

OIR: 2324/764

22 December 2023

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Tēnā koe [REDACTED]

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **12 December 2023** requesting the following information:

- 1. Please would you provide all written information relating to work done at Council to progress the Housing Strategy and , in particular, the establishment of a community land trust.***

An update on the Housing Strategy, specifically an overview of work underway with Kāpiti Youth Support and other transitional housing providers, was provided to Te Komiti Whāiti Toitūtanga Pāpori / Social Sustainability Subcommittee on the 9th of May. You can access the agenda and minutes here:

<https://www.kapiticoast.govt.nz/your-council/meetings/meetings-and-agendas/>

The report that is mentioned in the minutes is attached as an appendix to this email.

The Review of Older Persons' Housing is another action under the Kapiti Coast Housing Strategy 2022 that staff have progressed this year. You can read about the Review here:

<https://www.kapiticoast.govt.nz/your-council/projects/housing/older-persons-housing-review/>.

The Milestone 2 report for the Review of Older Persons' Housing was considered by Council at the meeting of 14th December 2023. You can find the report and minutes at the same link provided above: <https://www.kapiticoast.govt.nz/your-council/meetings/meetings-and-agendas/>

Council staff have been investigating the options and process for establishing an independent housing trust, in consultation with elected members. The next step is for Council to consider the steps for establishing the Trust, including Trust Board

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

composition, appointment process, and the Trust Deed. A report on these matters is scheduled for consideration by Council at the meeting of 29 February 2024.

A further update on Housing Strategy progress will be presented to Council in 2024 and we will advise you of the date for this once it has been scheduled.

2. Please would you provide Mlnutes/Notes/Agenda for the September workshop attended by community housing providers in September.

The runsheet (including agenda), questions for table group discussions and notes are attached.

3. Please would you provide a time frame for the presentation of options to Council relating to the establishment of a community land trust.

Council has previously considered options for the establishment of a housing trust, at the meeting of 26 May 2022. You can find the agenda and minutes here: <https://www.kapiticoast.govt.nz/your-council/meetings/meetings-and-agendas/>

In mid-2022, Council sought community feedback on the proposal to establish an affordable housing entity. Following induction of the new Council in early 2023, and assessment of results by Council officers, Council held a submission hearing on 30 March 2023 to discuss key themes and to hear from submitters. Close to 300 submissions were received, and approximately 85% were supportive of the preferred option: 'for an affordable housing entity in Kāpiti is the establishment of an independent community land trust that, along with Council, can partner with other organisations to deliver housing solutions and support existing providers to improve housing outcomes'. You can find information on this here: [Have your say on an affordable housing entity for Kāpiti | Have Your Say | Kāpiti Coast \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/your-council/meetings/meetings-and-agendas/)

Following this hearing, Council officers have been undertaking further assessment and investigation to support establishing a community land trust (the Trust). On 29 February 2024, Council will consider the next steps for establishing the Trust, including Trust Board composition, appointment process, and finalising the Trust Deed.

4. Please could you give me an expected time-frame for this?

Please refer response to 3 above.

Ngā mihi,



Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

What are the barriers to doing more in Kāpiti? What would be the most effective catalyst/support to encourage the provision of more housing in Kāpiti?

We don't have local Community Housing Providers in Kāpiti, we often hear from regional and national organisations that they are keen to work with us but there is very little activity. What do we need to do to turn this interest into projects?

What would be the value of an independent housing-focused entity?

Are there any potential unintended consequences we need to think about?

Council is looking at our Older Persons Housing portfolio and how we might grow the provision of housing for older people. Do you have any thoughts about what we should focus on as part of the review?

Any further thoughts on our opening question: What can Council bring, to what you already do, to enable the Housing need to be met in Kāpiti?

