

Council Briefing

Housing Strategy Work Programme and Contestable Seed Fund

25 July 2024

Purpose of today

Update on:

- Part 1: Delivery against the Housing Strategy Work Programme
- Part 2: Delivery of Better Off Funding - Housing projects

Discuss:

- Part 3: Contestable Seed Fund to support the progress of Community and Affordable housing initiatives.

Part 1:

Delivery against the Housing Strategy Work Programme

25 July 2024

Housing Strategy

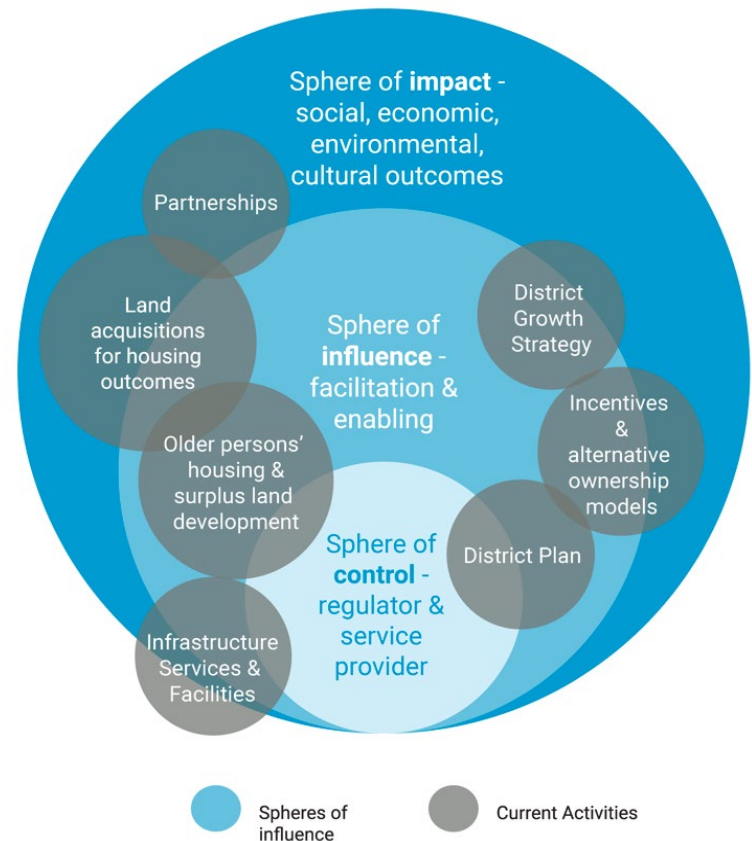
The KCDC Housing Strategy was approved in May 2022 and outlines the various roles of Council to support the delivery of housing outcomes.

There are 5 key objectives in the strategy:

	HEALTHY & AFFORDABLE There is a range of healthy and affordable homes for <u>all</u> Kāpiti residents.
	WELL-FUNCTIONING There is a well-functioning housing continuum in Kāpiti <u>that</u> is responsive to emerging challenges and opportunities to meet the needs and aspirations of residents.
	TYPE & VARIETY There is a range of housing types to support <u>community</u> wellbeing (specifically, quality medium density and suitable Māori housing).
	RESILIENCE & SUSTAINABILITY Housing contributes to places that are connected, resilient, environmentally sustainable, <u>safe</u> and inclusive.
	MĀORI HOUSING <u>Whai Kāinga Whai Oranga</u> : Iwi solutions for whānau and hapū to live and prosper.

