreseeable future.		Y
Leah	Lujara	Y	1 Definitely Agree	I'm very interested to do an oral submission to the council, it may be helpful when council see faces, supporting the back up your proposed changes. Also, if anyone else is interested in doing a petition both to council and government in support of your proposed changes, and gov't funding, I am ready to jump on board. I believe housing should be getting government funding. WCC people that can't get on the KaingaOra waiting list, or like myself was on the HousingNZ waiting list from 1996 till 2006, with 2 kids & never got offered a place. WCC is catching the fall out from the lack of affordable housing, and not the other way around. Once we get into WCC it's KaingaOra that forget we have had to accept WCC because that was the next best affordable option. Under more favorable circumstances for most of us we would be in KaingaOra housing. That's because 25% of my income is logically more affordable than 70% market rate. And if that is the standard set by gov't for socialised housing in KaingaOra then it is logical that WCC fall under that exact umbrella as recipient of that fallout because of their lack of providing sufficient housing in that market. I think for some tenants, who have been around long term, you have taken over a legacy that was quite difficult on some of these tenants. There is a culture of systemic discrimination in rental housing across NZ & it is very entrenched. I have witnessed previous tenancy managers bully and intimidate tenants. Thank goodness they are no longer around. Some tenants may need to be worked on before they believe it, as some other tenants have put these issues, oral submissions to council before and were ignored. They were left feeling incredibly insulted because of their efforts. I know that WCC is one of the fairest landlords in NZ. So long as our housing is secure, I feel that I can breathe. So I'm supportive of this agenda. I do have health issues that leave me with chronic fatigue on days like today so if anyone is setting up meetings to discuss these things, I'm happy to jump on a zoom if I can't physically be there.				Y
Mustafa	Omar	Y	N/A	N/A	N/A	N/A		Y
Mozluch	Wafa	Y	1 Definitely Agree	I definitely agree with this proposal as a single mother of two girls aged 10 weeks & 2 years. So it will definitely help me big time to support my girls better to thrive in life.	It is what I really need to have as my income and the circumstances in our life doesn't match the rent price. It is a burden to our economic lifestyle & in my kid's wellbeing. Thanks in advance for looking out for us!!	No thanks. Just looking forward for this to happen.		Y
Hail	Khayyat	Y	1 Definitely Agree		Good and job. Perfect	1) The rent is high, 2) No good service like before, 3) I need to sterilize the house because I have cockroaches, 4) I need from you clean the windows		Y
Nary	Mosquera	Y	3 Neither Agree or Disagree	-One because it not very clear -The approved will be to see how much people earn and how much people spend	It will be good to talk to every person			Y
Terence	O'Brien	Y	2 Somewhat agree	Barely able to get kids to meet. I don't have any other income except Super Annuation. Found explanation confusing	I am living alone, being a widower having lost my wife of 53 years marriage [redacted]. Expecting reduction in rent			Y
Richard	Keay	Y	2 Somewhat agree	I am not sure	No	No, p.s. I don't have a computer so I cannot access online		N
Carol Ann	Doyle	Y	1 Definitely Agree	Its not fair the way a lot of people are left in hardship while others on a much more substantial income pay the same rent	W.I.N.Z wont help with important needs like I need a new bed not want; its only fit for the rubbish, but they flatly refuse so I could save more if any more was available	Its very much fairer if it happens. People on not enough income wont have to worry about how to pay power, phone etc. Of course there are people I know of getting huge handouts from family members, they're not likely to declare that so I don't know how it will be decided		N
Stanley	Victoras	Y	2 Somewhat agree	is going to be a good thing if you are a jobseeker not to have rent increase. And don't forget the oldies?	You said nothing about senior citizens who are under 80 years old like I am. I am 70 years	We don't have an online account so you can send us letters with the information please		N
Alan	Brownlee	Y	1 Definitely Agree	any way to save money	not at this time			N
Ioaso Fala	Sepa	Y	5 Definitely Disagree	the way it is good	No			N
Aperila	Foliga	Y	1 Definitely Agree	the reason why I strongly agree with number one statement is because it has been a very difficult time especially during the coron avirus pandemic. Both me and my wife's hours at work have been hugely dropped so were not making as much as before and so its very hard during this time to afford the rent and other things	I think that this proposal is a great idea, especially during that hard time, with the situation that New Zealand including the whole world is in. This would make the Rent fairer for those who are struggling and now based on their income it might make a big difference and help alot of people.			N
Dizhong Zhou	Xing Lin	Y	1 Definitely Agree	no comments entered				N
Fatima Amin	Muridi	Y	1 Definitely Agree	As my income is lower now [redacted] I can't support my family as I was. It will be helpful rent to be fair	I agree it should be based on your income level			

Ubah Mohamed	Samatar	y	1 Definitely Agree	I think my level of support are ok now	Yes it will be very helpful if the rent oes a litte fair to other to pay		
SK	Paris	Y	1 Definitely Agree	It should be a fairer policy in a eordance to monies & circumstances & individual requirements if needed. (basically as "City Housing" proposes to do			N
Shamsroon	Boless	Y	3 Neither Agree or Disagree	I don't know	No	No	N
Deryn	Tansley	Y	1 Definitely Agree	Am receiving a NZ Super as my only source of income. No asset or investments. Aged 81 [redacted]	In some aspects a good idea. Particuly ability to rent privately depending on circumstances		
Lepa	Mamiao	Y	3 Neither Agree or Disagree	Not too sure, unfortunately with the Covid at the moment we hardly get any extra hours from work and the cost of living is very expasive eg groceries, school donations, kids clothes, bills, etc			N
Rodney	Oliver	Y	2 Somewhat agree	[redacted] 80 years of age	No	No	
Luke	Sullivan	Y	2 Somewhat agree	It seems a fairer way of doing thing. People on a lower income level think more about affording basics like food and could afford to spend on basics if there rent is lower.	I suppose the other side of the coin is that people (even older people) that have savings set aside - it would eat into those peoples income if there rent is highe. So I guess the rent increase shouldn't be too much		N
Catalina & Sabine	Mapilian & Peschko	Y	2 Somewhat agree	We somchat agree because on of us is working (S.Peschko) and yet we are paying (I/we think) the same amount of rent as those with more money as we are. Our rental unfortunately takes most of the one income	Yes, income of one person for two people (our circumstance) is actual hard to manage		N
Anthony	Karantonis	Y	2 Somewhat agree	25% of tenant income like Heng 80% of Council - tenants qualify for Heng rates	It should have been done 10 years ago. I am happy with Council I have been with WCC 38 years I am now on Gold Card. Kind regards Tony		N
Man Man	Zhang	Y	1 Definitely Agree	It's good for lower income people like me I just receive the money from Work and Income (sole parent support)	A that's good. It can definitely help us improve our lives, if we divide rent by income. Now, 30% discount of the private market price is still expensive for some people on low incomes.		N
Kaye	Harrison	Y	1 Definitely Agree	I agree that the situation needs to be reassessed			N
Genet	Seyoum	Y	1 Definitely Agree	Because I am in a low income family and the current situation means there is no opportunity to cara more money	Due to the property being old it is difficult to heat so electric heating is expensive		N
Brian	Bennett	Y	1 Definitely Agree	1/ I am retired and on the pension, 2/ The pension is only money I get (every two weeks etc), 3/ As such I have to pay all bills - rent, food, electric, phone etc) with it	All the Councils tenants have different incomes some more income than others so that is why I agree with your latest proposal, thanks for your time Regards Brian		N
Mafce	Eric	Y	1 Definitely Agree	I think its good and fairer based on peoples circumstances and income as now these days. Some people just work to pay bills, rent and struggle to make ends meet. With this proposal it could help lots of familys struggling	N/A	N/A	N
Mike	Zhao	Y	1 Definitely Agree	We spend 50% incme on rent currently	No	No	N
Miteshkumar	Patel	Y	1 Definitely Agree	We support this becuse when we were earning high income, we were paying market rent, but right now we lost jobs because of Covid-19 so our income is less so our rent will be less	No	No	N
Donald	Gibson	Y	1 Definitely Agree	[redacted] along with the bus and train expenses definitely add up, so things like clothing, footwear, raincoats and good food on hold. [redacted]	Is there a way of working out how much impact it will have? No need found it		N
Sabah	Toma	Y	1 Definitely Agree	no comments entered			N
Norris	Power	Y	1 Definitely Agree	seems more fair than old policy			N
Song Uy Sien	Ou	Y	1 Definitely Agree	Seems better, more fair than old policy			N
Sebastian	Levy	Y	1 Definitely Agree	I think its fair for everyone	not really		N
David	Cornish	Y	2 Somewhat agree	no comments entered			N
Tara	Wati	Y	1 Definitely Agree	I think the rent we paying is much higher than what we are earning now	Due to Covid19 most of us have lost our jobs finding it difficult for paying rents as I think it is much higher, just working 2 days a week and getting only govt subsidy that's not enough		N
Mohammed	Zia	Y	1 Definitely Agree	it would help families with low income			N
Ngata	Rehana	Y	4 Somewhat Disagree	no comment entered	Please don't treat people like I was treated. If they need to be housed somewhere our because the place they are in is unliveabil then they shood be in a place for the men time that never happened to me I was tood to late	More people need to took to the council workers moor do thay no about there rights on there tenintcy	
Felise	Paulo	Y	1 Definitely Agree	no comments entered			N
Opetala	Siale	Y	5 Definitely Disagree	Rent should be based on the amount of rooms but not the income	Lowest income are entitle for an accomotation supplementary from the MSD to help pay for their rent	If you go shopping or travell overseas there is no special price for the lowest income. Those business charge everyone for the same price and that's a fair deal	N
Ronald	Sterry	Y	1 Definitely Agree	None	No		N
Mervyn	Ormsby	Y	3 Neither Agree or Disagree		No comment	No	N
Michael	Lamacchia	Y	2 Somewhat agree	I agree on rents based on tenants income [redacted]	I have no further comments at this time	I have no comments on rent setting at this time as I am on a low income at this time from work and income	N
Testay	Gebreknidel	Y	1 Definitely Agree	some people have higher income but some of us live with the lower income so it is not fair for us to pay the same amount with the higher income people	Yes, you guys need to put into consideration about covid-19 as soon as possible something has to be done about lowering our rent		N
David	Mullane	Y	1 Definitely Agree	Unemployment	Since living in WCC Housing I have never achieved employment. The main reason is the Sick and Disturbed Thieves Vagrants Antisocial and disgusting violent tenants City Housing seem to have	I have only become a victim of unemployment due to the Mentaly Disturbed Sick Elderly Criminals Thieves that WCC Housing house in these Estates. Including the vagrants and associates that frequent these environments. This creating extreme hardship and anxiety causing major unemployment problems + poverty and violence	N
Heather	Preuss	y	1 Definitely Agree	li would not want to live anywhere else			N
Ezra	Davis	Y	no selection	Nil	No		N
Fantua	Fuisami	Y	1 Definitely Agree	fairer			N
Cosette	Gindray	Y	1 Definitely Agree	I believe this is fairer and supports our current situation	No comments		N
Eyob	Haile	Y	2 Somewhat agree	It is good if I can have some money I would able to support my family in Africa they do need help as this time more	The rent is expensive I do live by myself		N
Dan	Borshevsky	Y	1 Definitely Agree	The reason has my level of support is perfectly outlined in the Council's proposal of fairer rent document	Nio - it is very clear and comprehensive thank you	It is very comprehensive Social Housing Policy document Thank you very much for its compilation, for your unflinng help and support	N

Xuan	Pham	Y	1 Definitely Agree	Fair enough based on situation of income and circumstances	Based on the income, the people have high income should move out for when people have low income or have other problems		N
Ian	Thomas	Y	1 Definitely Agree	You are good landlords but based on income my rent is tough every week [redacted]	If my rent was more affordable my standard of life would be much better I am alive but not able to do anything but stay home almost waiting to die		Y
Ngairé	Norton	Y	2 Somewhat agree	I get rent subsidy now. If rent based on income & circumstances I may have to pay more, not sure exactly where I stand	No	No	N
Manecr	Toma	Y	1 Definitely Agree	All rents have decreased by 40%	Declines in commercial financial markets must be taken into account		N
Carolyn	Scott	Y	1 Definitely Agree	there are times when my own income is very low and the lower rental allows me to be able to afford the rent	The flats are not in great condition where I live and there are a lot of social problems that you may not find in higher rental areas		N
Daniel	Baleh	Y	2 Somewhat agree	I chose some what agree because I do think that 30% off is good but it could be more, considering our current situation with Covid-19 and me not working at the moment	No		N
Andreas	Goreyali	Y	2 Somewhat agree	As the address of this letter it looks fairer with hope no gaps in it or better to say not easy to apply it	No comment with hope to get to good choice	No	N
Salavalasi	Va'a	Y	5 Definitely Disagree	Because we cant afford to pay rent & provide food, power etc if the rent was too high	No		N
Gary	Abel	Y	1 Definitely Agree	no comments entered			N
Abou	Ibrahim	Y	1 Definitely Agree	it make sense	No		N
Ibrissam	Naoum	Y	1 Definitely Agree	I have chosen I definitely agree for my level of support regarding to set fairer rents for council rents. This is a great proposal to make very fair and will help lower income tenants to spend on necessities that will help them in the long run. This would give them relief, peace of mind and not stressed	Thankyou for your time & efforts to hear my point of view :-)	no thank you	N
Lynn	Gun	Y	1 Definitely Agree	Would love to pay income related rent	n/a		N
Thanh	Tram	Y	1 Definitely Agree	lowest income tenants	no	no	N
Lewis	Madar	Y	4 Somewhat Disagree	I'm a security guard and my hours have changes a lot last week I only did 27 hrs which just made enough. My hours are not consistent	It is not fair rent keeps going up each year and yet your pay is going down by losing hours		N
Jason	Pring	Y	1 Definitely Agree	Cheaper rent means more money for food	Should be a discount for tenants without showers or heaters or that have poor layout like my flat		N
Huan	Shen	Y	4 Somewhat Disagree	no comments entered			N
Dacron	Mitchell	Y	1 Definitely Agree	I am a non-worker [redacted], and I also know many that are in similar circumstances, because of this I know just how difficult it is to afford the rent and also pay other living expenses. For many it's a choice of paying rent of food/power etc. I believe this will make it a little easier for many	n/a	n/a	N
Mynetta	Eructi	Y	1 Definitely Agree	part time employee - linked to expenses also - [redacted]	Expenses - transport, power costs, telephone, related to the tenancy. Location, housing insulation, water storage, recycling, rubbish, availability to public transport		N
Chong	Doan	Y	1 Definitely Agree	the proposal is fair to all parties	Tenants with middle/high income should pay at a market price		N
Frascr	Wall	Y	5 Definitely Disagree	get rid of the "bad tenants" that have party but that has stopped	pay the rent that's it		N
		Y	4 Somewhat Disagree	my rent takes up a big part of income			N
		Y	1 Definitely Agree	Low income	Lower rents mean we will have a better quality	N/A	Y
		Y	1 Definitely Agree	Rent base on income tenants income I strongly agree so I can spend more on living costs and save when possible	No comment	no comment	N
Mikhail	Khoshotoma	Y	5 Definitely Disagree	Fair rents that reflect tenants income gives them a better standard of living and quality of life	see question 2	I am very pleased that the WCC is so forward thinking	N
Olivene	Taylor	Y	1 Definitely Agree	good	no		N
Sam	Ursell	Y	3 Neither Agree or Disagree	to be fair to be generous	No - just be reasonable. None other than that	Make cigarettes (\$4.50 per pack. Be generous. Think great (cant read word) Be kind to your fellow humans, and also to animals	N
Toma	Toma	Y	5 Definitely Disagree	low income already anything to save money is much appreciated			N
John	Khan	Y	1 Definitely Agree	I think it is a good idea as many people include me are not meeting of their requirements to the pay the rents	No	No	N
Qing	Kong	Y	1 Definitely Agree	Because I cannot afford only weekly payments any more rent due to health elderly age and no income	No I think it is fair to charge people causing less to pay less rent and not have to struggle		N
Richard	Bishop	Y	1 Definitely Agree	Because all rent in the city of Wellington is too high already	I think it's a good idea because I just lost my job and I need to pay less rent		N
Falhado	Kahiye	Y	2 Somewhat agree	I need to save money for my kids for the future		Falhado is happy with the way Council is helping with her housing	N
Norman	Wilcox	Y	1 Definitely Agree	I believe a rent based on an income and percentage basis would be fair for all tenants			N
Shaista	Shaikh	Y	1 Definitely Agree	It will be a fair policy to set rents based on income. Being lowest income earner, we are facing problems to spend on basic living costs like medical, insurance, food etc	we support the proposal		N
Nhiem	Du	Y	1 Definitely Agree	I can only speak on my behalf. I know sometimes rent is not cheap so I agree with the above proposal	No	No	N
Wanda	Phillips	Y	2 Somewhat agree				N
Chitra	Mittal	Y	1 Definitely Agree	Giving people a discount is fair	No	No	N
Constantin	Branza	Y	1 Definitely Agree	I am a pensionaire	No	No	N
Midge	Makaki	Y	3 Neither Agree or Disagree	I'm undecisive on this issue	If tenants rents are based on their income (are paid on a fortnightly basis, (is it work on a weekly ?? Rent??)		N
Patrick	Cunningham	Y	1 Definitely Agree	I believe I am a low income tenant on the benefit and well over 1/2 my benefit is taken in rent	I like my flat and want to stay in it. If private rent rates keep going up and the benefit stays the same I could end up on the street with all my things		N
Catherine	Barnao	Y	1 Definitely Agree	This would be very advantageous to lower income earners. Paying 70% of the market value is a much greater chunk of a beneficiaries income than it is to someone who is in full time employment. Some beneficiaries at present could be paying 1/2 or more of their weekly net income in rent. Those who are working can afford to pay more.	I think it's fairer. Those who need the help the most will get the most help	I am in favour of increasing the assets limits to help the tenants to be able to own their own home	N

Kelly	Lepper	Y	2 Somewhat agree	The amount my rent increases each year is to high \$20 a yr.?				N
Vincent	Verberkt	Y	2 Somewhat agree	some people who live in Council Flats work and some people are only on a limited income	yes as mentioned in question 2	I some what agree to proposal in this complex espically because we live in 1970's building with no upgrade done, some people here dont have modern facilities such as even a shower my carpet here in this flat is decads old it has no pile?		
Derek	Ryder	Y	1 Definitely Agree	we don't make enough money for rent + rent increasing we are on the sickness benefit	yes keep the rent low as posible as we are on the sickness benefit and cant afford anymore rent inccences	yes keep the rent low as me and my brother are on the sickness benefit		N
Lulu	Nito	Y	3 Neither Agree or Disagree	If you get more you can afford higher rent dependong on circumstances family (affairs)				N
Malenn	Francis	Y	3 Neither Agree or Disagree	not knowing your intent	You have dale budgers, workers, retirees and over 80s. Its hard to say. I would tend to group the retired with 80+ save for those that work			N
Hana	Ibrahim	Y	3 Neither Agree or Disagree	I am not really understood what according to your earning means	no I have not comment			N
Sayaka	Kelly	Y	1 Definitely Agree	I'm a solo parent and because of Covid-19, I might lose my job, or lose my hours so if the rent will be based on my income, that would be helpful	I do see neighbours own more than one cars or have more than one incomes. Please have a good look who deserves Council tenants. Also right number of people living right bedroom sizes			N
Ian	Crawford	Y	1 Definitely Agree	It is an equitable and fair solution to the financial burden of high rent that low-income people currently experience				N
Akshay	Laiwala	Y	4 Somewhat Disagree	No comment	No comment	No comment		N
Natalia	Roschinn-Hood	Y	5 Definitely Disagree	I work about 20 hours a week but my income is not stable as in some weeks I don't have much work. It would be too stressful f or me if the rent percentage increased	Thank you			N
William	West	Y	1 Definitely Agree	I am on the pension(limited fixed income that is still taxed by the Govt.) Barely enough left after paying my rent at its current rate	As long as they are genuine and not race biased such as family legacy tenancys or gang members families			N
Minh	Vu	Y	1 Definitely Agree	I think it's fair for all parties	people with middle-income should move out to spare the place for others with low-income			N
Dennis	Mann	Y	1 Definitely Agree	I have heard of people who dont need the housing, because of there incomes are to high				N
Steven	Booth	Y	1 Definitely Agree	Because pensioner don't receive much income from pensions	good idea			N
Elizabeth	Matē	Y	no selection	WINZ has my details of my wellbeing and health	We have until Sept 2020 for our increase	I have paint coming off window sill + need redo of bathrm wall and need a paint 2 Bcdrm. Also, the rat increase, of property		N
Alan	Stoddart	Y	2 Somewhat agree	I like the area as I lived around Johnsonville and came around here. Flat is a nice size for living in and away from town. The flats are a bit damp. Green mold outside black mold inside				N
Stephen	Black	Y	1 Definitely Agree	Being on benefit, makes it more difficult when rents keep rising	If our rent was lower it would defaunitly make ends meet			N
Nola	Bos	Y	1 Definitely Agree	I was told that as an over 80 tenant my rent will not increase?				N
Johanna	Boon	Y	1 Definitely Agree	As I am 83 years old, the more I have to spend on food is better. I have no income except the pension	Just so long as my rent does not increase I'll be happy	No		N
Shanti	Karan	Y	2 Somewhat agree	no comments entered				N
Vongellie	Moisa	Y	1 Definitely Agree	no comment entered	Nil	Nil		N
Bryan	Hanning	Y	2 Somewhat agree	Fair contribution in rent across the board with their income scale	Nil	Nil		N
Sean	Jacobson	Y	1 Definitely Agree	I think it is more relevant to charge based on a societies income, and not to create more hardship with the underclass				N
Julie	Sison	Y	3 Neither Agree or Disagree	While it may be beneficial to me as a low-income earner. I would like to see a fair outcome for everyone	None	None		N
Min Min	Lwin	Y	2 Somewhat agree	Because I feel it is good	No, thanks	No		N
Stanley	Ahmeida	Y	2 Somewhat agree	I am 85 years old and my wife Nalini is 80. This is taking into account the last lap (?), I have expressed my level of support	Well compiled "communication. Thank you for your concern			N
Kawsar	Muse	Y	1 Definitely Agree	no comment entered	No			N
Gina	Toma	Y	2 Somewhat agree	because we dont make a lot of money				N
Barry	Footo	Y	2 Somewhat agree	It would be fairer and helpful to those who have little chance of getting higher paid work. Also for those who struggle with life or have a disability	On the other hand it will be hard on those who make an effort to better their lives. It is striking that balance	In the whole it will be a good idea especially with the knocks that Covid-19 will cause. I think we are in for a rough ride for quite a while. Having some extraincome will definitely help many. Some people who had it really good before could now be really struggling. Life can be like yoyo		N
Jesmayen	Wakefield	Y	3 Neither Agree or Disagree	dont help anything	no fine	NA		N
Susana	Natividad	Y	5 Definitely Disagree	The proposal to charge rent based on income is not fair because personally aside from rent, I also need to pay for power, food, clothing, food and personal loans such as 3 weeks bond and 1 week advance	The other thing is I have a job now but if ever I get redundant I dont have a place to stay because I dont have family in New Zealand, so I need to save some mmonney out of my income	The proposal will only cause burden to the tenants who are on higher income eg from 241.50 to 345 -375 then we dont have enough money for food, power etc. P.s. I just started last February 12 2020 to live in Council housing. We are still under Covid-19 hardship and taxes will get higher and life will be harder. Please consider my voice. Thank you !		N
Barry & Margaret	Ellis	Y	1 Definitely Agree	We are both over the age of 80 years and as we understand it we are no longer in a position to have our rent increased as we are informed in writing that as we are both over the age of 80 years there would not be any increase in our rent, the rate established and fixed on reaching 80 years. Barry Ellis				N
Paul	Toki	Y	3 Neither Agree or Disagree	This is not right. I sign a contract before I come here. The same house nothing changes This is all lies The house no insulate. Cold at winter. The problems are never finish more to come	Government shouldsupportthe Council. To helping to keepthe countrybeautiful in standard condition while they wasting money on all their stupid useless idens doesnt works	We must do it right first time and all times. Stop wasting times and money. I dont eat all these crabs only the one in sea and coconut crabs. I dont get pay helping every meeting I paid my own way to be there. Check every problems put them in different order from all over than count them. Samples bread goes to bread, bananas goes to banana so- on. Hire someone to fix them all at once. after another		N
Vaitoa	Leao	Y	1 Definitely Agree	I think it's alright for all people, because it is more fair. It will be good as people have more chance to buf food. (written by Kathryn Graham [redacted] as dictated by Vai)	No	No		N
Peter	Evaoa	Y	1 Definitely Agree	[redacted] it hard to pay such a high rent on a benefit and afford utilities and food at the same time	Only that rent should never have increased to the point of hastening poverty			N
Thomas	Downs	Y	1 Definitely Agree	low income housing always needed	No	No		N
Matapo	Rakanui	Y	1 Definitely Agree	Yes I do agree as long the both sides (City Housing, Tenants) treated fair. Especially looking at cost of living too	Yes - also the condition of the house has to be right to the amount tenants pay			N

Yasmin	Dachtamirova	Y	1 Definitely Agree	Due to being single & retired on pension, not working rent is very high and I have no money for food and other expenses. Also cannot save	Support this policy as many other people have high incomes but are paying the same as I do and they are in a better financial situation	I feel that others are taking better accommodation houses. I have been at the same run down council flat for 15 years and have never been offered an upgrade. Flat needs to be updated inside and not a nice area to live in		N
Mark	Thomson	Y	1 Definitely Agree	I like the idea of having more money for basic living costs				N
Kristen	Reuser	Y	1 Definitely Agree	I think social housing providers have a duty of care to provide rental accommodation which is consistent with the tenants ability to pay	As private rentals in the Wellington region have increased exponentially it would be better if Wellington City Housing set rents based on the tenants income rather than as a percentage of the market rate			N
Michael	Sellers	Y	2 Somewhat agree	I am 69 year old [redacted]	It seems fair. My only income is the government pension, which is only just enough to live on			N
Beryl	Cardno	Y	1 Definitely Agree	should be only for low income people				N
Malcom	Jamieson	Y	1 Definitely Agree	I am a retirement (Pensioner) and [redacted] a week after rent of [redacted] paid to City Council every 2 weeks	Any person or retiree on \$25000.00 or less should pay a lesser rent than those working part time of less than 20 hours a week based on what they earn			N
Lulu	Ali	Y	3 Neither Agree or Disagree	Reasonable rent	No	No		N
Moana	Parkell	N	no selection		No thank you it is fine	Everything fine thank you xxx		N
Deborah	Kelby	Y	2 Somewhat agree	day to day living	Because I feel is good	No		N
Nemkhancing		Y						N
Tun Tun	Win	Y	no selection	I am not sure if my rent will go down	I don't know	I am not happy with the rent because too much noise above		N
Pet	Pet	Y	2 Somewhat agree	Because I somewhat agree with the statement				N
Tschay	Selmon	Y	2 Somewhat agree	Individuals who have not permanent salary/income may be affected negatively				N
Barbara	Tane	Y	1 Definitely Agree	Yes I agree what your decision is. That very good I support that	No	No		N
Rebekah	Win	Y	1 Definitely Agree	Doing on a percentage system is way more fair. Also give extra assistance to people struggling				N
Mohammed	Elmi	Y	2 Somewhat agree	For me I disagree to make rent review yearly and I hope to change that to every 3 years. Thank you	last ten years City housing rent become same as private houses, instead to help the people who are beneficiaries and their income is low			N
Brian	Rogers	Y	1 Definitely Agree	[redacted] I like living out Granville flats. I like being independent	A fair based rent system			N
Dragan	Serdar	Y	5 Definitely Disagree	no comments entered				N
Simalu	Felci	Y	1 Definitely Agree	Been struggles + not enough hours from work which means most of our income is spent on rent rather than personal necessities	No thanks	No thanks		N
Yvonne	Flipp	Y	1 Definitely Agree	Pensioner	No			N
Wai	Ng	Y	1 Definitely Agree	I think the plan is fair				N
Alem	Scifu	Y	1 Definitely Agree	I think depend on income-based better than the other	No			N
Helen	Griggs	Y	1 Definitely Agree	There are a lot of people struggling to survive even if we get a little bit more taken of our rent would help				N
Sohan	Bisht	Y	2 Somewhat agree	Paying based on level of income is very fair however some of your units are quite old and need basic facilities/compliance like heaters, ventilation (kitchen & bathroom) extraction fans, security cameras for unknown regular footsteps and controlling tenants behaviours as at time it can be very intimidating (weekend parties/noises) if these things are addressed it make all the sense to increase/decrease rents (it has to be reasonable & fair for all)				N
Lita	Whitapi	Y	1 Definitely Agree	cheaper rent	No			N
Tala	Matau	N	no selection	no comments entered				N
Jiao	Mei	Y	2 Somewhat agree	My rent is higher than my income. I can see some very nice cars that other tenants have. How is that possible?	No	No thanks		N
Hine	Cheriton	Y	5 Definitely Disagree	Although I sympathise with lower income tenants, why should I pay more for the same house and also lose a larger portion of my pension. Every year we get a rent increase letter, this is stressful enough as it is plus I have to hand over my bank statements which seems to me like you already do income based rents ??	I dont think my comments going to make a difference, you'll do it anyway			N
V.N	Bava	Y	3 Neither Agree or Disagree	good	somewhat agree			N
G.D.P.	Wijepala	Y	1 Definitely Agree	My wife and myself are receiving an emergency benefit [redacted]				N
Roger	Webster	Y	1 Definitely Agree	I think it is a more fair way to set rent	I live on a set pension and my biggest cost is rent			N
Myles	Koran	Y	1 Definitely Agree	Because unforeseen circumstances do arise eg Tang's and the money could be handy for food, petrol, Koha's, hygiene, Covid-19 expenses eg hand sanitiser, face masks	Just try to keep it fair and honest 4 the tenants who do struggle from time to time to meet their rental obligations. Not everybody is working especially with the Covid-19 pandemic	No		N
Liberato	Yamog	Y	1 Definitely Agree	no comment entered	None	None thanks, very truly yours		N
Trevor	Tosland	Y	1 Definitely Agree	I am on govt superannuation and my pension rises by 10 dollars p.w. each year, while my rent is increased by 20 dollars p.w. each year. Clearly that long term it is unsustainable to maintain a basic standard of living. Change is long overdue and I fully support th is new initiative	Currently 65% of my superannuation goes on paying my rent. That is far too much to pay fro a person on a low income. I welcome change and look forward to an income based rent that I can live more comfortably on			N
Mark	Nepe	Y	2 Somewhat agree	That this time my rent is not too bad but I wou'nt want it two get to high	Nil			N
Samaeil & Khanny	Isho & Toma	Y	1 Definitely Agree	WCC representative Rachel visited and explained clearly how rents are assessed	No	No		N
Mari-Jo	Jenner	Y	1 Definitely Agree	I feel this is a fairer way of setting rents as peoples circumstances change - as mine did	This time last year I was still in paid employment. Now I am fully reliant on pension. Thank you	Not at this stage		N
Bernie	Bennett	Y	1 Definitely Agree	I am				N
O	Harding	Y	1 Definitely Agree	I am on a fixed income and I cant pay more rent just because the market goes up	This would show the council is a fair council			N
Toka	Robati	Y	1 Definitely Agree	I am on Govt Super	No	No		N
Olga	Gitelman	Y	5 Definitely Disagree	People don't have enough income as it is	No			N
Ashvya	Denkha	Y	1 Definitely Agree	We both (I and my wife) are retired [redacted]	No	No		N
Steven	Woodward	Y	5 Definitely Disagree	Many people in D block have kids, I feel that their rent should go down just to survive - living				N
Songjie	Ma	Y	1 Definitely Agree	it's fair	We want to rent freeze for tenants over 80 years old. Do not have their rent increased			N
Peggy	Teoh	Y	1 Definitely Agree	First an foremost it is totally fair when you are a pensioner and have no other income except your pension. Half of my pension goes to paying rent, the rest goes to paying bills and food expenses	Your proposal to set City Housing tenant's rents based on their income and other circumstances is fair, just and promising but you will still review rents once a year and will not "cap" any rent increases so we hope this proposal will truly help us	I can't afford to rent privately so I depend entirely on City Housing and I appreciate you are doing the best for your tenants. I am a long-term tenant. I hope your new draft Social Housing Policy is approved so we are all happy, land- lords and tenants		N

Hiwot	Tuku	Y	1 Definitely Agree	I expect to receive more money in my pocket after paying the rent so I have extra for food, bills and children costs			
Yi	Su	Y	2 Somewhat agree	Because mainly the people living on City Housing are elderly people, and they don't have income. So if this change is to be happened, it will help those people even more.			N
David	Hennah	Y	2 Somewhat agree	Because I'm always coming into M.S.D.[redacted] and feel this way would be more beneficial for me	No	No computer	N
Trevor	Hetherington	Y	1 Definitely Agree	no comments entered			N
Wendi	Bowden	Y	1 Definitely Agree	I know how hard it is trying to afford food on a supported living payment. It would be helpful to pay a bit less and those on higher incomes pay a bit more	I think it is fair. Kiwis like fairness.	Of your 4 policy pillars I dispute that you provide any enhanced services to the door. We used to have CAP chat. A tenancy advisor did attend the start of the occasional Kotuku Café (coffee drop in/drop out) before shutdown. The very odd one; not very often. There are no community initiatives after CAP was moth-balled. Your page 0 number 10 "failure to supply required information" is not applied to everyone. [redacted]	N
Arie	Rozendaal	Y	1 Definitely Agree	Because its fairer!	no other comments		N
Leonard	Ballingier	Y	no selection	no comments entered			N
Gregor	Hardy	Y	2 Somewhat agree	I would think it is fairer to all	Covid-19 forced my retirement. NZ Super is now my only income	I am concerned about removing the Cap for 80 year olds. That has the potential to cause stress/depression/health issues at a time when you senior tenants should have (can't read last 2 words)	N
Tadesse	Mcconnen	Y	1 Definitely Agree	just my income crashed	Very stressful situation which can cause mental or emotional stress		
Roldan & Yuribeth	Ramirez & Alonso	Y	1 Definitely Agree	we agree to this level as we are students and so we have a low income. Sometimes it is very hard to manage all the expenses. So a rent based on the tenants income would be a great idea			N
Tualefili	Ulahe	Y	no selection	Need fix Libraries and town hall	Everyone have to but in to fix things for our City and (can't read word) For your (can't read word)		
Geoffrey	Potts	Y	1 Definitely Agree	I feel that most people don't really have much money left after all cost come out ie = food, power, rent and very more so now with what we all have been through with Covid-19	I am in a position that I am possible going to be made redundant, this I will be informed about in the coming week		N
Elizabeth	Wackrow	Y	1 Definitely Agree	I am on a benefit which is a limited, fixed income. Last year the rent increased by \$7.00. That's two meals for me which make a big difference to my weekly income			N
David	Hartley	Y	no selection	Council tenants living on superannuation should be on a lower rate of rent			N
Gary	Nimmo	Y	1 Definitely Agree	Rent is a major expense when you are on the pension	N/A		N
Milan	Pavkovic	Y	5 Definitely Disagree	If you have the same flat you should pay the same price		I want the rent freeze for over 80 to stay	N
Levent	Kavas	Y	4 Somewhat Disagree	It will make it difficult for people who are trying to earn more money to get themselves in a better financial position. Also 500,000 is not enough to buy a house in Wellington (20% of 500,000 is 100,000) this limit is too low			N
Henry	Taunaa	Y	1 Definitely Agree	Tenants on benefits, senior citizens, low income earners. It addresses the issue more considerably with regards to the above mentioned			N
		Y	3 Neither Agree or Disagree	In all my years in Council Housing I have always been under the impression that rents were set based on income and circumstances	No		N
Vikas	Chauhan	Y	1 Definitely Agree	It is good idea. With this money Council can help with low income or people who do not have jobs	Council doing good work but most of the tenant have two or three vehicles instead of one that block other people carpark. Do something if somebody complaint take actions please		N
Harold	Taylor	Y	1 Definitely Agree	[redacted]	Make it easier for them to manage...		N
Andrew	Grieve	Y	1 Definitely Agree	It is more equitable	If tenants are on a benefit, & rents are reduced what is to stop, the MSD reducing the accommodation supplement, by the same amount? This would leave tenants in exactly the same financial position, rents may be reduced, but if accommodation supplements are reduced by the same level, tenants are still left with the same level of disposable income		N
Simon	Cosgrove	Y	1 Definitely Agree	To reduce the considerable financial stress of raising a family on a low income. To help those who need help the most	I greatly appreciate the Council taking a humanitarian approach to being a landlord. The whole city - I believe - would benefit from this more egalitarian approach in terms of happy, dignified citizens	I do wonder whether the initial "market value" of some large complexes is actually indicative of the actual quality of some of these premises. It seems hard to find a comparable complex in the "Free market" for some of the harsh conditions in some of these complexes. Many thanks for your great work!	
Azeb	Ghebremiskel	Y	2 Somewhat agree		The papers of city housing is look after by Council on time and update the maintenance on time		N
Leanda	Grooby	Y	2 Somewhat agree	I am saying this so we will be other one days my supporting it's them you !	I am saying to yes please wanted time isn't something if you liked as the other places you !	I am saying talking about you rent's were also sometimes sured compete used wont be below attentioned isnt maybe as the places wanting for you have other find out somewhere you're hadn't was in the anything help you "called" "Wellington City Council ! " trying find you can understand you! for you the net of know you doing	N
Sarah	Janse	Y	2 Somewhat agree	more equally among tenants	no	no	N
Ismail	Dayib	Y	1 Definitely Agree	rent affordability depends on income and circumstances	No!		N
James	Martin	Y	2 Somewhat agree	I am on a very low income - so can only pay a low rent			N
Ngamata	Ravoa	Y	1 Definitely Agree	Benefits pensions + working tenants. Various incomes	Health status of some	No	N
Richard	Blacktop	Y	1 Definitely Agree	I'm on benefits [redacted]	I thought if you were 80 or over you were allowed quite abit over \$35,000 in cash assets		N
Shamsher + Sukhjot	Singh + Kaur	Y	1 Definitely Agree	who is earning more he has to pay more but please look after old people who can not pay more	No thanks		N

