

RUAPEHU DISTRICT COUNCIL

Confidential Reports Released into the Public Business

FROM THE MEETING OF RUAPEHU DISTRICT COUNCIL
ON WEDNESDAY 20 MAY 2020

Item

C1 Housing Options Update

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Housing Options Update	s7(2)(i) To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The report and attachments have been released into the Public Business through an Official Information Request.

Minutes

C1 Housing Options Update

- 1 That the update report on Housing Options be received.
 - 2 That it be noted that there will be a Councillor housing workshop held on 27 May 2020 to provide further opportunity for elected representatives' input into the future role of and opportunities for Council to advance housing solutions for the District.
 - 3 That this resolution is not recorded in the Public Business Minutes of this meeting.
 - 4 That this report is not released as publicly available information.
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Report to: Council**Meeting Date:** 20 May 2020**Subject:** Housing Options Update**Purpose of Report**

- 1.1 The purpose of this report is update the Council on the current social housing portfolio to help inform discussion on housing options for the District going forward.
- 1.2 This report is confidential owing to the commercial sensitivity of the Council housing CIP application, the success or otherwise is unknown at the time of writing.

Significance and Engagement

- 2.1 **SIGNIFICANCE**
This report does not trigger the Significance and Engagement Policy.
- 2.2 **ENGAGEMENT**
Public consultation and community engagement on future options and roles for Council in housing will be required after the Council has determined its preferred way of and/or options for proceeding.

Background

- 3.1 The Council resolved at its 29 April 2020 meeting to ask the CE to prepare material on Council's social housing portfolio and for the Council to be further updated at this meeting. Since reporting to the Council at its 29 April 2020 meeting, a review of the current waiting list for Council's social housing has been undertaken to better understand housing demand and need in the District. The results of this review are outlined in sections 3.4 - 3.9 of this report.
- 3.2 Liaison with the Waimarino Rest Home Trust has been also initiated to seek out similar information for the Trust's housing applicants. At the same time, ongoing liaison with the Trust is underway to complete a full assessment of the condition of the rest home including a healthy homes assessment (e.g. provision of extraction fans; heat pumps). This will be completed by 31 May 2020.
- 3.3 It is also understood that Ngāti Rangī has completed a social wellbeing study and this work can also help to inform the Council of housing needs across the District, as can the Council's Liveability and Wellbeing Study.
- 3.4 There have been 114 applicants on the Council's social housing waiting list over the last 10 years. Four of these applicants are couples making the total number of those seeking a council social housing home 118 over the last decade. It is not possible to determine from the data how many and which applicants may have children. These numbers of applicants exclude those who may be on the waiting list of the Waimarino Rest Home Trust. Similarly, updated information from Kāinga Ora is yet to be sourced regarding the demand for and provision of public housing.

- 3.5 The following Tables 1-4 in section 3.9 provide an overview of the demographics and housing needs and preferences of those on the waiting list over the last 10 years. In terms of the age of applicants over this period, the youngest applicant is 23 years and the oldest is 92. The majority of applicants fall in the 50+ age bracket. All applicants are single (but may be parents with children) except for four couples. Nearly 60% of applicants are female. In terms of housing type preferences, 33% did not specify any preference; of those that did, around 30% seek a flat and around 30% indicated either a flat or bedsit was sought. The option of where to locate in the application is limited to the existing housing stock in either Taumarunui or Ohakune. The majority were seeking housing in Taumarunui.
- 3.6 Information has also been captured in Tables 5-8 section 3.9 of this report for more recent applicants (those who have applied between January 2019 and March 2020) to give a better indication of current demand and need. It is worth noting that there have been 48 applicants in total over 2019 and the first quarter of 2020, (i.e. 48% of all applications made over the last decade were made in the last 15 months) suggesting that the demand and need for social housing is increasing. Tables 5-8 identify the demographics of applicants from Jan 2019-March 2020. In the more recent applications (2019-20) there are a greater percentage in the 61-70 year old (39.5% compared to 32.5% over the last decade), as well as a higher percentage of females (65.3% compared to 57.6%). In terms of house type preference, more had specified their needs and a greater percentage sought a flat (41.7% compared to 31%). Additionally, 70% of more recent applicants were seeking a home in Taumarunui while 18.8% sought a home in Ohakune.
- 3.7 REASONS FOR SEEKING ACCESS TO COUNCIL'S SOCIAL HOUSING INCLUDE:**
- (a) Living in car
 - (b) Homeless
 - (c) Rent is too high
 - (d) Can't stay with family any longer
 - (e) Nowhere else
 - (f) In boarding house, caravan, women's refuge
 - (g) Want to be closer to family
 - (h) Want to be near town, shops, health facilities
 - (i) Place too big to maintain
 - (j) Seek smaller place
- 3.8 Of particular concern is the length of time for some of those on the waiting list, including those who state they are homeless, having been on the waiting list for over 500 days. However, the social housing list is not regularly reviewed. Instead, applicants are only contacted when a vacancy arises, and if applicants have expressed an interest for the particular social housing that is vacant, then they will be contacted based on the length of time that they have been on the waiting list. In this regard, the list is not necessarily an accurate reflection of those who are actively and currently seeking a home. Currently there are no vacancies.
- 3.9 Tables 1-4 summarise the demographics and preferences of those who have been on Council's social housing waiting list since 2010. Tables 5-8 summarise the demographics and preferences of those who have applied for a social housing unit over the last 15 months.