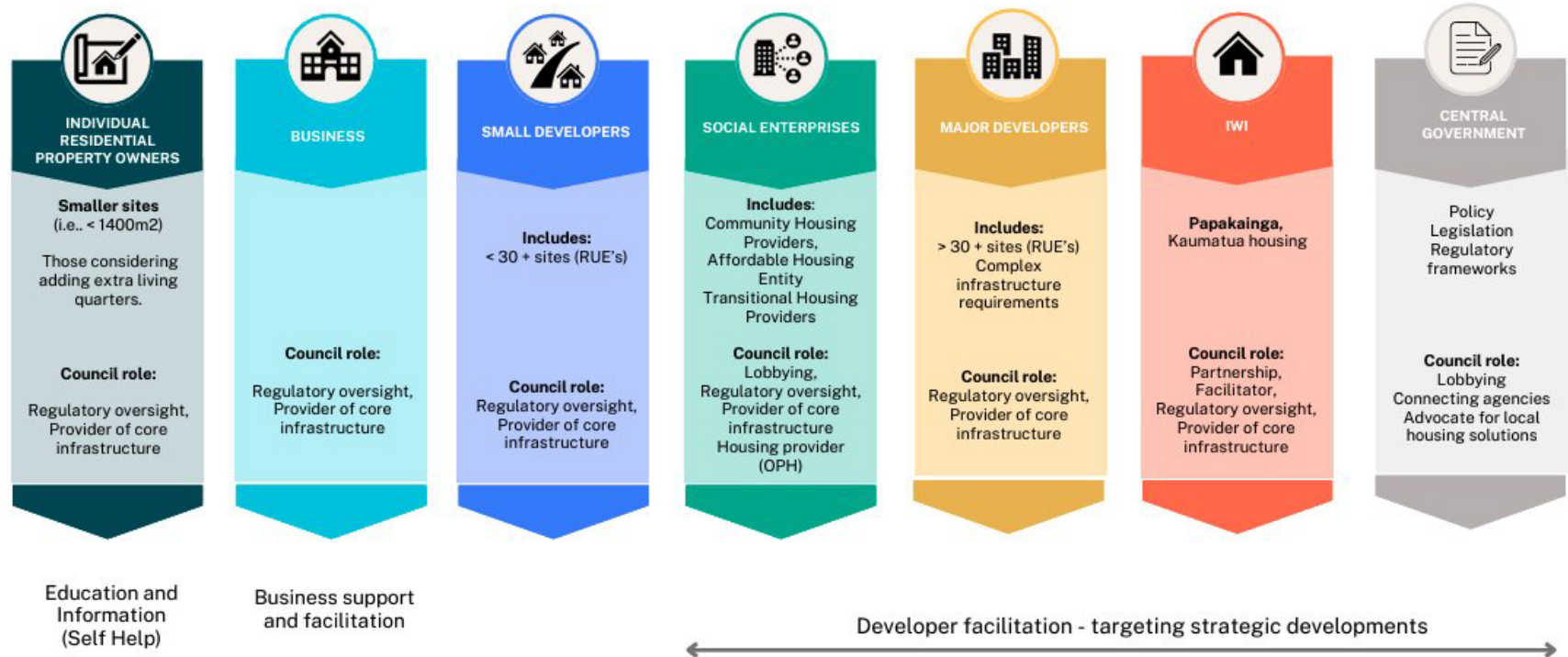
Housing Strategy: 7 Focus Areas

1. Quantum of new homes being built
2. Typology of houses being built
3. Housing affordability
4. Social Housing
 - availability and homelessness
5. Emergency and transitional housing
6. Infrastructure and Service provision
 - to meet projected growth
7. Māori Housing









Housing Strategy: 'actors' and actions


CUSTOMER CONTINUUM



Facilitating positive housing outcomes

Focus Area	Housing Strategy Actions (Refer Pages 28-29 of Housing Strategy)	Progress	Focus Area Completion (%)
1. Quantum of new homes being built	A. Implement District Growth Strategy Te Tupu Pai.	Ongoing	
	B. Continue with District Plan changes	Underway	
	C. Development facilitation	Underway	
	D. Capital investment in infrastructure	Ongoing	
	E. Regulatory resources available	Ongoing	
2. Typology of houses being built	A. Evidence of district housing needs	Phase 1 COMPLETE	
	B. District Plan changes - mix of typology.	Underway	
	C. Active partnerships to influence typology.	Underway	
	D. Planning provisions to enable Māori housing solutions	Underway	
3. Housing affordability	A. Alternative tenure and ownership models	Underway	
	B. District Plan changes (rezone land & intensification)	Ongoing	
	C. Encourage medium density in suitable areas (quality, design guides and plan changes).	Underway	
	D. Incentives for desired type of housing, in the right places.	Underway	
	E. Inclusionary zoning & similar options	Pre-planning	
	F. Regional cooperation & collaboration (WRGF). Coordinate with agencies & iwi	Ongoing	

