



Housing Affordability Forum Meeting

Agenda

Friday, 8th July 2016

1:15-3:00pm

Beca Office, 32 Harrington Street, Tauranga

1. Apologies	Chair
2. Minutes and Actions (<i>Paper A</i>)	Chair
3. Pilot Project Update	Liz Davies/Forum
4. Update from Sustainable Housing Summit (<i>Paper B</i>)	Jo Wills/Christine Johnstone
5. Discussion and Confirmation of HAF Position Paper (<i>Paper C</i>)	Forum discussion
6. Updates from the other forums (verbal update)	Karen Summerhays
7. General Business	Chair

Paper A

FORUM	Housing Affordability Forum
DATE & TIME	13 th May 2016, 1:15-3:00pm
LOCATION	Beca, 32 Harrington Street, Tauranga

Present	Christine Ralph – Chair (Beca), Karen Marjoribanks (TCC), Jo Gravit (TCHT), Maria Horne (CTW), Jo Wills (Sustainability Options), Buddy Mikaere (CTW), Karen Summerhays (SmartGrowth), Cr Rick Curach (TCC), Liz Davies (WBOPDC), Cr Kelvin Clout (TCC), Peter Malcolm (Closing the Gap), Riki Nelson (Master Painters BOP), Roland Kingi (CTW), Ian Carter (NZIA), Michael Tucker (TCC – left after presentation)	
Apologies	Jeff Fletcher (PDF), Margaret Murray-Benge (WBOPDC), Annie Hill (Priority One)	
Previous minutes and matters arising		<p>Previous minutes were approved with no matters arising. The group updated on previous actions – all complete or updated. 'Karen to look for HAF research on SmartGrowth files for the HAF page on the website' – These have now been found.</p> <ul style="list-style-type: none"> RC provided an update on Opal drive. Council to meet and make a decision end of June.
	Action	MR to copy files on to a USB for analysis as to relevant information to be placed on website
Compacting City Update	Discussion	<p>Michael Tucker presented to the group and provided an update on current status of the Compacting City process.</p> <ul style="list-style-type: none"> The Martin Udale report has shown that more comprehensive work needs to be carried out around intensification in the CBD. In June MT will be asking SG to support new approach – broader suite of mechanisms/collaborative work across TCC. Conversation was had around the city living zone and intensification. It was advised that intensification is being prioritised by suburban areas starting with CBD moving to other areas. It was noted that it must be kept in mind that 'infill' is different to intensification.
	Action	MR to circulate Martin Udale report to HAF members.

Settlement Pattern Review update	Discussion	<p>KS provided an update on the SPR. It was noted that there may be some changes around the first part of 2017 regarding the public consultation process. At this stage all discussions are around which area of land is most viable to develop.</p> <p>It was advised that consultation will take place when we get to the details stage. Consultation has already been carried out with relation to which areas to develop.</p> <ul style="list-style-type: none"> KS discussed the option of a HAF positioning paper around the SPR. SSF, CTWF and PDF are all working on positioning papers to formally present to SGIC. This would need to be ready for July SGIC agenda. This is an opportunity to identify barriers around affordable housing and make a statement of what HAF would expect. MT suggested the group takes a look at the Udale report and put thoughts down on paper. MT happy to take a look from a planner point of view at the next meeting.
	Actions	<ul style="list-style-type: none"> Peter Malcolm, Buddy Mikaere, Annie Hill, Jo Gravitt and Riki Nelson to work on positioning paper. LD to liaise with Karen Summerhays around HAF positioning paper.
Pilot Project update: <ul style="list-style-type: none"> Cooney Lees Morgan, Legal advice on risk assessment Panel Members Omokoroa Site Selection 	Discussion	<p>CR provided an overview on the pilot project for those new to the forum. The purpose of this project is to show best practice regarding building affordable homes. Western Bay of Plenty District Council have offered some land in Omokoroa for the project however it was advised the forum are willing to accept any other site in any other location.</p> <ul style="list-style-type: none"> Discussion was had around RoI – RC noted it would be extremely beneficial to TCC to have this report available for discussion. KM to forward ROI to RC. Noting the RoI must be kept in confidence at this point in time Conversation was had around the length of time these homes would be showcased and options around this. LD advised that WBDC CFO is prepared to do the financial due diligence for this project. JW updated the forum on the panel members circulating the document around the group. CR provided an update on the Omokoroa site selection.
	Actions	<ul style="list-style-type: none"> LD to forward ROI to KS, KM, IC and JW once finalised. KM to forward ROI to RC once received from LD JW to double check on timing with KS and LD around panel members? JW and KS to discuss confidentiality around panel.
Update from other forums	Discussion	<p>KS updated the group on the other forums.</p> <p>PATAG: Currently carrying out a research project around the impacts of older people renting in the</p>