Table 1: RDC Social Housing Waiting List since 2010

Age (years)	No.	%
21 – 30	3	2.6
31 – 40	4	3.5
41 – 50	14	12.3
51 – 60	25	21.9
61 – 70	37	32.5
71 – 80	21	18.4
80+	10	8.8
Total *(No. of applicants includes 4 couples, i.e. 118 individuals)	114*	100

Table 2: RDC Social Housing Waiting List 2010-20 (Gender)

Male	Female	Total
50	68	118
42.4%	57.6%	100%

Table 3: RDC Social Housing Waiting List 2010-20 (House-type Preference)

Bedsit	Either Bedsit or Flat	Flat	Not specified	Total
8	33	35	38	114
7%	29%	31%	33%	100%

Table 4: RDC Social Housing Waiting List (2010-20) (Place/Location Preferences)

Ohakune	Taumarunui	Either Taumarunui or Ohakune	Not Specified	Total
16	83	9	6	114

Table 5: RDC Social Housing Waiting List, Jan 2019 – March 2020

Age (years)	No.	%
21 – 30	3	6.2
31 – 40	1	2.0
41 – 50	7	14.5
51 – 60	6	12.5
61 – 70	19	39.5
71 – 80	10	20.8
81+	2	4.2
Total	48	100%

**Table 6: RDC Social Housing Waiting List – Gender
January 2019 – March 2020**

Male	Female	Total
17	32	49* (1 couple)
34.7%	65.3%	100%

**Table 7: RDC Social Housing Waiting List – House-type Preference
Applicants January 2019 – March 2020**

Bedsit	Either Bedsit or Flat	Flat	Not specified	Total
6	13	20	9	48
12.5%	27.0%	41.7%	18.8%	100%

**Table 8: RDC Social Housing Waiting List – Place/Location Preferences
January 2019 – March 2020**

Ohakune	Taumarunui	Either Taumarunui or Ohakune	Not Specified	Total
9	34	3	2	48
18.8%	70.8%	6.2%	4.2%	100%

- 3.10 Any update on the Council's CIP application will be provided at the meeting.
- 3.11 Ree Anderson Consulting Ltd has also liaised with MEQ Property Ltd to seek further advice on the information that will be required for any Social Housing Asset and Tenancy Management Strategy and information that would be required if the Council were to proceed with any Invitation to Partner (ITP). In this regard, the following draft SWOT (Strength, Weaknesses, Opportunities and Threats) analysis is provided below for the Mayor and Councillors' review and input. It is intended that views be captured at a Councillor housing workshop on 27 May 2020.

SWOT Analysis of Housing Enablers

STRENGTHS

Preparedness, work already undertaken and initiated, CIP application and initial Business Case to assess options and develop a potential delivery tool kit (what else is needed?)

Potential Investment \$ from CIP application (if approved)

Council land holdings (District wide perspective needed)

WEAKNESSES

Current funding capacity constrained (what is the 10-year perspective?)

