

Public Speaking

Housing Strategy: Affordable Housing Entity

30 March 2023

Briefing February 2023

- Staff provided an overview of the Affordable Housing Entity Project on 28 February 2023.
- A summary of the Housing Needs Assessment 2022 and Housing Strategy 2022 was provided which outlined the link to the Affordable Housing Entity Project.
- Julie Scott, Queenstown Lakes Community Housing Trust provided a summary of their journey and learning through their 14 years of operation
- An overview of the proposed objectives and options was discussed



- It was requested that a separate session was scheduled in March to hear from those who wished to speak to their submission.

Previous Council recommendation

In May 2022, Council passed the following recommendation to:

- *Confirm that the preferred option for an affordable housing entity in Kāpiti is the establishment of an Independent Community Land Trust.*
- *Confirm that the preferred affordable housing entity option is to be structured so that it can partner with Iwi and other organisations to deliver social and affordable housing solutions and support existing providers to improve housing outcomes in Kāpiti.*
- *Approve the draft Statement of Proposal as attached in appendix 1, with minor editing to be delegated to the Chief Executive and Cr McCann.*
- *Approve consultation on the preferred option, occurring for a four-week period commencing in early June 2022.*

Consultation Process

- Public consultation commenced in June 2022 and ran for period of four weeks.
- The community were able to submit responses online and in hard copy with boxes in Council libraries and service centres across the district.
- In order to support the process the consultation was publicised in the following ways:
 - Newspaper ads in the Kāpiti News, Kāpiti Observer, Ōtaki Today, and the Ōtaki Mail
 - Radio advertising through NZME, Media Works, and Beach FM
 - A media advisory
 - Email to all Housing Needs Assessment survey respondents
 - Email to Engagement HQ subscribers
 - Facebook, Instagram and neighbourly posts
 - Digital ad campaign
 - Story in Everything Kāpiti

Our proposal for an affordable housing entity

Council is consulting on its proposal to establish an independent community land trust (CLT) that, along with Council, can work with iwi partners and other organisations to deliver affordable housing outcomes.

A CLT is an independent, not-for-profit organisation governed by a board of trustees made up of iwi, community members and professional representatives. Its purpose is to provide permanent affordable housing opportunities for families and communities.

A CLT can hold land, transferred to it by Council or acquired on its own, for the purpose of delivering affordable or social housing. The CLT can use this land to create affordable housing solutions in partnership with community housing providers and other organisations, that then develop houses on the land.

Some of the advantages of this proposal:

- A trust would be able to access a wider range of funding sources if it registered or partnered with a community housing provider.
- A trust would be able to partner with iwi and other organisations to deliver housing solutions.
- A trust can be structured to enable it to offer a wider range of housing services and tenure models, such as affordable rentals, rent to own and leasehold options.

Read more about our proposal, and the other entities we considered, at haveyoursay.kapiticoast.govt.nz/affordable-housing

Kāpiti Coast
DISTRICT COUNCIL
Te Kaitiaki Take Kōwhiri



Have your say

We want your thoughts on our proposal.

Learn more and have your say online at haveyoursay.kapiticoast.govt.nz/affordable-housing

OR Pick up a copy of the *Statement of Proposal for an Affordable Housing Entity in the Kāpiti Coast* from your local library or Council service centre.



Consultation
closes 5pm
Friday 8 July
2022



Consultation Response

- A full pack of submissions will be provided as an attachment to the 27th April report.
- A copy of each speaker's submission has been provided to elected members for today.
- 279 responses were received in the consultation process.
- 82.1% (224 respondents) were supportive of the preferred option.
- 6 respondents skipped this question or did not provide an answer.
- 17.9% (49 respondents) were not supportive of the preferred option.
- Seven respondents will speak to their submission this evening.

Public speaking time

Next steps

- A report is scheduled on the Council agenda 27th April 2023.
- A summary of the consultation responses and this evenings feedback will be included in the report.
- As requested, drafts of the following documents will be provided for consideration:
 - draft trust deed
 - step-by-step process
 - draft relationship framework agreement between a trust and Council
- Questions or concerns regarding the next steps?