

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Demeysa Ahmed	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

N/A

2. Thinking about your response to question one, what are your reasons for your level of support?

N/A

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

N/A

4. Do you have any comments about our draft Social Housing Policy?

CH housing should consider other financial pressure/obligations for tenants with refugee background.

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Tania & Tawhai Konia	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Well I think a 30% discount is good and it's good to lower the rents because the rents are to [sic] high.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Shouldn't be asking for bank account numbers when the rent goes out from Work & Income

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Terence O'Brien	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5= Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Nothing but cost of living bills and expenses of food-prices rising.

4. Do you have any comments about our draft Social Housing Policy?

I am grateful for somewhere 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.

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Bernard O'Shaughnessy	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Fairness, Kindness, Transparency

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Yes - a lot but have no internet access

4. Do you have any comments about our draft Social Housing Policy?

Yes - a [sic] 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".

Fairer rents for tenants

We want to hear your views on our proposal to set fairer rents for Council tenants. You can answer these questions online at letstalk.wellington.govt.nz/rent-setting, email your thoughts to housingpolicy@wcc.govt.nz or post this form to us (no stamp needed). **Tell us what you think by 5pm on Tuesday 30 June 2020.**

Privacy statement - what we do with your personal information

All submissions (including names but not contact details) are provided in their entirety to elected members, and will be made available to the public at our office and on our website. Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation.

All information collected will be held by Wellington City Council, 113 The Terrace, Wellington.

Submitters have the right to access and correct their personal information.

Section 1 – your details

Your name*:	BERNARD O'SHAUGHNESSY
Your email or postal address*:	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input checked="" type="checkbox"/> on behalf of an organisation. Your organisation's name:	Fife Lane Tenant's Action Committee
Are you:	
<input checked="" type="checkbox"/> A Council tenant	<input type="checkbox"/> A support worker for Council tenant/tenants
<input checked="" type="checkbox"/> A member of the public	<input type="checkbox"/> Other
I would like to make an oral submission to the Councillors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (10 minutes please)
If yes, please give your phone number so that a submission time can be arranged*:	

*mandatory field

Section 2 – questions about fairer rents for tenants and the draft social housing policy

Right now, we give most City Housing tenants a 30% discount on what they would pay if they rented their home on the private market. This approach does not take account of their income and other circumstances. Our lowest-income tenants spend a lot of their income on rent, compared with tenants on higher incomes.

We propose to set rents based on tenants' income. Those with a lower income will spend a smaller proportion of their income on rent than they do right now, and those with a higher income may spend a bigger share of their income on rent. If we do this, many of our tenants will have more money to spend on basic living costs.

Charging income-based rent will also increase City Housing's revenue and help make sure we can continue to provide and maintain social housing into the future.

1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal?*										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Definitely agree</td><td>somewhat agree</td><td>neither agree nor disagree</td><td>somewhat disagree</td><td>definitely disagree</td></tr></table>	1	2	3	4	5	Definitely agree	somewhat agree	neither agree nor disagree	somewhat disagree	definitely disagree
1	2	3	4	5						
Definitely agree	somewhat agree	neither agree nor disagree	somewhat disagree	definitely disagree						
2. Thinking about your response to question one, what are your reasons for your level of support?*										
If it helps the greater number of tenants, great, but see notes attached.										
3. Do you have any other comments about our proposal to set City Housing tenants' rents based on their income and other circumstances?*										
Yes - see notes attached.										

4. Do you have any other comments about our new draft Social Housing Policy? You can find it online in the 'Documents' section at letstalk.wellington.govt.nz/rent-setting

Yes - see notes attached.

I have also raised questions under the LBoi Act so think it prudent that those are answered before I meet with Council.

1st fold here - fasten here once folded

2nd fold here

Free Post Authority Number 2199

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke



FREEPOST 2199
City Housing (152)

Wellington City Council
PO Box 2199
Wellington 6140

J010091

To All Councillors/CEO/CITY HOUSING MANAGER

From: Bernard O'Shaughnessy

This is my submission in regards 'Fairer Rents for Tenants.'