Alitisi	Fanoi	Y	2 Somewhat agree	only been here not only six months, flats are soo good and support is awesome, But the benefit is soo low unless some additional temporary assistance will help for the cost of the rent, not afford another high rent	Agree to base on the income especially the very low income the gov is soo low benefit but the cost of rent is going up, and people don't put foods on there tables, only to pay rent and just small amount to buy food and pay bills. Pls reconsider every rent base on low income	No other comments, for only stay at your property for six months, hope fully no other renting adding up cause benefit is soo low, goes to the rent and just a small amount to spend on bills and put food on the table. I think that's why too many people are homeless, they can't afford the renting cause the govment benefit is quite soo low, plus bills and food, individual things etc	N
Leonardos	Louloudis	Y	1 Definitely Agree	1) in our household only 1 person works; we both receive accommodation supplement. 2) If tenants have jobs, they have to pay full rent (if they have enough income) but if they are struggling financially rent should be lower	No, I strongly agree with your proposal to set rents according to income. Its fair and the government must implement it if they want our vote	No	N
Tesfu	Migina	Y	5 Definitely Disagree	We are refugged and have just found jobs so It is not fair that we now pay more rent			N
Khana	Maser	Y	5 Definitely Disagree	I'm a Council tenant	No thanks	No	N
T	Kokaua	Y	1 Definitely Agree	Im retired	Im retired		N
Abram & Elishwa	Shannon & Toma	Y	1 Definitely Agree	I and my wife Elishwa are 70 years old. We are retired. [redacted]			N
Raymond	Andrews	Y	2 Somewhat agree	Happy to have what I've got. Things will change due to recent Pandemic	Proposal set by City Housing based on tenants income I agree, other circumstances could increase the rent unnecessarily	Maintenance done by City Care workers can be shoddy at times, however I have notified Housing and improvements do get rectified. Sunday 07 June 2020	N
Patlesio	Setefano	Y	1 Definitely Agree	Difficult to language hard to explain	to be discuss [redacted]		Y
Robert	Abrahams	Y	1 Definitely Agree	My rent is 1/3 of my income	No		Y
Maryam	Koulivand	Y	1 Definitely Agree	It's not fair for someone with a high income to pay as much as someone with a low income			Y
Isaac	Ferris	Y	3 & 4	I think if rents are to be increased by virtue of employment then also those who DO work should be placed in better tenements i.e. new places	I've been in Council for 5 years, and been rejected from wanting to move into a place nearer city	I think there should be a place for those in Council dwelling who do work full time do not have life controlling issues/drugs/alcohol long term unemployment but simply want to get out of debt, and not have to live with 4 other people in order to afford market value Residency. If rent increase so should the state of our dwelling. I have seen "new" Council tenement destroyed within weeks of people moving in	Y
Eyoel	Teka	Y	5 Definitely Disagree	Non	Non		Y
Lynsiya	Fateevna	Y	3 Neither Agree or Disagree	I do not know what to say, but I do not have enough money for basic living costs	No		N
Tereingamatapokia	Arai	Y	1 Definitely Agree	no comment entered	No	No	N
Prakash	Chander	Y	3 Neither Agree or Disagree	Regarding income and circumstances its change anytime & if tenant inform WCC what they going to do			N
Shehabcn	Govan	Y	5 Definitely Disagree	Think this is a good idea as many people struggling with illnesses for a long time. Rely on govt money which is not much	Good to see this happening soon		N
Chi	Yeung	Y	5 Definitely Disagree	no comments entered			N
Michael	Little	Y	3 Neither Agree or Disagree	Thinking I are not working I would spend a lower proportion of my income on rent than I do right now	Over comments I had a look at re-development in Arlington My thoughts were what a disaster, with 3 + 4 level homes, narrow windows colour cormation not right. I don't want the Central Park tower demolished you see million dollar views, where's you view from 3 or 4 level flat?		N
Bronislava	Paymurzina	Y	1 Definitely Agree	I think your proposal is fair based on current situation in a country			N
Muleta	Ejeta	Y	2 Somewhat agree	The rent is going up while our income is remain the same	I think taking it to consideration of world situation would be good. Rent goes up income stays the same	No	
Youfan	Kakov	Y	1 Definitely Agree	I receive benefit and majority goes to rent and expenses therefore it leaves me with little to spend			N
Titiha	Vakautaki	Y	1 Definitely Agree	I am a single mother and I am here for a better life & to help my two old sisters in Fiji financially. They don't have kids and I am supporting	I do support your ideas so I can help my family		
Craig	Eaton	Y	1 Definitely Agree	no comments entered			N
Sdesitina	Billing	Y	1 Definitely Agree	These rental places are recommended by WCC for low income people or tenants. Fairer rent if we can live in harmony, safe and happy?	We don't, we put up with screaming/fighting, drug addicts, drinking, abusive language And we pay money to live here, we put up with ex con that smashed windows down every week???	No comments just respect the old folks and put them safely on the ground floors. Thank putting them on top where they cannot climb stairs. Ambulance cannot get to them at all. Health and safety	N
Jamie	Adams	Y	1 Definitely Agree	Its important to meet the correct & right criteria for City Housing & their housing needs. I support the Wellington City Councils view on this particular subject matter	I cant really comment any further. I think everything is accurate & very reasonable in relation to City Housing tenants rent based on their general income. This will be beneficial too many of the City Housing tenants	Not really. I think you've all done a very thorough job & I myself couldn't do any better as an individual therefore I seem to be very impressed on this particular note. Thank you for allowing me and letting me take part in this submission. My name: signed by me [redacted]	N
Lisa	Sellwood	Y	1 Definitely Agree	Just I think the rent should be more affordable and not increased yearly	I think its good to stop increasing the rents		N
Ram	Pamle	Y	1 Definitely Agree	I'm on super only and receive a fixed amount fortnight so it will help me if the rent is based on individual's income and cir constnances	No as I stated above I highly agree on Income and circumstance based rent	No	N
Iau	Lloyd	Y	3 Neither Agree or Disagree	as above			N
Zaia	Zaia	Y	1 Definitely Agree	1. Im the only worker for my family. 2. I have 2 of my daughters studing [redacted]	Thanks		N
Matti	Audisho	Y	5 Definitely Disagree	Get's the council to understand why and how I need to pay rent and live here	No		N
Jane	Tock	Y	1 Definitely Agree	As rents take up a greater percentage of everyones income those on lower incomes discover once all their outgoings have been addressed there is very little left to make ends meet at the end of the week	It is with appreciation that I am able to pay a lower rent than market value and respectfully appreciate being able to respond to your generous submission. Thank you		N
Pi'i	Malanhu	Y	2 Somewhat agree	I think its fairer for the poorer but some places can be for 1 or 2 people, like a childless couple, single individual meanin g possible more income for a couple	Thanks for providing the opportunity to a stable home		N
Lindsay	Andrews	Y	2 Somewhat agree	I think should be according to you earning	No		N
Charlotte	Smith	Y	1 Definitely Agree	Many tenants find themselves having to use most of their income on rent, leaving barely nothing for other essential necessities eg food, power	Wellington City Council & Housing NZ need to work collaboratively to ensure that tenants are going to get the best out come out of this		

Terry	Shore	Y	2 Somewhat agree	My reasons for support are very reasonable as I'm happy with where I am financially for my own benefit and well being	As long as those who are beneficiaries like myself who need the flats depending on our circumstances don't get kicked out and treat the place well, then that can't be a bad thing. I just hope our flats here in Strathmore don't get sold.	No I don't have any comments as I'm all good with where I'm living for nearly 20 years for as long as I abide by the rules and keep paying my rent automatically in my current circumstances		N
Antonio	Misa	Y	3 Neither Agree or Disagree	Income, it is one of the factors to be considered but not the only one. The condition of the house should be look at before setting up the rent price.	The council flat that we are renting is damped specially in the winter even after WCC placed insulation on the ceiling and under floor. If you visit our house anytime this winter every morning or at night you will see all the windows are weeping	"the condition of the home should be factor in, not just income" Income should not be the only basis for rental fees. The total condition of the house regardless of the suburb. The logic is this, if you're hiring a vehicle w/out air condition, wornout tires, leaking roof the car rental company will not ask you "how much is your salary, then I'll let you know the rental" it is the condition of the car that dictates the value. If a low income person wants to hire a later model car w/all fratures, can he asked for a big discount from the car rental because of his salary/bracket?		N
Kaka	Sharna	Y	1 Definitely Agree	Whatever has low income they should get low rent				N
Rajesh	Ramela	Y	3 Neither Agree or Disagree	Income & circumstances change anytime so if WCC know the tenant struggle to meet requirement of life, they need to listen the flat tenant to do more for him/them	If WCC charges the rent depends on the tenant income, so if resident inform to WCC regarding the changes of income & circumstances WCC need to help them/him whatever so the situation is temporary or permanent to reduce the rent, or not increase the rent. thanks	No		N
Steven	Kohler	Y	2 Somewhat agree	I support making the rent burden for low-income tenants lower, but I am also mindful that some tenants on higher incomes may end up paying very high rents				N
Lee	Yung	Y	1 Definitely Agree	We are a low income family. Every year the rent increases but our pay doesn't	I really would appreciate it	No comment		N
Marilyn	Lowe	Y	1 Definitely Agree	We pay big rates and now you want to raise it by 5% madness	Stop your tenants at Five Lane feeding the seagulls. Our Chair Sarah wrote to Mr Ensor but he promised to stop them but hasn't. He should resign. My husband is ill yet has to cope with noisy seagulls day & night			N
Kate	Fitzroy	Y	1 Definitely Agree	Because I believe it's fair and makes sense	That this change will benefit the low income earners and the high income earners will be able to afford it	I agree that rents will be fairer		N
Lin-Wah	Yuen	Y	no selection	As I'm old & single only getting WINZ support				N
Pualitia	Tuilufuga	Y	5 Definitely Disagree	I myself living alone and rent is too expensive and is not affordable rent needs to be fair because the house I am living in is expensive and not up to date				N
Raiyel	Asefaigirne	Y	2 Somewhat agree	It is good idea 30% discount because a lot of people less income have after covid-19				N
Johnny	Ake	Y	1 Definitely Agree	After lock down I have cut my hour				N
Stephen	Thomson	Y	4 Somewhat Disagree	Because of the limited Housing Accm given by W.I.N.Z	It's a step in the right direction !			N
Sclanawit	Kumbi	Y	3 Neither Agree or Disagree	N/A				N
Julian	Masse	Y	5 Definitely Disagree	I am happy with where things are at the moment and don't see any need for change	N/A	N/A		N
Allan	Edwards	Y	1 Definitely Agree	I think it is fair all round				N
Sawai	Rakcharoon	Y	1 Definitely Agree	Fairer rent for everyone	No	No		N
Mahammed	Alibalighaasi	Y	2 Somewhat agree	I support this as it is more fair to tenants who earn less income				N
Sovannary	Kay	Y	2 Somewhat agree	I don't understand very well. My situation and circumstances are not good any way				N
Paul	Papouis	Y	3 Neither Agree or Disagree	Personally I'm fine as I am at the moment	No other comments			N
Marlein	Kakoz	Y	1 Defintely Agree	[redacted]no work only work income payment not having other support. And paying money for [redacted], food, taxi	Please help me with my sub city rent high on me and wish to make it easy way to renew it	No		N
Samarendra	Rath	Y	1 Definitely Agree	I am a chef. My income is not that much so on my rent (what council charges) is quiet fair to me & my family. Thank you	No thanks	My wife have lost her job. Is it possible to consider that one. Please		N
Tha	Kuc	Y	3 Neither Agree or Disagree	Refugee family - no work income				N
Helen	Morley	Y	4 Somewhat Disagree	Some tenants have rent supplement to help make ends meet. My concern is this payment, if combined with current income, could put them in a higher bracket thus increasing their rent and negating it's purpose. Some tenants who have talked about this are very distressed on top of having stringent budgets already!				N
Chiafung	Low	Y	2 Somewhat agree	Only fair to those based on fixed income & given I earn an average of gross income \$500 subject to changes still 30% discount is not enough to cover for my living expenses, causing the need to resort on low budget	To offer further discount for elderly, sick, low income earners aged 65 years & above	Other than reducing rent for those mentioned, City Council should enforce a healthier & cleaner environment by stopping extensive smoking inside their flats which is affecting the health of non smokers & in consideration to Covid-19 situation. I don't want to have respiratory complications from inhaling second hand smoke daily from 5.00am - 12 midnight! Laundry area should be kept clean at all times. The machines need to be disinfected. Please help on this - Apt G04/20 Naimi St, Central Park Apartments		N
Ivy	Tasi	Y	1 Definitely Agree	-	-	-		N
Devi	Kamalthus	Y	1 Definitely Agree	Amazed at quality of cars in Council car parking. Council Housing should be for struggling persons	Council Housing can provide Community support for very lonely people	Need more (Social) Housing and Wlg Council doing great job to build lots more please. Council is best organisation to manage this. Housing NZ has a Bad Reputation in Wellington. We are proud of the W.C.C. organisation for Housing		N
Paul	Orr	Y	1 Definitely Agree	Income based on rent is a much fairer system especially for those on lower incomes. I am on superannuation & I am currently paying about 40% of my income in rent. The current rent policy completely contradicts the whole concept of "Affordable 'Social Housing'				N
Hossain		Y	1 Definitely Agree	no comments entered				N
Ashungamea & Sieeli	Hava	Y	1 Definitely Agree	1. That will definitely help our family since we have 1 source of income. 2. If that happens it won't be a burden to us how to pay other bills, and for food for kids etc	I stand by this proposal 100% it will mean a lot to our family and our life style			N
Anita	Fisher	Y	1 Definitely Agree	The change will enable me to free some funds for basic living costs, such as power, groceries & petrol/bus fares				N
Paul	Boonen	Y	1 Definitely Agree	so people pay what they can afford				N

Tina	Tonge	Y	1 Definitely Agree	I have no other income apart from my pension				N	
Nete	Silomiga	Y	5 Definitely Disagree	Don't believe its fair for the most of the tenants				N	
Maryanne	Hussein	Y	1 Definitely Agree	Well I felt my rent is to high [redacted]	No any extra income I receive apart from my superannuation [redacted] get paid a fortnight. Paid my rent Paid my electricity, power [redacted] by 2 weeks same time. Do my shopping [redacted] after that nothing left. I want a fairer rent as a single person. Please. + thanks, God bless			N	
Margaret	McCormick	Y	1 Definitely Agree		Rent stays same for tenants over Eighty years old [redacted] turned 85 2020				
Mafauauga	Skinner	Y	1 Definitely Agree	no comments entered				N	
Lee	On	Y	4 Somewhat Disagree	No	No			N	
William	Saunders	Y	no selection	Single income of receiving super					
Lynne	Stone	Y	1 Definitely Agree	Make tenants at Newtown Park pay more rent than us	it's not fair they have new place but our flat is bad	We are too scared to come see you because Tenancy Manager hit back if we complain	Attached page What else may change - Agreed to no rental cap, rent based on income but not to no freeze for over 80, proposed \$50,000 cash asset limit and no to security of tenure	N	
Anatoly	Kasakin	Y	5 Definitely Disagree	I would like rent freeze continue I not able to pay extra on my income				Y	
Rajaa	Shihab	Y	5 Definitely Disagree	Refer to the attached page for our answer to this question - We believe it is fairer to be charged rent for the property's value rather than basing rent on house-hold income. We (the tenants at this address) are all Work and Income beneficiaries and our benefits are regularly adjusted depending on living [redacted] costs that arise. This means that any increase in benefit is going toward paying a bill. For example our benefits are increased slightly during the winter months to help meet the cost of power which increases during the those months [redacted] It is therefore unfair to set a 'fixed' house hold income when our benefits are not 'fixed'. The current set up of rent being set based on 30% less the market value is fairer and allows us low income earners to live sustainably and when possible to save for sudden and unforeseeable living costs that come up. It is already hard to afford rent and pay for power & other costs during this time. We also feel that the current policies such as rental caps and affordable rent limit policies are good protective policies for the tenants and should remain. Thank you for giving us the opportunity to weigh-in on the decision. We appreciate your consideration and ask that you keep the current rent set up. Kind regards Rajna Shihab	No	No			N
Nicholas	Armstrong	Y	2 Somewhat agree	I agree to changing rent based on a percentage of income, but It would all depend on what that percentage would be. Although I agree with this I am aware that I will end up seeing a substantial rent increase	I would still prefer this system if it means I can maintain my tenancy. I would prefer to pay more rent, & not to have to move. It's hard for everybody irrespective of income, to secure a rental these days. I've been here almost 6 years, & would like to remain here for longer.			N	
Alex	Aquino	Y	3 Neither Agree or Disagree	letter attached - To the management of City Housing. I am a tenant of this address [redacted] and I am staying in this flat since 2001. With regards to your question about supporting the new proposal that rent is base on income and circumstance, my response to this is Neither agree or disagree. I hope that with your kind consideration the rent should be base on the old system the way on what you are doing now. You may increase our rent but not high and something which is affordable. I work as a checkout operator and receiving a minimum wage. It is hard for me to save money for a house deposit so I am unable to buy a house, even just small one bedroom house. I am already 63 years old and two years from now I will be retiring at work. [redacted] My only goal is to work and save because I know that superannuation is not enough, considering that everything is getting expensive. This letter is just my opinion but I would still respect the decision of the City Housing. I hope that I am still qualified to stay in this flat. Thank you very much Alex L Aquino				N	
Arichman	Vebuthan	Y	1 Definitely Agree	We got community room, computer program room, free laundry room and car parking. We are proud Thanks for Wellington City Council. Day time and night time very safety place				N	
Sisawit	Dahme	Y	2 Somewhat agree	because I support when it calculated depends on our income and also thinking my spends	Yes it is okay give as discount one of Covid 19 crisis	No		N	
Ricky	Wetli	Y	1 Definitely Agree	I think I am paying too much given my limited income	this seems a fairer system to me			N	
Diana	Guevara Patino	Y	1 Definitely Agree	Because I have low income it would be better if I pay lower rent				Y	
Waitai	Rakete	Y	5 Definitely Disagree	I am very dubious whether all the circumstances will be taken into account. For instance the rent calculator on the WCC page doesn't even take the number of children into account! And our family has zero (\$0) cash assets. We should be able to save weekly.	It is obvious just an excuse to make more money. A WCC housing clients, we are already means tested! If the WCC intends to increase it's revenue and some people's rent will drop, then other people will have to pay a lot more.	People on low incomes can already qualify for the affordable rent subsidy. We only receive [redacted] more than the 35% of rent from income. And yet you are proposing to increase our rent by \$70-\$80 dollars each week. Our family has \$0 zero cash assets. We should have a little more able to be saved so that we can start saving towards having cash assets. The number of children a family has should be taken into account		Y	
Ronald	Tcunant	Y	3 Neither Agree or Disagree		I look forward to a phone call			Y	
Pratheepan	Neruraja	Y	2 Somewhat agree	no comments	no comment			Y	
Bihal	Rak	Y	1 Definitely Agree	because I struggle to pay the rent	Kindly consider my proposal to reduce the rent. Thank you			Y	

Alan	Price	Y	2 Somewhat agree	I agree with the proposal of income based rents however at no time have those income levels been advised to either my neighbours or myself	My income, since my tenancy began, has always been at the minimum adult wage, and now it is solely from New Zealand Superannuation. I have never complained, but most other tenants have received higher incomes from account supplements etc, plus private income	If rents are income and asset related, when will the tenants be advised by the levels. I only ask as the New Zealand Superannuation is generous. In fact, over a year, it probably totals more than I received from employment during all the years of my employment. That may result in me being ineligible to remain at the low rental level and therefore having to seek alternative accommodation	Y
Fraidoon	Aziz	Y	1 Definitely Agree	Ill work part time, but still too high (the rent) for me	No	No	N
Kefay	Negash	Y	1 Definitely Agree	My current rent is high and I have a low income. An income based rent will help me afford my living costs	No	No	N
Dipakkumar	Rathod	Y	1 Definitely Agree	I am agree with income based rent, because everyone have different income. Everyone able to spend according to his income. Low income with high rent can increase expenses and make our family life difficult	High income should be charged market rate, average and below income should get subsidy		N
Neil	Hennesy	Y	2 Somewhat agree	no comments entered			N
Christos & Vasiliki	Houtas	Y	5 Definitely Disagree	We would like the rent situation to remain as is. We are both pensioners & cannot afford an increase			N
John	McLean	Y	1 Definitely Agree	To help people like myself to have extra spending for food, bills, ect			N
Gleam	Batcho	Y	5 Definitely Disagree	My income level is variable. A stable fixed rent will help with budgeting and adds to our family's security			N
Asamenaw	Gebrechana	Y	1 Definitely Agree	b/c the rent we pay based of our income that is our reason	We wish a council house more affordable b/c still the rent is expensive		N
Tina & Brian	Scott	Y	2 Somewhat agree	There are 3 of us in our 2 bedroom flat, Tina and I are both on Superannuation and our son Charlie is on the Job Seeker benefit and volunteers at St. Vincent de Paul so we are able to cope at the present	No		N
Meredith	Parkin	Y	2 Somewhat agree	I do agree that those on limited incomes would benefit from a discount on their rent. By the same token I am grateful that the rents are set fairly - while I am working it enables me to live a decent life	I will be retiring in the near future so setting rents by income will greatly benefit em when it happens(in the next 2-3 years) I am extremely grateful for my little flat it is cosy and warm. It also a bonus to be part of the community - unexpected but good. I also have a garden plot and enjoy that in my leisure time - very happy		N
Andrew	Van Klei	Y	3 Neither Agree or Disagree	Im in the middle	I think current rent should be less than half of what you earn		N
Kanchan	Verma	Y	2 Somewhat agree	I definitely go with the council decision	Yes I would say council needs to review the income but sometime people income not increasing every year but the rent is increasing every year. So council needs to review the circumstances as well		N
Afiam & Khadra	Awad & Ali	Y	1 Definitely Agree	I'm not working now, [redacted] but all money 90% goes rent and power	I receive less than \$600 per week from ACC and I pay \$552.00 per week! I don't have words to express our situation !!	Not fair! How much I pay by ACC and I all pay to WCC	N
Dagnawit	Wendim	Y	2 Somewhat agree	b/c the rent is based on my income	I wish the Council house rent more cheaper for beneficir and consider the circumstances of income. Thanks		N
Pisia	Moleli	Y	5 Definitely Disagree	no comments entered			N
Renna	Wharchinga	Y	3 Neither Agree or Disagree	Depending on how much I earn yous might put my rent up. And not consider all my automatic payments I have and I have a lot plus shopping	If its cheaper than market value then yes if not then no		N
Azucena	Percz	Y	2 Somewhat agree	no comments entered			N
Tony	Ytsung	Y	5 Definitely Disagree	we cannot afford			N
Tina	Hobbs	Y	2 Somewhat agree	Considering my part time job with fluctuating hours, I feel my rent should be reduced and not increased again. Only fair when my pay is fixed monthly	as above		N
Alexander	McElligott	Y	2 Somewhat agree	no comments entered			N
Hser	Musc	Y	3 Neither Agree or Disagree	We are from refugee, we don't have work income			N
Samsud	Nisha	Y	1 Definitely Agree	It would give poor people a chance to get ahead			N
Joshie	Smyth	Y	5 Definitely Disagree	rent going up to much		Awful man next door. Flat very cold + windy	N
Peter	Mann	Y	3 Neither Agree or Disagree	Don't know. Very confusing went to meeting but council man silly		Tenancy Managers lie. Too many ?(cant read word) + drug and gang members live. We are very scared. Help us	
Sam	cannot read	Y	4 & 5	Council people mean to us about. Phones	just beuit	stop putting up rents. I am Samantha's carer and these are her own words. Ok?! Sarah @ Vinnies	
Bui	Traung	Y	1 Definitely Agree	I think the same as you. Those with a lower income will have more money to spend on basic living cost Especially after Covid -19			N
Naseem	Muhammad	Y	2 somewhat agree	I think it's a right decision and will benefit low income tenants			N
C	Toawairere	Y	1 Definitely Agree	I agree because some tenants can't afford some expends because of some rents, are to high etc to pay	Pay what you can afford!		
Silima	Taulogo	Y	1 Definitely Agree	Rent should be based on income and especially people circumstance as not everyone can afford to care for their family and pay high rents	Rents should be based on circumstance as even those with two income may be struggling to pay their rent	no further comments	N
Aaron	Pauling	Y	1 Definitely Agree	it would be good to have a set rent as very year our rent has gone up \$20-10 very year most tenants can't afford that and are at max cap by DSW	"lets get this done"	Nil	N
Rowan	Mooney	Y	3 Neither Agree or Disagree	I think the Council is taking a dishonest approach to peoples' income by the way they are assessing income. So while I agree that it's good to be fairer in rents, it needs to be fairly assessed	I don't believe that accomodation supplement is income for purposes of this assessment. It's not regarded as income at the moment, but is a deduction off the rent. I think you should be consistent. Its either income or it's not		Y
Richard	Camnock	Y	1 Definitely Agree	If the rent gets to high will I have somewhere to live and buy food			Y
Jesetaranj	Thavappiragasam	Y	1 Definitely Agree	I only receive 24 hours work money and Covid19 money so the rent should be based on this income			Y
Puni	Purcell	Y	1 Definitely Agree	Yes I'm on pension only! But half my pension goes toward rent "for babysitter" only - no room my rent to "high"	Yes I got other special needs a) clothing b) footwear c)travelling (domestic/international) d) food e) dental treatment f) doctors visits + prescriptions g) electricity bill h) phone bill i) medications		Y

Debbie	McGill	Y	5 Definitely Disagree	I feel it needed to be altered to fit all low income people and needs more consultation	time to sort through I feel its not transparent enough or clear enough the intent of how it will affect us			Y
Rhonda	Sweeney	Y	1 Definitely Agree	to have a fairer system as long as my notes on separate page are taken into account	letter attached reads: Rent policy, things to note. Rent cap using the tool my get came out at any where between 234 - 255. If the rent was to be increased to maximum that would be over \$20.00 increase needs to be in creased gradually. Affordable rent you need to note that for a single person the accomoditon supplement is capped at \$105.00 per week. If you work part time very minimal hours you can not get extra tempory adional support because the part time work cancels this out dollar for dollar. [redacted] no problem with asset limit Increasing security of tenure good idea to look at all the circumstances			
Jason	Kamo	Y	1 Definitely Agree	I just want us to get a far go				
Teariki	Pangata	Y	2 Somewhat agree	It's fair	N/A	Extra laundry dryer		N
Michelle	Marino	Y	2 Somewhat agree	Fairer & reasonable proposal	Makes easier for beneficiaries & children living in poverty also low income earners	No rent increases for 3-5 years, especially those who are unemployed or low income earners And free WiFi for		
Michael	Benjamin	Y	2 Somewhat agree	no comments entered				
Gwen	Todd	Y	1 Definitely Agree	no comments entered				
Faduma	Mohammad	N	1 Definitely Agree	People in low income should be able to pay what they can afford	No	No		N
Linda	Hunsell	Y	2 Somewhat agree	all circumstances so different they shouldn't be considered as one or in box a, b or c	No comment. Happy to have a roof			N
Reiko	Rajita	Y	2 Somewhat agree	I understand the rent market, and I could manage finance. I support WCC City Housing to do their work				
Scubeto	Bulla	Y	2 Somewhat agree	It is really hard to keep up the current rent level	Need to take health family and age into consider as well			
Paul	Holmes	Y	5 Definitely Disagree	The tenant who receiving low income but still got rent increase will not able to afford for their food				
Bikila	Chola hera	Y	1 Definitely Agree	no comment entered	N/A			
Binyan	Solomon	Y	1 Definitely Agree	somewhat disagree	N/A			N
Nigel	Horo	Y	1 Definitely Agree	no comment entered				
David	Janes	Y	3 Neither Agree or Disagree	no comment entered				Y
John	Silbery	Y	1 Definitely Agree	I'm concerned that each year you put my rent the problem I have is that my subsidy is longer available from DSW due to my limit of support at the moment	No			N
Julia	Hanson	Y	no selection	I think people are struggling financially (the tenants) Jobs are also precious at the moment with Covid 19 nothing is secure	I think maybe gathering revenue from the extras provided ie laundry (coinless payment using the credit loading key) + a parking fee for tenants cars			
Ewa	Zaikowski	Y	no selection	don't know				
Mouena	Moufia	Y	5 Definitely Disagree	should be in flat rate	no comment			N
Charles	Hacanga	Y	1 Definitely Agree	If it makes the rent I pay weekly cheaper I by all means support this idea	[redacted] a week for single room flat a little cheaper each week will afford myself more comfort's			N
Ma'ua & Mana	Abol & Haji	Y	2 Somewhat Agree	I think the rent is reasonable	No	No comment		
Desmond & Patricia	Austin	Y	5 Definitely Disagree	I disagree I have been a tenant since 1969 I have been paying the same rent for 14 years and now you are proposing to remove the 80+ rent freeze. I want be able to afford [redacted]. I propose you keep the 80+ rent freeze		I am 94 years old living only on the superannuation. My rent will increase over \$100 from what I am paying now. I don't want my final years worrying about my finances. I already mentioned I have been paying same rent for 14 years		N
Ngairi	Lambert	Y	1 Definitely Agree	I really cant afford a \$60 increase in rent				Y
Juliana	Rajan	Y	2 Somewhat Agree	New changes seems fine but still more consideration on individual circumstances is essential	Work closely with Work and Income so low level income issues are taken into consideration			N
Lynette	Buttom	Y	1 Definitely Agree		For myself personally I would benefit greatly with a lower rent as I have no assets & live solely on superannuation, which means my rent [redacted] is over half of my fortnightly income Thank you			
Ashley	Janes	Y	5 Definitely Disagree	Think its unfair system to those wanting to buy a house and those working will feel like there covering other peoples rent	A better proposal where everyone is paying same rent and more information			Y
Ali	Toroca	Y	2 Somewhat Agree	somewhat agree	just go for proposal to set City Housing tenant's rent	No comment		N
Maria	Colls	Y	5 Definitely Disagree	Because I signed my tenancy agreement on the understanding that I would be paying 70% of the market rate. I have also experimented with your calculator and you don't have to be earning a lot over a benefit for it to be affected. Im very concerned about this. Supported living has only just been increased and now this. You dont receive more than \$60 for health costs and my part time job helps to cover the remainder of them				
Melkane	Kebede	N	3 Neither Agree or Disagree	because I have not idea about your proposal	No	No		N
Odecha	Shtemon	Y	1 Definitely Agree	We have very low income that's why we support also our expensive paying power, internet cause us ending us haig short of money	No			
Felo	Nanai	Y	1 Definitely Agree	because Im on bension which is low income				Y
Batool	Saffar	Y	1 Definitely Agree	[redacted] not working but I'm paying about 70% of my income weekly for rent, which I think it's too much for me and not fair to pay the same rent like high income tenants	I think it's more fair that low income and disable tenants to pay less than they are paying right now	No		N
Tui	Trang	N	2 Somewhat Agree	It's a good reasons and I agree with the city council	N/A	N/A		N
Emma	Gouma	Y	2 Somewhat Agree	The current rent scheme does not take into consideration tenant income. But, I, myself, work casual work, I have no idea what will my income be weekly or annually. I want to be called every day to cover shifts. If I have no shifts I don't get payed	As above, how would you calculate my income if I have no way of knowing it & I dont want to owe you anything end of year	I think rent should be a mix between income & percentage of rent; if more than one adult then set it to %30 but if the household has only one adult then it should be set less than %30, so that one income could afford more		N
Larisa	Fedelova	Y	1 Definitely Agree	I am a pensioner, this is my only source of income. After paying my bills there is little left for other expenses				N
Alison	Simpkiss	Y	no selection	I think the rent should stay at level that I don't have to because the Public trust pay you rent				
Kyaw	Khine	Y	no selection	level 2				N
Cheryl	King	Y	1 Definitely Agree	[redacted]	It would be far better for fairer rents for all tenants			N

