



PALMERSTON NORTH CITY COUNCIL

MINUTES ATTACHMENTS
COMMUNITY DEVELOPMENT
COMMITTEE

9AM, MONDAY 12 JUNE 2017

COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING
32 THE SQUARE, PALMERSTON NORTH

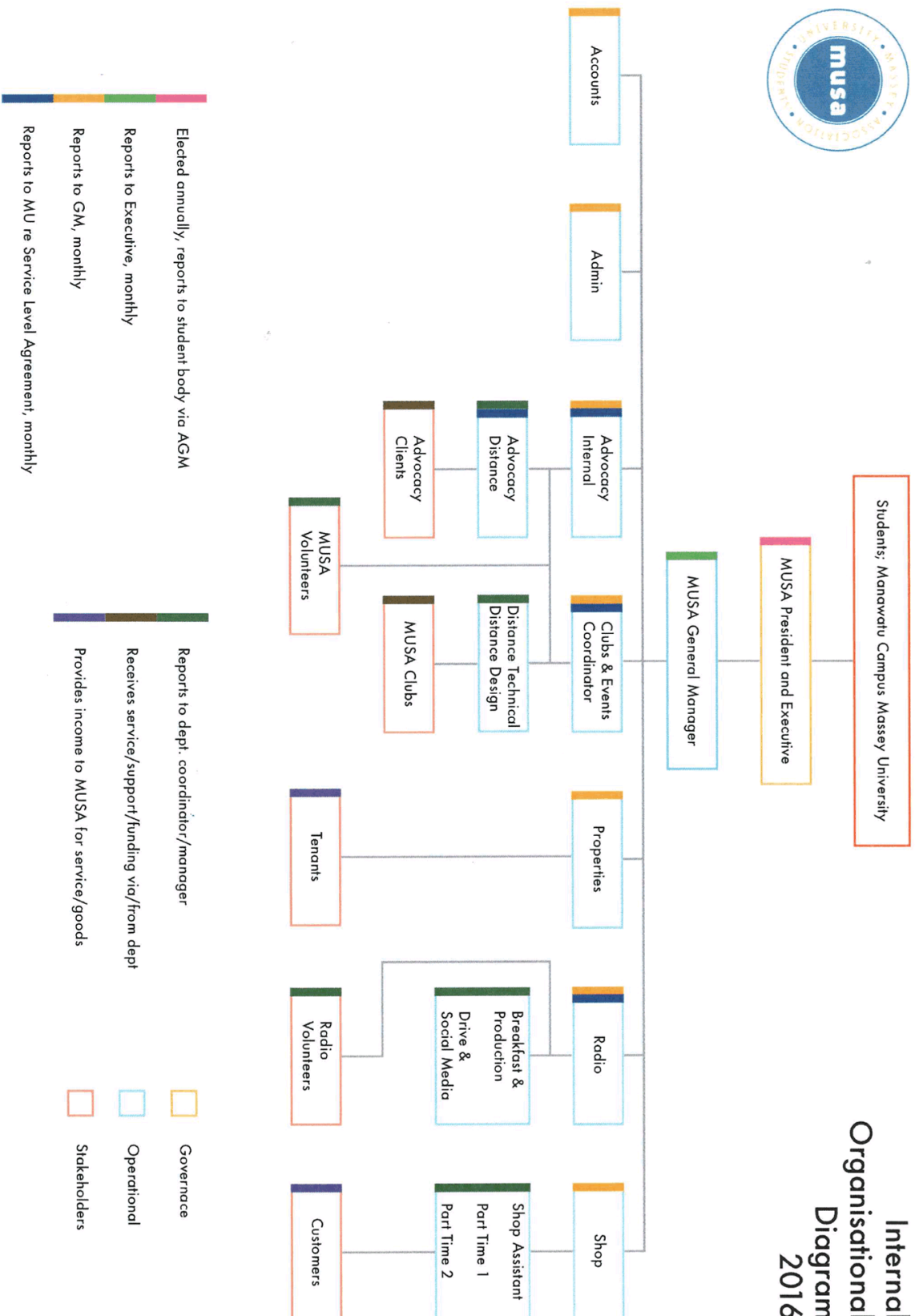
COMMUNITY DEVELOPMENT COMMITTEE MEETING

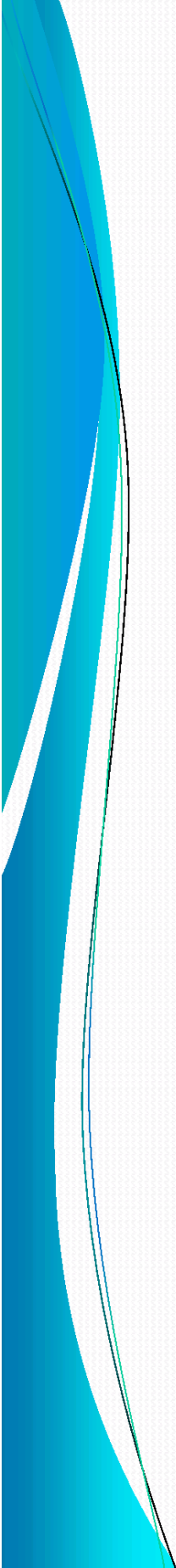
12 June 2017

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|----------|---|---|
| 4 | Deputation - MUSA | |
| 1. | MUSA Internal Organisational Diagram 2016 | 4 |
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| 8 | Implications of the proposed review of the Social Housing Strategy | |
| 1. | Social Housing Strategy presentation | 5 |



Internal Organisational Diagram 2016

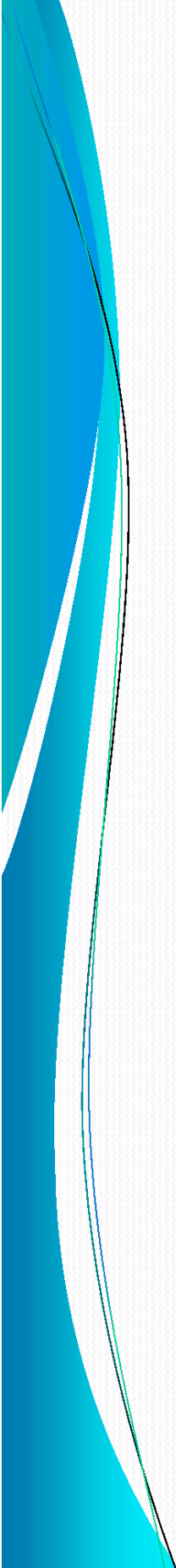




Resolution 62.3 (December 2016)

That the Chief Executive be instructed to report on the implications of the proposed new direction for Social Housing as directed by the Council before the Strategy is re-drafted by June 2017.

ITEM 8 - ATTACHMENT 1

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- a. Set rents up to market value dependent on tenants' ability to pay;
 - b. Apply changes to rentals to new tenants only;
 - c. Benchmark to the government standard for rental housing as described in the Residential Tenancies Act, instead of the Otago Medical School Warrant of Fitness Programme;
 - d. Undertake the phasing out of bedsits over a longer time period to enable priority to be placed on increasing new housing;
 - e. Deliver social housing in a financially sustainable manner with a view to achieving cost neutrality.

ITEM 8 - ATTACHMENT 1

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- a. Set rents up to market value dependent on tenants' ability to pay; and
 - b. Apply changes to rentals to new tenants only;
 - ¹A Access to AS taken into account, affordable for all (and subsidised)
 - ¹B Rents set as affordable for tenants eligible for AS but not others (and subsidised)
 - ¹C More targeted tenant group (only AS), affordable for all (and subsidised)
 - ¹D Market rents, more targeted tenant group, unaffordable for some tenant groups (not subsidised)