Workshop outline



Workshop title:		Affordable Housing Entity Workshop		
Workshop focus:		Community housing and service providers discuss the establishment of an affordable housing entity in Kāpiti District.		
Intended outcomes:		Clarification of direction and next steps for Council		
Date, Time, venue:		Monday 11 September, 9:30am to 12:30pm, Grace Hall, Tongariro Street, Paraparaumu		
Presenters & Facilitator:		Host: Stephen Cross, KCDC 027 347 3523 Facilitator: Sarah Doherty, Facilitator 027 740 9944		
Note taker:		Nicky		
Expected numbers:		22		
Time	Length	Presenter	Participants	Resources
Pre-workshop set up: Room laid out in cabaret-style seating - semi-circle of large tables (two tables joined at long side) & seating for 6 per table. Whiteboard & pens available; name tags, markers attendee sheet near door; Agenda on tables; Summary and Question handouts and pens ready.				
9:00am	10	Stephen & Sarah: arrive, settle in, check seating arrangement,	Early arrivers may arrive	Name tags, markers, attendance sheet Workshop agenda handout placed at tables
9:10am	20	Stephen ready at door to welcome, indicate name tags & check attendance sheet	meet & greet, take seats	
9:30am	10	Stephen: Call to order, Mōrena koutou, welcome, it's time to begin, please take your seats. I'd like to invite our facilitator Sarah Doherty to open with karakia	Arrive, settle into kaupapa	Karakia wording

		<p>Sarah: Karakia (or Council member if more appropriate)</p> <p>Stephen: I'd like to welcome and introduce Mayor Janet Holborow and Councillor Martin Halliday</p>		
9:40am	10	Opening comments from Mayor Holborow and/or Councillor Halliday	See Mayor, understand wider than a Council operations team behind the workshop and the solution	
9:50am	15	<p>Sarah: Introductions</p> <p>Name, organisation, role, involvement in housing provision</p>	Use their voice, get a sense of who else is in the room	
10:05am	5	<p>Sarah: Outline of the workshop</p> <p>Intention for open dialogue</p>	Understand what to expect throughout workshop	
10:10am	20	Stephen: outline Council work to date	Understand background context, can see that Council have put considerable thought into proposed entity	Summary handout
10:30am	15	<p>Sarah: pose Council question:</p> <p>What can Council bring, to what you already do, to enable the Housing need to be met in Kāpiti?</p>	<p>Understand Council is aware it will take more than 'just' an entity</p> <p>Express ideas on top, consider wider issues than the entity</p>	Whiteboard & pens for recording ideas
10:45am	20	Tea break	Tea break, network	Tea, coffee, bikkie
11:05am	5	<p>Sarah: introduce small groups</p> <p>Grouped according to type of work</p> <p>Community Housing Providers</p> <p>Transition Housing Providers</p> <p>Service Providers</p> <p>A couple of other advisory roles – popped into groups</p>	Break into groups	Attendee list in allocated groups
11:10am	40	Sarah: Outline the task:	<p>Understand the task</p> <p>Group discussion</p>	<p>Questions</p> <p>Pens & paper</p>

		<p>KCDC want to hear your thoughts, from different perspectives, on barriers, catalysts, the proposed entity</p> <p>Record responses as well as you can</p> <p>Select a reporter to feedback at end</p> <p>Aim to cover them all, but if something is more important from your work perspective, then focus there</p> <p>Feedback and questions/clarification</p> <p>Time allocated: 30 minutes or so</p>	<p>Record notes</p> <p>Select Reporter</p>	
11:50am	25	<p>Sarah: Feedback round</p> <p>Group by group</p> <p>Questions, comments, feedback per group</p>	<p>Feed in discussion ideas, key points, respond to questions or seeking clarification</p> <p>Listen to others, contribute to questions</p>	Note taker recording additional feedback questions and comments
12:15pm	5	<p>Sarah: ensure that all final comments are received</p>	Hand in notes sheets	
12:20pm	5	<p>Stephen: Closing comments from KCDC</p> <p>Next steps, when KCDC will be back in contact</p> <p>Invite Sarah to close with karakia</p>	Understand process from here	
12:25pm	5	Sarah: Closing karakia		Karakia wording
12:30pm		depart		

UPDATE

To: Social Sustainability Subcommittee

Approver: Kris Pervan, GM Strategy and Growth

From: Stephen Cross, Housing Programme Manager

Date: 9 May 2023

Subject: **Implementing the Housing Strategy, update on work with Kāpiti Youth Support and other Transitional Housing Providers**

Purpose

- 1) To provide an overview of work underway with Kāpiti Youth Support and other transitional housing providers as part of the implementation of the Kāpiti District Council Housing Strategy.