Julia	Daysh	Y	3 Neither Agree or Disagree	Council is renting properties at normal rates minus an amount which is helpful to us. They don't pay rates on the property. So its justified what we pay now	If a person/people would want to live here and could afford to live in an expensive rental I think its fair that they are charged in recognition	I pay my rent, find electricity I use a little on birthday presents for immediate family and grand children. A little on my social well being. Then I have nothing left. If my rent was raised I would feel extremely depressed	
no name given		Y	3 Neither Agree or Disagree	refugee family with no work income			
Anthony	Foote	Y	2 Somewhat Agree	I think that the rents far are appropriate - okay. I would question a rental increase if it happened? Shortly, later on perhaps?	I would presume a significant increase to be somewhat unnecessary - this year at least	I will now check the new draft Social Housing Policy for rent setting on the Documents Wgtu Govt web page(s) cheers	
Mcbrat	Tcklesiusic	Y	2 Somewhat Agree	I chose number 2 because I think it is fair on City Housing tenants and lots more people spend money not just on rent			
Roy	Torlesse	Y	2 Somewhat Agree	There are a wide range of income circumstances and disability levels etc and some are limited in terms of resources while others, perhaps a few are in favourable position to meet rental expenses - it seems there are more and more at the lowest level than before			N
Maung	Way	Y	1 Definitely Agree	I think the rent is too high so that some week we struggle to meet the needs			N
Qixin	Dai	Y	no selection	With items such as food, rent, electricity, increasing by more than CPI it is getting more and more difficult to survive on a pension		Freeze on rates for over 50 should remain	N
Kevin	Smith	Y	1 Definitely Agree	I would assume a large number of tenants would be fixed income benefit or as in my case a pension (super) an income basis seems to be equitable	Review the 80 year age for locking the rental cost. Consider that 75 year age to max out		N
Rouni	Vouppapa	Y	1 Definitely Agree	I would like to see my rent to stay as it is	Based on my income it is nice to have had that little income left after they taken out the rent. Power on top phone you left with little until the next pay day	No comment	N
David	Fraser	Y	2 Somewhat Agree	Different tenants have different circumstances	No rent increase till the Covid 19 economy is sorted		
Isua	Faaiuasoo	Y	3 Neither Agree or Disagree	I have just lost my job so I'm not sure what my options are?	I think to pay depending on the number of bedrooms in the house		
NAHULESVARAN	Nadarasa	Y	no selection	no comments entered			Y
Stephen	Cain	Y	2 Somewhat Agree	We should help those who are less well off, but a "2" rather than a "1" because the proposal increases Council revenue			
Stephen	Purvis	Y	1 Definitely Agree	I have been able to get a flat that I could afford being a single male on a low income with no assets or savings	That at times it could be adjusted due to circumstances eg after surgery that meant you lost your income or end on a benefit		N
Wilzin	Zaya	Y	5 Definitely Disagree	I have three children and all of them are in schools and they have expenses for school activities and we are refugees and we start from scratch in the formation of our lives and [retracted] the level of work after the Covid-19 is no longer good. So this proposal will not serve us with anything	No	No	N
Declan		Y	2 Somewhat Agree	I support this idea because it would benefit me as a low income worker but I hope costs associated with me being part of the deaf community are also taken into account when setting rent rates			N
Snane	Leaapulu	Y	5 Definitely Disagree	I disagree with the proposal because it will mean that my family and I will struggle financially to pay. The rent that we pay now suits our current financial status			
Guoan & Zianmei	Chu & Man	Y	4 Somewhat Disagree	The room lives couple are quite smaller. The living room have no stockpile and the kitchen smaller too. There's no space to put things :(We think the unit too smaller and expensive		N
Lole	Unasa	Y	2 Somewhat Agree	Sometime is good - sometimes not good	No comments		N
Sara	Taupau-Vnani	Y	5 Definitely Disagree	When you do that the only thing you think of is rent but families they got a lot of things to pay. That's why a lot of people are suffered these days.	We are in the times of sufferings but people need houses to stay, but we need fair payments to every households, no jobs, houses and food are the most important thing		
Prashanthun	Bulakrishnan	Y	1 Definitely Agree	Because it is really good tenants rent based on our income. We are depend on our income so rent will be depend n our income should be help to us			N
Susan	Steven	Y	1 Definitely Agree	I think its fairer and easier for tenants on a benefit or lesser income than those who work and earn more money	No!	No!	N
Valerie	Willcox	Y	3 Neither Agree or Disagree	The City Housing dept has always treated me (and Conrad deceased) well and I am prepared to pay more per week for my flat all or all this has been finalised.	I think that "other circumstances" are important because a lot of tenants from Central Park and other complexes put a lot of work into their complexes community wise (as I did at 30/L Harrison St		N
Yuen	Tam	Y	1 Definitely Agree	no comments entered			N
Pam	Osborne	Y	1 Definitely Agree	I have two children in care I still like to give pocket money and buy for and take out			N
Esa	Ahmed	Y	1 Definitely Agree	Some people earn more money but others don't so we should pay our rent based on our income	I strongly recommend that you must lower our rent sooner rather than later	No	N
Askale	Felcke	Y	1 Definitely Agree	definitely agree	N/N		
Peter	Lee	Y	no selection	as long as it fair rent	No	have a look first	N
Benjamin	Secley	Y	1 Definitely Agree	A lot of City Housing tenants are living below the poverty line, so it's fairer for them as they have more to spend on essentials!	No	No	N
Wesley	Gyles-Belford	Y	1 Definitely Agree	Makes it easier for tenants to keep their flat	it is a good idea		N
Mary	Snook	Y	1 Definitely Agree	My sole income is Superannuation and a limited amount of savings accrued when I was working which I try not to use. Any reduction in rent would be helpful.	It would be much fairer for those of us on fixed incomes who are not in the workforce but still able to lead an active life in the community.		N
Peter	Deutch	Y	4 Somewhat Disagree	old sick and not well off	Look closer into personal circumstances	please go back to the drawing board	Y
Michael	Abbey	Y	3 Neither Agree or Disagree	going by the calculator I will have a rent increase of 20-40 dollars	so would rent fluctuate depending on income? So say if you are unemployed and then find a job, lose a job or your job has a pay rise?		N
Natalie	Muir	N	5 Definitely Disagree	I think the council should charge a std % below market rent and allocate to most needy; I think central gov should provide accom supplements recognising income disparities- that's a central gov role in my view.			N
Carol	Weston	N	1 Definitely Agree	It is not fair on ratepayers if people on high incomes get subsidised rent from WCC.			N

Keely	McBride	N	1 Definitely Agree	Rental prices in Wellington and most of New Zealand are far too high and a direct contributor to poverty and poor mental and physical health outcomes as tenants have no money left for food, utilities, clothing and normal enjoyment of life.	I think this is the best possible option and completely fair. I am actually excited that the Wellington City Council is taking this approach.	Sorry link didn't work		N
Kieran	Cunow	Y	1 Definitely Agree	Because everyone is on a different income an some can afford to pay more rent an others can't				N
Wirasatya	Adhikara	Y	1 Definitely Agree	My understanding of one of the reasons behind Wellington City Housing exist is to provide rental homes for Wellingtonians with low incomes and special housing needs. Therefore, it makes sense to put tenant's income and circumstances as variables in the rent calculation formula.	This proposal is good.	No thank you		N
Adam	Manihera	Y	3 Neither Agree or Disagree	Fairer Rents				N
Asad	Qadar	Y	5 Definitely Disagree	it is fair to all as we all are having trouble these days	i am over crowded and in need of bigger house please	not as such		N
Rachelle	Hautapu	Y	1 Definitely Agree	Equity based on net income & circumstances. If 'income' was defined by gross income, it would be problematic.	No	No		N
Alice	Orchard	N	1 Definitely Agree	Tenants in city housing deserve our support. In scaling rent to their income, we enable people to save more, live better lives, and spend more on the things that matter most. Especially those who live with their children or other dependents, having set rent which does not reflect income can be really difficult. Right now, many people are struggling due to Covid 19. If WCC is able to scale rents up or down in response to personal circumstances, I believe it would go a long way to helping our communities thrive				N
Maya	Hasan	Y	4 Somewhat Disagree	It is not fair for people who work in part or full time job to pay high amount of rents while other who are under the benefit getting low rent. In the current system, People in the benefit still getting support from WINZ, so they might be happy. If you want to help them you can reduced your rent for them but don't apply the so called "fair rent"	Just keep the current system. If you want to help the people with low income, you can simply reduce the rent based on their income and circumstance.	N/A		N
Stevva	Griggs	Y	1 Definitely Agree	I rent a council apartment and are on a benefit.	I feel it is a very good idea to help those that are struggling.	I would be interested to see what happens.		N
Anna	Sheffield	Y	3 Neither Agree or Disagree	I live in a Council flat and would likely see a rent increase based on this proposal. According to the calculator, my rent and utilities would be over 50% of my income. (Currently they are the recommended 30%.)	I understand your reasoning. You have a business to run. I guess if I could receive some assistance from MSD with the new plan, I could still afford to live and eat. I would prefer to continue working and volunteering, as I have been doing for a decade. Thank you for the warning, so I may be able to gain some new skills to supplement my income without asking for government handouts.	I understand the timing of this is awkward, since it was supposed to close during the lockdown. Now, we are beginning to see the effects of widespread impacts on businesses. I guess, over time, we will figure out ways we can contribute to rebuilding of the economy. For now, I'm trying to support local.		N
Mike	Tate	N	5 Definitely Disagree	Concentrate on the basic services maintenance - water pipes etc Push back to central government if people's circumstances change and they need support. Why should rate payers pickup the bill for this?	Why don't you role it out to ratepayers - setting rates based on home owners income and circumstances?	Sell all stock to central government or private to free up capital to avoid rates blow-out.		N
Paul	ellis	Y	2 Somewhat Agree	I like the idea of income based rents in predictable, however as a working tenant of over five years, I have structured my finances around my present rent and would find the increase (indicated by using your calculator) untenable. And homeless. not a good look (redacted) with no savings.	As long as provision is made taken into account other factors, eg: existing financial/dept levels of tenants, hardship, medical and disability needs and the ability to have a case by case review policy. it should also be taken into account that for some of us consider or units as our homes for a number of years and have little to no whanau to fall back on.			N
Fred	Albert	N	1 Definitely Agree	If it is supposed to be social housing, then rent needs to be tied to earnings.	Excellent idea.			N
Geraint	Scott	N	1 Definitely Agree	Social housing is about helping people, not about collecting rent, so anything that reduces the burden on tenants and recognises their circumstances is a good move.	Fantastic.	The policy states that social housing will not be funded by rates. I would accept rates money being used to help fund the social housing scheme. I also noticed there were no references to greening social housing - maybe this is contained in a different policy, but regardless I would like to see WCC do things such as installing solar and rainwater systems, setting up extensive recycling and composting facilities, reselling eco-friendly cleaning products to tenants at a cheaper rate, and just generally assisting them in living a greener lifestyle since low incomes are a massive barrier to being able to achieve that aim.		N
Chongtai	Li	Y	1 Definitely Agree	The rent will be more affordable based on the income and circumstance.	It's a fair act and can potentially improve people's living standard.			N
Robert	Foo	Y	1 Definitely Agree	fairer rent setting	no	no		N
Walter	Rainso	Y	1 Definitely Agree	I am struggling with money	I don't	I do not		N
Anthony	Hopkins	Y	1 Definitely Agree	What else can you base it on?	No comments	No comments		N
Hamid	Majdi Serkhabi	Y	1 Definitely Agree	It's better way to know right rental costs for tenants				N
Brec	Graczyk	N	1 Definitely Agree	equity				N
Ellen	Blake	N	1 Definitely Agree	Social housing should work for the people using it - this is a fair way to provide housing for those most in need.		Seems a sensible approach		N
Purni	Bhattarai	Y	5 Definitely Disagree	It's unfair. Rent should be fixed for everyone. And put rent freeze for 2 -3 years.	Do you consider expenses too if you are considering income?			N
Sacra	Chun	N	1 Definitely Agree	It's good to consider tenants' income and circumstances when setting rent.	Is there more information on how exactly is the rent calculated, and on average what % of net income would the new rent be (grouped by family type)?			N

Adèle	Chapman	Y	2 Somewhat Agree	Well, using the estimation link on my weekly earnings as a Superannuant, my estimated rent would go up \$18. (Not quite sure whyseeing as the WCC rent subsidy was \$18 lower)	I think its great regarding allowing people to save for homes of their own, which is a welcome change from the usual keeping the poor, poor by not allowing them to have savings. Everything in this country is expensive. If I take out insurance for my funeral (which apparently can be \$10,000) - I lose more weekly income say \$10 added to \$18 I lose on your estimation, things start to look tricky. [redacted] But I'm someone who can economise, maybe informing tenants how to economise might help.	I think the policy is fair if it enables the Council to build more social housing. It seems to me that for capitalist democracy to succeed it requires a base of poverty (in our case living just above that line) As I have lived just above that line most of my life I am comfortable with that and I applaud WCC for creating rentable homes for those who need a bit more support. We just need more homes as more and more people find themselves just above the line and often struggling.		N
meiyng	ye	Y	1 Definitely Agree	I have low income and most of money goes into rent and bills,				N
Tessa	Hansen-Care	N	1 Definitely Agree	Because a lot of people can't afford -30% rental fees and some people can possibly afford more.	Seems fair.	It wasn't clear in the document what the DMR is for each income band. ie very low band = -50% market rate?		N
Alex	Staines	Y	1 Definitely Agree	I am a council tenant and totally supportive of this idea - it would be fairer for many tenants who might struggle to cover living costs while paying their rent.	I think it's an excellent and fair idea.			N
ana	wilson	N	1 Definitely Agree	Rent proportional to income allows for both accountability (look after this low rent property or you will be back on the private market) and dignity (allowing a certain proportion of income to be reliably allocated to housing whatever the vagaries of the employment situation)	see above			N
Ragupathi	Muthaiah	Y	1 Definitely Agree	If it good for me and my family. Then it's fair enough	N/A	N/A		N
Whai	Waikari	Y	1 Definitely Agree	Some paying more and other not.	I thought thats what i was paying for			N
Gwyneth	Jansen	N	1 Definitely Agree	It's fairer.				N
Ben	Wells	Y	1 Definitely Agree	Lack of money and rent is steep at the moment	It is a really good idea	No		N
Aviana	Haddad	Y	1 Definitely Agree	Fair propose, I hope it will be taken into consideration. The largest percentage of income goes to the rent, which means that less income will remain, particularly for solo parents who are already refugees.	I appreciate this propose, and I hope it will be implemented soon.	No thanks.		N
Murteza	Almadi	Y	1 Definitely Agree	Some people such as myself who just finished studying and struggling to find a job this new rent plan could be hugely of help as it is fairer everyone to pay their rent based on their income.				
Liya	Lupala	Y	1 Definitely Agree	The cost of basic needs are so high, we need relief somewhere. Rent takes far more than half our incomes. It's difficult to stay on top of other utilities and rent and basic needs as well. WINZ incomes are low, and now heading into recession. We have to have relief somewhere, it's pushing families to the limit. It's constantly stressful, and those pressures can be felt around the neighbourhood too. WCC tenants are the fall out from a failed housing NZ program in the bigger cities over the last 20 - 30 years. Under more favorable circumstances we would be the clients of KaingaOra. I believe WCC housing should be receiving government funding. WCC people that can't get on the KaingaOra waiting list, or like myself was on the HousingNZ waiting list [redacted] never got offered a place in or around Wellington!! WCC housing is catching the FALL OUT from the lack of affordable housing, and not the other way around. To point it that way is disingenuous. Once we get into WCC housing, it's KaingaOra that forgets we have had to accept WCC housing, because that was the next best affordable option! Under more favorable circumstances, most of us would be in KaingaOra housing. That's because 25% of my income is logically more affordable than 70% of the market rate TODAY! A rate that has tripled in 15 years. If that is the standard set by gov't for socialised housing in KaingaOra is the gold standard for socialised housing in NZ, then it is logical that WCC housing fall under that umbrella as recipient landlord of that fallout from the shortage of housing. BECAUSE of Governments lack of providing sufficient affordable housing in that market. Housing is a RIGHT, not a privilege.	Yes, make the rent reductions as close as Kainga Ora rates. As stated above, WCC Housing is catching the overflow of those tenants unable to get into KaingaOra. We still have the same economic pressures that if KaingaOra housing was available, we would take that. WCC is the next best option BECAUSE of it's scaled rental charges.	Yes I think we should be petitioning government now as they have a mandate on affordable housing to get WCC on the same funded programme as KaingaOra housing because we are the people that high rental markets affect the most. If the market keeps rising our social housing will be unaffordable to many beneficiaries and low income workers who are tenants of WCC housing.		Y
Hanna	Dawi	Y	2 Somewhat Agree	Rent based on an individuals income can be fair as they are paying what they can afford rather than spending over half their pay on rent and left with nothing for other expenses and grocery shopping				
Bryce	Fendler	N	1 Definitely Agree	It is far too easy for some people in taxis, uber and similar industries to use outside agents to hide income from IRD, councils and support agencies meaning they could be occupying social housing needed for others in greater need.				N
Joze	Sorn	Y	1 Definitely Agree	tenants have different incomes	I absolutely support your proposal	In this difficult time any support is welcomed		N
Liz	Willmott	N	1 Definitely Agree	It will ensure that tenants can afford the rent				N
Faasa'o	Faunago	Y	1 Definitely Agree	For my family of three I am the only person working. I worked only 20hours only 3 days [redacted]. I have a 3year old daughter we paid for her school fees [redacted]. My partner just got a work visa before lockdown his trying so hard to find a proper job but still no luck...My partner doesn't get any help from work and income because his not resident...I hope you guys understand how struggle we are now. please don't increase my rent we can't afford it.	Please don't increase my rent we struggle too much because of our income earning. Our house is too cold We need to buy more blankets and winter clothes because my baby get sick easily from cold. I always put my rent first then my family because I don't want to stay on the road that's why I always pay my rent but I hope this year I will get a rent decrease. Our family is not eating good food most of the times we eat breads and noodles for dinner because we don't have enough money to buy the food after pay my rent also our bills.	I hope my rent is not increasing otherwise my family will be homeless on the street soon.		Y

Mitzi	Austin	N	1 Definitely Agree	I believe people need to have affordable decent housing and if they are burdened by rentals that are too high a percentage of their income then other necessities can't be paid for, or people get into a debt spiral. Council housing should be for those on low incomes.	I believe people need to have affordable decent housing and if they are burdened by rentals that are too high a percentage of their income then other necessities can't be paid for, or people get into a debt spiral. Council housing should be for low income people and families.			N
Michael	Lee	Y	2 Somewhat Agree	Sounds like a good plan	I wouldn't have a problem with the proposal. However I am a little concerned that I may end up paying more for rent while I am a single Father [redacted]			N
Lyn	Morris	Y	2 Somewhat Agree	Overall, based on consultation documents, I believe that proposal has the right intentions. However, as a current City Housing tenant who will be directly affected by the outcome of Council decisions, there are areas that concern me, so I am unable to fully support the proposal.	The consultation documents do not provide any guidance on whether the priority groups currently used in current City Housing eligibility will be retained as part of considering tenant circumstances. If this has not been discussed or determined, I would suggest these need to be retained as these were used as part of the criteria for housing existing tenants. One of Wellington City Council's key differences as a social housing provider is that they recognise housing issues aren't just tied to a person's income. I think that the proposal to set rents based more fairly is a good move, however due to the way that the value of accommodation supplement is based on rent paid, I am concerned about whether reducing rents for lower income tenants will truly reduce the percentage of their income spent on rent.	The change to asset limits and intent to review the limit two yearly is a sensible move. The existing \$35,000 asset limit gives absolutely no motivation for a tenant to work towards home ownership or even holding savings for any other reason. As a current tenant, who acknowledges my income is at the higher end of eligible incomes under current income thresholds, who also has mobility issues, I consider the proposed changes around security of tenure would be a step forward. Existing income thresholds have caused me to have to make a decision between staying in a job that I have long experienced burnout with or applying for other jobs that will increase my income. While normally increasing income would be a no-brainer, the costs of Wellington rents coupled with my mobility issues, means that it isn't as straight-forward a decision as it sounds. Personally I acknowledge that I have comparatively more disposable income than other housing tenants under existing rent setting rules, and I am totally willing to pay more weekly/fortnightly rent than I currently do given adequate notice.		N
Shayma	Ali	N	1 Definitely Agree	A 1/3 drop in price may not be enough. I anticipate given the economic situation and the projected up to -20% loss of NZ GDP, this would result in a significant increase in people requiring City Housing. I am particularly concerned about any single-income families who may be put down to part time and struggle to make ends meet. Consequently, I think the charge should reflect peoples income- as this way they would be able to both meet the cost of living and also have room to save so they can eventually leave City Housing and be back on the road to independence.	I think it's a great initiative but the parameters of qualifying for this should be very clear and well-thought out on a case-by-case basis. No one can anticipate all the circumstances one may have - ranging from health (mental or physical) to education background and options for work and economic stabilisation - there needs to be empathy for people of all walks of life. The number of children in a household as well as those children's needs ought to be considered, with special attention to those children who are in need of a great deal of care (disabled, ADHD, autism or otherwise). Those who are mildly disadvantaged and require city housing versus those who are extremely disadvantaged will get the help they need and deserve at an appropriate rate.	The wording is non specific about what extenuating circumstances would mean the person is eligible for a different rent-decrease or rent-increase - there is a lot of uncertainty there and I think whilst the idea is great, there needs to be clearer definitions.		N
John	McHughes	Y	4 Somewhat Disagree	Err ... I don't support the proposal. I think it needs a lot of work.	A lot! Please see written submission.	A lot! Please see written submission.		Y
Robert	Kerr-Hislop	Y	1 Definitely Agree	If this was actually what you were proposing, I'd agree but you are not. You will not be decreasing rents by much - for me, 2% which is what you were and still are going to increase my rent by this year.	Since 2002, tenants who qualified, got a 30% rent subsidy on their rental. As a note, rents actually fell in 2004, in Wellington, but this did not see a reduction in rents for tenants that year. [redacted] doing the auto-calculation on the council webpage - my rent would fall - under this proposal 2% more which is about the average capped rent increase year by year that council housing increase rentals. For this tiny extra subsidy, the council propose to remove the rent increase cap so that if rents in Wellington shot up, say 20% next year, the rent increase on me could be the same. Is this a reflection of a fairer rent policy?	I am concerned that the council are spinning a falsehood about fairer rents where in truth they are actually seeking a substantial increase in rent for most city council housing tenants. Since 2002, tenants who qualified, got a 30% rent subsidy on their rental. As a note, rents actually fell in 2004, in Wellington, but this did not see a reduction in rents for tenants that year. [redacted] doing the auto-calculation on the council webpage - my rent would fall - under this proposal 2% more which is about the average capped rent increase year by year that council housing increase rentals. For this tiny extra subsidy, the council propose to remove the rent increase cap so that if rents in Wellington shot up, say 20% next year, the rent increase on me could be the same. Is this a reflection of a fairer rent policy? Also, tenants who are deemed by this policy to be earning more than the poorest of us are likely to see a significant decrease in their subsidy and a consequential hike in their current rentals. As an aside, I was coming between 2007 and 2016 and was paying 90% of market rentals during that period. I think that the Housing NZ rent model is much fairer than a market rentals based system. The rental rule for social housing was you should not have to pay more than one fifth of your net income as rent. Council complain that they get no subsidy from central government yet probably more than 50% of their tenants are WINZ beneficiaries which are paid by central government and fleeced by city housing rentals. The rise in the property market in New Zealand means that without any input from council in any way, rents are virtually guaranteed to rise every year. WINZ benefits don't rise unless there is a worldwide pandemic and a labour government.		N
Ray	Good	N	1 Definitely Agree	Most tenants are in lower income bracket and some Council properties are not as well maintained as private				N
Lili	Tuioti	N	1 Definitely Agree	Ensures a fairer process for determining rent as to what is affordable for the household	Good to see that circumstances of clients are a feature to the basis for rent assessment/calculation	Policy does not allow for assessment of whether the current make up of clientele actually reflects the need for housing.		N
Jess	Hubbard	N	1 Definitely Agree	This is meant to be housing for those who need affordable housing. The market rents in Wellington are ridiculous.	When people's income is considered it should take into account the cost of food and other necessities and ensure the rent does not cause them to lack the ability to cover these costs.	I completely disagree with using market rates at all as a basis for these		N
George	Best	N	1 Definitely Agree	Current Rents are excessive for low income people they should be set at no more than 25% of gross income.	Better idea than current system	No		N

Nidhi	Sajwan	Y	1 Definitely Agree	Every tenant has a different income and family circumstances from another and having the same rent to all is not fair for the ones who have lower income than the others.	Every tenant's income does not increase every year but the rent does. And if in case the income increases, it won't be in accordance with the rate of increase in the rent (i.e. 50cents increase in per hour per week income vs rent increase by \$30 per week), this leaves the low income household with net income (after deduction of electricity and other expenses) only to fulfill their basic needs.			N
Callum	McMenamin	N	1 Definitely Agree	People on low incomes deserve housing that is affordable. It is a human right. Benefits tend not to correspond to housing costs well - and we must not price out people on low incomes from living in Wellington.	Yes - probably need to exclude Accommodation Supplement from income calculations to avoid interdependent variables making it impossible to set a rent price.	No		Y
Susan	Hutchinson	N	1 Definitely Agree	Affordable housing is a human right. This is a great move in the right direction for WCC, demonstrating what all decent landlords should do.	As above.	As above, this would be completely appropriate use of ratepayer funds. I was surprised to learn from the Social Housing Policy that the service is entirely funded through rent, not by wider ratepayer contribution. That strikes me as odd. Why would the rates from the wealthy home and business owners of the city not contribute to the cost of housing the poorest?		N
Gareth	Morgan	N	4 Somewhat Disagree	I don't trust that the Council can do this without effectively subsidising housing with Ratepayer funds	Council shouldn't be subsidising housing with Ratepayer funds (be that directly or indirectly with respect to opportunity cost)	Council need to ensure the cost of administration (Council time) is also covered by rents and make this clear in the policy and public information		N
Nadia	Eltajjoui	Y	2 Somewhat Agree	Its a good plan				N
John	Morgan	Y	3 Neither Agree or Disagree	I think any new system should not penalise tenants on low incomes. Don't yet understand enough about proposed changes.	The devil is in the details. What precise income & circumstances will mean what rents exactly?	Means well, but we need concrete specifics.		Y
Vikas	Chanhan	Y	1 Definitely Agree	Fair rent	All good	No you are doing good however Car parking need to improve as people have more cars than they authorised .		N
Mohammad	Al Ali Al Alayan	Y	1 Definitely Agree	Currently we are paying the rent based on the marketing value, it is true that we are paying a little cheaper, but this system is unfair. For example, I am not currently working and I have a low income, but I pay exactly the same as the one who works and has a good income!	I certainly support this decision, as I mentioned above, I am a low income person and this decision will result in me paying less for rent, therefore I will have more money to spend on basic living costs.	No		N
Antony	Gent	Y	4 Somewhat Disagree	Sudden jump. Nearly \$70 per week. Most of the Tenant's under the living wage and struggling. Only going to benefit people on the welfare system. Going by what you add after tax income. \$30 would be okay. Not happy at all.	Only benefits people on the welfare system. Too much of jump. Most people will be on \$18.90 per hour. 40 hours per week. Unless over time. Most people will be worst off if you go by the calculator.	Lower rent for lower income should be 40% of the rent . 15% per for the next level. Too much of a jump. Need to be discuss alot more.		N
Maranna	Te Kira	Y	1 Definitely Agree	Varied income from wck to week.	Good idea			N
Peter	Kelly	N	5 Definitely Disagree	WCC Rate payers should not be subsidising tenants more than what the government is prepared to through accomodation supplements/benefits	Yes I disagree	No		N
Branko	Trifunovich	Y	1 Definitely Agree	A common sense.		Too complicated.		N
simon	walker	Y	1 Definitely Agree	That proposal helps families with a low income and those who have lost their jobs due to unprecdented events. I am strongly happy with the proposition.				N
kerry	mccracken	Y	5 Definitely Disagree	too expensive, too much to pay. I am 85 rents having increased since 80.				N
Manaki	Marsk	Y	2 Somewhat Agree	Nana yours	Nah	Nah		N
Nancy	Nichols-Acevedo	Y	5 Definitely Disagree	On the surface, this proposal misrepresents the WCC agenda as fairer rents for social housing tenants. However, this proposal actually represents an erosion of the WCC commitment as a premier social housing provider in NZ, and conflates it with All Wellingtonians well housed. It expands the eligibility demographic to those struggling in the overheated private rental market who will pay full market rent and charge up the City Housing coffers. While the Independent Housing review from several years ago, charged the WCC to review operational costs, (including high cost City Care maintenance contracts), they have instead eroded the social values of social housing retrenching the community action services and the client facing services by reducing the number of tenancy advisors.	Again, in the surface, the statement appears laudable. Overall, this communication is misleading and may in fact constitute a human rights violation.	This is a could actually be a very lean and mean policy document. Council's commitment to Social Housing and the general view that the Wellington Council is strongly committed to social justice is at risk when this policy is operationalised. The target groups identification is absent, as are specific income and asset levels. The three-tiered income band indicators are opaque. These do not guarantee affordable rent for the most vulnerable Wellingtonians. Pensioners are at risk of being pushed into poverty and homelessness as their housing becomes unaffordable, and the accommodation supplement (incl as in income evaluations for this exercise) tops out in the first year of this policy. Big questions - 1. to make room for the more affluent demographic - is Council intentionally squeezing out fixed income pensioners driving them into unmanageable poverty. 2. Who is prepared to provide service to these new homeless Wellingtonians segment of the extremes of the rental market continuum? Does Council intend that this will fall back on the Crown? Council has a budget incentive to tenant the units vacated by this 25% of residents with those from the high value demographic, who are upwardly mobile and on a first home owner track. In its Finance Strategy decisions on who pays for a service, WCC feels that tenants benefit 100% from this service. Therefore rental income is ring fenced and the critical dependency for City Housing operations. If tenants are the 100% stakeholders, what accountability does the Council have to them for this service operation? As one of the WCC's largest operational incomes (at ~\$25m per annum) and expenditures (at ~17m plus ~\$12m depreciation funding) what transparency do these stakeholders have or does the Council provide on probity in this area to both the ratepayers and the Crown?		Y
Festahun	Alema	Y	2 Somewhat Agree	even though the current rent is high, the rent based on income will be fair	no, but in general the rent is very high	it is good		

Roldan	Reyes Ramirez	Y	2 Somewhat Agree	I said I somewhat agree, as sometimes people work harder with the idea of having a better income to support their families, but if the rent increases too much, then, it will be the same as if they had a low income.				Y
Linus	Williams	Y	1 Definitely Agree	I am a senior citizen who has retired from employment sometime ago. [redacted] I cannot support myself as well as my son (who lives with me) as most of my money I receive goes towards rent, which leaves me a small amount of money which doesn't cover basic living costs. Having a set rent based on income and circumstances for someone like me, will benefit me in having that extra expense that will go towards basic living costs, but at the moment I usually don't have enough for the basics on the low income I receive and that includes the amount my son earns as well as a cleaner.	As I mentioned above, it will benefit those who are on low income to have a low rent based on income and circumstances. Some people are able to afford to live in City Housing as well as have the basic living needs, some don't and it's a struggle to be paying for such a large amount every week.	For someone like me as English being my second language, it's hard for me to understand. I have to have my children read through this and explain to me what it means.		N
Wendy	Bowden	Y	1 Definitely Agree	I know how hard it is to cope on a fixed, low income.	Yes I think your proposal is a good idea and should be implemented.	You do not provide any services to the complexes. The T/A's no longer attend the start of our Cafe sessions or of any other time.		N
Jennie	Nabechukwu	Y	4 Somewhat Disagree	I am happy for fairer rents for all, but in my case being a solo mum, I hope you take into consideration everyone's individual outgoing payments?	Same answer as question 2			N
Alison	Cadman	N	2 Somewhat Agree	Assessing rent levels according to income will benefit tenants on a benefit or low income. This will help the council to bring its rent levels into line with the income related rent levels offered by Kainga Ora and other social housing providers.	If a tenant currently has a high income and the rent is increased, it may encourage them to pursue options in the private sector, thus freeing up a tenancy for a low-income household in need. If the current Residential Tenancies Bill passes as is, WCC may find itself unable to end these tenancies as it is not classed as a "social housing provider".	Dwell also supports the proposal to take a tenant's wider circumstances (other than income) into account in decisions about ending a tenancy - this will ensure that a tenant vulnerable for reasons other than financial, will not be facing difficulties in securing private sector accommodation.		N
Peter	Tegg	Y	1 Definitely Agree	Currently City Housing rents are pegged at 70% of the market rate. At the moment the rental market Wellington is very heated due to a lack of available properties and a high demand. This has resulted in a steep rise in the average rental for a property in Wellington. Due to this setting rents at 70% of the market rate is likely to be unaffordable for a number of tenants, particularly if they on fixed income or benefit.	While I generally support the proposal using the rent calculator my rent would increase by \$80 to \$100 per week. My current rent is about 33% of my weekly income which I believe is fair. I would not be troubled by a modest increase in my rent but the proposed increase would mean my rent would equate to more than 40% of my net weekly income which I think is a bit high. [redacted] many rental properties are not suitable because of their location and access issues. [redacted], I would be concerned if my income meant my tenure may not be secure.			N
Lwui	Buchike	Y	1 Definitely Agree	Wages are stagnant in value yet rent is going up which consumes over 45% of our gross income where we are left as disposal income. Rent doesn't put in consideration of the fact some of us are paying child support and have people who are mentally unhealthy.	Yes I do support that for it will enable tenants to have more to spend on power and other household expenses.	I wish it more robust for those on low income jobs.		Y
Elise	Ranck	N	4 Somewhat Disagree	I'm concerned about the consultation process and the ability of City Housing tenants to meaningfully engage. I don't live in City Housing but I know quite a few who do and many of them have expressed confusion with trying to understand the proposed changes. Further to this, these changes are not entirely clear as to how each individual tenancy situation will be impacted. The proposed changes are likely to lead to unaffordable rents. As it is extremely difficult, if not impossible for tenants to figure out how the proposed changes will impact their financial position, I am concerned that the new rents will quickly become unaffordable. With the new policy, it appears there will be no cap on rent increases. It appears that the proposed changes will mean a significant proportion of City Housing units will be occupied by moderate income-earners who will be charged full market rent. I am concerned City Housing is moving away from social housing and not prioritising the needs of low-income-earners with greater housing needs. These tenants will then pay 100% of market rent, or an amount very close to it. I am worried these changes represent a move away from social housing. The move will negatively affect low income earners who need City Housing the most. The Council should reconsider its policy of deriving City Housing income solely from its rental stream. The Council should seek access to Income Related Rent Subsidies (IRRS) from Central Government and/or apply rate income. It is not clear why Council has taken the position that City Housing must sustain itself solely from the rental income it generates from tenants. It is also not clear why Council has chosen not to apply rate income to City Housing. Housing stress and homelessness for the most vulnerable is a problem affecting all Wellingtonians. It is in all rate-payers' interests to see that low income earners in housing need are properly accommodated.	Please see response to question #2.	Please see response to question #2.		
Hayden	Linney	Y	5 Definitely Disagree	Some people have low incomes				N

Janeie	Lomas	Y	4 Somewhat Disagree	Under the proposed changes you are going to charge someone on minimum wage 45 -46% of their net income as rent which will cause rental stress . This proposed changes will result in sudden rent hikes for many tenants. Even retirees on the basic state pension will face a rent increase. And other tenants on minimum wage will and modest incomes not much higher than minimum wage will face sudden rent i ncreases of between \$70 and \$100 per week, this definitely more than meets the definition of rental stress	Further to my previous comments about placing a lot of tenants in rental stress increasing rent to 45-46% of income I am concerned that the significant number of retirees also face a rent increase. Charging people on below average incomes market rent and putting their rent up suddenly by 30 to 50% doesn't seem worthy on the part of a social housing provider. I do understand that tenants on job seeker need more help to make cuts meet but a better solution would for the govt to increase the basic benefit and accommodation supplement so that beneficiaries don't struggle to meet basic costs of living. I would propose a more graduated rent increase rather a sudden big rent increase and more discussion and transparency about why these increases are proposed as from canvassing the tenants who live around me in my complex they are shocked by these increase including those on the basic pension and minimum income.			Y
Steve	Cossaboom	Y	1 Definitely Agree	[redacted]	It would be fair	NA		
Ancesh	Joseph	Y	1 Definitely Agree	That is more justifiable approach to it				
Jonny	Marks	Y	1 Definitely Agree	I believe that the people with most need should receive the most support.	I agree with this aspect of the proposal	I have a couple of issues and can foresee a possible future where a persons rent will become unaffordable under this scheme. 1- Rental caps: by removing rental caps it will be possible that the market based rent will rise at rate much higher than inflation, so that the rent increases set by the council (including the subsidised rents) will start to become an increasingly large proportion of the tenants income. There needs to be some mechanism that keeps the tenants rent at an affordable proportion of their income regardless of the market rates. As the market seems to exist in a bubble unaffected by wage and benefit increases, I do not think that the council should be looking to the market for the calculation of subsidisedrent. 2- Asset Limits - While I completely agree with this proposal I can see a conflict with this and the government provided accommodation supplement. One of the arguments presented to me by a member of the housing team, in regards to my issues in point one, was that as rent increases become more unaffordable more of those affected will receive the government accommodation supplement. Unfortunately the amount of cash assets that a person can have for this supplement is much lower than the amount set by the council, unless the cash assets are in Kiwisaver. This means that as a council tenant saves and keeps within the council limit, they will have to start using those savings for the rent increases once they exceed the amount of cash assets the government has set, making their savings useless unless they use Kiwisaver. They will become stuck in a catch 22 where the council is encouraging them to save but the government will only let them save if it is through the sanctioned investment providers, which tie up a persons cash; and for those with vulnerable resources, having access to their savings can be very important.		N
Fatima	Osman	Y	1 Definitely Agree	My husband is a full time taxi driver and his Career is affected by the covid-19...and Iam a full time mother(housewife)	I believe that City housing should charge not everyone equally , because my husband business is badly affected by Covid-19 , therefore not every one is able to catch up with the life expenses	No		N
Mouhiddin	Abati	Y	3 Neither Agree or Disagree	Have no knowledge above proposal	I don't know how is going to effect me whether is going to be good or bad I am very concerned about this proposal, whether I'm going to have enough money to put food on the table or not very very worried.	No		N
Janey	Sheppard	Y	5 Definitely Disagree	This Proposal is ONLY for Poor Unemployed people or very low paid-low working hours etc ! this proposal is so Unfair to decent hard working people that earn between \$475 to \$675 which is around the basic living wage for 30 to 40 working hours etc, I only agree with charging higher rent's to much higher wage earners of \$875+ but not as high as your rent calculator is charging/stating etc, as I have tested that rent calculator and from Some dollar to \$410 is at \$126 per week in rent, but it Jumps way up to \$147 per week in rent at \$440 in wages that is also unfair, the rent limits needs to be much Fairer... !	This Proposal is ONLY for Poor Unemployed people or very low paid-low working hours etc ! this proposal is so Unfair to decent hard working people that earn between \$475 to \$675 which is around the basic living wage for 30 to 40 working hours etc, I only agree with charging higher rent's to much higher wage earners of \$875+ but not as high as your rent calculator is charging/stating etc, as I have tested that rent calculator and from Some dollar to \$410 is at \$126 per week in rent, but it Jumps way up to \$147 per week in rent at \$440 in wages that is also unfair, the rent limits needs to be much Fairer... !	This Proposal is ONLY for Poor Unemployed people or very low paid-low working hours etc ! this proposal is so Unfair to decent hard working people that earn between \$475 to \$675 which is around the basic living wage for 30 to 40 working hours etc, I only agree with charging higher rent's to much higher wage earners of \$875+ but not as high as your rent calculator is charging/stating etc, as I have tested that rent calculator and from Some dollar to \$410 is at \$126 per week in rent, but it Jumps way up to \$147 per week in rent at \$440 in wages that is also unfair, the rent limits needs to be much Fairer... !		Y