Focus Area	Housing Strategy Actions (Refer Pages 28-29 of Housing Strategy)	Progress	Focus Area Completion (%)
4. Social Housing - - Availability and homelessness	A. Advocacy (Kāinga Ora and MHUD)	Ongoing	
	B. Evidence base of social housing need and share information	Ongoing	
	C. Review council land (older person housing and additional social housing)	Underway	
	D. Strategic land acquisition	Ongoing	
	E. Actively work with CHPs and iwi to explore development opportunities	Ongoing	
5. Emergency and transitional housing	A. Advocate to Kāinga Ora and MSD	Ongoing	
	B. Identify / facilitate opportunities to fulfil existing transitional housing.	Underway	
	C. Advocate for emerging homelessness response & wrap-around support.	Ongoing	
	D. Council's role re: homelessness is clear & on website.	Complete	
	E. Support work on secure housing for all	Ongoing	
6. Infrastructure and Service provision - To meet projected growth	A. Complete HBA assessment and infrastructure modelling	Complete (2023)	
	B. Existing LTP capital projects – for new and upgraded infrastructure	Ongoing	
	C. Seek government funding for infrastructure investment (for housing)	Ongoing	
	D. 2024 LTP Review infrastructure priorities & update strategy	Complete	
	E. Progress the Kāpiti-Horowhenua Infrastructure and Service Provision WRGF project.	Ongoing	

Focus Area	Housing Strategy Actions <i>(Refer Pages 28-29 of Housing Strategy)</i>	Progress	Focus Area Completion (%)
7. Māori Housing	A. Revised papakāinga provisions. Deliver on existing LTP capital projects	Complete	
	B. Mechanisms to protect 'wāhi'.	Ongoing	
	C. Support iwi to protect sites of cultural importance	Ongoing	
	D. Work with iwi to help facilitate more housing on whenua near marae.	Ongoing	
	E. Papakāinga – assist development and infrastructure	Pre-planning	
	F. Develop guidance/toolkit for papakāinga development.	Pre-planning	
	G. Support iwi - management of social and community housing.	Ongoing	
	H. Place-based steering group jointly with iwi and government agencies	Underway	
	I. Identify the environmental and social impacts of MDRS	Completed	

Part 2:

Delivery of Better Off Funding - Housing projects

25 July 2024

Better Off Funding allocation

- In addition to the existing Housing Work Programme, Council approved \$500,000 of the Better Off Funding allocation to support the further implementation of the Housing Strategy Work Programme over multiple years.
- This has been allocated to support the implementation of 6 projects identified in the Housing Strategy.
- The allocation of Better Off Funding towards Housing Initiatives means that we are able to progress support for affordable housing at no cost to our rate payers.

Better Off Funding Housing Initiatives

BOF Housing projects	Description	Status
Rapid Rehousing	<ul style="list-style-type: none"> Support continuation of advocacy service working with homeless people in the community 	Ongoing
Typology project	<ul style="list-style-type: none"> Encourage and support different typologies via the development of user-friendly guides for Residential Property Owners 	Underway
Housing Needs Assessment	<ul style="list-style-type: none"> Ensure Council and partners have access to current and accurate housing information. 	Underway
Contestable Fund	<ul style="list-style-type: none"> Seed funding to support the progress of community and affordable housing projects. 	Proposed
Inclusionary Zoning	<ul style="list-style-type: none"> Increase understanding and awareness of Inclusionary zoning, including unintended consequences. 	Pre-planning
Support Papakāinga Housing projects	<ul style="list-style-type: none"> Working with Iwi to identify and address barriers to delivery of Papakāinga housing 	Pre-planning

Part 3:

Contestable Seed Fund to support the progress of Community and Affordable housing initiatives.

25 July 2024

Community and Affordable Housing Seed Fund

Establishment of contestable fund to support the progress of community and affordable housing initiatives that contribute to the following:

- increased community and affordable housing options.
- improved long term sustainable and cost-effective housing outcomes.
- reduced housing stress and increased security of tenure.