1) I support the new policy as it under it most tenants (52%) will get charged a reasonable slight increase in rent (a reduction in some cases) compared to a huge increase under present policy.

2) BUT I have reservations that should be discussed, explained by Council Officers, and subjected to examination by independent observers (Commissioner/Tenancy Tribunal).

3) I raise the following issues:

A) the Rent Evaluation System is Flawed

B) Rent Freeze for 80s removed needs a lead in time

C) Assets Limits and Income Levels should be reduced

D) How Many Council Employees in Social Housing Units

E) Other Issues

A) The Rent Evaluation System Is Flawed.

The issue is that Social Housing Units in similar localities where one complex has been upgraded and another complex has not been upgraded, have been charged the same increase in rent.

The examples are at Newtown Park flats which is up graded, had the same rent increase in 2019 with those non up graded units in Daniel St. How come?

Also Duncan Tce Flats being non upgraded where charged a \$7 week increase yet the tenants in the up graded complex of Kotuku Flats (just 500 metres away) were also charged \$7 per week. How come?

The disparities continue in that non up graded flats in Horbart St, Miramar were charged less than those units (also non up graded) in Fife Lane being charged \$12 pw. Yet just 500 metres from Fife Lane Strathmore Court flats were charged a \$4 per week increase, even thou the later are more modern than the Fife Lane or Horbart Street Flats.

Other comparisons are questionable as well.

I have been seeking clarification and explanations from various senior officers for over a year, to no avail. Councillor Dawson addressed some aspects. Mr David Ensor, Operations Manager for City Housing has provided me with a copy of the report compiled by the Councils 'independent' assessors (CBRE Valuation and Advisory Services – dated March 2019) but that really opens up a can of worms.

CBRE state in their report:

“ Our assessments have primarily been undertaken on a DESKTOP basis, utilising previous knowledge”

This shows a lack of knowledge for instance when Fife Lane complex is listed in their data spreadsheet as having both a Community Garden and a BBQ area. It has neither. My unit/ bedsit was referred to as being a Town-house such point being subsequently agreed upon by the Operations Manager as NOT being so. It's a non insulated wall and ceiling bedsit that is an ice box in winter, with mould in the walls, drafts beyond reason, and built in the 1960s and poorly maintained by Council over decades.

CBRE state that the Basis of the assessment is:

“Our valuation of the current market rents is on the basis that all properties are either adequately maintained and where there is knowledge of upgrades we have taken this into account.” AND

“when assessing the market rental for the properties we have regard to the location, age, size, quality of accommodation together with proximity to public transport and amenities. These factors are the major influences on the level of rental chargeable.”

Well, home owners will know, and generally some members of the public will know that of course *valuations of homes* is done extensively by comparisons of homes valued, then being brought, sold and rented in specific local areas (suburbs).

But the astounding major flaw of CBRE is the failure to assess upgraded Council units compared to non up graded Council units when examples of both types of units are in the same local assessed/valued area. As in the Newtown referred to above.

In Kilbirnie for example the assessment has to be taking a one bedroom bedsit in NON UPGRADED Duncan Tce Flats (100 units) (rent increase \$7pw) and finding (by desk top!) a similar bedsit in private rentals in the Kilbirnie area. Then in a reasonable method provide a rental range (Low, Mid, High) for each type of property which provides a basis for similar types of units within the same development. That makes sense.

Yet how come an UPGRADED bedsit at Kotuku Flats (103 units) (which cost millions) attracts the same rent increase of \$7pw yet it has been upgraded to to be 'warm, dry, and safer safer.' Wouldn't the comparison of a Kotutu flat be compared to a similar flat in private rental in Kilbirnie and then be deemed to be more expensive than Duncan Tce?

Is the conclusion that maybe the non upgraded flats have been over charged, or have the upgraded flats been under charged. This same lack of differentiation is in evidence across Council Housing stock.