Kate	Yianakis	Y	1 Definitely Agree	I am concerned for the future. Rent rises most years, and the jump of twenty dollars in rent hike in city council housing came off mine and others' disposable dollars. This translates into less food, less trips to the doctor, and fewer purchasing options. Twenty dollars was difficult. But what happens in five years or ten years? I and others will still need housing. Where do we go when the city council rent is no longer affordable? I need housing for at least ten more years, and judging by the way the housing market is, fewer and fewer people will be able to afford houses which means and more and more elderly will not be able to rely on family for housing options. This means their options are city council and housing new Zealand. If those rents are no longer affordable to beneficiaries I fear many of us will be struggling to find anything affordable and even worse, the rising statistic of homeless will rise even further.	I think this is fair. If you are an earner you can afford to pay more. If you are a beneficiary with only a benefit you are probably already struggling to pay the required amount.	If you are a beneficiary, you are unlikely to be considered as a candidate in an application to a landlord. Priority is much more likely to be given to those gainfully employed. People with a mental health disability are at a more extreme disadvantage, especially if they are unable to represent themselves successfully in the application process.	N
Susie	Hohija	Y	3 Neither Agree or Disagree	neither agree nor disagree	no	no	N
Rubina & Parbhat	Batra & Avtar	Y	5 Definitely Disagree	we cant afford if rent will increase 30 to 50\$ per week	No	No	Y
Joseph	Remistan		no selection	I only receive 36 hours work money. So the rent should be based on this income			Y
Zaya	Zaya	Y	5 Definitely Disagree	I am unable to work, so I rely on benefits. If I paid less for rent I would be able to better care for myself, with food, activities & health care	I am happy that this proposal has been made, it is an example of social justice.	I believe that if rent is to be increased then benefits & wages need to be increased as well otherwise my situation & others would only get worse	N
Wyath	Solisjo	Y	1 Definitely Agree	Everything now going up and if rent up and this? (cant read) must spend up too	I'm agree if the rent based on their income. Not fair if we just have money from a pension or low income must pay then tenant have a job and have a nice car payed the same		N
Robert	Emmerson	Y	1 Definitely Agree	prevents tenants from doing training courses			N
Suzanne	Keisington	N	5 Definitely Disagree	Because my rent is 1/3 of my income and the gov charges tax on my income in Australia the first \$20,000 is tax free because it is considered below the living wage & recently I spoke with the Tax Dept regarding my student loan & they said what I was living on was considered beneath the poverty line which is shameful- the Tx Dept recant is as it but the gov does not.		(please note, this person is NOT CH tenant, the comment made here does not apply to CH tenants) Yes, I am totally sick of having my rent put up every 6 months. My cost of living goes up & up & so does my rent. I feel I am getting poorer & poorer & I am in my 75th year & have to shame myself by having to ask for food grant at least 3 times a year plus borrowing \$800 for new glasses.	Y
Kokas	Narjan	Y	1 Definitely Agree	I am very old man [redacted] only work and income payment not having other support and paying money for medical and doctor, food.	Very high	No	Y
Schwyn	Warren	Y	4 Somewhat Disagree	Having looked at the website and calculating my future rent using your calculator, I have some observations.	I think you need to be up front with people about what you are hoping to achieve here, your brochure make it all sound rosey, but there is a hidden agenda here.		Y
Duri	Adeu	Y	1 Definitely Agree	We are in lowest income and spent a lot of our income on rent	We are family have kids and work to cover our rent and feeding our family. So the mortgage rent up the most we struggle to pay our rent. Thanks for your cooperation		Y
Marigold	Kani	Y	5 Definitely Disagree	Make a fairer rental for all tenants, working tenants and non workers	Provide a service offering Wifi to tenants		Y
Ngapak	Heta	Y	1 Definitely Agree	income testing is good			N
Debbie	Port	Y	5 Definitely Disagree	I do not support this proposal at all as it will have a negative impact on alot of vulnerable people you are meant to be helping and that does not sit right to me. Tenants should be getting access to that government. Subsidy	There is a better way the income related rent subsidy housing ne tenants get	It does not help people it punishes people who need housing and it will cause people to become homeless in the future because they cannot afford the rent.	Y
Yair	Metsgerm	Y	2 Somewhat Agree	I am a low income earner, any decrease in rent would be a great help.			
Faleua	Faafai	Y	2 Somewhat Agree	Income and circumstances can change suddenly eg Covid lockdown. Right now surviving is the key as we come out of lockdown but there is a leftover effect of struggle from this lockdown.	I am a disabled beneficiary with my wife working part time to help support our daily living and my son's education. Since living here for a year it has been a relief with the cheap rent at \$275pw but 6 months into our lease our rent increased to \$301 and that was a shock and threw us out a bit to the point of living week by week. Many times during a week we have had only \$1 left to our names, but we keep the faith that we will survive till our next pay. I understand there is no perfect solution but support that rent should be based on income and circumstances as my wife may lose her job and then our family will be even more in strife.	Social Housing Policy to be honest I skimmed over the policy, but wonder why we do not have a buy back scheme where the tenant has the opportunity to buy the property for themselves and in essence the council will use the monies received to rebuild vacant council properties to make them viable for other tenants. It encourages actual home ownership of tenants and not to live off council permanently but make them independent and proud to be home owners and take pride. But it also keeps the many properties moving and expanding by benefiting from this scheme for council. This way both the tenant and council win and no property is left vacant.	N
Linda	Marquez	Y	2 Somewhat Agree	We are agree that the rents need to be based on each tenant circumstances, and this need to be check regularly	Yes, it's perfect this proposal but also the rent must be check with the houses conditions, for example we live in a flat of seven more flats and every family share one washing machine and its difficult some days to use it. We think that the rent circumstances need to be next with each house circumstance		

Full Public Submissions (Redacted)									
First Name	Last Name	Age	CH Tenant (Y or N)	Q1 Score (1 Definitely agree - 5 definitely disagree)	Q2 Comments	Q3 Comments	Q4 Comments	Comments	Oral Submission (Y or N)
Christine	Winbush	61	Y	N/A				<p>It is with great distress that I've read about the Council's plans to restructure its rental structures. [redacted]. With the restructuring my rent is 50% of my income. Above that I weekly pay \$50 towards my electricity/ internet provider, so the cost of my basic accommodation is disproportionately high for a low income earner. My flat is now only 9% less than comparable flats in the open market, but my income is not 9% less than what I would have earned in the open market, were I able to earn an income.</p> <p>In the blurb about the change it is said that other councils also apply this model. As Wellington is one of the cities with very high rent, I believe the Council would better serve its people by lowering the percentage of market rate to 50% or less, so beneficiaries and people on low income can have a comparable standard of living to tenants in, for instance, Whanganui.</p>	
Brian	Walker	68	Y	N/A				<p>If you are going to increase my rent then I would like Council to consider three things in return: Firstly, I would like curtains and blinds installed in my unit. I have already asked Council to do this but was refused. Considering my neighbour [redacted] had curtains and blinds installed, I thought it pretty poor of Council to turn me down.</p> <p>Secondly, the trees outside my unit [redacted] haven't been pruned for a while. I would like them pruned on a regular basis so that sun and natural light can get into our units. I asked Council to do this last winter, however, my request was ignored by Council.</p> <p>Thirdly, something needs to be done about car parking at the facility. There are more cars than car parks and some tenants have to park way down the street. How about creating 3 or 4 "Council tenants only" car parks, either outside the complex (redacted). Two years ago I approached Council about this but was completely ignored.</p>	
Deineysa	Ahmed	30	Y	N/A				CH housing should consider other financial pressure/obligations for tenants with refugee background.	Y
Geoff	Burns	58	Y	N/A				<p>1. If a tenant's rent is decreased, will the tenant's accommodation supplement from winz also be decreased? If this happens the tenant is no better off and WCC is also no better off, but it would infinitely save the NZ treasury some coins.</p> <p>2. Thank you Dan, for answering my question. You also please take care and stay safe</p>	
Adam	Bogacki	68	Y	1				Equity & fairness. I applaud councils more flexible and realistic housing policy.	N
Wayne	Welderspoon	N/A	N	N/A				Commented that our rent setting should reflect the actual value of the property. Email responded, explained how CH sets rents.	
Will	Walters	62	Y	N/A				<p>The reason for this email is quite simple, I wish to formally ask to be allowed to give an oral submission to full Council in regard to the proposed Fairer Rents changes highlighted in the booklet sent to WCC City Housing Tenants and also the 'letstalk' website where tenants who understood the English directions could go and access further information and use the rent calculator provided on that website to find out what their new rent would be should the Council ratify the proposals outlined in the booklet and the 'letstalk' website. It should be pointed out that the booklet did not have exactly the same information as the website.</p> <p>Missing from the booklet was the intention to include Work and Income NZ (WINZ) Accommodation Supplement as income. Let me be clear, that would only make my personal situation that much worse, it is still in my opinion rent gauging with or without the inclusion of the WINZ Accommodation Supplement.</p> <p>I believe that what I have read in both the booklet and on the "letstalk" website is nothing short of Marxist policy and involves the redistribution of wealth of those of us who qualified long ago and recently for WCC City Housing and also for a Work and Income NZ Accommodation Supplement. We are not rich and how dare anyone treat us as if we were.</p> <p>I get that there will currently be a shortfall in rents as there are currently no overseas students to fill the percentage of accommodation available to them. I am aware that overseas students have been housed prior to the Covid 19 Pandemic.</p> <p>Also, I am disgusted that a proposal has been made to gauge extra rent out of people over the age of 80 who currently have a cap placed on the rent they pay. What a harsh thing to even suggest let alone do, is it because WCC considers them now as worthless and noncontributors? Or is it part of the Marxist philosophy that considers everybody's overall circumstances to be exactly the same and therefore everyone should be treated/assessed exactly the same way? I am comfortable in suggesting the whole of New Zealand would be outraged by this proposal. In my opinion going after 80 year olds to grab what money says a lot about the people who agree with this so called Fairer Rents proposed policy, 80 year olds, come on, this is New Zealand!</p> <p>Just to be clear one more time I would like to formally request that I be allowed the opportunity to give an oral submission to WCC's full Council when it meets to hear oral submissions on the Fairer Rents policy.</p>	Y
John	Heighes		Y	4	Err...I don't support the proposal. I think it needs a lot of work.	A lot! Please see written submission.	A lot! Please see written submission.		Y
Jacky	Fuller		Y	5	I am a superannuitant on a low fixed income. Currently I pay 46% of my income in rent, under this policy I would be paying 52% of my income in rent.	The proposed policy contravenes the WCC's own principles on Security of tenure, rents that are equitable, sustainable and affordable, the right to age in place.	My rent would increase by a minimum of \$55.20 a fortnight, which effectively removes the margin that allows me to budget realistically and still have a little left over for day to day living. Is the money to be gained by this proposal worth contravening your own principles? Is it worth the human cost?	<p>I am 72 years of age and have no other income but Superannuation. I have had an Accommodation Supplement for just under a year, prior to that I kept readjusting my budget as the rent rose more than the cost of living increases.</p> <p>But following last year's rent increase, after allocating the usual amounts to my budget, I was left with \$15 for a fortnight's discretionary spending, so I applied again and this time was granted an Accommodation Supplement (redacted) per fortnight.</p> <p>When I got the Accommodation Supplement, I relaxed about the rent for the first time in 5 years. I am again sleeping poorly because I am worrying about the rent, losing my home and being forced to move: it is the last thing on my mind at night and the first thing on my mind in the morning. I have lived [redacted] for nearly 6 years, I have made my life here, I have friends here, I am happy here, I feel safe, and I thought my accommodation was secure for life. By decreeing the Accommodation Supplement to be income the WCC have effectively removed it from me which puts me back to where I was last year. How can this be fairer?</p> <p>People in my situation are paying 46% of their income in rent under the old system, we will be paying 52% of our income under the new system. By including the Accommodation Supplement as income, we have been categorised as being above 50% of the median, when in fact our actual income the Superannuation is below that (see WCC income bands).</p> <p>At a minimum my rent will go up by \$27.60 a week (using the WCC calculator), [redacted], and that is almost the exact amount that I currently have left after the budget allocations have been made.</p> <p>That margin is, for me and all those in the same position, the difference between being able to afford perhaps three unsubsidised health services once a year or only one. A trip to the podiatrist is \$97, the dentist a minimum of \$95. It is also the money for buying clothes, shoes, gifts, entertainment, technology and so on. In order to have any spending money under the new system I will have to choose between reducing my food budget or my health budget.</p> <p>On the face of it, it looks like a continuous loop: the assessment is done using the Accommodation Supplement as income, the rent goes up: the Accommodation Supplement is increased, the income stabilises; the rent is then assessed against this increased income which includes the Accommodation Supplement, so the rent goes up.</p> <p>The Accommodation Supplement is currently capped at \$105 so once that cap is reached and the rent goes up beyond the tenant's ability to pay what happens? It is just a slow process of eviction, eviction by stealth if you will. WINZ does not count the Accommodation Supplement as income so why does the WCC?</p> <p>Please tell me that I have misunderstood the new system and that I am not going to be squeezed out of my home by it.</p>	Y

Heighes			Y				<p>The assertion is that about 50% of City Housing tenants will see a reduction in the rent they pay, however the ensuing shortfall in rental income will be taken up by a significant increase in rent for many other tenants.</p> <p>As a super-annuitant I would accept a small rent rise to enable the rent of others less fortunate to drop, however, that is not the case. What is being publicised as a 'Robin Hood' move is actually, in the words of councillor Diane Calvert, 'robbing Peter to pay Paul' and more resembles a move to equally distribute poverty.</p> <p>Single superannuitants, who represent 10% of City Housing tenants – approximately 300 people - receive, including the max Accommodation Allowance [redacted] pw., therefore are part of the middle band by virtue of being \$29 pw over the band threshold. According to the online calculator, many face a significant rent rise, in some cases of between \$30-\$50 pw, which represents between 50%-60% of their income.</p> <p>The UN recommendations for affordable rent are 25%-30% of income, so the proposal aims to set rates at double the percentage set out in the UN's 2010 International Covenant on Economic, Social and Cultural Rights.</p> <p>In addition, the draft proposes to stop the current Rent Freeze for over 80 year olds, apparently in order to practise 'equality'. Counsellors need to be informed as to the crucial difference between equality and equity: "Equality is when everyone is treated in the same way, without giving any effect to their need and requirements. The central idea of equality is that all the individuals gets equal treatment in the society and are not discriminated on the basis of race, sex, caste, creed, nationality, disability, age, religion and so forth. Equity can be defined as the quality of treating individuals fairly based on their needs and requirements. Equity ensures that all the individuals are provided the resources they need to have access to the same opportunities."</p> <p>Stopping the Rent Freeze for over 80 year olds will expose these vulnerable citizens to the annual rent increases calculated from the annual review of 'market rents'. Once the Accommodation Allowance's \$105 cap is reached then over 80 year olds will see their disposal income gradually diminish year to year ensuring a slide into poverty and removing all 'security of tenure'. These are not 'upwardly mobile' tenants, and for many their council flat will be their last stop.</p> <p>Low income earners, usually holding down part time jobs in the 'gig' economy, already struggle week to week. This move will make their bad weeks worse, quite apart from the challenge of how to fairly calculate a weekly income with wildly fluctuating pay cheques. Averaged out over a year it will mean that some weeks they eat, some weeks maybe not.</p>	Y
Bruce	Hamil		N				<p>Submission on WCC Consultation on Fairer Rents for Council Tenants I make this submission to OPPOSE the new Rent Setting Proposal as it stands. I understand and respect the stated purpose of the proposal – to make the rents 'fairer'. However, I have serious doubts as to whether this policy will achieve the stated end. I am also conscious of the need by City Housing to make more money from its housing stock. The only way I could support this proposal would be if I saw substantive changes to the shape of the proposal. I will outline my concerns and the changes I think necessary to have confidence that it indeed represents a step towards greater fairness and a greater commitment to the urgent need for social housing in Wellington. Process I work every day in community development and social support for social housing tenants. Although I am not a tenant myself, I know the communities of [redacted] very well. I am witness to the high level of confusion among tenants about what is going on. On Wednesday 24th, about a week before the end of consultation, City Housing came out to explain the proposal to tenants. Although they did a fine job in the circumstances there were questions that they were unable to answer. Moreover, there was a strong sense that the whole proposal has arisen very suddenly and there is very little time to get our heads around it and understand the implications of it. Many tenants have very little English. Even those that did were struggling with the complexity of it and the difficulty of working out whether it was fair. Those most likely to be adversely affected, those who work during the day, were, of course not present. We suspected that Covid19 had put time pressure on the democratic process. I believe that public participation in decisions like this (especially of those most affected) deserves a longer time period and fuller information on which to base their response. The content in written material sent to tenants was very thin on detail. To address the poor consultation I believe it essential that this process be extended in time and that the online calculator remain available to tenants use beyond the cut off date of 30th June. I will say more about the kind of information that needs to be available for good consultation in the next paragraph. Assessing Fairness The appeal to fairness makes intuitive sense. Those on the lowest income will have a (small) decrease in rent. Those who earn more will pay more. However, everything depends on the detail – how much more, how much less? On the ground in the flats there is a sense of injustice around the fact that tenants who live along the road in HNZ flats are not only paying much cheaper rents, but, even when all income is taken into account (esp Accommodation Supplement), are still ending up with significantly less to live on. This situation looks to be improved slightly for those on the lowest income in the current proposal. However, this situation is significantly worsened for City Housing Tenants who are working on low wages. There looks to be quite large rises in rental costs for this group in the new proposal, and Wellington certainly needs this group of people. The material, both written and online, asks for feedback on whether the new system is fair and affordable. It is possible for an individual tenant to assess whether the change will be affordable for them. However, the calculator does not enable them to draw</p>	Y
Bruce	McLachlan		N				<p>Submission: • Wellington Central Grey Power Inc. believe it is necessary that there should be a level of Social Housing provided for those who may have no other affordable suitable accommodation. • While the Wellington City Council (WCC) provides a significant amount of such housing, we know that any provider is between a rock and a hard place providing affordable housing and on the other hand being able to afford this. • Under the current review of rentals proposed by the WCC we believe that the thresholds between the 3 tiers of Very Low, Low, and Moderate income levels are penalising some tenants, that receive only a single superannuation income with an accommodation supplement, who automatically jump into a higher tier of Low Income. e.g. A single superannuant receiving \$22,039 PA would normally fall into the Very Low-Income band but if they receive a maximum accommodation supplement of \$105 PW. (\$5460 PA) they are then assessed as being on a total income of \$27,499 PA and that puts them into the Low band with an increase of rental. We believe that this affects approximately 10% of tenants. • As we believe this is discriminating unfairly on those on low incomes the WCC should o remove accommodation supplements from assessable income and, o review the thresholds for each tier. Winter power subsidies for example are not included in income so why should accommodation payments given because of hardship be included. • There is also an anomaly in that while we consider WCC Housing as "Social Housing" it is not deemed so by Government through Work and Income, rather classified as "City Housing". This significantly restricts the level of accommodation payment to a maximum of \$105 PW. o We contend that WCC need to resolve the classification of WCC Housing (by Work and Income) with Govt. and have WCC Housing classified as "Social Housing". • We have concern over the rent freeze being totally removed for the over 80s and believe that some consideration could be given to our older population, in social housing, particularly if they fall within the Very Low-income band and are suffering hardship. • Wellington City Council should be seen as a caring "Social Housing" provider</p>	Y
Alem	Tescma		Y				<p>I pay my way and my rent even though I don't earn a lot. I send money back to support my mother at home, who relies on me. If I don't send money then they die, they can't go out because of COVID there in Ethiopia. I have been here 20yrs and am a proud citizen of Wellington. However when we do overtime to get extra money, WCC raises the rent even though the money isn't for us, but for our families who rely on us. I am in a WCC rental [redacted] This needs to be taken into account when making decisions or policy. WCC helps Migrants and Refugees, that is true, but we are far from our families and are doing the best we can. I want to make a submission to the survey on rents so that you use this information in your policies. please contact me.</p>	Y

Jackson	Lacy		N					Conclusion 13. Youth Council supports the proposed policy for City Housing rents, believing it to be equitable, sustainable, and in the best interest of all Wellingtonians – especially young people. 14. We believe more thought needs to be had on the way in which City Housing is funded, and whether or not expanding City Housing can play a part in alleviating Wellington's housing crises. 15. Youth Council believes that City Housing as a whole is on the right track, but that continued focus must be had on sustainable growth, housing density, and tenants' quality of life. 16. Finally, Youth Council congratulates Council on the manner in which this consultation was conducted, especially given the circumstances. Equipping City Housing tenants with the information and resources to submit on the policy, as was the case, is in absolute accord with our thinking on consultation and engagement, and we believe other business units can learn by example.	Y
Josh & Emily	Bruce		Y					In conclusion We oppose the current proposal. In developing a better policy we recommend considering: 1. Transparency with WHAM before applied so fairness and affordability can be assessed. 2. Remove or limit the moderate income tier. a. Retain current tenants above threshold income, alongside asset accumulation increase, to help provide security and incentive to step up into home ownership. b. Limit the moderate category by capping it at a maximum of 10% of rentals. c. Set the moderate income category as a step up option, not an entry level option. This is 'affordable housing' not 'social housing'. 3. Keep a cap on rent increases. Our housing market is out of control and basing rent on a percentage of market rent will still cause rent increases faster than income, wages and benefits will increase. 4. Contribute from rates short term to alleviate the financial need for rent changes. 5. Transparency with the public is important. Many people would happily help to advocate for positive changes and the housing crisis is bigger than WCC. However, at present WCC seems to be hiding relatively substantial changes behind "Fairer rent", while there is limited ability to assess fairness based on the available information, blurring of the lines between social and affordable housing and an income increase for city housing.	Y
Sacha	Green		Y	3 - Neither Agree or Disagree	I don't believe this is a straightforward question to answer. On face value it reads as something that is sensible and intuitively feels right. But the question masks the complexity of the issue, and the reality that 'the market' is another significant factor in the mix here and that 'fairness' may not mean rents are equitable or affordable.	See full submission below.	See full submission below.	The key points in my submission are: 1. We are in a housing crisis and need to be approaching this in the context of housing as a fundamental human right. Affordability is a critical part of this and it is not clear whether this policy ensures that housing remains affordable for low-income tenants. 2. The description of this policy as being about 'Fairer rents for Council tenants' is an inappropriate starting point for genuine consultation. It attributes a positive value to the policy that should have been left as an open question to be examined and determined. 3. Consultation has been inadequate. This is a significant policy change and more direct engagement with tenants is needed to ensure people who face barriers to participation are included and heard. 4. The motivations underlying this policy are in conflict. The focus on generating additional income from tenants' rents (estimated to be an additional \$1.5 million per annum) appears to have outweighed the stated goal of fairness, and the more appropriate goal of affordability. 5. Fairness, as proposed by this policy, does not necessarily equate to equity, and does not guarantee affordability. Affordability is more appropriately worked out by looking at rent as a percentage of income, not using income to determine percentage of market rent. The market is not an appropriate tool to use to determine fairness, equity, or affordability. 6. Tenants have been advised that any Accommodation Supplement (AS) they currently receive is considered income. This seems to create a nonsense situation of using the AS to determine future rent, which then determines eligibility / entitlement to the AS. 7. More attention needs to be given to how this policy will impact on larger families. Currently all families have been lumped in one basket in terms of income thresholds and no account has been taken of different living costs and rental costs for larger households. This is particularly concerning because of the potential detrimental impacts on children.	Y
Alex	Johnston		N					Key recommendation My key submission is that in the absence of significant safeguards identified below and a broader effort by Council to renegotiate the position of Council housing in regards to IRRS or access to rates to fund the necessary renewal works, these proposed changes should not go ahead. I also fully support the recommendations made in the Newtown South Urban Vision Team's submission. In addition to the submission made by the Newtown South Urban Vision Team, I raise the following points: Needs assessment and who Council housing is catering for Generating revenue from tenants: 'fairer rents'?	Y
Bridget	Baker		N					Vote NO to this policy, AND, in developing a better policy	Y
Kate	Day		N					Summary - Council should not pass this policy without safeguards to protect social housing places - Some proposed rent rises are not affordable, or will not stay affordable for long - City Housing should be financed by Income-Related Rent Subsidies (IRRS) and/or rates - Future consultations need to be more transparent	Y
John-Luke	Day		N					Our submission covers 5 main points: 1. We have concerns about the consultation process and the ability of City Housing tenants to meaningfully engage. 2. There are several aspects to this proposed changes we agree with. 3. The proposed changes are likely to lead to unaffordable rents. 4. It appears that the proposed changes will mean a significant proportion of City Housing units will be occupied by moderate income-earners who will be charged full market rent. We are concerned City Housing is moving away from social housing and not prioritising the needs of low income-earners with greater housing needs. 5. The Council should reconsider its policy of deriving City Housing income solely from its rental stream. The Council should seek access to Income-Related Rent Subsidies.	Y

Chrissy & David Cook		N					<p>We live [redacted] and have many friends who are City Housing tenants. Our views are based on our reading of the proposal and multiple conversations with tenants.</p> <p>We oppose the current proposal for the following reasons:</p> <p>Shifting away from social housing priorities The identification of a 'moderate income' band (at 80-120% of the Wellington median income) is an indicator that City Housing has targeted a sector who will increase revenue. There is no mechanism in this policy for limiting the growth of this 'moderate' group. This signals a gradual shift away from social housing priorities. Our city needs to cater to low-income tenants. The proposal has been labelled 'fairer', but it has failed to signal this change.</p> <p>Unfair consultation process The consultation process has been difficult for tenants to engage with. Many of our neighbours in city housing have English as a second language. And therefore both the written and the oral methods created and presented by WCC made it difficult, if not impossible, for many of our friends to understand. We know that WCC has attempted to communicate with tenants via text, emails and posters stating the times of meetings, however in the light of these challenges we believe that each tenant should have had access to a translator and/or independent person that our friends feel safe with. This is an extremely complex and detailed plan that is challenging even for people with English as a first language.</p>	Y
Warwick Taylor		N					<p>The Wellington Housing Action Coalition believes that:</p> <ul style="list-style-type: none"> - rent should be set as a percentage of household income; - the income should be the basic income received by the household; - tenants should not be evicted due to a change in circumstances; and - vacant housing should be allocated on the basis of greatest need and suitability. <p>There are aspects of the proposal that we support. They are:</p> <ul style="list-style-type: none"> - security of tenure; and - the increase in the asset limit. 	Y
Jane Julian		N	2 - Somewhat Agree	We believe that the new policy framework is a step in the right direction but has failed to address the issue of affordable rent for tenants.	<p>a. The United Nations views housing as a right, not as a commodity: "Housing is the basis of stability and security for an individual or family. The centre of our social, emotional and sometimes economic lives, a home should be a sanctuary, a place to live in peace, security and dignity."</p> <p>b. The national office of CAB made the following recommendations to the United Nations rapporteur on housing:</p> <ul style="list-style-type: none"> • Security of tenure needs to be a key priority where people who rent can create homes and report problems without fear of eviction. • Ensure that every person can live in a warm, dry and healthy home by ensuring the enforcement of healthy homes standards where the burden is not on tenants to enforce standards. • The system to sort out disputes must be fair, timely and well-resourced [abridged] • Fix housing market by increasing the supply of affordable rental/purchase houses to avoid families tipping into emergency/social housing • Adequate funding is needed for tenancy advocacy services [abridged] <p>c. Recently the United Nations Special Rapporteur on adequate housing visited New Zealand at the invitation of the Government. She characterised the housing situation in New Zealand as a human rights crisis. She made three key points in an interview</p> <ul style="list-style-type: none"> • The root of the crisis lay in the gutting of social housing and a speculative housing market • The government has entrusted, in large part, housing to private property owners and real estate investors • There are enough dwellings but supply only caters to those who can afford them <p>d. New Zealand is a signatory to the United Nations Sustainable Development Goals. Goal 11.1: "By 2030, ensure access for all to adequate, safe and affordable</p>	<p>a. Enhanced Services: The documents recognise that many of City Housing tenants are on low income and have a range of additional needs. The proposed Enhanced Services to Door Policy will go a long way towards improving the level of care available to tenants if it is adequately staffed.</p> <p>b. Security of Tenure: We are particularly pleased to see that security of tenure has been retained for tenants who fall below the income and asset thresholds. However, we are very concerned that for people whose situation in life has improved, the spectre of eviction has emerged. City Housing say they will "work closely with tenants and other support agencies to transition to a private rental or home ownership". We suggest that achieving an appropriate transition will be extremely challenging in the current housing climate.</p> <p>c. Finance: We/CAB is dismayed that City Housing is in such a parlous state financially and we note that the proposal will improve their finances to close to break-even by 2028.</p> <p>d. Wellington City Council received a large injection of funds from central government in 2007 to improve the standard of social housing and retain approximately the same amount of accommodation. It is disappointing to see that this injection of capital is not matched by operational assistance available to other providers in the form of Income Related Rent Subsidies.</p>	Y	
Julia Cottle		Y					<p>I want to make an oral submission to the council about these proposed changes.</p> <p>I live at [redacted] and many of my neighbours are not speakers of English. They have come asking me what it means and together we attended the meeting at the [redacted]. It was confusing and complicated. I didn't understand what it meant and I am sure my neighbours did not either.</p> <p>Fairer sounds good but for whom? The information shown to me has been discredited by other people who seem to understand it better.</p> <p>I think that the Council should seek other ways to improve their ability to make being a landlord more profitable and not at the expense of people who cannot stand up for themselves.</p> <p>I wish to make an oral submission to say that the information received was not good enough to explain to vulnerable people what was happening in the now and how the future might look as what type of neighbours they might have.</p>	Y
Vera Andrews		N					<p>I am the Mother of an adult who has a tenancy with WCC.</p> <p>I am concerned that the proposed changes do not acknowledge the need for social housing within the City of Wellington. I have found the information provided to my daughter complicated while she may not be adversely affected, I am concerned that people in a similar situation to her in the future will be.</p> <p>[redacted] Her being able to access housing through the council has allowed her to live a reasonably independent life, care for children and these children to be raised in a stable community where they have continuity of schools and support services around them.</p> <p>I am concerned that the new policy will choose higher earning tenants over people like my daughter and further compounded the issues that this family would have experienced without the stability of quality, affordable housing with long term tenancies.</p> <p>I wish to make an oral submission on the proposed changes to the policy.</p>	Y
Debbie Post		Y	5	I do not support this rent proposal at all as it will have a negative impact on alot of vulnerable people you are meant to be helping and that does not sit right to me. Tenants should be getting access to that government. Subsidy	There is a better way the income related rent subsidy housing nz tenants get	It does not help people it punishes people who need housing and it will cause people to become homeless in the future because they cannot afford the rent.	see attachment 550c for full submission	Y
Ava Leota		Y					<p>hello there, I am replying about the fairer rent for tenants. Im Ofa Leota and I'm supporting this decision. Thank you for your understanding of the current status of other people in their jobs and income. I'm renting at [redacted] for 6 years, and I'm so grateful for city housing. I'm a mother of 3 little ones and I'm currently working part time for only 15hrs a week or 30hrs for two weeks, I get pay fortnight and receiving benefit from Winz, working for family from IRD. The only thing that worries me is about my job because its a fixed term job not a full time but anything happen I would let you know. Thank you</p>	