Current Housing Market fundamentals:

- Low land prices
- Low re-sale value of existing homes
- No current stimuli for capital growth
- Others? (define)

Demographic attributes:

<p>Council ‘enabling culture’ (define scope & value-add potential)</p> <p>Service capacity within existing infrastructure (to be confirmed / assessed)</p> <p>Community housing profile (how perceived & valued)</p> <p>Potential take out partners e.g. Kāinga Ora, IHC, others (shared funding, risk and return model)</p> <p>Workforce (current and skill base to be defined)</p> <p>Others..???</p>	<ul style="list-style-type: none"> • Low / no / negative population growth forecasts (define likely scenarios) • Relatively low average household incomes, comparative to Regions with growth • Other elements that may be constraints (define) <p>Connectedness:</p> <ul style="list-style-type: none"> • Rail / road / public transport access restricted (what could change this?) • Technology access, e.g. high-speed broadband, flexible business spaces, supporting working from home (define) • Access to support / community / health other essential services (define & how could this be augmented?) <p>Scale:</p> <ul style="list-style-type: none"> • Housing construction largely bespoke / holiday use / need for key worker and affordable accommodation on many levels (define what these levels are) • Expertise and resources for delivery (identify how / where this can be sourced and or developed) <p>Others....???</p>
<p>OPPORTUNITIES</p> <p>Funds from the CIP application (in part or in whole)</p> <p>New employment, training and growth opportunities –“one stop shop”(define sources)</p> <p>New housing formats to address unmet needs, e.g. retirement and affordable rental (identify who may be partners for collaboration)</p> <p>New models of partnering in delivery, Kāinga Ora, Iwi, local businesses with seasonal workforces, local businesses with permanent workforces, other Govt. contributors e.g. MHUD, Community Housing providers current and future, educational and health providers (define list of current and prospective)</p> <p>Low land values viewed as an opportunity to stimulate new ownership / tenure models, e.g. rent to own, land lease, shared equity, time shared rental e.g. mix key worker and tourism uses? (define)</p> <p>Continued enhancement of place-based amenity, physical features and attributes which</p>	<p>THREATS</p> <p>Economic stimulus actions of central government leading to competing projects and cost pressures / resource constraints (map likely resources / resource needs now)</p> <p>Caution of general public to return to tourism and other social activities (Updated inter-personal H&S planning)</p> <p>Housing / business (retail & commercial) facing design changes and or capacity constraints for future needs e.g. Covid19 has changed the way retail will operate coupled with increased technology enablement (what does the Town Centre of the future look like – workshop possible outcomes?)</p> <p>In view of the above, what uses, physical changes, re-use opportunities and threats does this present (list)</p> <p>Plans for Housing Enablement are stymied by too many options on the table / CIP funding is lost through inaction, as must be ‘shovel ready’</p>

<p>attract visitors / returning residents / offer healthy lifestyle choices (what features can be promoted as part of a growth campaign / media / web messaging?)</p> <p>Regional ambassadors, is there a network of people who can act as ambassadors to enhance communications and lift awareness? (define what needs to be communicated / why / how)</p> <p>Others....???</p>	<p>(map and prioritise top ten actions with deliverable not aspirational outcomes)</p> <p>Now map the Aspirational Outcomes, are these are the 10-year targets? (List)</p> <p>Others....???</p>
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3.12 It is noted that this work and information will also inform the integrated Ruapehu Spatial Plan/2021-31 LTP.

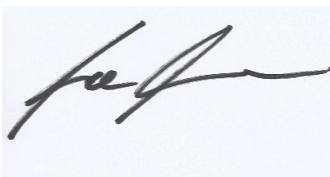
Discussion

4.1 SOCIAL IMPACT ANALYSIS

A social impact assessment will form part of any asset and tenancy management strategy prepared for Council's housing portfolio.

Suggested Resolution(s)

- 1 That the update report on Housing Options be received.
- 2 That it be noted that there will be a Councillor housing workshop held on 27 May 2020 to provide further opportunity for elected representatives input into the future role of and opportunities for Council to advance housing solutions for the District.
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