The Intent of the Fund

The Community and Affordable Housing Seed Fund will:

- Progress projects that currently do not have funding to commence
- Act as a catalyst to enable social enterprises or local organisations to build capacity and capability
- Grow local innovations and form productive partnerships
- Contribute to the broader outcomes being sought under the Housing Strategy.
- Ensure projects can be shovel ready to pitch for Central Government and other funding

Types of proposals encouraged:

Initiatives for community and/or affordable housing projects may include:

- Early-stage planning – *capability, feasibility, etc*
- Progression or scaling up of existing housing projects
- Promoting more efficient use of existing housing stock
- Developing cost-effective housing delivery models
- Support equitable access – *affordable rentals and home ownership solutions*
- Increase Māori housing supply

Fund Allocation

- A one-off fund of \$150,000 is proposed in the current financial year.
- Projects funded will be between \$30,000 and \$80,000, however no cap is proposed.
- Allocated via a targeted contestable grants process.
- Proposals assessed by Independent Assessment Panel.
- Outcomes will be assessed to understand learnings and determine if fund should be supported in future years.

Fund Application Process

Proposed:

- Simple process, which doesn't create unnecessary burden for sector who are likely interested.
- Application plus 'interview'.

Application Form:

- Part A: One page brief focused on alignment to eligibility criteria.
- Part B: One page proposal, and any supporting info.

Note: Only applicants that meet the eligibility criteria will be interviewed.

'Interview':

Applicants discuss their proposal a small Assessment Panel prior to final assessment and award recommendation.

Eligibility Criteria

- To be eligible, applicants must be a **legal entity** such as Trust, incorporated society, charitable organisation, social enterprise, or community housing provider (CHPs).
- Be either **currently delivering** community and/or affordable housing provision or have the **intent to provide** these solutions within Kāpiti.
- Must demonstrate:
 - an understanding and appreciation of the local issues associated with community and affordable housing provision
 - their credibility, competency and capability related to their main services or activities,
 - how they comply with any relevant legislation, and particularly for managing community and/or affordable rental housing.

How will we assess the proposals?

Establish a small Assessment Panel:

- That will assess applications against agreed criteria.
- 'Interview' applicants.
- Provide recommendations for funding allocation to the Social and Sustainability Subcommittee.

Assessment Panel to comprise :

- Representative of the Social and Sustainability Subcommittee
- Representative of the Community and Social Housing Sector
- Representative of Iwi Partnerships Team
- KCDC Housing Programme Manager

Proposed Assessment Criteria

Assessment Criterion	Assessment description	Weighting
Alignment with Grant Objectives	Alignment with one or more of the fund objectives.	20
Project benefits post funding	How the project will ensure better housing outcomes or offer benefits to the Kāpiti Coast District once grant funding has ended.	15
Targeted community benefits	Alignment with local need and ability to respond with targeted housing provision options (e.g. typology, mixed models, shared equity or future ownership, or designed for specific occupants).	15
Project plan and timeline	Brief outline of how the project will be developed, delivered, managed and promoted, and estimated project costs.	15
Ability to deliver	Experience of the individual or group to deliver the project including but not limited to evidence of sound management structure, and good financial management.	15
Measuring success	How success will be measured in relation to project aims and goals.	10
Value for money	Assessment of the potential project benefits vs funds requested.	10
		100

Contestable Fund: Proposed Timeline

TIMELINE	Key Milestones
1 August 2024	Social and Sustainability Subcommittee (SSSC) Meeting: Seek endorsement of the proposed fund
8 August 2024	Strategy Operations and Finance Committee meeting: Seek approval to proceed and to delegate authority to award to SSSC
August 2024	Panel appointed Documentation and Information ready
Aug-Sept 2024	Open Round – 4 weeks – Submit full application
October 2024	Applicants interviewed by Independent Panel Panel assessment: moderation and fund recommendation
5 November 2024	SSSC Meeting: Approves Panel recommendations to award grant
December 2024	Funding Agreements finalised – grants awarded
2025 onwards	Monitoring and reporting
Key: <i>Council meeting dates</i> <i>Blank: Contestable Fund Activities</i>	

Questions?