Hewock	Emmas							I'm really happy with it and I really appreciate what u guys have done for me! Thanks Sent from my iPhone	
Juliet	Scoble		Y					<p>Submission re 'Fairer Rents for Tenants'</p> <p>Juliet Scoble, Fife Park Flats</p> <p>The question to be asked is why does City Housing need to undertake a rent review with the result of increasing the rents of nearly half of its tenants? Perhaps the answer is that it needs to accrue considerable funds in order to meet its legal obligations with the General Government. The Government gave City Housing \$200 million to be used for upgrading Council residential properties, and to reduce the rents of tenants.</p> <p>However, City Housing has spent very frivolously the Government's moneys on carrying upgrades of a quality and cost far in excess of what was reasonably required. There are still a lot of properties which are old, do not meet current Government building codes in relation to insulation, etc, and are very cold, damp, and generally unhealthy to live in. City Housing has to raise funds in order to fix this situation.</p> <p>Consequently, City Housing has come up with a scheme to increase its rent intake, by raising the rents of many tenants and allowing well-off people to become tenants due to the higher rents they can be charged. Thus the proposed policies include removing the rent freeze on persons 80 years of age and over; adjusting the rent formula so as to be based on income, which will result in nearly half of tenants receiving increases (if not immediately, then possibly in the near future); and inviting more well-off people to become tenants. In the latter case, the saving of \$99,000 in two years indicates those people are earning sufficient income not to require social housing. It is also noted that a definition of income to be interpreted by City Housing has not been made public. Such questions as the following come to mind: will it be calculated before or after income tax; will it be only the base benefit or superannuation payment; will other allowances (such as disability allowances, accommodation supplements, or living alone allowances) be considered income; and how will people receiving two pensions (eg New Zealand Superannuation and United Kingdom pensions) be considered?</p> <p>If City Housing is wishing to raise its revenue with increased rents, then how can tenants be assured the process being done in an accurate and honest manner. A situation has arose at Fife Park Flats, Miramar. During last year's rent review, CBRE Valuation and Advisory Services (CBRE) redesignated fifteen of the flats from bedsits to townhouses, which resulted in a far higher rent increase than other City Housing properties, including upgraded and renovated ones.</p> <p>Fife Park flats do not meet the recognised real estate industry or public definition of townhouses. No renovations or physical improvements whatsoever have been made to warrant the change of status. The flats are poorly insulated, cold, damp, and very prone to mould. Noise from inconsiderate or unthinking tenants is also a problem, there being no sound proofing between flats.</p> <p>CBRE appear to have considered facilities not provided at Fife Park (such as community room, indoor and outdoor barbecues) in assessing the property. City Housing has not responded to requests for an explanation of</p>	N
Catalina & Sabine	Mapilizan & Peschko		Y	2 Somewhat agree	We somewhat agree because on of us is working (S.Peschko) and yet we are paying (I/we think) the same amount of rent as those with more money as we are. Our rental unfortunately takes most of the one income	Yes, income of one person for two people (our circumstance) is actually hard to manage		See attachment for full detail	N
Irene (Jacob)	Bull		Y					<p>Jacob Bull lives at (redacted). He (and us as his parents) is very grateful for Wellington City Council to have given him the opportunity to have one of their flats. Jacob has an income (from a benefit & approx. \$30 pw from a very small part time job) of \$470.55. That is including his power addition so only over winter. Will be less income in summer. At present he is paying rent of \$199.50pw. We I used your calculator for your proposed 'fairer rent' it would increase to \$205.20. I was hoping there would be decrease as Jacob is only just managing now on his current income. Breaking down his expenses for each week \$199.50 rent, groceries \$125.00, telephone \$5.00, \$40 power (this is guessing at this stage), \$37.50 for bus ticket, \$5.00 medical expenses. This totals \$412.00. In the summer he will lose the winter energy allowance (\$40pw) but will still have power to pay which last summer averaged about \$25pw. I calculate that during the winter he will have about \$58.00 a week for any extras like clothing, entertainment, replacement of an appliance, extra medical expenses etc. With your proposed 'fairer rent' Jacob will not be better off. I would have thought he would have been on one of the lowest income people relying mainly on a benefit.</p> <p>The kitchen area is very tight and not very practical to work in. I do wonder if there is any proposed plans to up grade the kitchens in this block of Flats.</p> <p>Irene Bull (Mother)</p>	
Chris	Clarke (NZ Red Cross)		N					See attachment for full details	
Daryl	Mosfell		Y					<p>Hi, (redacted)</p> <p>I agree totally that this proposed alteration is a great scheme for those who struggle. Especially those of the elder generation.</p> <p>I myself don't work but I'm not under the WINZ bracket; other than receiving - an accommodation supplement. Which, in affect, will not increase, regardless of the councils proposal. I'm at my limit. I'm on ACC. Serious Injury Claim / Long term. And they (Work and Income) deal with us differently. I was told today and last year as well (2019) that my accommodation supplement is at its limit. And I will be obtaining a verification letter from them - stating so. (Recommendation from Di yesterday.)</p> <p>After using your calculator tool I found myself realising that there will be a potential increase of \$70.00 (higher end of the scale.). And after reading your frequently asked questions, I had taken note that there was a highlight of the struggles tenants face and there will be a rent decrease to better accommodate this. A further 10% from our already 30% figure.</p> <p>I was told last year on the morning of moving in (I think on the 27th of November.) that I and we have the ability to adjust our rent from 70% market rate to 25%. Renewing the application every 6 months. All that said and addressed it seems like there is a massive advantage for every tenant already.</p> <p>Say if you pay \$241.50 for a one bedroom apartment @ Central Park Flats and that's 70% market rate; you'll only be paying \$86.25 p/week after the further (maximum) 45% discount - reapplied every 6 months. New rental figure being 25% of market rate.</p> <p>That to me spells fortune.</p> <p>The investment of a council apartment is staggering; compared to the alternative 'private rental', or within the market.</p> <p>Where the increase blind sides me is that I already have my weekly financial calendar set to pay bills. Many essential and many under contract. In other words - I've balanced my finances accordingly to accommodate things like direct debits etc. Under fixed yearly arrangements. And in some cases - 24 months.</p> <p>I have no further entitlement from Work and Income. Reference the accommodation supplement.</p> <p>A couple of quick fire questions:</p>	

Jan	Hamill	N					<p>Re the submission on housing.</p> <p>Dear Council Members, I am deeply concerned at the proposed direction Council seems to be heading in regarding Social Housing in particular.</p> <p>The new changes, which are advertised as bringing decreases to some and increases to others, but are purported to be more fair as a whole, are problematic. The overall direction isn't obvious to the public as the calculator makes it difficult to be able to fairly judge whether a situation is fair or not, as it is tied in with a person's individual circumstances and what extra help they will receive from WINZ by way of the housing subsidy.</p> <p>The consultation process has been fraught and not at all transparent. If it is difficult for a native English speaker with a Post Graduate Diploma in English to understand the complexities of the system, how can you expect someone with English as their second language to be able to grasp it? Not to mention if there are also issues of poverty, anxiety and mental health issues.</p> <p>With the extreme rise in families and individuals seeking assistance in terms of food parcels over the COVID period, I think that working people with families who are earning but not a lot, are going to be hit very hard by the new rent increases proposed. Council's current housing policy, to make it pay its way, and to not put more money into housing (ie ring-fencing funds) is deeply concerning. We need as a city to take care of our most vulnerable. The proposed rent rises are massively unsustainable for many families. Where will they go and how will they survive? Is Council going to provide Social Housing at all, or does this signal a change in direction which should be clearly marked and noted, but will probably just slide into place without the public being made aware?</p> <p>WE CALL FOR ASTOP TO THE CURRENT DIRECTION. CHANGES NEED TO BE MADE TO THE SUBMISSION WHICH PROTECT OUR MOST VULNERABLE.</p> <p>WE VOTE NO.</p> <p>Yours sincerely, Kindergarten Teacher, Linda Jan Hamill</p>
Graham	Howell	Y					<p>Good afternoon</p> <p>Thank you for the opportunity of making a response to the possible changes. I have been a WCC tenant for nearly ten years.</p> <p>The suggested method is not "income related" but a hybrid of the current system.</p> <p>It incorporates non-taxable assistance called the Accommodation Supplement (AS). My understanding is the proposed rent plus the combined main benefit and AS decreases the higher the assessed income, thus those with least pay more</p> <p>For example, proposed rents for someone on a working aged main benefit plus AS is just over 50%, whereas a single person on NZ Super plus AS it is just over 40%. This is unfair.</p> <p>The proposal is simply a crude discount of market rents and would vary tenant by tenant needing massive administration if someone had paid employment.</p> <p>The propaganda claims for 42% the rent increases are "affordable" without disclosing whose understanding of affordability to use - The WCC CEO, Tenancy Managers?</p> <p>The change of evicting people in changed circumstances after 12-months is welcomed, but without the parameters of "wider circumstances" immense power is in the hands of WCC staff. There has to be well established procedures/criteria. The proposal is also at odds with the cash asset test as if someone with cash assets of \$90,000 is not to be evicted, what if someone on a modest income from paid work</p> <p>In short, income related rents are welcomed, but at 30 or 35% of taxable income.</p> <p>Graham Howell</p>
Joseph	Cham	Y					<p>(Verbal) Doesn't mind the increase if it needs to happen, it needs to happen. He really likes his place, in comparison to his last place in Arlington. But if we can delay the increase for a year, so that he can be better prepared for it, that would be really helpful</p>
Robert	Baker	N					<p>Submission for Changing Policy on Social Housing</p> <p>I am making this submission as an individual. I do not wish to make an oral submission.</p> <p>I am a member of the public.</p> <p>I wish to have it registered by Wellington City Council that I as a ratepayer am against the proposed changing of rents for Council Tenants.</p> <p>I have previously understood that Wellington City Housing prided itself on being able to provide housing to those on lower income who are essential workers to the basic infrastructure of the city.</p> <p>It now seems the change of policy may likely remove these workers to areas that make their basic living costs more expensive for transport to retain their jobs or having to find other jobs elsewhere.</p> <p>This seems to be a short sighted change only with the expedience of trying to raise rental income for the City Council housing stock by recruiting higher income earning tenants.</p> <p>I don't believe that having people on \$100,000 incomes or higher, competing with lower paid citizens, now or in the future is fair. We will always have a need for these lower income earners being able to afford to live close to or in the city.</p> <p>In so much as I have heard City Council tenants being concerned that they are uncertain whether they can afford to be tenants and therefore likely to become additional people to the numbers already impacted by the current shortage of low cost housing, I would urge council to halt this proposed policy and give space for wider consultation and greater clarity to tenants, across the board, of what the implications are of this proposed new policy.</p> <p>Please can this new policy be halted or overturned to retain the current policy while things settle down economically to provide assurance and certainty of jobs and income, and keeping the basic infrastructure of the city able to be maintained.</p> <p>Thank you</p> <p>Robert Baker</p>

Peter	Cooke (Mt Cook Mobilised)	N						<p>MCM Submission on WCC Rents Review. Sunday 5 July 2020</p> <p>- We believe that, with a large unmet need for housing amongst low-income people, those who can afford to rent in Wellington's private market should not be accommodated by WCC social housing. This would remove the need for adding a higher income band above current thresholds for tenants. Some tenants have told us that the increases in rent anticipated for the low income (middle band) would be unaffordable for them and would increase their housing insecurity. Applicants should only be eligible to become a tenant if their income falls into the lowest band, unless they also have other exceptional housing needs.</p> <p>- The Ministry of Social Development accommodation supplement should not be included in the council's assessment of tenant income for setting rent.</p> <p>- Clear and easy-to-understand language should be used in documents relating to WCC tenancies. We feel, for example, that the label 'fairer rents' for this consultation is misleading.</p> <p>- We favour the council lobbying central government to have its Income-Related Rent Subsidy (IRRS) apply to WCC social housing tenants. This is preferable to rates being applied to social housing.</p> <p>- While some WCC tenants will get a reduction in their rents (to 60% of market rents) which we support, they would have to compete for the limited supply of apartments with higher income earners.</p> <p>- The Covid-19 pandemic has shown that some sectors of society are more prone to vulnerability. This is an opportunity to review the priorities of the city on the affordability of infrastructure for social housing in inner-city suburbs such as Mt Cook compared to those elsewhere.</p> <p>We do NOT wish to talk to this submission.</p>
Simon	Jay	Y						<p>Kia ora koutou,</p> <p>I would like to make a submission by email so I'm able to get it in before the deadline today.</p> <p>I have lived in Wellington most of my life and I am currently a tenant with City Housing. Although some of the intentions for the Rent Setting Proposal are well-meaning, the reality will be quite different. If the Wellington City Council implements this rental policy it will put many of its current tenants at a disadvantage. To understand this you really need to see why we are in Council Housing in the first place; Many of us have had difficulties finding affordable rental accommodation and due to our circumstances, including disabilities, mental health and periods of extended unemployment find ourselves here.</p> <p>I have struggled through the 'Contracts Act' which has led to long periods of unemployment & short periods of work for my entire working life and affecting my mental well-being. It was only a few years ago that I finally managed to find a job that eventually has led to full-time employment. Now that I'm finally starting to get back on my feet again financially I will be penalized with further increasing rent which will mean that I will never be able to save enough money to put a deposit on a home. Tenants currently working, like myself will be forced out of the city into the suburbs -in which affordable rental accommodation is getting harder to find.</p> <p>Rents in Wellington are already ridiculously high and unaffordable-even if I could find accommodation here now. I am 56 years old and only have 9 years of working life left, I have little chance of promotion to a higher income so I'm stuck between a rock and a hard place.</p> <p>The idea of increasing the asset level is a good one (allowing people to save for a deposit on a house) and I agree that people on high incomes shouldn't be in Council Housing but increasing the rents for people on middle income brackets in the latter part of their life will make things much harder. This also affects our well-being, mental health and feeling of security.</p> <p>Ngā mihi nui-Simon Jay</p>
Don	McDonald	Y						<p>Re: Housing rent submission. Consultation. Confirm</p> <p>30.6 2.7</p> <p>Sad Rgdsn.wordpress.com</p> <p>Neve acknowldg neve acknowldg. Goto web wordpress Email impossible.</p> <p>Submission Submission submission.</p> <p>Also N papa.</p> <p>Urgent Democy</p> <p>Yours appeal Consultation</p> <p>from • Donald Newtown (mcdonNewt tw) DS (Don Newt th) McDonald. B.Sc.</p> <p>contacts. sun M T Wed T 2.7.20 8.2 pm F SABBda7</p> <p>More</p>

CITY HOUSING FINANCIAL SUSTAINABILITY

Purpose

1. This report asks the Pūroro Rangaranga – Social, Cultural and Economic Committee (SCEC) to agree a pathway forward to ensure that Wellington City Council (WCC) has a financially sustainable City Housing service into the future and can meet its obligations under the Deed of Grant with the Crown.
2. This report is one of five for SCEC’s consideration and should be read alongside:
 - WCC’s housing action plan – an update on WCC activity and priorities to support quality and affordable housing in Wellington
 - Social housing policy and rent setting – report back on the consultation on social housing policy and rent setting proposals which recommends no change to existing settings, given the wider financial sustainability issues (discussed in this paper)
 - Te Kainga update – overview of the Te Kainga service and the scope to grow this further to improve availability of affordable housing in Wellington
 - Affordable housing supply and development – overview of broader housing supply and development opportunities across Wellington.
3. In developing this advice, officers have worked closely with central government agencies – the Ministry of Housing and Urban Development (HUD), Kainga Ora (KO), and Crown Infrastructure Partners (CIP).
4. There are long lead times to design and implement the solutions discussed in this paper. It is important the Council takes decisions now on the preferred pathway forward to ensure the delivery and sustainability of the City Housing service beyond FY 2022/23.

Summary

5. Since the 1950s, WCC has provided safe, secure and affordable social housing in Wellington. WCC is the largest council social housing provider in New Zealand and the largest provider in Wellington with 3,200 tenants and 1,927 units. Many of our tenants are some of Wellington’s most vulnerable people.
6. In 2007, Council signed a Deed of Grant with the Crown to support the sustainability of the City Housing service. The Deed requires the Council to remain as a social housing provider until at least 2037 and details a \$400M upgrade of the City Housing portfolio. The Crown committed \$220M to upgrade the first half of the portfolio (HUP1) and the Council agreed to fund \$180M to complete the second half of the upgrade programme

(HUP2). HUP1 upgraded 900 homes between 2010 and 2018 at a total cost of \$289.5M (with the additional \$69.5M met by WCC). HUP2 is due to start in 2022. Planning is underway, although the substantive work cannot begin until funding is secured.

7. Social housing has changed significantly since the Deed was signed – significant government policy and legislative changes have increased City Housing costs, rents have become increasingly unaffordable for tenants, social housing demand continues to increase, and non-Council housing providers have received operating subsidies and financial support for their tenants via the Income Related Rent Subsidy (IRRS).
8. As a result of these and other insurance and construction market changes, the estimated costs of HUP2 have risen considerably. A QS assessment completed in 2020 as part of HUP2 planning has increased the estimated cost to \$286M (at least 60% higher than the \$180M estimated when the Deed was agreed). Specific factors driving these escalating costs are discussed later in this paper.
9. City Housing has had financial challenges for many years. The Deed was intended to put City Housing back onto a long-term sustainable footing, enabling it to operate as a fully self-funding service. However, the underlying business model, with tenant rents set at 70% of market rates and no other sources of subsidy or income, cannot support a financially sustainable service.
10. City Housing tenants currently pay rent at 70% of market-assessed rents, regardless of their income and circumstances. This compares unfavourably to tenants living in other social housing in Wellington (e.g. Kāinga Ora or CHP properties), who pay no more than 25% of their net income in rent, with the remainder 'topped-up' by the IRRS.
11. Limited income combined with growing cost pressures means City Housing now runs at a significant operating deficit and has a large shortfall in capital funding for asset maintenance and upgrades.
12. The operating deficit is forecast to be \$7M in year 1 of the 2021-31 Long-term Plan (LTP) and the full costs of the capital programme (including HUP2, Healthy Homes and routine maintenance) are approximately \$446M over the LTP period. City Housing has current cash reserves of \$50.6M. Together, this means that without other sources of funding to address both operating and capital shortfalls, City Housing will be insolvent and unable to meet the requirements of the Deed beyond FY 2022/23.
13. Council has been briefed on City Housing's sustainability on several occasions over recent years, including on the steps taken to date to address funding challenges. Most recently, through the LTP process, officers have tested a full range of options with Councillors (summarised in Appendix 5). While actions in recent years have had some impact on the financial position, more significant change is now needed. This paper sets out the viable options and recommends a way forward.
14. Determining the most appropriate way forward requires balancing several priority objectives for the Council. The recommendations in this paper ensure the Council can:

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- Continue to be a long-term provider of social housing in Wellington and deliver on the Council's Housing Action plan priorities
 - Provide security of tenure and affordable rents for tenants
 - Complete the full upgrade programme as required by the Deed of Grant, including meeting Healthy Homes and other new regulatory requirements
 - Resolve the financial sustainability challenges (both the annual operating deficit and capital shortfalls) and put City Housing onto a long-term sustainable footing
 - Manage housing funding pressures alongside other Council LTP funding pressure.
15. In developing this advice, Council officers have worked closely with central government agencies, in particular HUD, KO, and CIP. Agencies support the approach taken, including the Council's integrated plan to address Wellington's housing issues (refer the four companion papers), the way the Council has sought to address City Housing's financial issues, to the extent we can, and the Council's commitment to partner with others to grow social and affordable housing supply in Wellington.
16. Through these discussions, officers have continued to seek direct access to the IRRS for City Housing tenants. Councillors have also continued to raise access to IRRS directly with Ministers. The IRRS would significantly improve tenant wellbeing by limiting rent to 25% of tenants' income, address existing inequities with other social housing tenants, and substantially address City Housing's operating deficit. To date, there is no commitment from central government to provide IRRS directly to Councils. While this may change in the future, there is no guarantee of this, and Council now needs to progress an alternative way forward.
17. Given the IRRS is a critical component of a sustainable City Housing service, officers recommend that the Council commence the following pathway:
- Establish a CHP (new entity) to enable tenants to access the IRRS, capping rent at 25% of income, and substantially addressing City Housing's annual operating shortfall, if provided to all eligible tenants on day one (subject to public consultation)
 - Continue to negotiate with the Crown that the CHP is provided with IRRS access for all eligible tenants at the point of CHP establishment, rather than only for new tenants as tenants/properties turnover
 - Establish a sustainable financing model to fund the CHP's housing upgrade and asset maintenance requirements. This may be another new entity (e.g. an SPV), or other arrangement, depending on decisions made about the design of the CHP (subject to public consultation)
 - If required, provide a one-off capital injection to set the CHP (or SPV) up on a sustainable long-term footing. The size of any capital injection would depend on the terms of access to the IRRS and the financing terms available to the CHP

(or SPV). Officers would provide further advice on the size of any capital injection and how it could be funded (subject to public consultation)

- Until the point at which the CHP is fully operational (up to three years), fund City Housing's operating deficit and capital shortfall through debt funding and City Housing cash reserves.

18. There are long lead times to establish a CHP (up to three years), which means that it is important the Council takes decisions now.
19. If the government provides Councils with direct access to the IRRS in a future government Budget, officers will provide the Council with further advice. This advice would consider, amongst other things, the pros and cons of continuing down the CHP pathway and whether the Council could fund the capital programme itself (or through an SPV) without the need to establish a CHP.
20. This paper also discusses two further options – removing the ring-fencing of City Housing operations by fully rates funding the operating deficit and debt funding the full capital programme, and full or partial divestment of the City Housing portfolio. However, officers do not recommend these options as they do not meet the overarching objectives set out above (paragraph 14).
21. As proposed at the LTP/AP Committee on 27 May, the LTP budget will include the full operating and capital costs for City Housing for the ten-year period. These costs have been included in response to audit feedback, on the basis that they are significant, non-discretionary costs that the Council is required to meet under the Deed of Grant.
22. However, these costs are not affordable given the Council's other funding pressures and the need for debt headroom for future costs and shocks. An alternative funding model for City Housing needs to be found. Officers recommend that the Council funds the first three years through debt and City Housing cash reserves and uses the three-year period to establish the CHP and its alternative funding arrangements. Costs from year four would be met by the CHP (and SPV). This approach to funding would be confirmed through an LTP amendment or at the next LTP, following public consultation.
23. Committing to three years' funding will enable City Housing to continue to operate and meet its Deed commitments while the new approach is implemented. Three years of capital costs (\$42.8M) would fund Healthy Homes requirements, regular maintenance, and targeted upgrade work. Three years of operating deficit is \$29.5M.

Recommendation/s

That the Pūroro Rangaranga - Social, Cultural and Economic Committee:

1. Receive the information.
2. Confirm Council's commitment to social housing provision in Wellington, adopting solutions to resolve City Housing's financial challenges and to provide certainty for tenants

3. Note that a Deed of Grant was signed between the Crown and Wellington City Council in 2007 to deliver a \$400M upgrade of City Housing, with the government providing \$220M to upgrade the first half of the portfolio and Council committing to provide \$180M to upgrade the second half of the portfolio.
4. Note that City Housing has both an annual operating deficit and shortfall in capital funding that need immediate resolution to enable City Housing to remain solvent and meet the requirements of the Deed beyond FY 2022/23.
5. Note that officers continue to work actively with government agencies to develop advice for Council, and to seek to grow the supply of social and affordable housing in Wellington.
6. Agree to the following way forward to resolve City Housing sustainability:
 - a. Establish a CHP (new entity) to enable tenants to access the IRRS and substantially address the operating deficit (subject to public consultation)
 - b. Negotiate with the government for the CHP to receive immediate access to the IRRS for all current, eligible tenants, rather than only for new tenants as properties turn over (current government policy settings)
 - c. Establish a sustainable financing model to fund the CHP's housing upgrade and asset maintenance requirements which may be another new entity (e.g. an SPV), or other arrangement, depending on subsequent decisions about the CHP structure (subject to public consultation)
 - d. If required, commit to provide a one-off capital injection to set the CHP (or SPV) up on a sustainable long-term footing, the size of which will depend on the terms of access to the IRRS and the financing terms available to the CHP or SPV (subject to public consultation)
 - e. Fund City Housing's operating deficit and capital shortfall through debt and City Housing cash reserves until the CHP is operational (up to three years).
7. Note that the following options were considered by officers but are not recommended:
 - a. Removal of the ring-fencing of City Housing operations by fully rates funding the operating deficit and debt funding the full capital programme – on the basis that the rates and debt impact would be unsustainable given other Council funding pressures
 - b. Full or partial divestment of the City Housing portfolio – based on the Council's commitment to social and affordable housing provision, the Deed commitment with the Crown, and the lack of a buyer of sufficient scale to purchase the entire portfolio
8. Note that, if the government provides Councils with direct access to the IRRS in next year's Budget, officers will provide the Council with further advice. This advice would consider, amongst other things, whether the Council could debt fund the capital programme or could continue with the establishment of an SPV to finance and manage the upgrade programme, without the need to establish a CHP.
9. Note that all options require some re-negotiation of the Deed of Grant and that government agencies have agreed in-principle to progress these negotiations.

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10. Note that establishing a CHP will require an estimated 12-18 months of detailed design work (including legal, structural, and financial considerations) and public consultation, and up to a further 18 months for full transition to a new model.
 11. Note that the LTP budget proposed for the 27 May 2021 Annual Plan / Long-term Plan Committee meeting includes City Housing's full \$446M capital programme and operating costs, but that debt funding the capital programme is not the recommended medium to long-term option (from year four onwards)
 12. Note that following further CHP/SPV design work and public consultation, the new funding arrangements will be addressed in a Long-term Plan (LTP) amendment or in the next LTP.
 13. Direct officers to report back to SCEC by 30 September 2021 with further advice on:
 - a. Options for structuring the CHP (and any associated financing arrangements) to best meet Council objectives
 - b. Implications of CHP design for the Council's wider balance sheet
 - c. Progress on Deed of Grant renegotiation
 - d. Consultation requirements under the Local Government Act

Background

Wellington's Housing Strategy and Housing Action Plan 2020 - 2022

24. Council's vision is for all Wellingtonians to be well-housed. The Housing Strategy sets out the Council's approach to temporary housing, short and long-term rental (including City Housing) and home ownership.
25. In March 2020, SPC adopted the Council's second Housing Action Plan for the 2020-22 period and focuses the Council's efforts on five key programmes:
 - Planning for Growth and District Plan review to set the priorities and parameters to manage city growth (including housing development) over the coming decades
 - Ensuring City Housing continues as a financially sustainable service
 - Te Mahana and Housing First partnerships to end homelessness in Wellington
 - Proactive development, working with partners to facilitate development of a variety of housing options
 - One-stop shop for consenting improvements to improve the ease and efficiency of the consenting processes to reduce housing costs.
26. The Action Plan is currently being reviewed and the report on progress to date should be read alongside this paper. Taking decisions on City Housing financial sustainability is a key part of delivering on the priorities of the Housing Action Plan.

City Housing portfolio

27. Since the 1950s, Council has provided safe, secure and affordable housing to people in Wellington, targeting those most in need. Many of City Housing's tenants are some of Wellington city's most vulnerable people. City Housing provides accommodation for the fit elderly, refugees and migrants, and those with low-level psychiatric needs, physical disabilities, or multiple sources of disadvantage.
28. The Council currently provides around half of Wellington city's social housing stock and owns 1,927 units across Wellington, supporting over 3,200 people. The Council also manages 26 units for Porirua City Council. Over time, the Council has increased capacity at existing sites by working with partners to intensify developments (e.g. Arlington Site 2 (Te Māra) has nearly doubled its capacity to 104 apartments).
29. City Housing's portfolio includes apartment complexes, townhouses and stand-alone houses. The majority (69%) of units are studios and one-bedroom units and 2% of the portfolio are larger four to six-bedroom units. This portfolio is a strong complement to Kāinga Ora's portfolio of larger (multiple bedroom) units for families. Refer to Appendix 1 for a location map, and Appendix 2 for a complete list of properties.
30. WCC leases 173 units to external providers, including 112 units to Kāinga Ora, and a further 47 units to other housing providers, including Dwell, Emerge, Kāhui Tū Kaha, Kahungunu Whānau Services, Oranga Tamariki and the Salvation Army. These leasing arrangements provide additional revenue for WCC and ensure that most tenants in these properties receive IRRS (therefore paying much lower rent than if these properties were directly managed by WCC).
31. As housing has become increasingly unaffordable across New Zealand, the demand for social housing has risen. Central government has committed to build 8,000 new social and transitional homes in the next five years to address this shortage. Throughout New Zealand, there are 71,319 social houses, including 63,589 houses provided by Kāinga Ora and 7,730 houses provided by 35 registered community housing providers.²
32. City Housing tenants currently pay rent at 70% of market-assessed rents, regardless of their income and circumstances. This compares unfavourably to tenants living in other social housing in Wellington (e.g. Kāinga Ora or CHP properties), who pay no more than 25% of their net income in rent, with the remainder 'topped-up' by the IRRS.
33. As City Housing's rents are essentially pegged to market rents, upward pressure on private rental rates, places further pressure on City Housing tenants. Market rental prices have increased in Wellington by 71% increase since the Deed was signed and current data shows the Wellington region is the most expensive area to rent in the country.

² Ministry of Housing and Urban Development, Housing Quarterly Report June 2020

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34. Given the way rent is calculated, upgraded City Housing properties attract higher market rent appraisals, which further pushes up rents. This makes upgraded properties more unaffordable for tenants on lower incomes and, in many instances, tenants are 'priced-out' of upgraded properties.

Deed of Grant and Housing Upgrade Programme

35. In 2007, WCC signed a Deed of Grant with the Crown. The Deed committed WCC to remain as a provider of social housing in Wellington until at least 2037 and agreed a \$400M upgrade programme for the City Housing portfolio. The Crown agreed to fund \$220M for HUP1 and WCC agreed to meet the estimated \$180M cost of HUP2.
36. The Deed specifically requires WCC to:
- Provide warm, dry and modern housing for tenants that meets 67 agreed property condition specifications (see Appendix 3)
 - Overtime maintain approximately the same number of units and bed spaces to ensure supply of social housing is maintained (see Appendix 4)
 - Ensure that City Housing income (i.e. tenant rent and investment returns on any cash reserves) is ring-fenced for City housing purposes only, and
 - Ensure that the service is financially sustainable.
37. The Deed ring-fences City Housing from the rest of WCC's operations. Initially the purpose of this ring-fence was to ensure that the government's \$220M grant and other City Housing revenue (e.g. rents) were not used to cross-subsidise other WCC activities. Over time, however the interpretation and application of the ring-fence has evolved (and been confirmed through Council decisions) so that it now means that no other sources of Council funding (e.g. rates or borrowing) are used to support City Housing operations.
38. HUP1 work was completed between 2010 and 2018 and upgraded approximately half of the portfolio (900 units). As part of their routine monitoring, HUD has recently completed a review of the Council's compliance with the Deed to date and delivery of HUP1 which has concluded that the Council has been fully compliant with all requirements.
39. The actual cost of HUP1 was considerably higher than the \$220M provided by the Crown. HUP1 cost approximately \$289.5M and the additional \$69.5M was funded from City Housing cash reserves. This means these cash reserves are now not available to meet WCC's funding commitment for HUP2.
40. HUP2 is expected to start in 2022 and to be completed by 2028, although officers are working with government to renegotiate the completion dates in the Deed as part of managing the costs of the upgrade programme. Preparation for HUP2 is underway but limited further work can be done without certainty about funding.

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41. Construction and other costs have increased significantly since the Deed was agreed. Following a 2020 QS assessment, HUP2 is now estimated to cost \$286M (60% more than WCC's \$180M Deed commitment). Many factors have contributed to this including:
- Annual insurance premiums have increased 400% from \$0.49M in 2008/09 to \$2.7M in 2019/20
 - New Healthy Homes legislative requirements must be delivered in all properties by 2024, and are expected to cost \$18M
 - Construction costs have risen 22.5% in the last 10 years due to additional seismic and building regulatory requirements, a building industry operating at full capacity, a reduction in capacity of large contractors, limited trained construction personnel, a national infrastructure backlog and, recent construction supply chain issues
 - Decanting (moving tenants while works are underway) costs were not included in the HUP2 forecasts. However, due to the extent of seismic upgrades and asbestos removal required, it is likely that up to 30% of tenants will need to be relocated while HUP2 work takes place. This is estimated to cost \$1.7M
 - Seven extra sites (including Granville and Batchelor apartments) have been added to the HUP2 programme due to potential asset failure issues in these properties. The estimated costs of upgrading these additional properties is \$18.65M
 - Residential Tenancies Regulations 2016 changes required all units to be brought up to insulation and smoke alarm standards, costing approximately \$0.35M
 - GST increase from 12.5% to 15% in 2010.
42. In addition to upgrade costs, there is approximately \$130M of routine asset maintenance and renewals that will be needed in the 2021-31 LTP period. In total, City Housing's capital programme will cost \$446M over ten years (including HUP2, Healthy Homes and regular maintenance and renewals).

Discussion

City Housing financial sustainability challenges

43. City Housing has had financial sustainability challenges for many years. The Deed of Grant was intended to put City Housing back onto a long-term sustainable footing and establish a fully self-funding service. However, the underlying business model, with tenant rents set at 70% of market rates and no other sources of subsidy or income, cannot support a sustainable service. Limited income and mounting costs mean the service runs a significant operating deficit and has a large shortfall in capital funding for asset maintenance and upgrades.

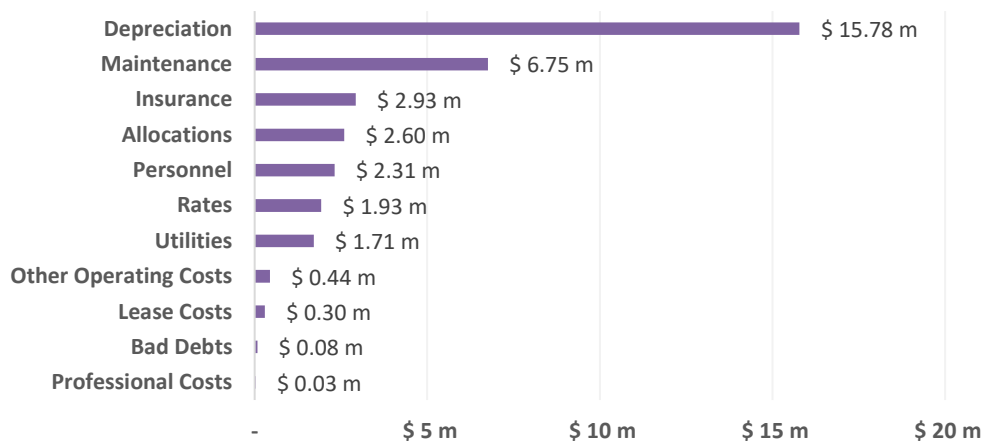
Operating deficit

44. The operating deficit is projected to be \$7M in year 1 of the LTP and forecast to grow to \$48.8M in year 10 of the LTP (Table 1).
45. Figure 1 breaks down the forecast operating expenses for 2021/22 financial year (subject to decisions at the LPT/AP Committee on 27 May) and shows the biggest expenses for City Housing are depreciation and maintenance. These costs drive the annual deficit and highlight the connection between the operating loss and the affordability of the capital programme. It is not possible to fully fund depreciation with current revenue and, as upgrades are completed and property valuations increase, City Housing’s depreciation costs will continue to rise, exacerbating the current deficit.

Table 1: Annual income and operating expenses 2021/22-2031/32 (\$000)

LTP year	1	2	3	4	5	6	7	8	9	10
Income	26,870	27,128	27,831	28,396	29,104	30,258	31,208	32,091	32,958	33,847
Expenses	33,847	37,054	40,435	46,086	52,292	57,573	63,909	70,756	77,525	82,614
Deficit	6,977	9,927	12,604	17,690	23,187	27,315	32,701	38,665	44,567	48,767

Figure 1: 2021/22 Operating Expenses



Capital programme shortfall

46. On the capital side, with HUP2 now estimated to cost \$286M, the full costs of the City Housing capital programme (including HUP2, Healthy Homes and routine maintenance) over the LTP period are \$446M (Table 2). Given the year-on-year operating shortfall, City Housing has not been able to, and will not be able to, generate sufficient cash reserves to fund the capital programme – its current cash reserves are \$50.6M.

47. Without other sources of funding to address both operating and capital shortfalls, City Housing will run down the cash reserves and become insolvent and unable to meet the requirements of the Deed beyond FY 2022/23. This means that any option for change must address both the operating deficit and the capital upgrade costs.

Table 2: City Housing capital programme (\$000)

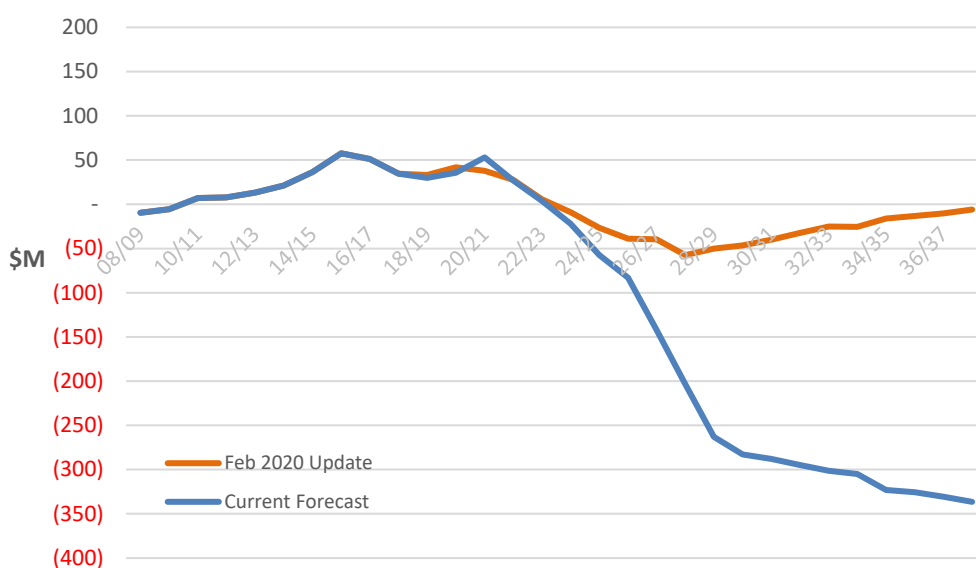
LTP year	1	2	3	4	5	6	7	8	9	10	Total
CAPEX Prog	14,154	26,468	45,198	58,777	39,860	73,118	76,316	75,307	29,185	7,360	445,743

Work to date to manage costs

48. Council has been briefed on City Housing's sustainability on several occasions, including on the steps taken to date to address these funding challenges. While more significant change is now needed, previous actions have had a positive financial impact:
- Establishing the Strategic Housing Investment Plan (SHIP) in 2017, to reinvest proceeds from social housing divestments in future social housing developments. SHIP has already resulted in an increase in bed numbers from 5,585 to 5,744 and generated proceeds of \$6.1M in the first tranche. There are up to a further seven tranches to follow, subject to Council approval
 - Leasing 104 units in the Te Māra complex to Kāinga Ora for seven years to enable tenants to access IRRS and generate income of approximately \$723,000 annually
 - Long term lease of Arlington site 1 and 3 to Kāinga Ora for 125 years for \$1M
 - Successfully completing the first phase of the housing upgrade programme (HUP1) increasing bed spaces (supply) from 2,791 to 3,064
 - Proceeding with additional leases to community housing providers to build capability and capacity in the CHP market
 - Identifying operational efficiencies within City Housing and reducing the size of the team from 47 to 34 FTEs following an internal review in 2016/17.
49. In February 2020, Council agreed to consult on changes to rent which were intended to improve equity for tenants (by moving from a flat-rate 30% discount on market rent to income-based discounts based on a tenant's circumstances) as well as generate additional income to improve the financial position. Based on what was known about the capital upgrade costs at the time, these rent changes were expected to come close to returning City Housing to a positive cash flow position (refer Figure 2, orange line).
50. In May 2020, as part of HUP2 planning, a full, peer-reviewed QS assessment of upgrade costs was commissioned and resulted in significant cost increases. This was reported to Council in October 2020 (and discussed throughout the LTP process) along with options to resolve the situation. It is also worth noting that it is now a year since this assessment was completed and costs can be expected to continue to rise.