Background

- 2) The Kāpiti Housing Strategy was approved by Council in May 2022. The Strategy's *Housing Needs Assessment* identified a need for more housing across the Housing Continuum. Of note, the district has relatively low numbers of public housing compared to the rest of the region, Kāinga Ora has only recently become active in the area.
- 3) This update shares progress on the Strategy and Growth Housing team's work to support a social sector business, Kāpiti Youth Support (KYS), to navigate complex central government processes in the transitional housing support space.
- 4) KYS are looking to establish a transitional housing service targeting youth. KYS is a Charitable Trust that provides free health, mental health and social support services to rangatahi aged 10-24 years living in Kāpiti.
- 5) KYS had been in discussion with the Ministry of Housing and Urban Development (MHUD) to establish the service but raised concerns that getting things started was proving difficult. Their proposal has a slightly different focus than "traditional" approaches, as the service specifically addresses the needs of youth, will provide support for 12 months rather than 2 months and will have a caregiver on site.

Discussion

- 6) KYS's original proposal was to establish two, five-bedroom houses in the community. However, we were concerned about the difficulty of securing access to 2 x 5-bedroom rental properties via the private rental market

Kainga Ora and our social sector

- 7) As part of our work to facilitate and connect the community to key stakeholders, we connected KYS to the *Supported Housing* division of Kāinga Ora. The Strategy and Growth Housing team has stepped into a local leadership role through our engagement with Kāinga Ora on this issue – putting forward the case and challenges in progressing things forward, in advance of KYS meeting with the *Supported Housing* division. We worked through the opportunity that KYS's proposal offers, and showcased how it has the hallmarks of Kāinga Ora's more traditional customer group i.e. caregiver on site, 12 month duration. We also argued the case that Kāinga Ora should have a role in sourcing and providing housing in situations that the market doesn't provide.

- 8) Traditionally the *Supported Housing* division of Kāinga Ora has not provided housing to organisations who are contracted to provide transitional housing. However, Kāinga Ora do have the mandate to do so, and already provide housing to organisations contracted by the Crown to provide other residential services e.g. Women's Refuge.
- 9) Following our discussions, the *Supported Housing* division of Kāinga Ora have recently changed their website to indicate a willingness to provide housing to transitional housing providers. However, the *Supported Housing* division advised that they could only get involved if MHUD directed them to do so.

Connecting developers to our social sector

- 10) The Strategy and Growth Housing Team have also introduced KYS to *Bode Housing* – an entity connected with The Wellington Company who construct modular units off site (eg the assembly “factory” in Ōtaki).
- 11) KYS explored the potential for *Bode Housing* to provide rental units for KYS on the land they occupy (owned by Land Information New Zealand/Office of Treaty Settlements).
- 12) *Bode Housing* is keen to demonstrate how suitable the housing they produce is for emergency / transitional housing. KYS considered the configuration of housing appropriate for the service but decided not to pursue the opportunity. The Strategy and Growth Housing team actively supported consideration of the option.

Issues

Implications of this case

- 13) Several issues emerge from this case that highlight the difficulty that many of our providers have in understanding how central government operates, and literally 'how to get things done'. Strategy and Growth propose there is an opportunity to advocate with these departments on the behalf of KYS and other social service providers in Kāpiti.
- 14) There are gaps in Kāinga Ora, and MHUD service coverage and engagement. There is clearly a need to work in a more coordinated way with different agencies.
- 15) Council has stepped in to clarify roles and direction in this space, adopting a coordinating role.
 - MHUD are confirming their support for this service to the *Supported Housing* division of Kāinga Ora ,“directing” them to work with KYS
 - Kāinga Ora have agreed to assist KYS – by undertaking a search to lease / buy / build property for use of the service

Current Status/Next Steps

- 16) To ensure a more co-ordinated approach to addressing housing issues in Kāpiti, Strategy and Growth have established a monthly government agency meeting inviting representatives from Kāinga Ora, Ministry of Housing and Urban Development and Ministry of Social Development to meet with Kāpiti Coast District Council to discuss initiatives and activity.
- 17) KYS is currently undertaking a search of the rental market for property that meets their brief, the *Supported Housing* division of Kāinga Ora will be assisting KYS. The Strategy and Growth Housing Team is also working with KYS to explore options to fulfill the brief.
- 18) At the next meeting between Kāinga Ora and Council there will be an opportunity to discuss improving coordination with social service providers in the district.