		<p>Western Bay. This is part of the Aging Well project.</p> <p>SSF: Inventory project was signed off by CEAG on Wednesday</p> <p>Social Infrastructure providers group: A new forum – Social Infrastructure Providers – is being considered. This forum will be made up of Organisations that provide ‘hard’ social infrastructure (e.g Police, Ambulance, Councils, Education, Health, Churches, Fire, Property developers) with the initial intent to inform the spatial plan. The first meeting was well attended. There is the requirement for Marae representation on this forum.</p> <p>E&S: The first forum meeting was held on 3 May with Jo Wills elected chair.</p>
General Business		<ul style="list-style-type: none"> • KS advised that SG are willing to sponsor 2 people to attend the Sustainable Housing Summit event in Auckland. SG will pay registration and travel expenses (1 vehicle for attendees). • Discussion was had around getting a HAF forum membership list together. MR to do this for all forums and circulate to members. • KS informed that group about the multi fora event she and MR are working on. Date TBC. • BM raised the point that today is the first he had heard of the pilot project in the Omokoroa area and the CBD Intensification report. Hapu could assist with these things if communicated especially around consents. • MH advised the group about the Maori Housing Conference to be held in November. MH to forward information to MR to be circulated to the group. • CR updated on the progress of the Shared Equity Workshop. This has been thought of for around August. To be kept on agenda. • CR is away for the next meeting – next meeting to be chaired by KS.
	Actions	<ul style="list-style-type: none"> • MR to compile bio of all members on all forums and circulate. • MR to circulate Maori Housing Conference information to the group. • MR to keep shared equity workshop on the agenda for future meetings.

Meeting ended at 3:04pm. Next meeting 10th June 1:15pm at Beca office, Harrington Street.

Housing Affordability Forum

OUTSTANDING ACTIONS

13th May 2016

1.	April	<ul style="list-style-type: none"> Christine to pursue Omokoroa Site Plan and then HAF choose site(s).
2.	April	<ul style="list-style-type: none"> RoI to be revised following the legal advise
3.	May	<ul style="list-style-type: none"> MR to copy files on to a USB for analysis as to relevant information to be placed on website
4.	May	<ul style="list-style-type: none"> MR to circulate Martin Udale report to HAF members.
5.	May	<ul style="list-style-type: none"> Peter Malcolm, Buddy Mikaere, Annie Hill, Jo Gravitt and Riki Nelson to work on positioning paper.
6.	May	<ul style="list-style-type: none"> LD to liaise with Karen Summerhays around HAF positioning paper.
7.	May	<ul style="list-style-type: none"> LD to forward RoI to KS, KM, IC and JW once finalised. KM to forward RoI to RC once received.
8.	May	<ul style="list-style-type: none"> JW to double check on timing with KS and LD around panel members. JW and KS to discuss confidentiality around panel.
9.	May	<ul style="list-style-type: none"> MR to compile bio of all members on all forums and circulate.
10.	May	<ul style="list-style-type: none"> MR to circulate Maori Housing Conference information to the group.
11.	May	<ul style="list-style-type: none"> Shared equity workshop to remain on the agenda for future meetings.

Christine Johnstone – Manager – Tawanui Community Housing

Auckland Sustainable Housing Summit 2016

Theme/Focus: - How do we resolve the thorny issues to create resilient, liveable homes and communities? Summit aimed to provide an opportunity to hear about international and local projects, innovative solutions, and models that work.

Key learning or relevant points of interest from the day. Points raised are referenced to the relevant speakers whose presentations can be accessed.

1. Councilor Andrea Reimer, City of Vancouver (keynote speaker)

Vancouver Context: 4 layers of govt, housing affordability a major issue, 1/3 of the pop was below the poverty line, very large homeless population.

Vancouver now 4th greenest city in the world, (up from not being rated) in 6 years. Achievements thus far – reduced energy use, increase use of renewable energy etc. People leading change – collective success

Critical success factors 'learnings':-

- Cohesive thinking and planning enabled Vancouver **to achieve significantly economic social and sustainability**. City leaders recognised that “density only works when it is sustainable”.
- Strong leadership critical – in this instance, it came from the Mayor. Planning was critical – developed a plan with numbers and measurable goals; - “some is not a number and soon is not a time” see Greener Cities website <http://vancouver.ca/green-vancouver/greenest-city-action-plan.aspx>)
- Engagement of the public was critical, this would remain a key feature. Strong focus on how the public engaged.
- Quick start - Actions speak louder than words — a list of things that can be achieved immediately. This created credibility and mobilisation – “drew in support from people in the community”. 84 initiatives were underway before the plan even passed. (More detail on their website). Indicatives – food indicatives, 19 functional urban farms, electrical vehicle infrastructure; increased bike use (now highest number of bike users in Nth America, elimination of food waste/trashing. Green jobs – clean tech jobs (green jobs up 19% since 2009).
- Density a complex issue – compact, complete ---important to meet the needs of all residents and have input from all stakeholders – e.g. Renter advisors committee established to represent interests of renters.