51. The impact of the QS assessment can be seen in the blue line in Figure 2 – it shows that the scale of the change in capital costs overwhelms the impact of any potential rent changes and results in a significantly deteriorating financial position. On this basis the accompanying Social Housing Policy and Rent Setting paper recommends no changes to rent settings at this time to minimise disruption and uncertainty for tenants while broader sustainability issues are addressed.

Figure 2: City Housing long-term cash position pre- and post-QS assessment



Options for change and a return to sustainability

52. Since mid-2020 officers have been working on a full set of options that could be considered by Council to return City Housing to a sustainable position and have tested these with Councillors through the LTP process. Appendix 5 summarises the full list of options that have been discussed with Councillors and tested with government agencies.
53. Many of these options are not discussed further in this paper or recommended for further Council consideration as they are not supported by government agencies (e.g. additional government grant funding or targeted divestment to KO) and/or they are not of a sufficient scale to achieve the necessary financial change.
54. Determining the most appropriate way forward requires balancing several priority objectives for the Council. This paper sets out the viable pathways to consider that can:
- Ensure Council continues to be a long-term provider of social housing in Wellington and delivers on Housing Action plan priorities
 - Provide security of tenure and affordable rents for tenants
 - Complete the full upgrade programme as required under the Deed of Grant, including meeting Healthy Homes and other new regulatory requirements

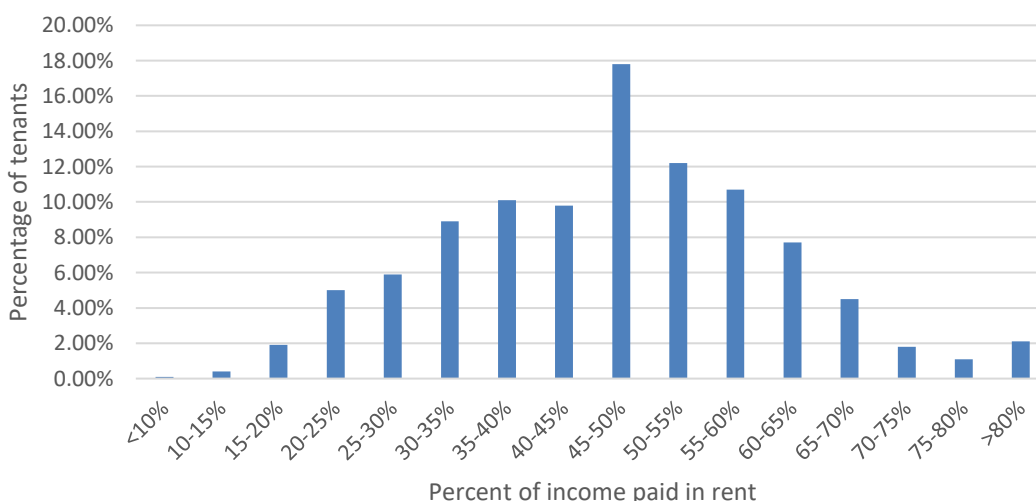
- Resolve the financial sustainability challenges and put City Housing onto a long-term sustainable footing
- Manage housing funding pressures alongside other Council LTP funding pressure.

Option 1: Establish a CHP (recommended)

Importance of IRRS for tenant wellbeing and financial sustainability

55. As discussed above, the City Housing model that relies solely on discounted tenant rents for income (with no other form of revenue or subsidy) is not sustainable. To operate a sustainable service, City Housing needs rental income at a level equivalent to market rates so it can cover costs and build up cash reserves to fund housing upgrades. This means the IRRS is an essential part of the sustainability solution for City Housing.
56. Access to the IRRS would mean that tenants’ rent would be capped at 25% of their income but City Housing would receive a ‘top-up’ to market rates, enabling the service to fund its operating costs. This is the current model for KO and CHPs, across Aotearoa.
57. Access to IRRS would make a significant difference to rental affordability for tenants and would mean that City Housing tenants would begin to pay rents comparable to other social housing tenants in Wellington. Currently, more than 90% of City Housing tenants pay more than 25% of their income in rent and more than 75% of tenants pay more than 35% of their income in rent (35% is a typical affordability threshold for housing costs).

Figure 3: Tenant rent as a percentage of income



58. Table 3 shows the impact that IRRS access would have on the operating surplus and cash flow in the 2020/21 financial year budget. Assuming IRRS was available to all

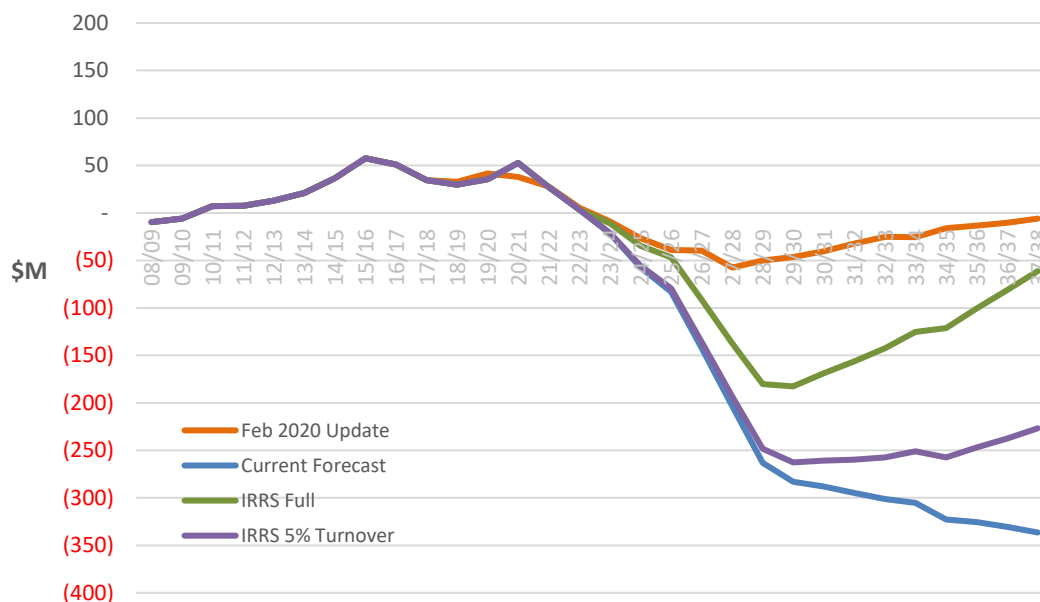
eligible tenants, City Housing would receive \$11M in IRRS revenue and would have an operating surplus of approximately \$5M surplus in the current year. There would also be a cash surplus of \$19M which, over time, would grow to fund capital upgrades.

Table 3: Impact of IRRS on operating position for 2020/21 budget

	2020/21 year (\$M)	With full IRRS(\$M)
Current Revenue	26	26
Additional IRRS	-	11
Total Revenue	26	37
Operating Expense	19	19
Depreciation	14	14
Total Expenses	32	32
Surplus/(Deficit)	(6)	5
Cash flow (revenue less operating expenses)	8	19

59. Figure 4 below shows the impact of IRRS on the longer-term City Housing cash flow position under two scenarios. The green line shows the impact if all current eligible tenants were to receive IRRS immediately (a 'best case' scenario) and the purple line shows the impact of phased access based on tenant and property turnover which reflects current government policy (i.e. new tenants would be eligible to receive IRRS but existing tenants would not be eligible). Based on current City Housing tenants, approximately 80% of existing tenants would be eligible for the IRRS if it was to be made available. If access was provided based on turnover, at current turnover rates (5% per year), it would take up to 20 years for all tenants to receive the subsidy.
60. Officers have been seeking access to the IRRS from central government for several years and in recent conversations have been seeking access for all current, eligible tenants – phased access would not adequately solve the funding gap or address tenant rental inequity. And, as Christchurch has experienced, transitioning to a new operating and funding model based on tenant turnover takes many years.

Figure 4: City Housing financial position with IRRS (immediate access and phased access)



Options to access IRRS

61. Given the importance of the IRRS to financial sustainability, there are two pathways for the Council to access the subsidy – the first is to be provided with access directly via legislative change and the second is to set up a CHP that can access the subsidy.
62. The government has recently sought feedback from Councils, through LGNZ, to understand the benefit of IRRS for local government, with a particular interest in whether it would help support Councils to increase supply of social housing. WCC provided feedback as part of this process (attached as Appendix 6) and highlighted the significant positive impact IRRS would have on our financial position and tenant wellbeing but noted it would enable some, but not large-scale, investment in additional social housing supply.
63. Officers and Councillors have continued to seek direct access to the IRRS with government agencies over the last 12 months, however, there is no commitment to date from the government to provide access. The government's strong current focus increasing housing supply, and this is reflected the 2021 Budget initiatives.
64. While direct access (via legislative change) may be provided in the future, the Council has no guarantee of this and therefore needs to take a decision now on City Housing sustainability. Access via a CHP has significant implementation lead times, and detailed design work needs to get started to establish a CHP within three years.
65. On this basis, officers recommend the following way forward:
 - Agree to establish a CHP to enable tenants to access the IRRS and substantially resolve City Housing's operating deficit
 - Continue to negotiate with the government for the CHP to receive immediate access to the IRRS for all current, eligible tenants, rather than access provided only to new tenants as properties turn over (current policy settings)
 - Establish a sustainable financing model for the CHP to manage the upgrade and asset maintenance requirements (this may be a SPV, or other arrangement, depending on subsequent decisions about the CHP structure)
 - Commit to provide a one-off capital injection, if required, to set the CHP (or SPV) up on a sustainable footing. The value of the capital injection would depend on the terms of access to the IRRS and financing terms available to the CHP (or SPV)
 - Fund the operating deficit and capital shortfall through debt funding and City Housing cash reserves until the point at which the CHP is fully operational (estimated up to three years).

CHP and SPV details and structuring choices

66. A CHP is a housing provider that delivers either social and/or affordable housing and is registered with the Community Housing Regulatory Authority (CHRA) under the Public and Community Housing Management (Community Housing Provider) Regulations 2014. The regulations do not currently permit a Council, a CCO, or any Council or CCO subsidiary to register as a CHP. Beyond this, the regulations do not prescribe any structure for CHPs so there are choices the Council can make about how to set up a CHP to best deliver on Council objectives.

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67. Once registered, CHPs can access IRRS funding for eligible tenants, qualify for community housing entity income tax exemptions (or may qualify for charity income tax exemptions), can raise finance to fund capital works, and can access further subsidies for development activity that increases housing supply.
68. CHPs are monitored by the CHRA and are required to meet performance criteria set out in the regulations which cover governance, management, tenancy management, financial viability, and property and asset management.
69. Setting up a CHP will require considerable detailed design work, informed by legal and commercial advice, and officers would work closely with Council on the design and transition to ensure a CHP best delivered on the Council's objectives. Some key decisions that the Council would need to make, on further advice from officers and legal and commercial advisors, include:
- Role or scope of the CHP – there are different options for transferring assets and/or services to the CHP. The CHP could simply provide the tenancy and property management services for tenants or it could also hold the property and/or land assets and manage the upgrade and development programme. At a minimum, tenancy management services must be transferred for tenants to access the IRRS and it also may be necessary or advantageous to transfer the property assets to the CHP. It is unlikely to be necessary to transfer the underlying land assets.
 - Appropriate legal form for the CHP – options could include a Charitable Trust, Limited Partnership or limited liability company or combinations of these structures (depending on the Council's objectives or circumstances). WCC would be able to hold an ownership and management interest (but not a controlling interest) in the CHP and the CHP would need to be operationally independent from WCC. Careful consideration is needed to ensure that this is achieved without the CHP effectively becoming a CCO or non-arm's length subsidiary of WCC.
70. In addition to establishing a CHP, it may be necessary or desirable to set up a second entity to provide the financing solution for the CHP and to raise funding more easily for capital costs. Having two separate entities, one with responsibility for the day-to-day property and tenancy management and the other with responsibility for financing and property development may be beneficial given the different focuses of these activities.
71. Again, there are several options for the financing solution which need to be worked through and will depend on the choices the Council makes about the design of the CHP. One option however could be to establish an SPV to sit alongside the CHP – with the CHP responsible for tenancy management and the SPV for financing the upgrade programme. Officers have been discussing the benefits of an SPV with CIP and HUD, who have indicated their support for this approach and their commitment to work with Council to establish it.
72. An SPV is an off-balance sheet financing tool that would enable the Council to raise the necessary funding for the \$446M capital programme and carry out the upgrade work without the debt contributing to the Council's debt-to-revenue limits, its financial covenants under the LGFA borrowing programme, or being treated as a financial obligation for credit rating purposes. By establishing an SPV, the Council can also

ensure that the housing funding requirements are met without putting pressure on other Council priorities being funded through the LTP or requiring significant further prioritisation of services and the capital programme.

73. In broad terms an SPV would work in the following way:
- The Council would establish a new independent entity at arms-length from Council and temporarily vest ownership or control of City Housing assets to the entity. While the Council could not be a majority shareholder of the new entity, the Council would have choices about whether it would want to be a minority shareholder, and officers would provide further advice on this issue as part of the next report back by the end of September 2021.
 - The SPV/entity raises finance on commercial terms to fund the capital upgrade programme and either manages the upgrade programme or contracts another entity to deliver this function. The CHP would pay a portion of the rental income to the SPV/entity to service the financing costs.
 - At a future point after the upgrade work is completed, ownership of the housing assets can be vested back to Council (or to the CHP).
74. Given the severity of the current financial situation (blue line in Figure 4), it is important to note that, in addition to the IRRS, the CHP or SPV may need a one-off capital injection from Council on establishment. This is because City Housing's underlying business model, with sole reliance on discounted market rents, means insufficient funds have been accumulated through the depreciation allowance for upgrades. Further, as upgrades are completed over time, depreciation expenses will continue to grow, putting more pressure on any operating surplus. As a result, an upfront capital injection may be required to re-establish the run-down cash reserves for the new entity.
75. The size of the capital injection depends on the terms on which IRRS was provided and on the financing terms available to either the CHP or the SPV. This is why it is important that, as part of the solution, officers and central government continue to discuss the terms on which the CHP would access the IRRS and seek immediate access for all eligible tenants at the point at which the CHP is established. Officers will provide further advice to Council on the capital injection (and how it is funded) once there is more clarity about the design of the new operating model.

Transition period

76. The budget being considered by the LTP/AP Committee on 27 May includes the full operating and capital costs for City Housing for the ten-year period. However, these costs are not affordable given the Council's other funding pressures and the need for debt headroom for future costs and shocks and an alternative funding model is needed to be found.
77. Given the establishment of a CHP (and any related financing entity) will take up to three years, the Council will need to fund the operating deficit and capital shortfall through debt and City Housing cash reserves until the full transition to the CHP is completed. Costs from year four onwards would be met by the CHP and/or any new financing entity. Following further design work and public consultation, this approach to funding would be confirmed either through an LTP amendment or at the next LTP.

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78. Committing to three years' funding will enable City Housing to continue to operate and maintain continuity of service for tenants and meet its Deed and regulatory requirements while the new approach is implemented. Three years of capital costs is approximately \$42.8M and this would cover Healthy Homes requirements, regular maintenance, and targeted upgrade work. Three years' worth of operating deficit is \$29.5M.
79. If the government provides Councils with direct access to the IRRS in next year's Budget, officers will provide the Council with further advice. This advice would consider, amongst other things, the pros and cons of continuing down the CHP pathway and whether the Council could fund the capital programme itself (or through an SPV) without the need to establish a CHP. The advice would also need to consider the terms on which access to IRRS was provided – upfront, immediate access for all eligible tenants would likely mean the Council had more scope to consider debt funding the capital programme directly, whereas transitional access would likely mean an SPV would remain a necessary and desirable part of the financing solution.

Option 2: Rates and borrowing (not recommended)

80. Officers have considered two further options, for completeness, on the basis that they would address the financial sustainability challenges. However, these are not recommended as they do not meet other important objectives, including Council's commitment to ongoing social housing provision and managing wider Council financial sustainability issues.
81. Under option two, the Council could decide to remove the operational ring-fence around City Housing and use rates funding to fully subsidise the costs of operation and borrow to meet capital costs. This option would still ensure that City Housing rental revenue was only used to fund social housing (a Deed requirement) but would reverse previous Council positions that City Housing should operate as a self-contained business unit.
82. Figure 5 and table 4 set out the estimated rates impact of this option and show that in year one of the LTP the additional rates requirement to fund the City Housing operating deficit would be 2.04% and that this would grow to 8.16% in year 10 (an average of 5.1% each year).
83. Overall, if the Council funded the full operating deficit through rates on top of the rates path in the proposed LTP (refer LTP/AP Committee papers for 27 May meeting), this would result in an average annual rates increase of 10.75% every year for the 10 years of the LTP. This would push rates to unsustainable and unaffordable levels, in the absence of other significant spending reprioritisation.³

³ Rates numbers include adjustment for growth so are consistent with rates numbers in LTP Committee papers.

Figure 5: Annual rates increases with fully funded City Housing operating deficit (%)

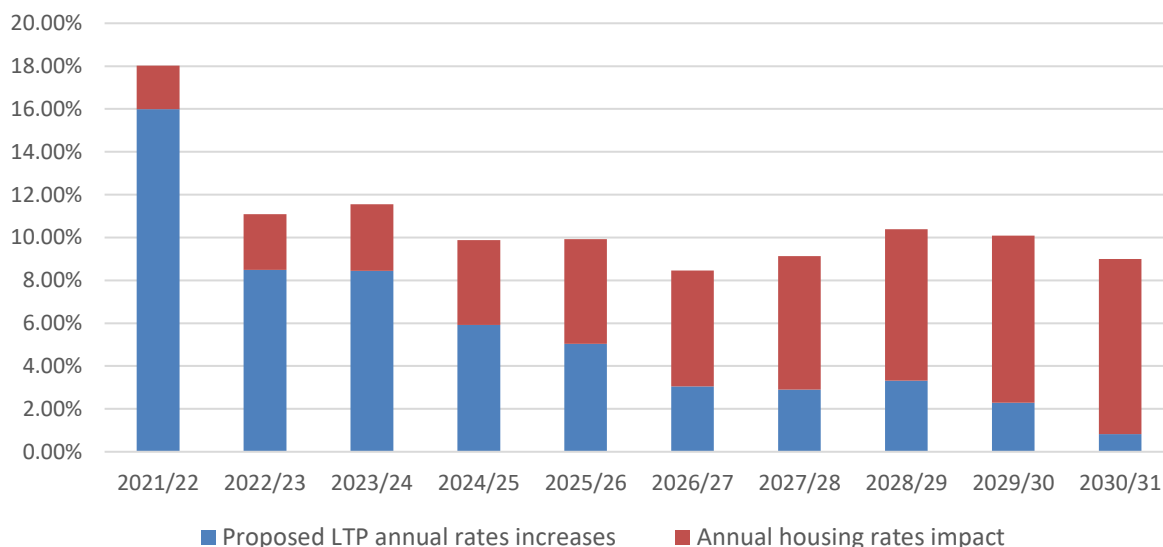


Table 4: Annual rates increases with fully funded City Housing operating deficit (%)

LTP year	1	2	3	4	5	6	7	8	9	10
Rates impact of OPEX deficit	2.04	2.60	3.11	3.97	4.88	5.40	6.23	7.06	7.79	8.16
Proposed LTP rates	15.99	8.49	8.44	5.92	5.04	3.05	2.90	3.33	2.29	0.83
Total rates impact	18.02	11.09	11.55	9.89	9.92	8.45	9.14	10.39	10.08	8.99

84. Through its LTP deliberations to date, the Council has set a debt-to-revenue ratio of 225%. Based on the proposed LTP programme being considered by the LTP/AP Committee on 27 May, the housing capital programme could be included within the 225% debt-to-revenue limit. However, if further costs are added to the overall capital programme through Council decisions on 27 May, the housing costs may no longer be manageable within this limit – depending on the value of funding decisions.
85. Additionally, there are several considerable pressures that are not yet costed or funded in the existing capital programme, some of which are likely to eventuate over the LTP period. This could include potential cost over runs in the infrastructure programme, other funding tools (e.g. congestion charging) not being available through LGWM, deterioration in insurance markets and availability of insurance cover, regulatory changes that pushes up costs, and/or seismic or climate-related costs.
86. Officers’ view is that, given how closely the capital programme is tracking to debt limits and the need to maintain capacity for potential other risks, fully funding the capital programme through debt is not the preferable solution. Instead officers recommend exploring an off-balance sheet solution (e.g. an SPV) for those issues that can be effectively managed in that way and leave the Council’s balance sheet to manage costs for which other options are not readily available.
87. If, however, the Council wanted to consider debt funding the capital programme alongside establishing a CHP that managed tenancy services only (a variation on option

1), this may be an available option – assuming large additional costs are not added to the Council’s capital programme through LTP decision making. However, officers recommend that decisions on how to finance the CHP’s capital programme are considered in the context of the further advice on CHP (and SPV) design that will be provided in September 2021.

Option 3: Divestment (not recommended)

- 88. Under option three, the Council could choose to divest the City Housing portfolio in full or part to another housing provider. This option is not recommended because of the Council’s broader commitment to social and affordable housing provision and the Deed commitment with the Crown. Should the Council choose this option, it is likely that we would be required to pay back the government’s \$220M capital upgrade contribution.
- 89. Through conversations with government agencies, officers discussed targeted divestment of key City Housing properties (e.g. Te Mara) with KO and explored full divestment of the portfolio to the Crown. In light of the government’s primary focus to increase social housing supply, agencies did not support these options. Given KO/government is the only potential alternative provider with sufficient scale and funding who could purchase the portfolio, officers do not recommend pursuing this option further.
- 90. Recently Councillors asked officers to consider the role that increasing the supply of mixed-tenure developments might play in City Housing funding. The accompanying Housing Supply and Development paper discusses this in more detail. For the purposes of this paper, while there are opportunities across Wellington for further development and to increase the supply of mixed-tenure sites, these will not be of sufficient scale to address the City Housing funding gap.

Implications for Deed commitments

- 91. Any of the changes discussed above will require renegotiation of the Deed with central government. Officers have discussed all these options and their implications for the Deed with HUD, and they have indicated their willingness to discuss Deed renegotiation to ensure ongoing provision of social housing in Wellington. HUD has indicated that any Deed renegotiation would require WCC to develop a broader 30-year plan for financial sustainability of the portfolio.
- 92. In terms of the options, they have indicated support for the establishment of a CHP, partial leasing or divestment of the portfolio, and refinements to the HUP2 scope and timeframe to deliver the upgrade programme. They have indicated they would not support requests for further capital contributions from the Crown, direct Council access to IRRS, and full divestment of the portfolio. Further information on HUD views on specific options are set out in Appendix 5.
- 93. Following Council decisions on the preferred pathway forward, officers will continue to work with HUD to discuss the implications for the future shape and requirements of the Deed.

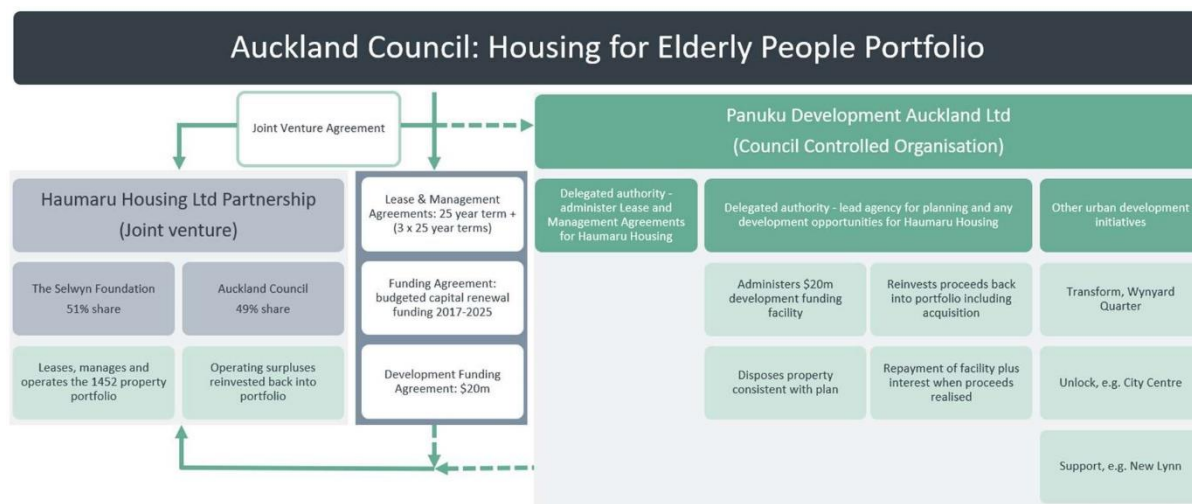
Other Councils' approaches – case studies

94. Many other Councils around New Zealand have faced similar financial sustainability challenges with their housing portfolios, including issues with operating shortfalls and large capital costs. In recent years, several councils have made decisions to transfer or divest their housing portfolios. It is useful to review approaches undertaken by other Councils when considering a shift in the operating model.
95. Councils that have transferred or divested their portfolios to existing CHPs include Hamilton City Council (344 units), Whakatāne District Council (79 units) and Horowhenua District Council (115 units). Tauranga City Council (246 units) and Nelson City Council (142 units) have transferred their portfolios to Kāinga Ora.
96. Alternatively, some Councils have established arms-length organisations, including the Auckland Council (Haumarū Housing), Christchurch City Council (Ōtautahi Community Housing Trust (ŌCHT) and Hutt City Council (Urban Plus).

Haumarū Housing

97. In 2015, Auckland Council started exploring ways of improving the delivery of social housing for its elderly tenants under The Housing for Older People (HfOP) project. Through its LTP and special consultation processes, Auckland Council established a joint venture partnership with a third-party provider and majority shareholder, The Selwyn Foundation, to deliver social rental housing services for older people across Auckland.
98. The new joint venture, named Haumarū Housing, was registered as a CHP in April 2017 and took over the tenancy, facilities and asset management of the portfolio, under a long-term lease arrangement with Auckland Council.
99. Auckland Council transferred the management of 1,412 housing units to Haumarū Housing with the objective of improving the quality of housing units, determining whether villages are in the right locations to meet residents' needs, considering new development opportunities, and enabling access to government subsidies.
100. Auckland Council delegated its Council-Controlled Organisation (CCO) Panuku Development Auckland Limited to administer the lease and management agreements between the Council and Haumarū Housing, and to lead a multi-year development programme.

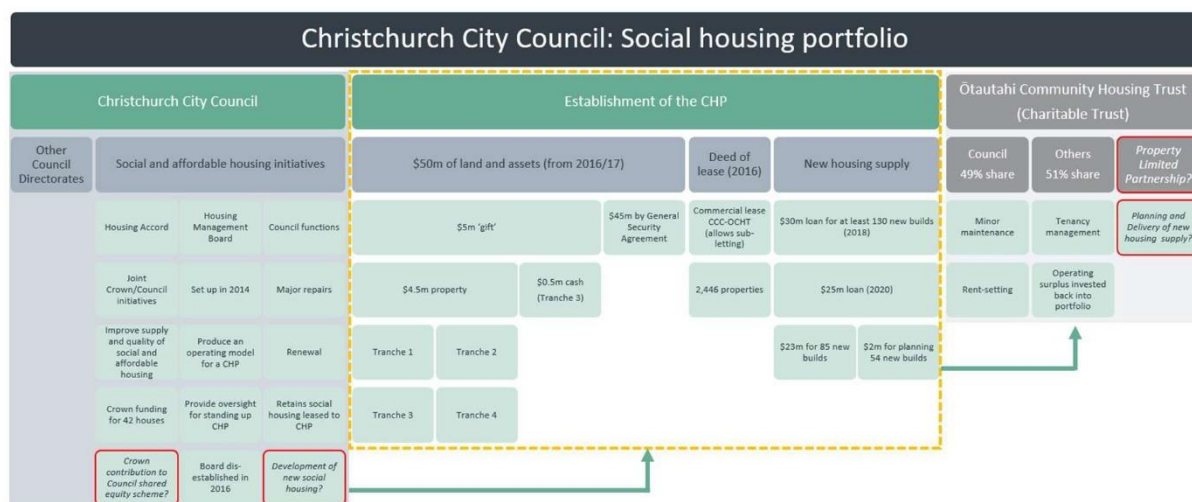
Figure 6: Haumarū Housing establishment



Ōtautahi Community Housing Trust

101. In 2014, Christchurch City Council (CCC) partnered with the Crown on the Christchurch Housing Accord. The Accord set out several initiatives between CCC and the Crown to support the supply of quality housing in Christchurch, improve social and affordable housing, provide Crown funding for the acquisition of housing, and other joint initiatives.
102. In the same year, CCC established a Housing Management Board to investigate options to improve the financial sustainability of its housing portfolio. Over a two-year period, the Board oversaw the development of a new operating model, an expressions of interest campaign on housing partnerships and the establishment of a CHP.
103. In 2016, ŌCHT was established with CCC retaining a minority interest (49%) in the organisation. The trust is a registered CHP and manages the portfolio of over 2,200 social housing units under a long-term lease from CCC. While new tenants can access IRRS, about two-thirds of tenants are currently on grand-parented rentals (currently one-third access the IRRS).
104. As the asset owner for the housing portfolio, CCC retained the responsibilities of major repairs and renewals. The development of new housing stock while funded by Council via loans to the CHP are delivered by ŌCHT’s Property Limited Partnership company.

Figure 7: OCHT establishment



Urban Plus Limited

105. In 2007, Urban Plus Limited was established by Hutt City Council (HCC) as a Council-Controlled Trading Organisation (CCTO). HCC is a 100% shareholder in the specialist property company. Urban Plus is tasked with supporting the objectives of Hutt City Council while conducting its affairs in accordance with sound business practice.
106. As a CCTO, Urban Plus is not eligible under SHRP to access IRRS and has focused on delivering housing services for its low-income elderly and investing in new social

housing (although this has been challenging without access to market rentals). Urban Plus also provides specialist property services and advice to HCC and are involved in a range of property development activities (e.g. urban growth and renewal).

Figure 8: Urban Plus establishment






Options



107. The options have been elaborated on in the discussion section.f

Next Steps

108. Officers will report back to this committee by 30 September 2021 with further advice on the design of a CHP and SPV for Council consideration. This paper will draw on legal and commercial advice on the most appropriate ways to structure these entities to give effect to Council objectives.
109. Officers will continue to work with HUD to determine the implications for the Deed and will update the Council on negotiations as part of the 30 September 2021 report back.
110. Consultation on options will be required under the LGA given the significance of proposed changes. This can be managed through a special consultative procedure and options adopted as an amendment to the LTP or confirmed through the next LTP.

Attachments

- | | | |
|---------------|---|----------|
| Attachment 1. | Appendix 1 Location Map - City Housing Properties ↓  | Page 107 |
| Attachment 2. | Appendix 2 List of City Housing Properties ↓  | Page 108 |
| Attachment 3. | Appendix 3 DOG Property Condition Specifications ↓  | Page 110 |

Attachment 4.	Appendix 4 Schedule of Properties and Bed Spaces to 2020 ↓	Page 114
Attachment 5.	Appendix 5 Financial Sustainability Options Assessed ↓ 	Page 118
Attachment 6.	Appendix 6 Feedback to LGNZ on IRRS ↓ 	Page 120

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Authoriser	Claire Richardson, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Consultation on options will be required under the LGA given the significance of proposed changes. This can be managed through a special consultative procedure and options adopted as an amendment to the LTP.

Treaty of Waitangi considerations

There are a range of Treaty considerations that need to be taken in to account when considering changes to City Housing's operations.

Currently, there is a kaupapa inquiry - Wai 2750 – with the Waitangi Tribunal. This Housing Policy and Services Inquiry will hear outstanding claims with grievances concerning housing policy and services. Many of the claims raise grievances in relation to housing issues have been brought on behalf of particular whānau, hapū and iwi from across the nation. Many of the related claims allege Crown failure to ensure an adequate standard of housing for Māori, both rural and urban, or to deliver state services, programmes and support enabling Māori access to adequate housing

15% of our tenants are Māori (based on head tenant data). Our first responsibility should be to ensure that our Māori tenants are housed in safe, warm, and dry accommodation. We also need to ensure that any decisions to make changes to our housing stock and rental settings consider the equity impacts on Māori and involve Māori in decision making.

Secondly, there are a range of treaty considerations with regards to the further development and investment in social housing stock. We consider that there are a range of development opportunities where Council could seek to partner with iwi and mana whenua on the re-development and upgrade of Council's social housing stock. Some existing City Housing properties are already on land owned by iwi – the Granville flats, for example, are located on land that is subject to a ground lease from the Tenths Trust.

In addition to working with Kāinga Ora, we expect that the partnership model we envisage for development in this paper would involve engaging with iwi and other groups that represent mana whenua to explore opportunities for co-development and investment in social housing throughout Wellington.

Financial implications

This paper sets out the financial position of City Housing. Currently, without identifying alternative sources of funding to cover operating and capital shortfalls, City Housing will run down its cash reserves and be insolvent and unable to meet Deed of Grant commitments from 2022/23. The reasons for this situation are set out in this paper.

Policy and legislative implications

Like all other landlords, the Council must comply with a range of regulations and any change must be consistent with this, particularly the *Residential Tenancies Act 1986*, *Privacy Act 1993*,

Protected Disclosures Act 2000 and various building regulations. Changes must also recognise the obligations under the Deed of Grant.

Risks / legal

The housing portfolio's financial position is also likely to generate interest. A communications plan will be developed in to support consultation on the proposals outlined in this paper.

There are a number of legal issues that would need to be worked through as part of the next steps in establishing either an SPV and/or a CHP and independent legal advice will be sought.

Climate Change impact and considerations

A financially sustainable housing portfolio may be maintained to a more modern standard with suitable insulation. This has benefits to tenants in cost savings, and the energy savings will have a small impact.

The upgrade programme will also consider the appropriate location and mix of properties across the housing portfolio, to limit the amount of climate adaptation that may be required on upgrades properties.