Service Providers:

Are there any potential unintended consequences we need to think about?

- Wrap around services
- Providing a range of housing options
- Build communities rather than houses
- What are the essential elements of a community, i.e.:
 - Schools
 - Healthcare
 - Transport
 - Supermarkets
 - Social groups

Council is looking at our Older Persons Housing portfolio and how we might grow the provision of housing for older people. Do you have any thoughts about what we should focus on as part of the review?

- Understanding essential elements of community
- Appropriate needs to suit demographic i.e. consider mobility
- Design needs to suit future needs of demographics i.e. modular homes
- Focus on the person (rather than the house)
- Self sustainable tenants i.e. houses with mara kai
-
- Provisional templates for consent

Any thoughts on our opening question: What can Council bring, to what you already do, to enable the Housing need to be met in Kapiti?

- Understanding the future demographic and impact on community
- Housing development plan and needs to be built as a community (rather than “just” houses)
- Helping mitigate environmental impact
- Template for what fast track provision “red tape”
- Toolbox of templates that help the thinking of housing initiatives

What would be the value of an independent housing-focused entity?

- An entity that could provide resources and mentoring and leverage finance and advocacy i.e. walking through environmental impact, procedural paperworks
- Procurement support

What are the barriers to doing more in Kapiti? What would be the most effective catalyst/support to encourage the provision of more housing in Kapiti?

- Finance
- Suitable land

Community Housing Providers:

Council is looking at our Older Pearsons Housing portfolio and how we might grow the provision of housing for older people. Do you have any thoughts about what we should focus on as part of the review?

- Answer to this feeds into other questions
- Utilisation of trust key to other providers being involved
- Clear on purpose for change

What would be the value of an independent housing-focused entity?

- Removes the politics from the operations
- But Council needs to commit to supporting it to independence and sustainability (5 years+)
- Council needs to support entities to provide the support services that could be delivered by an independent housing focused entity
- More responsive to local housing needs, can be more nimble
- Council's role is advocacy to / at Central Government
- Queenstown Lakes CHP and Waikato experience are examples to consider

We don't have local registered Community Housing Providers in Kapiti, we often hear from regional and national organisations that they are keen to work with us but there is very little activity. What do we need to do to turn this interest into projects?

- Access to land
 - Identification of suitable parcels
 - Brokering relationships with developer
 - Inclusionary zoning
- Bring in expertise and capacity rather than beginning from seed
 - Back organisations, drive scale
- Being clear on what housing you want to provide
- CHPs need to see there is Central Government funding support for activity/development in the area – with KCDC support to help with this
- CHPs need certainty, what is KO doing?, are there public housing places for CHPs
- What is KCDC's vision for Maori by Maori – fit with CLT?
- Housing Strategy – that answers the questions about what is needed and who is going to do

Transitional Housing:

Council is looking at our Older Pearsons Housing portfolio and how we might grow the provision of housing for older people. Do you have any thoughts about what we should focus on as part of the review?

- Make sure assessment and provision is based on need, not based on arbitrary choices

What would be the value of an independent housing-focused entity?

- Probably is a good idea, considering council are such a small player in terms of housing

We don't have local registered Community Housing Providers in Kapiti, we often hear from regional and national organisations that they are keen to work with us but there is very little activity. What do we need to do to turn this interest into projects?

- Regular hui
- Build collectives across the housing continuum
- CHA helpful – good in collective support

What are the barriers to doing more in Kapiti? What would be the most effective catalyst/support to encourage the provision of more housing in Kapiti?

- Kainga Ora / Council / Iwi invested housing, existing housing be used for transitional / social housing
- Mixed messages from HUD 1. Interested, 2. Maybe nothing will come of it
- Availability of suitable housing?, provide service delivery, wrap around services
- Contract is for 16 houses, have 12, can't secure appropriate housing not
- Can't secure appropriate housing, not feasible to just provide property without wrap around services
- Difficulty having landlords agree
- Difficulty meeting the housing standards
- Insurance restrictions associated with private rentals
- Covid – move away from boarding homes (4+ people), to individual homes

Any thoughts on our opening question: What can Council bring, to what you already do, to enable the Housing need to be met in Kapiti?