Council planners built Gold Star Units in the Upgrade

Council has used up the \$200 million under the agreement struck with the Govt. Council is still legally committed to spend \$200million to complete the up grade programme, so be it within 10 years. Ratepayers are generally not aware of that issue.

But the Audit General of NZ strongly criticised the Council planners for building the up graded units to a gold star over the top standard, rather than being practicable. This meant that rather than putting in stoves of a realistic model, top shelf items were purchased. That 'top shelf' buying is evident in a whole range of a number of up grade amenities. The up grade programme also became a playing field for trades to rip off the Council by over charging. The up grade programme became a rout. Where were the supervisors, the project managers in terms of accountable, oversight of this project. They failed, yet still gainfully employed to further the programme. I hold the CEO of Council and the City Housing Manager accountable for this issue.

B) Rent freeze for over 80 year Olds removed.

You policy document advocates removing the rent freeze for over 80 year olds.

You propose NOT to offer a rent freeze for over 80 year olds as is current policy.

I understand and support part of the notion, BUT, I have asked senior council officers at public meetings, "surely you will have a phase in period of time, rather than suddenly saying to my 90 year old neighbour that his rent is going to jump from his rent that has been 'frozen' for 10 years, to a rent that will now be applied today." Like that means maybe the tenant rent jumps from \$100pw to \$160pw.

Council Officers avoided the question, not once, but twice. A silence.

Like surely it would be reasonable, kind, transparent, to have a phase in (out) period, like all those who are presently between 70 and 80, and 80 to 90, and above 90 years old, be advised that market rates will apply from X year out. Meantime those on frozen rates will not be effected, until death.

The philosophy behind the original policy is robust and great, so how many in the system does this apply to. I ask that under the LBOI Act. Please advise me and Councillors the statistics. I suspect it's few tenants.

We do have society don't we, were we respect, honour those who are elderly, and have gone before us. Think the debt to them of ANZAC, Maori Wars, 1981 civil war, high tax paid by all NZers for decades under corrupt Govt. regimes, so to give a little bit of financial ease, in twilight years is surely indicative of a caring, kindly society, moving forward?

C) Asset Limits:

Council Officers advocate that a limit be \$99000. I oppose that. The limit is to support those who want to save for and acquire a new home. I think Councillors should discuss, debate and consider this issue. I also oppose the removal of the one year limitation of when a tenant reaches either the asset or income level (or both) to be given notice and encouraged to access the private sector for housing needs. Council Officers are opening up to high levels both the asset limit and the income level? Why, I know why.

Yes I do see that tenants in social housing should be considered for the embracing the next step to gaining their own home. Hence I have advocated either:

a) **Give a credit** for those tenants that have been in social housing for say 5 or 10 years, get a rebate or whatever 50 or 75% of their rental payments so as to form a deposit on a new home. The philosophy of enabling tenants to be prepared for the first rung of private housing homes is flawed as the continuous growing % house values, year after year out run reality - (I do wish a strong Govt. would do 'Capital gains Tax', but it's not the arena to discuss that herein).

I think the bigger issue is that Council should make the asset limits/bar be lowered. (Tightened up) I am of the opinion that if a tenant has more than \$40,000 in assets, or has a salary (combined or individual) over \$60,000 then they should not be in social housing provided by the ratepayer.

Social Housing should be for the elderly, the multiply disadvantaged, beneficiaries, and those on low wages. (Plus chuck in the ex prisoners, drunk drug persons who need short term assistance to move forward to embracing a better life) and those refugees needing short term accommodation.

b) **Rent to buy:** I have advocated this before. So if a tenant lives in a social housing unit for 5, 10 or what ever years, then the rent goes towards a deposit on that unit. Thus a tenant could purchase a unit. Complex, but everything is complex? (think the urgent need to get a CBD Library within 3 years!).

I would like to see Council Officers (who really make all the decisions in this city) present the pros and cons of this. Maybe for example you could take your up graded complex in Owen St and offer the tenants there "home ownership" in terms of a rent to buy. Of course it would be complicated by having to establish a 'corporate body' but difficult problems are overcome by Council Officers (think blow out of costs for the ASB Sports Centre, Johnsonville Library, Cycleways etc).