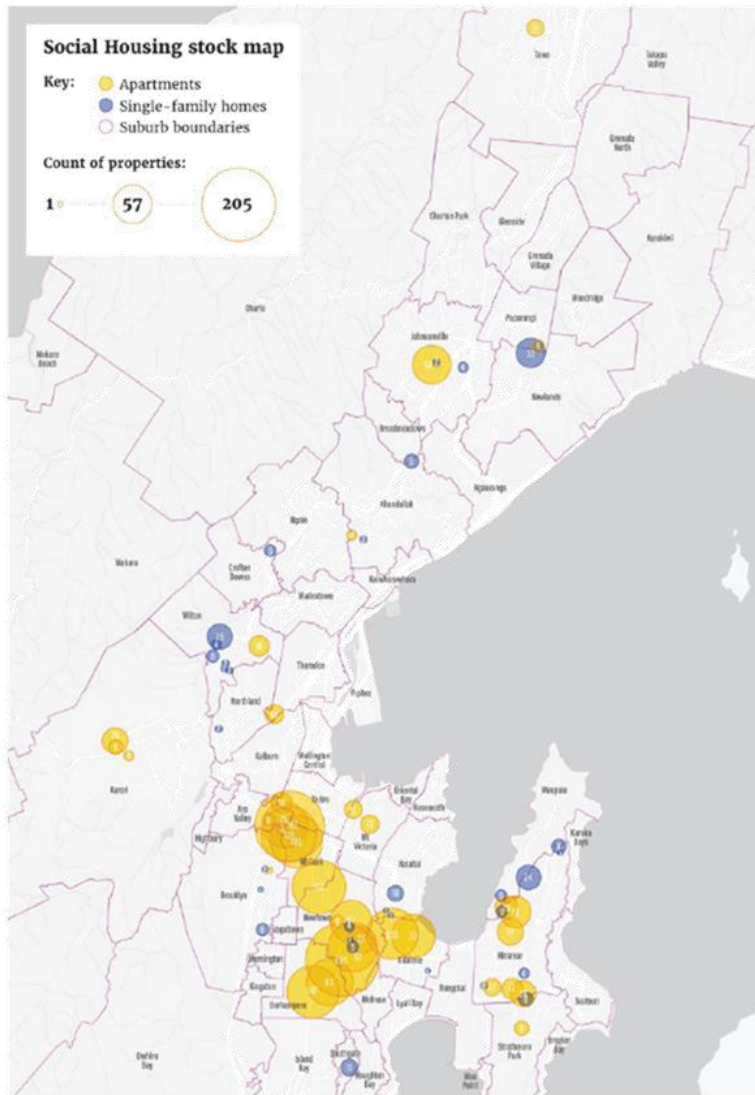
Communications Plan

As above.

Health and Safety Impact considered

Change to existing circumstances may cause stress for some tenants. City Housing will continue to work closely with tenants to keep them informed and supported. This includes bringing in supporting agencies as needed.

APPENDIX 1
LOCATION MAP – CITY HOUSING PROPERTIES



**APPENDIX 2
LIST OF CITY HOUSING PROPERTIES**

Complex name	Street number	Street address	Suburb	Number of units
Abel Smith Street Flats	151	Abel Smith Street	Aro Valley	16
Te Māra Apartments	38-64	Hankey Street Hopper Street Taranaki Street	Mt Cook	105
Batchelor St Flats	2 to 16	Batchelor Street	Newlands	33
Berkeley Dallard Apartments	70	Nairn Street	Mt Cook	121
Booth Flats	7	Booth Street	Miramar	20
		Booth Street	Miramar	5
Bracken Road Flats	25	Bracken Road	Paparangi	6
		Buckley Road	Southgate	11
Brooklyn Library Flats		Cleveland Street	Aro Valley	2
Central Park Apartments	19 20	Brooklyn Road Nairn Street	Mt Cook	192
	36, 42	Cheshire Street	Wilton	2
	21	Cleveland Street	Brooklyn	2
Cockayne Road Flats	150	Cockayne Road	Ngaio	4
	132	Coutts Street	Kilbirnie	1
	90	Creswick Terrace	Northland	2
	192	Darlington Road	Miramar	1
	190, 194, 196, 198, 200, 202, 204, 206	Darlington Road	Miramar	8
Daniell Street Apartments		Daniell Street	Newtown	93
	49, 87, 177A	Daniell Street	Newtown	4
Darwin Street Flats	19-45	Darwin Street	Karori	26
Duncan Terrace Flats	7	Duncan Terrace	Kilbirnie	100
Elizabeth Street Flats		Elizabeth Street	Mount Victoria	12
	5, 13			
Epuni Street Flats	49-59	Epuni Street	Aro Valley	6
Etona Apartments	27	Brooklyn Road	Brooklyn	6
Fife Lane Flats	11	Fife Lane	Miramar	17
Granville Flats	559	Adelaide Road	Newtown	107
		Hampshire Avenue	Wilton	6
Hanson Court Apartments	80	Hanson Street	Newtown	110
Heath Flats	3	Bannister Avenue	Johnsonville	57
	2, 4	Heath Street	Johnsonville	2
Hobart Street Flats	30A	Hobart Street	Miramar	27
	29-30	Hobart Park	Miramar	2
	45	Ira Street	Miramar	4

**APPENDIX 2
LIST OF CITY HOUSING PROPERTIES**

	116	Johnsonville Road	Johnsonville	4
Karori Road Flats	312	Karori Road	Karori	8
Kotuku Apartments	5	Kemp Street	Kilbirnie	73
Lyndhurst Flats	16	Lyndhurst Road	Tawa	11
Marshall Court Apartments	39	Tahi Street	Miramar	27
		Maupuia Road	Miramar	5
	52	McKinley Crescent	Brooklyn	1
		Miramar North Road	Miramar	24
Monaghan Avenue Flats	27A	Monaghan Avenue	Karori	4
		Momington Road	Vogeltown	6
	117	Moxham Avenue	Hataitai	10
Newtown Library Flats	11	Constable Street	Newtown	6
Newtown Park Apartments	320	Mansfield Street	Newtown	205
	21	Omar Street	Khandallah	8
		Owen Street	Newtown	5
Pembroke Road Flats	217	Pembroke Road	Northland	16
		Pembroke Road	Northland	2
Pukehinau Flats		Brooklyn Road	Brooklyn	79
	16	Punjab Street	Khandallah	2
Queen Street Flats	42	Queen Street Austin Street	Mount Victoria	13
Queens Court Flats	15	Rex Street	Miramar	38
Regent Park Apartments	148	Owen Street	Newtown	27
	11	Regent Street	Newtown	1
Rintoul Street Villas		Rintoul Street	Newtown	83
		Shropshire Avenue	Wilton	25
	18-24	Strathmore Avenue	Strathmore	8
Strathmore Court Flats		Broadway	Miramar	26
Te Ara Hou Apartments	48-62	Constable Street	Newtown	67
Walden Flats	77	Monorgan Road	Strathmore	8
Whare Ahuru Flats	16	Glenmore Street	Northland	14
	2	Thatcher Crescent	Crofton Downs	5
	53	Wellington Road	Kilbirnie	1
	70	Wellington Road	Hataitai	1
	186, 188, 218, 220	Wilton Road	Wilton	4
	31, 33	Worcester Street	Wilton	2

APPENDIX 3
DEED OF GRANT PROPERTY CONDITION SPECIFICATIONS

Deed Req	Primary Requirement	Secondary Leg	Deed Outcome	Premises Level	Issue Covered	Minimum Standard
DoG_01	Deed		Safe	Complex	Way finding	Signage will be provided to all units
DoG_02	Deed		Safe	Complex	Permeability	Site design will enable visual connection through complex for all new build sites
DoG_03	Deed		Safe	Complex	Fencing	Provide definition of boundary
DoG_04	Deed		Safe	Complex	Outdoor communal areas	Passive surveillance over communal areas will be ensured through appropriate design
DoG_05	RTA	BWOF	Safe	Block	Corridors	All communal areas including corridors will be well lit with no hidden spaces
DoG_06	Deed	RTA	Safe	Block	Unsafe materials	All internal asbestos will be removed
DoG_07	Deed	RTA	Safe	Block	Unsafe materials	All old lighting and wiring will be replaced with modern
DoG_08	RTA	Building Code	Safe	Block	Falls	Rails around platforms more than 1m high will meet 2007 Building Code requirements
DoG_09	RTA	Fencing Act	Safe	Block	Water	All fencing around water hazards will meet minimum 2007 Building Code requirements
DoG_10	RTA	Building Act	Safe	Block	Fire access and egress	No upgrade will be undertaken unless required as part of building consent process
DoG_11	Deed		Safe	Block	Seismic strength	All earthquake prone blocks and all blocks undergoing major upgrades (particularly reconfiguration) will meet at least two thirds of the 2007 Building Code requirements for earthquake strength.
DoG_12	Deed		Safe	Unit	Electrical	RCD devices will be provided in all units
DoG_13	Deed		Safe	Unit	Kitchen	Anti-tip devices on stoves will be provided
DoG_14	Deed	SA Regs	Safe	Unit	Smoke detectors	Smoke detectors will be hard wired and able to be heard in every room
DoG_15	Deed	Building Code	Safe	Unit	Glazing	All glazing will be compliant with 2007 Building Code requirements
DoG_16	RTA	Building Code	Safe	Unit	Hot water	Hot water will be regulated to 55 degrees C at taps
DoG_17	Deed		Secure	Complex	Site entry	Minimal number of distinct site entry points will be provided at all sites
DoG_18	Deed		Secure	Complex	Mail boxes	Mailboxes will be easily accessible for all tenants
DoG_19	Deed		Secure	Complex	External security	All exterior car parking, pathways and communal areas will be well lit
DoG_20	Deed		Secure	Complex	Passive surveillance	Passive surveillance of car parking areas and communal areas will be ensured through appropriate design of areas

APPENDIX 3
DEED OF GRANT PROPERTY CONDITION SPECIFICATIONS

DoG_21	RTA	BWOF	Secure	Block	Lighting in communal areas	Adequate lighting will be provided in all communal areas	
DoG_22	Deed		Secure	Block	Controlled access	Swipe card access systems will be provided on all multi-unit blocks	
DoG_23	Deed		Secure	Unit	Privacy for ablution area	Obscure glass will be provided in toilet and bathroom windows	
DoG_24	RTA	Building Code	Secure	Unit	Privacy for ablution area	Bathroom and toilet door will be lockable	
DoG_25	Deed	RTA	Secure	Unit	External door locks	All external doors will be able to be unlocked without key from inside	
DoG_26	Deed	RTA/HHGA	Secure	Unit	Windows	Security stays will be provided on ground floor windows	
DoG_27	Deed		Healthy	Block	Orientation	No living areas will face South	
DoG_28	Deed		Healthy	Unit	Carpet	In all living areas will have carpet and underlay with acoustic insulation properties	
DoG_29	RTA	HHGA	Healthy	Unit	Natural ventilation	Openable windows will be provided in all habitable rooms	
DoG_30	HHGA		Healthy	Unit	Mechanical ventilation	Mechanical/ forced ventilation will be provided in all bathrooms and laundries	
DoG_31	Deed		Healthy	Unit	Noise insulation	All units with high external noise environments and history of inter-tenancy noise issues will have acoustic insulation between units and to external environment and internal corridors that meets 2007 Building Code requirements. All services will be designed to minimise the transmission of noise between tenancies	
DoG_32	Deed		Healthy	Unit	External clothes drying area	All complexes will have secure laundry drying areas close to units	
DoG_33	Deed	RTA	Healthy	Unit	Thermal insulation on walls	All habitable rooms will be thermally insulated to meeting minimum 2007 Building Code requirements	
DoG_34	RTA	Building Code	Healthy	Unit	Thermal insulation on windows	Double glazing will be provided for all replacement windows.	
DoG_35	RTA		Healthy	Unit	Thermal insulation under floor	Under floor thermal insulation will be provided for stand-alone properties where possible	Via 2016-19 Insulation roll-out programme
DoG_36	RTA		Healthy	Unit	Thermal insulation in ceiling	Ceiling insulation to be provided where there is adequate floor to ceiling heights to meet the minimum 2007 Building Code Requirements	Via 2016-19 Insulation roll-out programme
DoG_37	Deed		Healthy	Unit	Heating	An adequate no of plugs will be provided in all rooms	

APPENDIX 3
DEED OF GRANT PROPERTY CONDITION SPECIFICATIONS

DoG_38	Deed		Healthy	Unit	Hot water	All hot water cylinders will be thermally wrapped/ energy efficient and seismically restrained; Solar hot water heating will be provided for all stand-alone properties
DoG_39	HHGA		Healthy	Unit	Weather tight	There will be no evidence of water ingress
DoG_40	RTA	Building Code	Essential amenity	Unit	Living area	Living areas will be designed to accommodate sufficient seating for the maximum number of people that may live in the unit plus space for a TV
DoG_41	Deed		Essential amenity	Unit	Study area	There will be dedicated space for a computer
DoG_42	Deed		Essential amenity	Unit	External area	Dedicated external space will be provided for ground floor apartments and those not meeting minimum space standard (i.e. The smaller bedsits)
DoG_43	Deed		Essential amenity	Unit	Water pressure	There will be adequate water pressure in all units
DoG_44	RTA	Building Code	Essential amenity	Unit	Kitchen	A minimum of 1.8m bench space (including sink and cooker) will be provided in all kitchens
DoG_45	Deed		Essential amenity	Unit	Kitchen	All kitchens are able to fit modern appliances
DoG_46	RTA	Building Code	Essential amenity	Unit	Kitchen	All kitchens have hygienic food preparation surfaces
DoG_47	Deed		Essential amenity	Unit	Kitchen	Stainless steel kitchen tops will be provided in all kitchens. Unless removal of the kitchen is required for earthquake strengthening, existing kitchen wooden joinery will be retained with doors and handles upgraded.
DoG_48	Deed		Essential amenity	Unit	Bathroom	A shower cubicle will be provided in all units
DoG_49	Deed		Essential amenity	Unit	Laundry	All units will have a tub provided in the bathroom
DoG_50	Deed		Essential amenity	Unit	Storage	All units will have at least one storage cupboard that is not a wardrobe
DoG_51	Deed		Essential amenity	Unit	Electrical	All units will have 2 double power points in the kitchen, living and bedrooms
DoG_52	Deed		Essential amenity	Unit	Privacy	All units will have curtain rail and curtains provided
DoG_53	Deed		Essential amenity	Unit	Communications/ IT	Centralised digital TV and broadband cabling will be provided in all multi unit blocks
DoG_54	Deed		Essential amenity	Unit	Phone	One phone point will be provided in each apartment
DoG_55	RTA	BWOF	Improved Access	Block	Entrance foyer	All entrance foyers will be clean, accessible, and well lit
DoG_56	RTA	BWOF	Improved Access	Block	Universal access	Identified blocks will have universal access units on the ground floor

APPENDIX 3
DEED OF GRANT PROPERTY CONDITION SPECIFICATIONS

DoG_57	RTA	Building Code	Improved Access	Block	Lifts	All blocks 5 storeys and above with more than 4 units per floor will have a lift	
DoG_58	Deed		Improved Access	Unit	Universal access units	5% of all new build will be designed to be fully accessible	
DoG_59	Deed		Landscaping	Complex	Landscaping	Landscaping will be formed from a mixture of soft and hard surfaces	
DoG_60	Deed		Landscaping	Complex	Car parking	1 car park per 10 units will be provided in the larger complexes	
DoG_61	Deed		Landscaping	Complex	Car parking	All car parking will be visible from units nearby units	
DoG_62	Deed		Landscaping	Complex	Water	Water for car washing will be available at car parks	
DoG_63	HHGA	RTA	Landscaping	Complex	Drainage	There will be no dampness on site	
DoG_64	Deed		Landscaping	Complex	Paving	There will be paving from communal areas to external doors	
DoG_65	Deed		Community renewal	Complex	Indoor community facilities	Indoor community facilities will be provided in all complexes over 100 units	Completed under HUP Phase 1
DoG_66	Deed		Servicing	Communal waste disposal	Appropriate waste disposal systems will be provided for all units		
DoG_67	Deed		Servicing	Complex	Recycling	All stand-alones will be provided with recycling facilities	By WCC kerbside recycling collection

APPENDIX 4
SCHEDULE OF PROPERTIES AND BED SPACES TO 2020

ADDRESS		UNITS		BEDSPACES		COMMENTS
CODE	FLAT	Before	Now	Before	Now	
		2008	2020	2008	2020	
ABE	Abel Smith, TE ARO	15	9	26	26	
ARL1	Arlington Pats, MT COOK (Incl. Tower)	192	192	663	503	*1 These numbers do not physically exist under Deed numbers. ARL Site 1 & 3 have been leased to Kāinga Ora for 125 years in 2020 and these buildings have been demolished. However, these numbers still count towards the Deed. Reference letter stamped 04/11/19 from the Minister of Finance. ARL 2 is leased to KO for 7 years, tenanted by KO tenants.
ARL2	Arlington Apts, MT COOK	56	104		324	
ARL3	Arlington Apts, MT COOK	20	20	136	136	
BAT	Batchelor St Flats, NEWLANDS	31	32	33	34	
BER	Berkeley Dallard Apts, MT COOK	153	121	372	379	
BOO	Booth St Flats, MIRAMAR	25	25	154	154	
BRA	Bracken Rd Flats, NEWLANDS	6	6	6	6	
CAL	Calabar Road, MIRAMAR	9	0	56	0	This property was sold in September 2019. These properties were a compulsory acquisition by Wellington Airport.
CEN	Central Park Apartments, MT COOK	213	190	301	378	
CLE	Cleveland St Flats, BROOKLYN	2	2	8	8	
COC	Cockayne Rd Flats, NGAIO	4	4	4	4	
CON	Constable St Flats, NEWTOWN	6	6	24	24	
CRE	Creswick Terrace, NORTHLAND	2	2	12	12	
DAN	Daniell St Flats, NEWTOWN (181/1-39)	39	39	78	78	
DAN	Daniell St Flats, NEWTOWN (49, 87, 135, 137, 139, 140-148, 175, 177A)	58	58	230	230	
DAR	Darwin St Flats, KARORI	14	14	28	28	
DBW	Darwin St Flats, KARORI	12	12	72	72	
DUN	Duncan Terrace, KILBIRNIE	100	100	100	100	

APPENDIX 4
SCHEDULE OF PROPERTIES AND BED SPACES TO 2020

ELI	Elizabeth Street, MT VIC	12	12	24	24	
EPU	Epuni St Flats, TE ARO	6	6	36	36	
ETO	Etona Flats, BROOKLYN	6	6	20	20	
FIF	Fife Park Flats, MIRAMAR	17	17	19	19	
GRA	Granville Flats, BERHAMPORE	107	107	286	288	
HAN	Hanson Court Apartments, NEWTOWN	109	110	206	208	
		12	12	30	30	HAR buildings were seismically prone and demolished in 2018. This is a redevelopment site managed by Build Wellington (WCC). Previous unit and bed numbers still counted under the deed agreement (until new accommodation comes back online).
HAR	Harrison St Flats, BROOKLYN					
HEA	Heath Flats, JOHNSONVILLE	58	58	68	68	
HOB	Hobart Park Flats, MIRAMAR	31	31	34	34	
IRA	Ira St Flats, MIRAMAR	4	4	4	4	
JOH	Johnsonville Flats, JOHNSONVILLE	7	4	7	4	
KAR	Karori Road Flats, KARORI	8	8	32	32	
KOT	Kotuku Flats, KILBIRNIE	104	73	104	156	
LYN	Lyndhurst Road Flats, TAWA	11	11	12	12	
MAR	Marshall Court Flats, MIRAMAR	46	27	46	54	
MIR	Miramar North Road, MIRAMAR (9A-B, 17/1-3, 25A-B Flats)	7	7	14	15	
MON	Monaghan Avenue Flats, KARORI	4	4	4	4	
MOX	Moxham Avenue Flats, HATAITAI	10	10	10	10	
		15	15	64	64	NAI buildings were seismically prone and demolished in 2019. This is a redevelopment site managed by Build Wellington (WCC). Previous unit and bed numbers still counted under the deed agreement (until new accommodation comes back online).
NAI	Naim St Town Houses, MT COOK					

APPENDIX 4
SCHEDULE OF PROPERTIES AND BED SPACES TO 2020

NEW	Newtown Park Apartments, NEWTOWN	279	205	576	497	
OMA	Omar St Flats, KHANDALLAH	8	8	16	16	
PEM	Pembroke Road Flats, WILTON	15	15	17	17	
PUK	Pukehinau Flats, BROOKLYN	79	79	211	211	
QCT	Queens Court Flats, MIRAMAR	38	38	46	46	
QUE	Queen Street Flats, MT VICTORIA	13	13	26	26	
REG	Regent Park Apartments, NEWTOWN	40	27	49	136	
RIN	Rintoul St Flats, BERHAMPORE	87	84	304	282	
SHR	Shropshire Avenue Flats, WILTON (1A-F Flats)	6	6	6	6	
STC	Strathmore Court, STRATHMORE	26	26	66	66	
STV	Strathmore Ave Flats, STRATHMORE	8	8	8	8	
TAR	Taranaki St, MT COOK	2	0	8	0	Property sold before 2008
TEA	Te Ara Hou Apartments, NEWTOWN	67	67	270	270	
THA	Thatcher Crescent, CROFTON DOWNS	5	5	10	10	
WAL	Walden Avenue Flats, STRATHMORE PARK	7	7	9	9	
WHA	Whare Ahuru Flats, THORNDON	14	14	30	30	
TOTAL		2225	2060	4975	5208	
ADDRESS		HOUSES		BEDSPACES		
CODE	STANDALONE HOMES	Before	Now	Before	Now	
		2008	2020	2008	2020	
BUC	Buckley Road, MELROSE	11	11	62	62	
CHE	Cheshire Street, WILTON	2	2	12	12	
COU	Coutts Street, KILBIRNIE	1	1	6	6	
DAL	Darlington Road, MIRAMAR	9	9	36	36	
HAM	Hampshire Ave Flats, WILTON	6	6	12	12	
HUG	Hugh St, NEWTOWN	1	0	2	0	

APPENDIX 4
SCHEDULE OF PROPERTIES AND BED SPACES TO 2020

MAU	Maupuia Road Flats, MIRAMAR	6	6	30	30
MCK	McKinley Crescent Flats, BROOKLYN	1	1	6	6
MIR	Miramar North Road, MIRAMAR (non-flats)	18	18	112	112
MOR	Mornington Road Flats, VOGELTOWN	6	6	36	36
OWE	Owen St Flats, NEWTOWN	5	5	38	38
PEM	Pembroke Road, WILTON (127, 129)	2	2	12	12
PUN	Punjab St Flats, KHANDALLAH	2	2	12	12
REG	Regent St, NEWTOWN (9-11)	2	0	8	0
SHR	Shropshire Avenue Flats, WILTON (others)	19	19	116	116
TAU	Tauhinu Road Flats, MIRAMAR	15	9	86	52
WEL	Wellington Road - HATAITAI	2	2	12	12
WOR	Worcester St Flats, WILTON	2	2	12	12
TOTAL		110	101	610	566

	2008	2020	2008	2020
GRAND TOTAL - Counting in regards to the Deed of Grant (i.e. ARL, HAR & NAI)	2335	2161	5585	5774
GRAND TOTAL - Counting Actual live leased properties in the portfolio		1922		5041

APPENDIX 5
FINANCIAL SUSTAINABILITY OPTIONS ASSESSED

#	Description of Option	Deed Change needed?	MHUD view	Officer Advice
1	Adjust rent-setting policy (including change from flat-rate rent to income-based rent based on tenant circumstances)	No	N/A	No – it is recommended in the companion Social Housing Update Paper that rent settings stay as they are until such time as an option to address financial sustainability is agreed upon (as these are linked)
2	Use rates funding to fully offset operating loss	No	Could support but wasn't an option that needed HUD view	No – don't recommend fully rates funding operating deficit as not sustainable for ratepayers given other Council funding pressures in LTP. If full IRRS access not available immediately, will provide further advice about limited rates funding
3	Remit rates on City Housing properties for five financial years, beginning FY 21/22	No	Yes – but should be supported by broader sustainability plan	No – given more significant solution needed to address operating deficit and broader operating model change needed
4	Progress with additional leases to increase rental income	Yes	Maybe, in part – but would need to be part of broader sustainability solution	Maybe – will not fully address sustainability but may continue to explore where partnerships arrangements make sense (but not as a sustainability solution)
5	Explore the sale or long-term lease of Te Māra to Kāinga Ora	Yes	No to sale. Would be required to pay back \$220M contribution	No – not recommending sale or lease.
6	Reduce insurance costs by self-insuring	No	N/A	No – not considered sustainable or prudent asset management and given other pressures on Council insurance costs
7	Fully debt fund capital programme	No	N/A	No – don't recommend fully debt funding capital programme given other Council funding pressures. Recommend limited debt funding capital programme for 3 years in LTP to support transition to new operating arrangements
8	Reduce costs or adjust scope of the upgrade programme	Yes	Yes – open to re-negotiating the scope (e.g. for upgrade standards which are non-legislative) but should be accompanied by broader sustainability plan	Yes – adjust scope to meet legislation and remove non-legislative requirements which will reduce overall upgrade costs
9	Extend the upgrade programme a further two years	Yes	Yes – open to re-negotiate the timeframes but should be accompanied by broader sustainability plan	Yes – renegotiate timeframe to manage costs

APPENDIX 5
FINANCIAL SUSTAINABILITY OPTIONS ASSESSED

10	Seek Crown financing for some for all the upgrade costs	Yes	No – unlikely to support providing further grant funding (e.g. for Healthy Homes or specific upgrade projects)	No – tested with government agencies and not supported. Crown prioritising additionality and new supply and we are working with them to identify opportunities to do that (outside of addressing sustainability issues)
11	Divest housing (or other) assets to finance social housing upgrades to KO and/or CHPs and/or other partners	Yes	Maybe – to limited divestment but would need to be focused on specific sites only and supported by broader sustainability plan	No – considered targeted divestment (e.g. Te Māra) but sale not supported by government. Unlikely to be another provider of sufficient scale to purchase the full portfolio. Also, divestment not consistent with council longer-term commitment to social housing provision
13	Lease land and properties to Kāinga Ora and/or CHPs and/or mana whenua	Yes	Maybe, in part/limited – on a case by case basis but would need to be part of overall sustainability plan	No – would require WCC capitalisation to support minor upgrades and would require additional capacity and scale in the CHP or KO within Wellington and WCC would relinquish management of the portfolio
15	Reduce the scope of housing provision to focus on traditional council housing provision for the fit elderly (or exit social housing)	Yes	No, reduces supply	No – would scaling back would result selling all larger properties and focussing development and supply on smaller units in the future. And exiting would be inconsistent with Council commitment to remain as provider and Deed of grant commitment
16	Structure as a Community Housing Provider (CHP)	Yes	Yes – have offered support to help set up this structure and SPV structure	Yes – refer body of paper
17	Access IRRS	Yes	Yes – as a CHP, not directly	Yes – continue to seek direct access but, if not available, structure as a CHP to access to achieve rental equity for tenants and resolve financial challenges

APPENDIX 6
WCC FEEDBACK TO LGNZ ON IRRS

Wellington City Council (WCC) has 1972 properties which are currently operating at a loss of approx. \$7m per year. Access to Income Related Rent Subsidy (IRRS) for all eligible tenants will help address this deficit and support the operating budget for the Council. It would enable the Council to look at further intensifying sites to provide additional units for our own social Housing service as well as, increased delivery of affordable homes.

Financial sustainability is a long-term issue that both local and central government will need to continue to work together on. It is our view that IRRS is one part of a solution which will help address the current financial sustainability challenges and provide the required capital to deliver housing projects. For WCC, given the significant current financial challenges we have, IRRS will not be sufficient and would need to be supported by other tools that are specifically focused on addressing capital costs.

WCC has been proactively seeking to increase Social and Affordable Housing supply through redeveloping and intensifying of our existing land and assets. This plan was unanimously approved by Council in March 2017. Councilors agreed that sustainability, growth, and diversification of Social and Affordable housing were key objectives and that these objectives would be achieved largely through the intensification of our existing housing social housing sites and making better use of council owned land and assets.

In 2017, our programme set a target of 750 homes to be delivered over a ten-year period. 50% of this programme is either under construction or has been delivered, largely in partnership with Kāinga Ora. Several other sites have undergone feasibility studies and are now ready to be moved through to design planning. The Council is also a provider of Affordable Housing through our Te Kāinga programme. We are leasing and converting empty office space into housing units as well as new build developments. If the IRRS was made available to Council, we could consider how this programme could provide mixed tenure developments including options for shared equity home ownership. The current Te Kāinga pipeline is around 300 apartments, and access to IRRS could see this increase to approximately 450 units.

Given the scale of capital required to meet our current housing upgrade programme and to add to supply, WCC needs an upfront financing source for significant capital works, rather than relying on accumulating funding over time or debt funding in a constrained financial environment.

We do note that if IRRS was introduced on a "rolling" basis to only new tenants (approx. 5% per annum), there would be minimal impact which would neither help to stabilise the current operations nor provide the potential for funding of additional properties. From a WCC perspective, IRRS would need to be made available to all current, eligible tenants, which we estimate to be approximately 80% of our tenant population. The current approach to development also relies on divestment of underperforming land and assets to fund the rebuilding of new homes.

UPDATE ON THE TE KĀINGA PROGRAMME

Purpose

1. This report provides the Pūroro Rangaranga - Social, Cultural and Economic Committee with an update on the current status of the Te Kāinga Programme, recommends that a newly received proposal be considered, and provides an update on the programme's evaluation.
2. This report should be considered in conjunction with the four other housing papers being considered by committee today, in particular the Affordable Housing supply and Development paper which recommends a future approach for the programme.

Summary

3. The Te Kāinga programme sees Council enter into long-term leases with commercial building owners and developers to deliver housing options for some of the City's essential and key workers.
4. The programme targets those who are in essential skills occupations, have moderate incomes and do not own a home.
5. The first project in the Te Kāinga Programme, *Te Kāinga Aroha* (195 Willis Street), welcomed the first tenants on 5 March 2021 and provides 52 apartments in the CBD. The building provides 6 one-bedroom units, 27 two-bedroom units and 19 three-bedroom units.
6. An evaluation of the Aroha project is well underway and a 6-month evaluation report on Te Kāinga Aroha will be provided to Pūroro Āmua | Planning and Environment Committee in October 2021 with a full report provided to Committee in April 2022.
7. Officers have also been able to progress projects on four other buildings which include:
 - **53 Boulcott Street**
 - 37 units, expected handover in February 2022
 - **203 Willis Street**
 - 48 units, expected handover in February 2022
 - **178 Willis Street**
 - 124 units, expected handover in February 2023 (expected to be on a staged basis)
8. A fourth project has been agreed and terms concluded, however, at this stage the developer is undertaking a commercial tender for a build partner. Details of this project are noted in the publicly excluded Attachment One. As soon as commercial discussions have been concluded, details of this project will be made available to the public.

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9. Officers have continued to receive enquiries from the market around potential projects, with a significant increase in new build proposals. Two of these unsolicited proposals were considered suitable for immediate consideration following an initial review against the unsolicited bid framework. These are detailed in Attachment Two and the unsolicited bid framework is included as Attachment Three.
 10. Subject to Council's financial requirements being met, it is anticipated that full assessment of the proposals and establishment of initial agreements could be complete by late July 2021, with information on projects made publicly available by the end of 2021.

Recommendation/s

That the Pūroro Rangaranga - Social, Cultural and Economic Committee:

1. Receive the information.
2. Note the update on the Te Kāinga Aroha project (195 Willis Street).
3. Note the update on the projects at 203 Willis Street, 178 Willis Street and 53 Boulcott Street.
4. Note the update on a fourth project detailed in the publicly excluded Attachment One.
5. Agree to progressing discussions on the unsolicited proposals for the long-term lease of the properties detailed in Attachment Two and note that discussions are underway to establish the financial requirements for both the developers and Wellington City Council.
6. Authorise the Chief Executive to conclude all matters in relation to the projects detailed in Attachment One, including the execution of the head agreement to lease sites on behalf of Council.
7. Note that a 6-month evaluation report on Te Kāinga Aroha will be provided to Pūroro Āmua - Planning and Environment Committee in October 2021 with the full report provided to Committee in April 2022.

Background

11. The Te Kāinga Programme (formerly the CBD Building Conversions Project) was identified as a priority project in the 2018-28 Long Term Plan (LTP) and was included as a project in the Housing Strategy and 2018-19 Housing Action Plan which was approved by Council on 27 June 2018.
12. The initial aim of the project was to make better use of the inner city for rental housing by working with commercial building owners to convert their properties to increase the supply of safe, warm, and dry homes in the central city.
13. The LTP noted that the Council would work with commercial building owners to convert their properties to residential apartments as part of an exemplar project. It was

proposed that specific proposals would only be progressed if there was confidence that there would be no impact on rates.

14. On 6 December 2018, City Strategy Committee approved an exemption to Council's Procurement Policy, allowing a further six unsolicited proposals to be considered through the 'unsolicited bids framework' which was based on elements of Treasury's 'Better Business Case' template. An updated version of the Framework is attached in Attachment Three.
15. Officers have also been able to progress projects on four other buildings which include:
 - **53 Boulcott Street**
 - 37 units, expected handover in February 2022
 - **203 Willis Street**
 - 48 units, expected handover in February 2022
 - **178 Willis Street**
 - 124 units, expected handover in February 2023 (expected to be on a staged basis)
16. On 10 December 2020, the Strategy and Policy Committee approved consideration of one further project under the framework.
17. Officers have continued to receive enquiries from the market around potential projects, with a significant increase in new build proposals. It is clear that there is an opportunity for Council to play an increased role in the affordable housing space through the Te Kāinga programme. Recommendations on the future of the Te Kāinga programme are noted in the Affordable Housing Supply and Development paper being considered by Committee on 2 June.
18. Prior to the commencement of the Aroha project, officers from Build Wellington and Strategy, Policy and Research reviewed the programme against other schemes both nationally and internationally and established the criteria that rentals will be prioritised based on the following criteria:
 - People who work in, or are qualified for and intend to work in an essential public sector role.
 - People on a low-to-medium income (under \$85,000 for an individual and \$130,000 for a group) who have difficulty accessing rental housing in Wellington City and are not eligible for income related rent.
 - Don't own their own home.

Discussion

19. On 6 December 2018, City Strategy Committee approved an exemption to Council's Procurement Policy, allowing six active proposals to be considered through the

'unsolicited bids framework' which is noted in Attachment Three. The framework was based on elements of Treasury's 'Better Business Case' template.

20. A further project was approved for consideration by the Strategy and Policy Committee on 10 December 2020 under the framework.
21. Officers are now seeking direction from Pūroro Rangaranga Social, Cultural and Economic Committee to enter into formal discussion on the two unsolicited proposals for the long-term lease of the proposed projects detailed in Attachment Two. An initial assessment has taken place which has suggested that these proposals will align with Council's housing objectives and could be progressed. It is anticipated that an initial agreement could be achieved by late July with information on both projects made publicly available by the end of 2021.

Evaluation of Te Kāinga Aroha

22. To ensure the objectives and values of the programme are being achieved, an evaluation process is already being undertaken. The evaluation will determine the merit of the intervention by identifying its actual and/or potential impacts for tenants and the city.
23. Evaluation is sometimes described as determining if something worked, for whom, and how. Evaluation often has an emphasis on why something worked or did not.