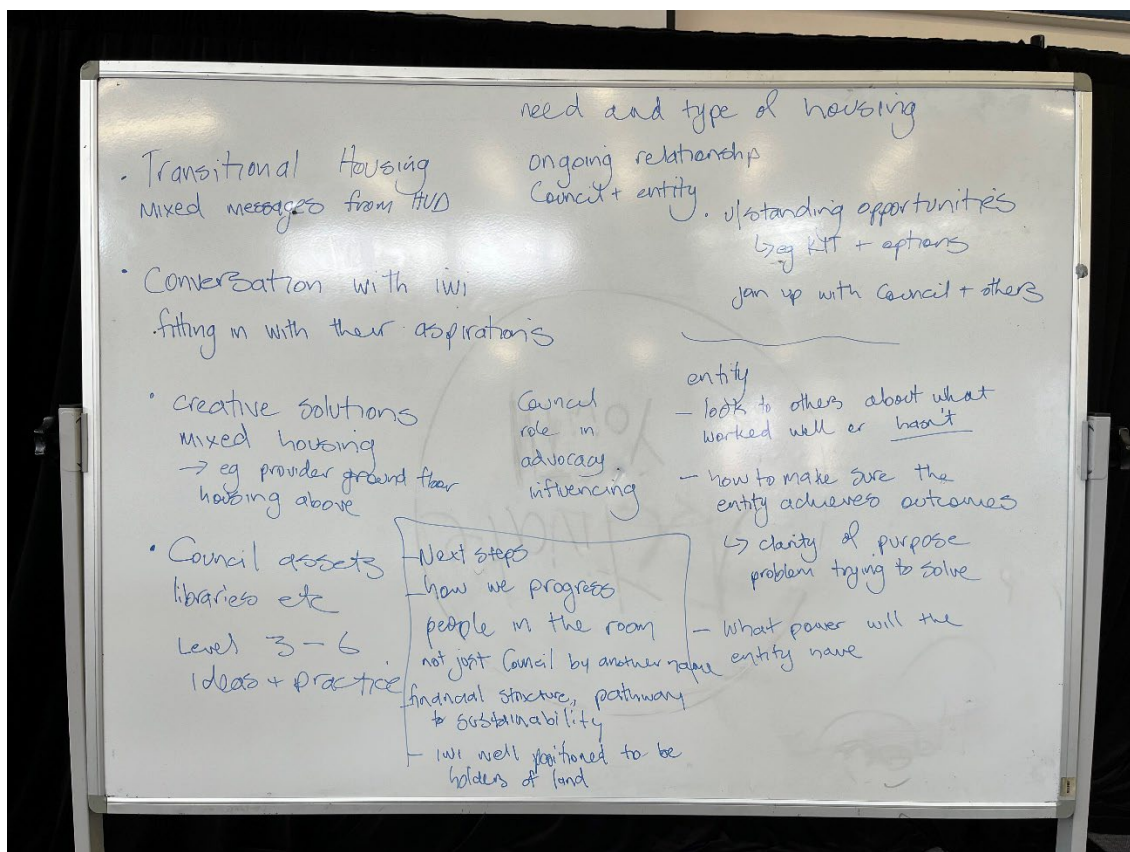
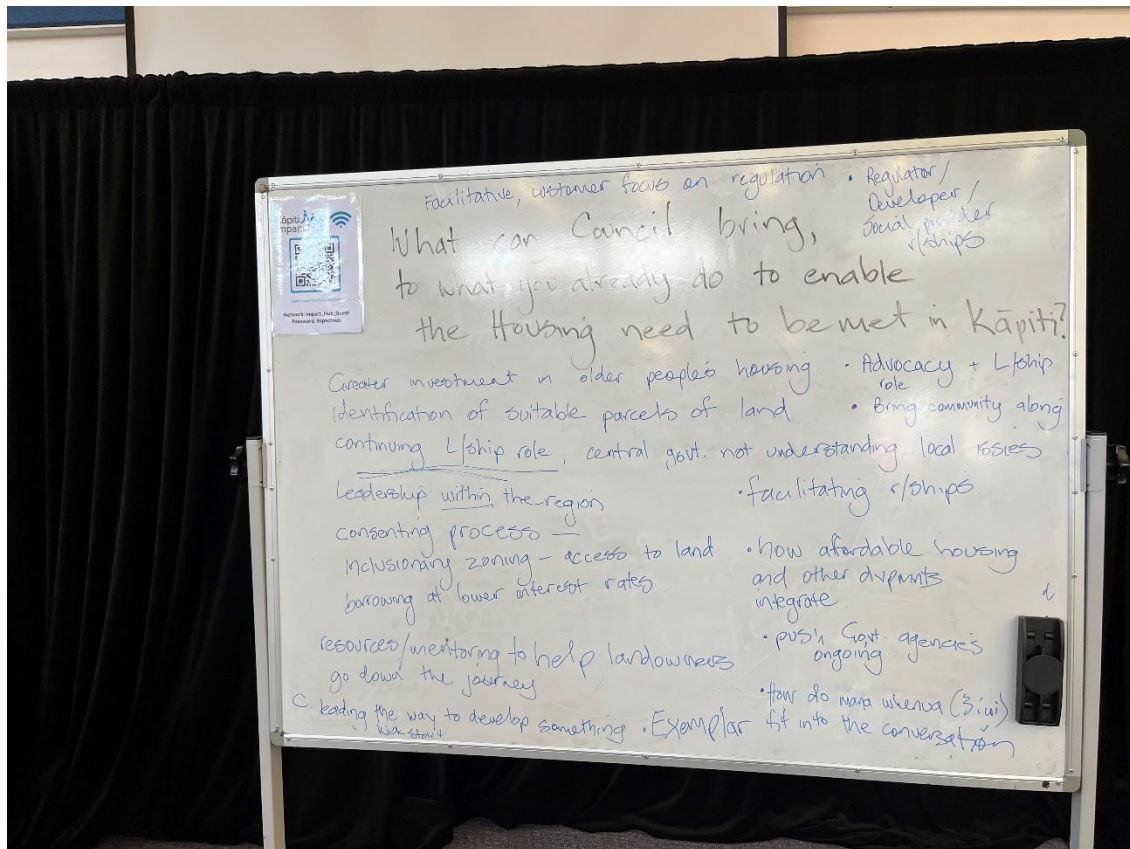
- Mixed messages e.g. HUD if you're interested, clear about what that is, put time in or don't (to find more properties)