It's not a new idea, but could be relevant going forward into a new Covid19 free world. Newtown Park Flat tenants were offered a 'rent to buy scheme' decades ago. But they were smart enough to reject the notion as the complex had been run down by successive Council Officer regimes, the concept never came to light. The tenants rejected the matter then, as of course millions of dollars had been collected from rent, yet the maintenance programme was just not in existence. So the rent profits over many decades went into the 'general' funds income of the WCC.

So we took captured rents from tenants and built massive under utilised swimming pools, dud council projects, subsidised rugby with the Cake Tin and endless repaving of the golden mile.

Now of course the rents are 'ring fenced' given the protocols of the up grade programmed signed off by Kerri P and Helen C.

Thus you see, if we start selling off, some of the complexes in a controlled manner, it would encourage home ownership, which is the strength of a NZ society, and then should enable an enlightened city to BUILD more social housing units. A policy for now and the future!

Council Officers in the up grade programme reduced the number of bed sits and single one bedroom units to accommodate others with children. Commendable but at Newtown Park Flats the bedsits were reduced from 91 units down to 38. So where did the other single women/men/transgender tenants go?

The real issue was that Council should have been building more reasonable cost affordable units across the portfolio. You reduce the units from 2300 to 2000, and now of course have the blow out in the up grade budget so cannot complete the up grade programme without either Govt. intervention, ratepayer acceptance, and getting big loans (like \$200 million).

D) How Many Council employees in Social Housing Units?

There a large number of Council employees living in Councils Social Housing, and some have lived in the units for years. Councillors need to discuss, debate and resolved this issue. By having Council employees in the units doesn't that reduce the number of units that are available to those in need?

Questions:

- 1) is Social Housing designed for Council employees?
- 2) Is this the purpose of Social Housing to provide employee accommodation that is subsidized by the ratepayer
- 3) How many employees live in the units
- 4) What is the length of tenure
- 5) Does the advantage gained by a council employee in a social housing unit mean other council employees receive less in remuneration if they do not live in social housing (what is written into the employees agreement)
- 6) As the Council now pays the "living Wage" (which I absolutely agree with and supported) some other higher paid council officers who gained a % rise in salary, would surely be heading towards the higher income limits of the entry policy, yet remain in Council units

Note:

a) in the draft Social Housing Policy of November 2009 (presented to Council) in "Moving on from Social Housing" (page 20) the fact is stated that " The Council's social housing is intended for those who cannot afford a home. Many tenants will stay in our homes long term. The average tenancy is 6.6 years with many tenants staying only one or two years and others staying twenty plus years. This level of turnover allows stability in many communities as well as ensuring enough dwellings become available for new tenants."

b) I think the Council Officers should up date the above statistics, as well as providing to the public the raft of statistics that is held, so that Councillors and ratepayers can make informed decisions.

This submission is made by:

Bernard O'Shaughnessy

Tenant :

Representing:

FLTAC (Chair: Fife Lane Tenants Action Committee)

DSTAC (Executive Member – Daniel Street Tenants Action Committee)

And in support of:

Hobart Street Flats, Newtown Park Flats, Daniell St Flats, Duncan Tce Flats, Central Park Flats, Kotuku Flats , Granville Flats, Marshall Court, Strathmore Court, and Karori Tenants' Action Committees.'

Newtown Residents Association Supporter

Newtown Business Association Supporter

Kilbirnie Business Association Supporter

Rongotai Residents Association Supporter

Past President Eastern & Southern Greypower Movement

Past Chair Kilbirnie/Lyall Bay Community Centre

Past member of WHAT

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Peter Taylor	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

5 Definitely Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

I am a long term tenant. I cannot see how it would improve my life.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

I am a type 2 diabetic. I have difficulty walking due to legs. It's vital for me to live on ground floor.

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Mekonen Hailu	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

4 Somewhat Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

City Council the check our safety

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Very expansive [sic]

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Stephen Cotterall	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Sounds fair

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

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.