The Te Kāinga Programme Evaluation Framework

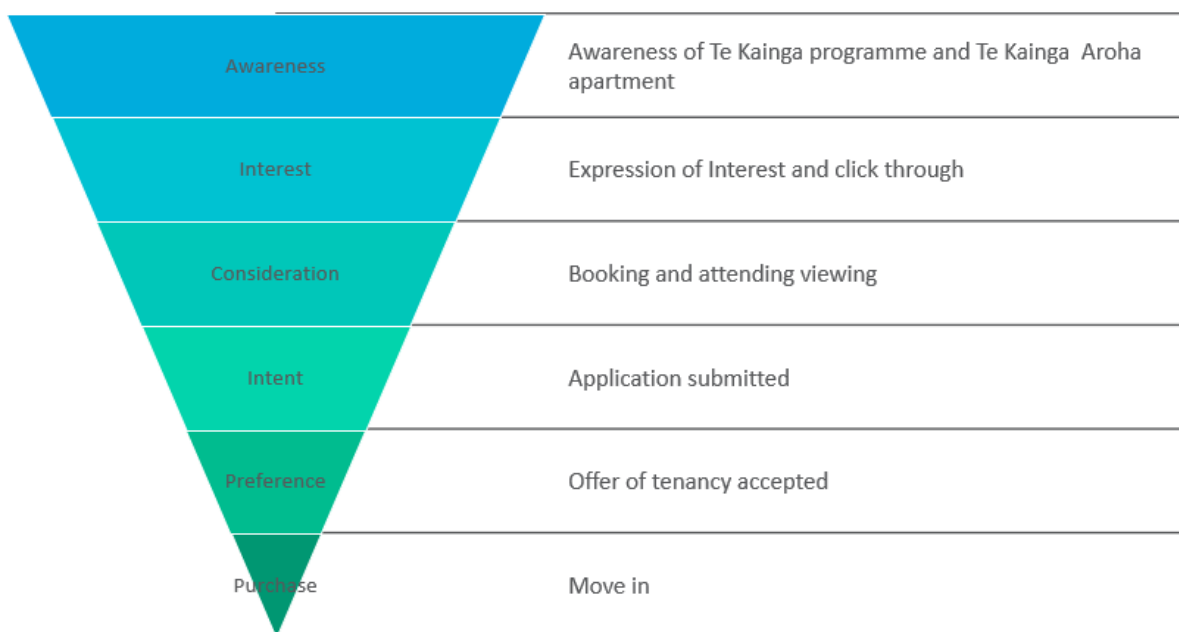
24. Officers have established the following high-level framework for the Te Kāinga Aroha project:

Vision	All Wellingtonians well housed		
Purpose	To provide suitable and affordable housing (right place) for the targeted households (right person) in Wellington in a way that is sustainable (right delivery).		
Key evaluation questions	Right place?	Right person?	Right delivery?
Sub questions	Did the building perform as required? Did it meet the tenants' needs? Did the building enhance the CBD?	Did we get the people we wanted? Is it affordable for these people? What trade-offs are these people making to live here?	Did our governance and delivery model work? Is this sustainable long term financially (cost neutral to ratepayers)?

Outcomes	We know what buildings are desirable for the target audience, and how the converted buildings added value to the surrounding area.	We are sure we have the appropriate tenants, and we understand what reasonable rent and amenity looked like for them.	We understand how the Te Kāinga governance and delivery models worked (internally and with external partners), and if/how the model is scalable.
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Early learnings (6 months)

25. Te Kāinga Aroha presents an invaluable early opportunity to examine how our model is working. Although we will not have a full understanding of how Aroha is performing in detail, we can start to gather preliminary information to help us understand questions such as:
 - Are we on track?
 - Is this programme set up to deliver? Have we got the inputs right?
 - What should we do differently now to improve future performance?
26. A particular focus of this early work will investigate how tenants progressed from awareness of Te Kāinga Aroha through to signing a tenancy agreement. We will also be undertaking specific assessment of where potential tenants exited the process and chose not to progress their interest and why.
27. The Te Kāinga Programme is a first for Local Government in New Zealand, evaluation is an essential element of the programme to understand where we can improve early in the process and mitigate any risks.



Full Evaluation (12 months)

28. A full evaluation will be carried out after Te Kāinga Aroha has been tenanted for 12 months at which point a more comprehensive data set will be available.
29. To answer the three key evaluation questions, we will evaluate the data from:

Direct tenant feedback	6 week visits with tenants 6 month survey Maintenance and direct contact feedback Case study (in-depth interviews with tenants)
Previous tenant feedback	Exit survey
Expressions of Interest feedback	Including data from unsuccessful applicants
External partner feedback	Interviews
Tenancy related data	Occupancy rates/ turn over
WCC social media/digital data	Reach, click through
Building performance	Maintenance requests
Financial data	Rent, organisational costs (e.g. staff hours)
Feedback from neighbours and businesses in the area	Economic spend data from surrounding area
Broader contextual data	Rental market rates Other data from the area

30. The full evaluation report will be presented to Pūroro Āmua Planning and Environment Committee in April 2022.
31. Significant resource is required to establish standards, service levels and to stand up the Te Kāinga programme. To support this mahi a Programme Lead, with extensive operational, strategic and delivery experience of standing up residential construction projects, was appointed in January 2021. This appointment has provided an essential resource to the programme and will be supplemented in the coming months with a Programme Advisor role. This will support the set-up of the next two buildings which will be handed over in February 2022.

Options

32. The Pūroro Rangaranga - Social, Cultural and Economic Committee can agree to the recommendations or;

33. Committee can reject the officers' recommendations and continue with the next four projects, as previously agreed, only at this stage. Under this option officers will not proceed with negotiations on any other proposals.

Next Actions

34. Next steps include that:
- Officers will seek to negotiate and conclude initial agreements for the two new unsolicited proposals noted in Attachment Two.
 - Officers will report back to Pūroro Āmua | Planning and Environment Committee in October 2021 with a 6-month interim evaluation report on Te Kāinga Aroha with a full report provided to Committee in April 2022.

Attachments

Attachment 1. Details of approved project - **Confidential** [↓](#)

Attachment 2. Details of further proposals - **Confidential**

Attachment 3. Unsolicited bid framework [↓](#) 

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Authoriser	Liam Hodgetts, Chief Planning Officer

SUPPORTING INFORMATION

Engagement and Consultation

Te Kāinga (formerly the Central Business District Building Conversions Project) is noted as one of the priority projects in the Housing Action Plan. The Action Plan was consulted on, along with the Housing Strategy through the 2018 Long-term Plan process and received strong public support.

Treaty of Waitangi considerations

There are a range of treaty considerations with regards to the future development of the programme and officers are in discussion with mana whenua to understand if there is an opportunity to partner on opportunities.

Financial implications

The Council will have responsibility for the long term management of the rentals and for meeting the annual head lease costs over the agreed period.

This represents a financial risk to Council however will be mitigated through robust financial monitoring and reviewing the rental policy settings to ensure costs are covered, avoiding any rates funding being required.

Policy and legislative implications

Policy settings relating to how the tenancies will be targeted has been developed and is noted in the report. This will be considered throughout the evaluation process.

Risks / legal

The report to CSC on 6 December 2018 outlined a number of risks for this programme, which were noted in paragraphs 18 to 21. Further advice will be sought on individual projects as they progress to final agreement.

Climate Change impact and considerations

Enabling people to access housing closer to their place of employment reduces the impacts related to transport emissions and reliance on private vehicles.

Where possible, Council is working with building owners to ensure that any waste material is repurposed and a sustainable design and construction approach is taken throughout the project.

Communications Plan

Site specific/project communication plans will be developed based on the unique context of each project.

Health and Safety Impact considered

The unsolicited bid framework, attachment 3, sets a minimum NBS rating of 80% for conversion and 100% for new build. Bids must set out a plan to meet these ratings before Council will consider including them in the Te Kāinga Programme. The framework also

includes requirements on the landlord to strengthen buildings in the Te Kāinga programme as a result of an event or change in code, ensuring ongoing safety of the buildings.

Draft Te Kāinga Framework

Criteria	Requirements	Desirable
<p>Practical deliverability</p>	<p>Proposal must include clear delivery timeframes for the practical completion of redevelopment works and expected dates for units to be tenanted.</p> <p>Proposal must clearly set out key project benefits, risks, constraints and dependencies that will occur at a practical level. Mitigation strategies must be evident to address any key risks. Taking these elements into account the overall project needs to be deliverable and practicable.</p> <p>Landlord must meet an acceptable NBS rating (80% minimum for conversion, 100% for new build) at the commencement of a lease agreement and maintained at an agreed rating as a result of an event or change in code requirements.</p> <p>In the result of an event – return to minimum of 80% NBS As a result of a change in code – minimum of 67% NBS</p> <p>This involves:</p> <ul style="list-style-type: none"> • Confirming that the building owner will be responsible for all costs associated with ensuring the building remains compliant throughout the term of the lease. • Confirming that the landlord will immediately advise any changes in NBS rating and obtain an ISA/DSA as soon as possible after a seismic event • WCC is entitled to request an ISA/DSA at any stage • That WCC will be entitled to a rent abatement until seismic standard strengthening has been completed to requisite standard. • WCC being entitled to terminate lease if the standard of strengthening is not to be achieved within a reasonable timeframe, as agreed by both parties. <p>Note* current and future guidance from MBIE on Hollow Core Construction will be applied.</p>	<p>Proposal exceeds minimum NBS standards.</p> <p>Proposal includes additional features that improve the practical deliverability of the project.</p>
<p>Commercial feasibility</p>	<p>Key 'critical success factors' for the project based on commercial feasibility and economic appraisal models must be set out, with strategies and plans in place to ensure these will occur.</p>	

	Procurement and delivery strategies must align with the Council's own procurement policies and the Government rules for sourcing.	
Financial status of proposing entity	Proponent will provide clear evidence of strong financial and management structure, including financial statements and evidence of successful long-term partnerships / agreements with other entities.	
Ownership	<p>Clearly identify the entities involved, how the project will be funded and the intended ownership structure of the apartments. Where unit titling is envisaged this should be outlined in the proposal. Appropriate supporting material outlining how the landlord will perform its obligations to the tenant under the proposed structure should be included.</p> <p>Requirement that WCC will only deal with a single entity for the term of the lease. Any form of unit or strata titling is not preferred and requires clear evidence of how a single relationship can be suitably established and maintained for the duration of the lease to mitigate the risk of multiple ownership arrangements.</p>	
Maintenance	<p>Landlord must be responsible for all maintenance (other than damage caused by the tenant) including for example:</p> <ul style="list-style-type: none"> • all structural repair and inherent defects in the building, building services and landlord's fixtures and fittings (including where they reach end of economic life) • building (including roof exterior of the building and cladding) and building services and major items of plant to be maintained by Landlord in good working operational order, in accordance with laws and in weatherproof and watertight condition. 	
Form of Lease	WCC require an ADLS Lease. Where a departure is required the form must be attached to the Proposal with supporting information outlining the departure.	
Affordability and financial risk for Council / ratepayers	<p>The LTP sets out that Te Kainga does not impact on rates. Proposal must therefore be 'cost-neutral' for Council. This means that the project will not require any rates funding, which could be achieved through the lease costs and/or through the payment/s of incentive or management fees to Council.</p> <p>Proposal must align with the Council's overall spending objectives and comply with relevant Council policies.</p> <p>Proposal must have a clear funding model that includes how any future rental shortfall is funded.</p>	

Affordability for tenants	<p>Tenants will be charged a fair rent in line with future operational policy and there will be no rental subsidies applied. It is important therefore that the rent for the properties is affordable for the proposed target group (i.e. low to middle income working households who earn too much to qualify for IRRS or to qualify for social housing but earn too little to be able to afford to rent or buy in the area they work).</p> <p>Rents must be affordable for the proposed market group, in accordance with WHAM and/or other affordability measures as agreed.</p>	Measures in place to ensure properties remain affordable over the full lease period.
Impact of Council involvement in the project and potential Council roles	<p>Proposal clearly identifies what the role of Council will be, and any implications associated with the proposed role.</p> <p>Proposal demonstrates the use of optimal methodologies for management of the project and the long term management of the head lease and tenancy management including requirement to deal with only one entity/owner and not a body corporate or multiple ownership per building.</p>	
Market analysis	<p>Successful project will have a positive impact on the local housing market. Proposal must be able to demonstrate:</p> <ul style="list-style-type: none"> • there is a sufficient level of market demand for the proposed properties • that the conversion of any office/commercial space will not have a significant adverse effect on the local businesses. 	Proposals that target a specific market gap – for example affordable rental homes in high demand locations.
Ability to contribute to Council's strategic objectives	<p>Must align with objectives set in the Council's Housing Strategy.</p> <p>Must increase housing supply in Wellington City.</p> <p>Homes must be safe, warm, and dry and meet the requirements of the Building Act 2004, the Resource Management Act 1991, Residential Act 1986 and any other relevant legislation. In addition to the Landlord's Project Manager or architect certification (which should be acting independently and impartially pursuant to a deed of impartiality), practical completion deliverables to also include (for example):</p> <ul style="list-style-type: none"> • the issuance of a certificate of public use for the leased area and common areas; or • a code compliance certificate; and • a certificate from the Landlord's engineer certifying that "practical completion" under the construction contract has been achieved; and 	Projects that also drive other desirable city outcomes – for example affordable housing, city resilience, community connectedness, etc.

	<ul style="list-style-type: none"> all other required consents having been issued (to WCC's reasonable satisfaction) 	
Plans and specifications	<p>Landlord must prepare/include detailed design drawings, plans, and specifications for the redevelopment works that meet the satisfaction of the Council. Must include configuration of units, location of all internal walls, number of rooms, and all fixtures and fittings e.g. kitchen appliances, carpet spec, spec paints (coats), bathroom fixtures and fittings etc.</p> <p>Must include confirmation that any changes to the designs, plans, or specifications require WCC's prior written approval.</p>	

AFFORDABLE HOUSING SUPPLY AND DEVELOPMENT

Purpose

1. There is a clear call to action around delivering more Affordable Housing in Wellington. At a housing workshop on 23 March, officers were asked to report back to councillors on what we are currently doing to add new housing supply and to provide a plan of action for how we can provide more housing faster.
2. This report provides Pūroro Rangaranga - Social, Cultural and Economic Committee with an update on Council's direct response to increasing affordable housing supply and seeks approval to set a target of 1000 Te Kāinga properties delivered or under contract in the next 5 years under the Proactive Development priority area of the Housing Action Plan.
3. The report should be considered along with four other reports on housing being considered at Pūroro Rangaranga | Social, Cultural and Economic Committee.
4. These are the reports presenting the Housing Action Plan 6-month report, the current status of the Te Kāinga programme, City Housing's sustainability and the social housing policy.

Summary

5. The Build Wellington team were established with a clear mandate to lead on two key housing functions:
 - To lead the Council's strategic approach to housing across the continuum. This includes being responsible for the delivery of Council's 10-year Housing Strategy and Action Plan(s) and,
 - To deliver on all Council's strategic housing development plans and to increase supply of housing in the city, across the continuum.
6. The Build Wellington team has achieved success in delivering the second Housing Action Plan, launching the first building of the Te Kāinga programme, completing the long-term lease of Arlington sites 1 and 3 and progressing the redevelopment of Harrison Street. Over the last 12 months, focus has been on creating a pipeline of projects that can be delivered through Te Kāinga, undertaking the due diligence around the Strategic Housing Investment Plan (SHIP) divestment programme and establishing the current relationship with Central Government.
7. Moving forward there will be a focus on the delivery and facilitating of supply across the continuum, but particularly the 'missing middle'.
8. The Housing Action Plan, adopted in March 2020, has five priority areas. This report covers the proactive development priority.

9. This priority is driven significantly by the Te Kāinga Programme and the Development and Divestment programmes of the SHIP.
10. To deliver more affordable housing faster Council would need to take a more proactive focus, which includes increasing the number of units provided through Te Kāinga which will focus on the needs of low to middle income key and essential workers. There is a report, also on 2 June, on the current status of the programme.

Recommendation/s

That the Pūroro Rangaranga - Social, Cultural and Economic Committee:

1. Receive the information.
2. Note that Kāinga Ora (KO) and Ministry of Housing and Urban Development (HUD) have a focus on increasing public (social) housing stock in the city and region.
3. Note that officers continue to work directly with Central Government, mana whenua, and other housing providers to develop advice for Council, and to seek to grow the supply of social and affordable housing in Wellington.
4. Agree that officers will report back to Pūroro Āmua | Planning and Environment Committee in October 2021 with further advice on:
 - a. An updated position on the Housing Acceleration Fund
 - b. Progress on discussions with HUD and KO on how we can deliver more affordable housing supply at scale and pace.
5. Note that officers will investigate a potential regional approach to housing delivery in partnership with Central Government, Greater Wellington Regional Council, other local authorities and mana whenua.
6. Agree that a target of 1000 Te Kāinga homes to be delivered or under contract in the next 5 years is set.
7. Note that subject to agreement of recommendation 6, officers will report back to Pūroro Āmua | Planning and Environment Committee in early August with a detailed 5-year plan including indicative timeline for delivery of the 1000 homes.
8. Agree that officers will report back to Pūroro Āmua - Planning and Environment Committee in October 2021 confirming:
 - a. Progress on the redevelopment of the Harrison Street Development site
 - b. A preferred development scheme for the Nairn Street site including an assessment of mixed tenure opportunities and indicative budget for the project.
9. Agree that Build Wellington will progress with further assessment and feasibility on the potential for development, under a joint venture approach, of the five sites identified for divestment under the Strategic Housing Investment Plan (SHIP) that have capacity for redevelopment.
10. Agree, that subject to agreement of recommendation 9, officers engage early with Ngāti Toa Rangatira and Taranaki Whānui ki Te Upoko o te Ika on opportunities to undertake a joint venture approach to redevelopment.

Background

11. The Council's Housing Strategy (the Strategy) was adopted unanimously in June 2018. The Strategy guides Council decisions that relate to housing across the housing continuum, i.e. emergency and social housing through to private housing for sale or rent. Council has a part to play at all ends of this continuum and this is reflected in the Strategy.
12. The Strategy is put into effect by an action plan the second of which, the Housing Action Plan 2020-22 (the Plan) was adopted in March 2020.
13. The Plan focuses around five priority programmes of work, supported by strategic partnerships that help Council to deliver on the vision of 'all Wellingtonians well-housed'. This paper focuses on the Proactive Development priority area.
14. At a Councillor workshop on City Housing on 23 March 2021, officers were asked to present a paper that considered the options for increasing Council's work to deliver more affordable housing supply in the city.
15. Significant work has been undertaken over the last 6 months to understand the opportunities that could be considered, particularly working in partnership with mana whenua and Central Government to provide more affordable housing options, at pace.

Discussion

Our 10-year Housing Strategy and Housing Action Plan

16. Council's vision is for all Wellingtonians to be well-housed. The Housing Strategy sets out the Council's approach to temporary housing, short and long-term rental (including City Housing) and home ownership.
17. In March 2020, the Strategy and Policy Committee (SPC) adopted the Council's second Housing Action Plan for the 2020-22 period which focuses the Council's efforts on five key programmes:
 - Planning for Growth and District Plan review to set the priorities and parameters to manage city growth (including housing development) over the coming decades
 - Ensuring City Housing continues as a financially sustainable service
 - Te Mahana and Housing First partnerships to end homelessness in Wellington
 - Proactive development, working with partners to facilitate development of a variety of housing options
 - One-stop shop for consenting improvements to improve the ease and efficiency of the consenting processes, better enabling supply in the private market.
18. The second 6-month report on the Action Plan is also at committee on 2 June and should be read alongside this paper. The Action Plan is also being reviewed, it will incorporate decisions on Affordable Housing Supply made at committee on 2 June and be brought back to Pūroro Āmua | Planning and Environment Committee later in 2021.

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19. The proactive development priority area (this report) focuses on Council being strategic around the use of our land and assets and being open to maximising opportunities for greater provision of housing supply.
 20. This priority is driven significantly by the Te Kāinga Programme and the Development and Divestment programmes of the SHIP.
 21. To deliver more affordable housing faster Council would need to take a more proactive focus, and we must also be clearly aligned with Central Government (Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development and Kāinga Ora-Homes and Communities) to understand and target affordability hot spots and seek to deliver solutions through the Housing Acceleration Fund and other legislation. The three parties, with mana whenua, are investigating how we can accelerate housing and community outcomes through aligning, augmenting and partnering on our respective policies and investment programmes.
 22. Increasing the overall supply of new build housing in the right places will have the greatest impact on affordability. While the majority of new housing stock will be provided through market provision, both Central and Local Government have a key role to play in unlocking housing provision and delivering homes that meet the needs of residents. For example, the NPS-UD and in a regulatory function through the district plan.

Central Government's role in housing supply

23. Kāinga Ora-Homes and Communities (KO) was established on 1 October 2019 as a new Crown agency with the mandate to transform housing and urban development throughout New Zealand.
24. Kāinga Ora has two key roles:
 - Providing public housing (landlord), and
 - Partnering with the development community, Māori, Local and Central Government and others to deliver urban development projects.
25. Kāinga Ora have an active development programme in Wellington and are currently building 381 homes across Arlington sites 1 and 3 and the nearby Rolleston Street site, and a further 36 apartments are under construction at Owen Street in Newtown. In addition to this, there are a number of small to medium scale developments being undertaken by KO in the Wellington Region.
26. In Porirua, the Government is working alongside the community, Porirua City Council and local iwi, Ngāti Toa Rangatira, in eastern Porirua to replace approximately 2,000 state houses with around 4,000 homes over the next 25 years.
27. Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD) leads New Zealand's housing and urban development work programme. They are responsible

for strategy, policy, funding, monitoring and regulation of New Zealand’s housing and urban development system.

- 28. HUD increases housing supply by funding and partnering in initiatives across the housing sector to deliver more public and transitional housing.

Council’s role in housing supply

- 29. Traditionally Council’s role has focused in the space between Social Housing and assisted rentals. However, the introduction of the Te Kāinga programme saw Council provide additional housing supply in the space between assisted rentals and market. This is depicted in the housing continuum graphic below.
- 30. Council does not subsidise the rentals in the Te Kāinga programme with rent increases kept to a minimum and only increased where necessary to ensure the programme continues to have no impact on ratepayers. Increases will not be linked to market rent.
- 31. This means the apartments remain more affordable than private market rentals over time, giving our tenants added financial certainty as well as security of tenure.
- 32. The below diagram illustrates some of the roles Council plays across the housing continuum and identifies the lead organisations who deliver new housing supply.



Te Kāinga Programme

- 33. The Te Kāinga programme sees Council enter into long term leases with commercial building owners and developers to provide a new affordable housing option for some of the City’s essential and key workers.

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34. The aim of the Te Kāinga programme is to provide secure, affordable and long-term rental accommodation in Wellington that can be accessed by those on lower to medium incomes who are employed in essential public service sector roles and may otherwise find it difficult to access appropriate housing options in the city.
 35. The first project in the Te Kāinga Programme, *Te Kāinga Aroha*, welcomed the first tenants on 5 March 2021 and provides 52 apartments in the central city. The building provides 6 one-bedroom units, 27 two-bedroom units and 19 three-bedroom units.
 36. Four other projects have been agreed and bring the current pipeline up to 339 units.
 37. Officers have continued to receive enquiries from the market around potential projects, with a significant interest in new build proposals. Two proposals were considered suitable for immediate consideration and a recommendation has been made to progress these through the Te Kāinga programme update.
 38. Multiple project proposals are being developed in the market and officers are recommending through this report that a target is set for the programme to have 1000 units delivered or under contract over the next 5 years.
 39. The range of conversions and new build proposals provides an opportunity for Council to deliver a mix of alternative housing options such as live/work units in future developments. This approach would support the delivery of commercial facilities at ground floor street level and could provide much needed support for the arts and retail sectors.
 40. Through new build developments there is an opportunity to achieve greater accessibility and sustainability outcomes than have been possible through building conversions.
 41. Given the increasing interest in the programme, officers believe a stretch target of 1000 new homes delivered or under contract over a 5 year period is achievable.

New supply through development

42. The Strategic Housing Investment Plan (SHIP) was unanimously approved by Council in March 2017. Councillors agreed that sustainability, growth, and diversification (Social and Affordable housing) were key objectives and that these objectives would be achieved through:
 - **A Programme of Development** – Delivered by Build Wellington
 - **A Portfolio Alignment Strategy** (Divestment of underperforming assets) – Delivered by Build Wellington
 - **A Single Capital Programme** for upgrades and renewals – Delivered by City Housing.
43. SHIP was established to help achieve a fit for purpose asset portfolio for City Housing through efficient management of the asset portfolio and to increase levels of social and affordable housing in the city through intensification of land. An example of this approach can be seen on Arlington sites 1 and 3 where Council has partnered with

Kāinga Ora on a long-term lease arrangement which will deliver 300 new social and affordable homes in the city.

44. The revenue generated through the divestment programme is reinvested back into the Housing portfolio and helps maintain City Housing provision at approximately the same levels.
45. Over the 10-year period of SHIP, we estimate the income from divestments will be around \$50m and costs of redevelopment projects for retention by City Housing across the same period is estimated at \$48m.
46. Income generated from divestments is required to undertake the redevelopment of sites such as Harrison Street and is not sufficient to resolve the current City Housing capital programme financing issues.
47. It should be noted that subject to decisions taken by councillors in relation to the City Housing sustainability options, future changes to the divestment and development programmes may need to be considered.

Harrison Street

48. Under the current SHIP development programme, enabling works at Harrison Street, which include building new and strengthening existing retaining walls, levelling the site and installing new power connections are expected to be complete in the next month.
49. Resource consent for the redevelopment has now been granted and detailed design is now in the final stages.
50. The building consent application has been submitted for the 9 new family homes that will be delivered and handed back to City Housing for future provision. Construction of the new homes is expected to start in August 2021 with site handover to City Housing taking place in August 2022.
51. The redevelopment will see an increase in housing provision from six studio and six 2 bed flats to eight 4 bedroom and one 3-bedroom family homes. This sees an increase in bed spaces from 30 to 70.
52. Towards the end of the construction of the new homes, a new turning area will be constructed to allow vehicles to safely access and turn around at the end of Harrison Street. Safe vehicular access and turning has been a significant concern from residents during the early stages of the project. The Build Wellington and Transport teams have been working closely on this issue to ensure we achieve a good outcome and we have been liaising closely with the neighbouring properties, school, church and the Greater Brooklyn Residents Association Incorporated on the issue regularly.



Nairn Street

53. The earthquake prone buildings have now been demolished and the site has been cleared and secured. Initial feasibility and design work has been completed with a preferred option identified.
54. The design team have been asked to review the option further and provide advice on what additional capacity could be achieved and once this has been completed, further guidance from the City Housing team on their final requirements will be sought and initial costings for the preferred option will be established.
55. A project management resource is being recruited through the Build Wellington team to progress the project through the design stage with a final recommendation due in October 2021.

Feasibility studies for City Housing developments

56. Build Wellington have undertaken feasibility assessments on four additional city Housing sites that would be suitable for redevelopment and retention in the City Housing portfolio as social housing.
57. The assessments showed the potential for between 70-100 additional units to be delivered, noting that there are topography and other site limitations that need further investigation to understand the likely cost of development on these sites.

Opportunities for Joint venture through partnership

58. In addition to the above, five sites identified for divestment under the SHIP programme and have been assessed as having some capacity for redevelopment. An initial assessment has shown that these sites were either located in areas that were not preferred for retention and/or had constraints such as retaining or unknown ground conditions that could make redevelopment challenging.
59. Partnering with mana whenua, Community Housing Providers or directly with the market to deliver a redevelopment project on these sites could be considered and officers are recommending that further assessment is undertaken to understand the constraints of these sites and identify what remedial actions can be taken to resolve them.
60. Through existing budgets, Build Wellington may be able to undertake geotechnical assessment, demolition and other enabling works that could de-risk and accelerate development and look to masterplan and deliver housing supply under a form of joint venture.
61. While further feasibility work is needed, these sites show potential for delivery of 100-150 new homes.

A regional approach

62. A guiding principle of our Housing Strategy is recognising that housing is a regional market and opportunities and challenges exist across the Wellington region.
63. The Regional Growth Plan was endorsed by Council and consultation began in March. Council also agreed to the establishment of a Wellington Regional Leadership Committee. The establishment of this Committee recognises that issues related to population growth and the impact on housing and infrastructure are regional issues and to address them we need regional solutions.
64. As part of discussions with Central Government, mana whenua and neighbouring councils, officers are recommending that a potential regional approach is investigated around how additional affordable housing can be delivered at pace.

Kāinga Ora and Ministry of Housing and Urban Development

65. Council officers along with officers from Ministry of Housing and Urban Development and Kāinga Ora are investigating how we can accelerate housing and community outcomes through aligning, augmenting and partnering the respective policies and investment programmes.
66. Areas of key focus include:
 - Prioritising areas of growth and seeking out projects that align with development priorities of all agencies and Iwi that could be fast tracked. One of the next steps will be to understand how projects can be progressed using new legislation or through the Housing Acceleration Fund.

- Growing a collective understanding of the constraints that currently block development and resolve those which can be addressed faster and could enable development earlier.
- Working directly with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira to identify commercial opportunities (housing and broader development opportunities) that can be facilitated, supported or helped be delivered in partnership with one of the three agencies.

Relationship with mana whenua

67. Council recognises its obligations under Te Tiriti o Waitangi and through Council's Memorandums of Understanding with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira, Council has committed to growing or protecting the interests and investments of these partners where we have means to do so. Taking action on this commitment, Build Wellington, with the support of the Tira Poutama Team, has been developing these relationships and actively engaging with our mana whenua partners over the past year to develop and grow an understanding of the opportunities available to enter into commercial partnerships.
68. We have identified a number of sites from the Strategic Housing Investment Plan's divestments which we are now exploring options to develop in partnership with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira. Whilst this work is in its infancy, the potential of this work presents an opportunity for Council to work together with mana whenua on housing outcomes for the city.
69. In the May 2021 Budget, Central Government allocated \$380 million to Māori housing across Aotearoa. The aim of this funding is to deliver a range of papakāinga housing, affordable rentals, transitional housing, and owner-occupied housing totalling about 1000 homes.
70. The funding will also see improvements to the quality of homes for whānau in most need with repairs for 700 Māori-owned houses, led by Te Puni Kōkiri and \$30 million has been allocated towards building future capability for mana whenua and Māori groups to accelerate housing projects and a range of support services.
71. This is in addition to \$350 million which has been ringfenced for infrastructure to enable housing for Māori from the \$3.8 billion Housing Acceleration Fund.

Housing Acceleration Fund

72. Recently, Government announced a fund to increase the pace and scale of housing delivery across New Zealand. Details of the fund are currently being designed, with the following principles at its core:
 - Delivering investment in supporting infrastructure and to support Kāinga Ora making strategic land purchases.

-
- To unlock a mix of private sector and government-led developments in locations facing the biggest housing supply and affordability challenges, including the Kāinga Ora large scale projects.
 - Providing additional funding for the Land for Housing programme to:
 - o speed up development on vacant or underutilised Crown-owned land
 - o operate in more regions
 - o deliver a broader range of affordable housing options for rental and home ownership.
73. The \$3.8 billion Housing Acceleration Fund will also be complemented by:
- the Kāinga Ora Land Programme, through which Kāinga Ora will be supported to borrow \$2 billion extra to scale up land acquisition to increase the pace, scale and mix of housing developments (including more affordable housing)
 - the \$350 million that has already been committed to the Residential Development Response Fund, which will shift from supporting construction activity and jobs through COVID-19 to now focus on supporting the delivery of more affordable housing options for rent and home ownership.
74. The infrastructure component of the Housing Acceleration Fund is intended to address some of the underlying barriers to supply by:
- opening up more land for housing development, particularly in locations close to jobs and amenities
 - helping to fund critical infrastructure needed for that development
 - allowing for a wider mix of housing that is affordable for low- to moderate-income households to own or rent
 - freeing up development-ready land and accelerating housing development to growth in house and land prices.
 - Recently, Government announced a fund to increase the pace and scale of housing delivery across New Zealand.
75. The Build Wellington team is heavily engaged with HUD and KO to fully understand the potential of the fund and will also seek to discuss these with other Territorial Authorities in the region.

Options

76. The Pūroro Rangaranga - Social, Cultural and Economic Committee can agree to the recommendations or;
77. Committee can reject the officers' recommendations and continue with the current projects only at this stage.

Next Actions

78. Officers will report back to Pūroro Āmua | Planning and Environment Committee in October 2021 with:

-
- a. A further update on progress with Central Government, mana whenua, and other housing providers on how we will grow the supply of social and affordable housing in Wellington,
 - b. An updated position on the Housing Acceleration Fund,
 - c. Progress on discussions with HUD and KO on how we can deliver more affordable housing supply at scale and pace,
 - d. Subject to approval of a target of 1000 Te Kāinga homes to be delivered or under contract in the next 5 years being set, a detailed 5 year plan including indicative timeline for delivery of the 1000 homes.
79. Build Wellington will progress with further assessment and feasibility on the potential for development, under a joint venture approach, of the five sites identified for divestment under the SHIP programme that have capacity for redevelopment.

Attachments

Nil

Authors	John McDonald, Housing Development Manager Rebecca Tong, Programme Manager Graham Budd, Principal Advisor Nikki Wake, Housing Development Team Coordinator
Authoriser	Liam Hodgetts, Chief Planning Officer Phil Becker, Manager Build Wellington

SUPPORTING INFORMATION

Engagement and Consultation

SHIP incorporated feedback from a range of housing sector stakeholders on opportunities for Council to address housing need in Wellington.

Initial engagement for the Development Programme related to the Harrison Street and Nairn Street development sites has been carried out. Further engagement with local community groups will continue, in coordination with officers from City Housing, as more specific plans are developed.

Additional engagement and consultation requirements will be considered taking into account requirements set out in the Local Government Act 2002, Public Works Act 1981 and any other relevant legislation.

Treaty of Waitangi considerations

1. Council recognises its obligations under Te Tiriti o Waitangi through Council's Memorandums of Understanding with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira, Council has committed to growing or protecting the interests and investments of these partners where we have means to do so.
2. Council is working alongside mana whenua across the Housing Action Plan and across the housing continuum to deliver solutions in partnership.
3. In particular, Council is working with mana whenua on a homelessness strategy to replace Te Mahana which will incorporate co-design principles with mana whenua; identifying sites from the Strategic Housing Investment Plan's divestments that can be explored for development in partnership with Taranaki Whānui ki Te Upoko o te Ika and Ngāti Toa Rangatira and other commercial opportunities.

Financial implications

Under the 2007 Deed of Grant any proceeds from the divestment of City Housing properties will be reinvested back into the portfolio.

It should be noted that subject to decisions taken by councillors in relation to the City Housing sustainability options, future changes to the divestment and development programmes may need to be considered.

Policy and legislative implications

The policy and legislative implications are considered on a project/programme basis.

Policy settings relating to Te Kāinga programme will be monitored and assessed throughout the evaluation process.

Risks / legal

Risks are considered and mitigated on a project by project basis considering requirements set out in the Local Government Act 2002, Public Works Act 1981 and any other related legislation.

Climate Change impact and considerations

Where possible, Council's housing developments incorporate sustainable building practices where this can be done within budgets. In addition, efforts have been made to recycle concrete from sites that have had buildings demolished for redevelopment, for example at the City Housing Nairn Street site.

Communications Plan

Communications plans are developed on a project by project basis considering requirements set out in the Local Government Act 2002, Public Works Act 1981 and any other related legislation.

Health and Safety Impact considered

Health and safety implications are considered on a project by project basis.

3. Committee Reports

REPORT OF THE KĀWAI WHAKATIPU - GRANTS SUBCOMMITTEE MEETING OF 19 MAY 2021

Members: Mayor Foster (not present – apologies accepted), Councillor Day, Councillor Fitzsimons (Chair), Councillor Foon, Councillor Matthews, Councillor Young.

The Grants Subcommittee recommends:

SOCIAL AND RECREATION FUND – MARCH 2021

That the Social, Cultural and Economic Committee:

1. Approve the allocation of Social and Recreation funding for Community Law Wellington and Hutt Valley Trust (Wellington Community Law Centre) (application #6) for \$110,000, being an allocation of greater than \$100,000.
#6 Community Law Wellington and Hutt Valley Trust (Wellington Community Law Centre), \$110,000
2. Approve the allocation of multi-year contract funding (from 1 July 2021 for three years) for DCM (application #27), being an allocation of greater than \$100,000, subject to the Social and Recreation Fund being available through the Annual and Long-Term Plan.
#27 Downtown Community Ministry Wellington Inc (trading as DCM), \$507,011 p.a. for period of three years (1 July 2021 to 30 June 2024)
3. Approve the allocation of \$300,000 from the Sportsville Partnership Fund for Polo Grounds Community and Sports Centre Incorporated (application #28), being an allocation of greater than \$100,000.
#28 Polo Grounds Community and Sports Centre Incorporated for Miramar Polo Grounds Community and Sports Centre, \$300,000

Website link to the agenda and minutes of the Grants Subcommittee meeting of 19 May 2021: <https://wellington.govt.nz/your-council/meetings/committees/grants-subcommittee/2021/05/19>

Attachments

Nil

4. Public Excluded

Recommendation

That the Pūroro Rangaranga - Social, Cultural and Economic Committee:

1. Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 Attachments 1 and 2 item to 2.4 - Update on the Te Kāinga Programme -	The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.