KCDC

What are the barriers to doing more in Kapiti? What would be the most effective catalyst/support to encourage the provision of more housing in Kapiti?

- Bringing the community with us – communication
 - Linking activity
 - Community housing facebook page
- We have done the highlevel work, now we are getting to the rock face
- The umbrella that brings together – leadership
- Where do we fit – we wear different hats, there are different tensions
- Different tools for different sectors
- Relationship allow leadership – prvide the glue
- Importance of feedback
- Reputation
- Facilitate conversations, for example impact of changes to the district plan

Notes from the Board



What can Council bring, to what you already do to enable the housing need to be met in Kapiti?

- Regulator/develop/social provider/relationships
- Facilitative, customer focus on regulation
- Greater investment in older persons housing
- Advocacy and leadership role
- Identification of suitable parcels of land
- Bring community along
- Continuing leadership role, central government not understanding local issues
- Leadership within the region
- Provide support through the consenting process and treat our housing developments as special projects
- Facilitating relationships
- Consenting process
- Inclusionary zoning – access to land
- Underwrite/ borrowing at lower interest rates
- How affordable housing and other developments integrate
- Push government departments, integrate
- How do mana whenua (ART) fit into the conversation
- Resources / mentoring to help landowners go down the journey
- Leading the way to develop
- Kickstart exemplar projects
- Need and type of housing
- Ongoing relationship between the council and entity
- Transitional housing – mixed messages from HUD
- Understanding opportunities e.g. KIT and options
- Join up council with others
- Conversation with iwi, fitting in with their aspirations
- Creative solutions, mixed housing, e.g. multi storey development, provider use of the ground floor, housing above
- Council assets, libraries etc, 3 – 6 levels including housing
- Ideas and practice
- Council role in advocacy / influencing
- Entity – look to others about what worked well or hasn't
- How to make sure the entity achieves outcomes
 - Clarity of purpose, state the problem trying to solve
- What power will the entity have

Next steps how we progress

- People in the room, not just Council by another name
- Financial structure, pathway to sustainability
- Iwi well positioned to be holders of land