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Derek MacDonald	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

3 Neither Agree Nor Disagree & 5 Definitely Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

Medical reasons, I have a clinical team to help and support me. (Will discuss further details in a phone call with Council)

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

(Will discuss further details in a phone call with Council)

4. Do you have any comments about our draft Social Housing Policy?

(Will discuss further details in a phone call with Council)

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Tawhai Konia	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

5 Definitely Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

The rent should stay as it is

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

I think the rent should stay as it is

4. Do you have any comments about our draft Social Housing Policy?

I think it's a good idea to have the rents as they are

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Tuahine Taunoa	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

No

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Paul De-Lacy	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

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.

4. Do you have any comments about our draft Social Housing Policy?

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.

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Evelyn Chu	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5= Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

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.

4. Do you have any comments about our draft Social Housing Policy?

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 [sic] 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.

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Ah Chai Lim	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

I definitely agree

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

No

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Warren Olsen	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

If persons work 20 hours or more a week they could pay more rent.

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Helen Zkhria	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Because I don't make enough money

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Michael Hoskin	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

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.

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Geoff Brown	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

\$350 Supported living benefit and as a Steward doing 12 hours/week more or less

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Not really

4. Do you have any comments about our draft Social Housing Policy?

Not yet

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Joanne Wihapi	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

4 Somewhat Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

I will get to the point now, all I have to say they would do it. I'm still waiting to do the flat lv [sic] been on call for 3 years. That's to [sic] long if you ask something has to be done I'm talking about a shower & in the lounge railing for curtains for safley [sic]. lv [sic] 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 reson [sic] I do not go to any meetings their [sic] 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 bagging [sic] you.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Vincent Tito	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Poverty

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Poverty

4. Do you have any comments about our draft Social Housing Policy?

Please if you can put rent down because of poverty tenants live with

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Aurora Guzman-Butler	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5= Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Nil

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Nil

4. Do you have any comments about our draft Social Housing Policy?

Nil

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Celia Derby	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

5 Definitely Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

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. I have my mother's inheritance but that is to last me for the rest of my life. I received a letter saying a one-off inheritance is not deemed as income, it will not stop my supported living payment that I still receive.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

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)

4. Do you have any comments about our draft Social Housing Policy?

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.

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Leah Lupara	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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 govt 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 fallout 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 govt 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 cant physically be there.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Mustafa Omar	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

NIL

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

NIL

4. Do you have any comments about our draft Social Housing Policy?

NIL

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Mozhdeh Wafa	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

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.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

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 burdon to our economic lifestyle & in my kid's wellbeing. Thanks in advance for looking out for us!!

4. Do you have any comments about our draft Social Housing Policy?

No thanks. Just looking forward for this to happen.

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Hail Khayyat	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Good and job. Perfect

4. Do you have any comments about our draft Social Housing Policy?

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

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Will Walters	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

N/A

2. Thinking about your response to question one, what are your reasons for your level of support?

N/A

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

N/A

4. Do you have any comments about our draft Social Housing Policy?

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 Tenant's and also the 'letstalk' website where tenant's 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.

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.

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.

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.

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 old's, come on, this is New Zealand!

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.

**City Housing Fairer Rents For Tenants
Consultation**

Submission#
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Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Nory Mosquery	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

3 Neither agree or disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

-One because it [sic] not very clear

-The approven [sic] will be to see how much people earns and how much people spend

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

It will be good to talk to every person

4. Do you have any comments about our draft Social Housing Policy?

Name	ON BEHALF OF:	ARE YOU	ORAL SUBMISSION:
Terence O'Brien	As an individual	A Council tenant	Yes
(2 nd Submission)			
1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)			
2 Somewhat agree			

2. Thinking about your response to question one, what are your reasons for your level of support?

Barely able to get ends to meet. I don't have any other income except Superannuation. Found explanation confusing

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

I am living alone, being a widower having lost my wife of 53 years marriage in 2014 January 25th. Expecting reduction in rent

4. Do you have any comments about our draft Social Housing Policy?