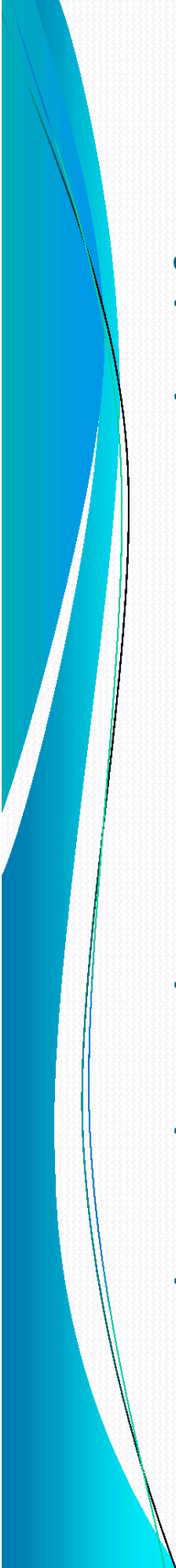
ITEM 8 - ATTACHMENT 1

- a. Set rents up to market value dependent on tenants’ ability to pay; and
- b. Apply changes to rentals to new tenants only;

Implications:

Option	Narrower entry criteria	Affordable for all tenants	Savings to council
1A	N	Y	Y
1B	N	N	Y
1C	Y	Y	Y
1D	Y	N	Y

ITEM 8 - ATTACHMENT 1

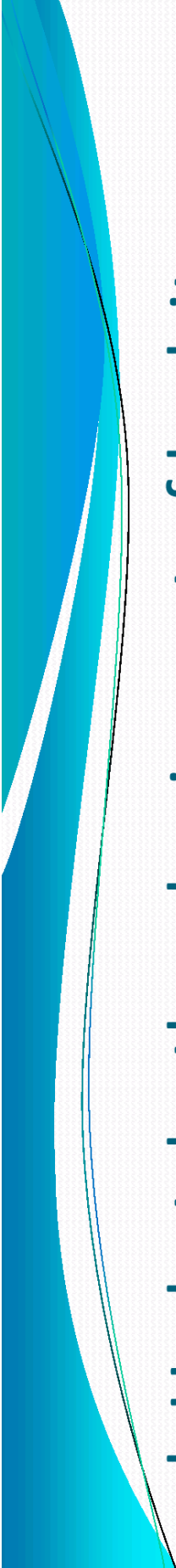


c. Benchmark to the government standard for rental housing as described in the Residential Tenancies Act, instead of the Otago Medical School Warrant of Fitness Programme;

Implications

- Over time a lower standard of housing than at agreed present (e.g. insulation standards less than required by new build, no curtains)

ITEM 8 - ATTACHMENT 1

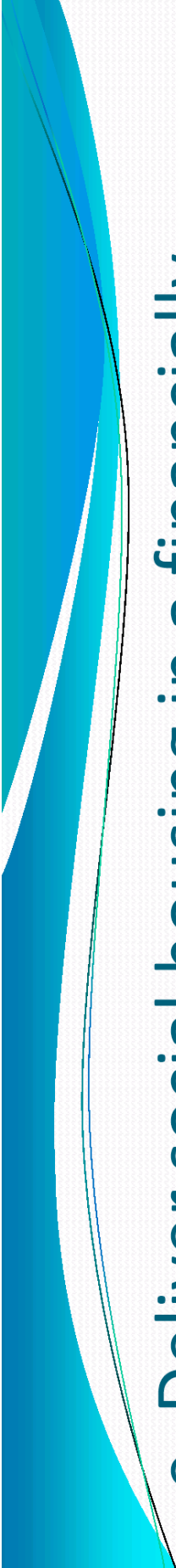


d. Undertake the phasing out of bedsits over a longer time period to enable priority to be placed on increasing new housing;

Implications

- Programme 1208 (\$3.8m) would not be implemented
- Development of new housing made possible
- If capital allocated to new housing then would change from renewals to new, and so funded from debt not rates

ITEM 8 - ATTACHMENT 1



e. Deliver social housing in a financially sustainable manner with a view to achieving cost neutrality.

Possible levers:

- 1) Change to tenant policy – who is housed
- 2) Rental policy (see Part 1 of report)
- 3) Quality (see Part 2 of report)
- 4) Support for housing
- 5) Delivery mode

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