2. Adam Beck, Director, Centre for Urban Innovation, Brisbane. A New Code for Sustainable Neighbourhoods: Glimpses from **North America**

- Collaboration is key. “Collaboration is not consultation”. Often there’s little that follows the initial consultation i.e. there is a gap between consultation and the end product- the building/development
- Ideal public participation model: Inform ---- consult---- involve---- collaboration ---- engagement. Rather than “have your say” – presenter proposed “work with us” = Citizen Lead, designed, funded and implemented.

3. James Legge, Director, Six Degrees Architects, Melbourne

The Nightingale Model: Upsetting the status quo of the speculative multi-residential housing development- “Nightingale housing is a social enterprise that supports, promotes and advocates for adequate housing that fosters environmental and social sustainability and strengthens communities”
<http://nightingalehousing.org>

- Substantial growth expected in the next 50 years; – this will have a profound impact on housing. This requires planning and management. Tension: Urban sprawl versus intense density. Proposed ideal – moderation, somewhere in the middle
- Based on the notion of ‘architect as ethical developer’, Nightingale is a triple bottom line development model delivering environmentally, socially and financially sustainable homes. Potential for this to be replicated to deliver high quality homes at fairer price.
- Status quo - financial return is generally the primary driver of design and materials- often this is at the expense of sustainability and liveability. Speaker proposed if developments were driven/managed by architects rather than developers, and the cost of finance could be met by ethical lenders (as investors) this would change the dynamic of the model and the outcomes. (Note Social Community Investors in NZ are already investing in housing all be at a smaller scale).
- Nightingale example - Estimated cost of the build - \$112,000 per dwelling. Facilities – no provision for vehicles (no parking), all developments were very close to train stations, design features - cross ventilation, communal laundries and drying areas, Cost savings – no real estate fees, safeguards - mechanisms through the body corp to ensure that the purchasers were owner occupiers rather than investors. Speculation caveat on the title that comes into effect if people sell within a certain period. Gains calculated on properties in the surrounding area rather than just within the development. Disincentives to sublet or let the properties – focused on owner occupiers.

Overall - Common themes:-

- Sustainability reliant on good design, planning and durable materials
- We can’t continue to do what we have always done- new thinking and models required
- Real consultant and community participation/engagement is essential
- Sustainable housing can’t be tackled by one sector only - need commitment and buy in across all sectors and stakeholders
- Collaboration, cooperation and shared vision is required if any real headway is to be made.

Jo Wills – Development Manager – Sustainability Options

Top 10 key learnings from NZGBC Sustainable Housing Summit, 15 June 2016

1. We are giving developers too much power/control/licence to build solely focused on ROI without any (or severely limited) genuine considerations for social outcomes (and this would require a significant sea-change in the way we think about 'letting the market lead' as the best approach)
2. [Zero Emission Building \(ZEB\) Pilot House](#), net positive energy house project in Norway is working towards these guiding principles:
Aim – Social Prosperity, Means – Sustainability Economy, Prerequisite – Ecological Balance.
What do we work towards in NZ???
3. Community involvement (in housing and community outcomes) motivated by strong civic leadership will help create the type of built environments we want. We need leaders that are prepared to be politically bold and who are prepared to listen to the wider community, not just those with the loudest voice. 'Move beyond tokenism'
4. If we are going to build up (commercial or residential) in CBD or other existing communities, those buildings can offer multiple services i.e. top floor of a commercial building could be residential, bottom floor of a residential building could be a café, other examples given were if buildings are high rise, let there be publicly assessable viewing platforms or other services to the public; roof top gardens, venues for community hire etc.
5. Pre-fab is a very real option and from the same person who gave this presentation said: 'traditional tendering is a dead end – manage risk though pre-qualification, collaboration, shared interest and openness', he also said 'scale follows productivity, not the reverse' Mass customisation is possible, <http://tallwood.co.nz/> build for 80% replicability and 20% site and aesthetics
6. The Nightingale Model <http://nightingalehousing.org/> this is Melbourne based with the following focus 'contemporary urban environments are built to support well-being, community and liveability'. They place equal value on financial return, sustainability and liveability. They build 4/5 story apartment blocks giving all residents connectivity to the street, they reduce things like car parking, individual laundries, air con systems for more bike parking, shared rooftop gardens & laundries, natural ventilation... They build better quality by focusing on liveability and cut out the Real Estate agents to further reduce sale price. Investors received a fixed rate, any additional project achieved goes back into improving housing outcomes (? my notes are a bit sketchy here), and not to investors.
7. Quote "Cities are not about the perfect idea of singular vision...they are about a cohesion of all kinds of incompatible demands'
8. Green Infrastructure needs to be understood as a critical layer to water, public space, green space and climate so needs to be included as a priority part of the development, not an afterthought.
9. An observation from the day: In a room full of residential housing sector experts (?), only a small handful (including Chris and myself) knew what the new residential housing act was. They were largely from the new build sector, but this concerns me as we have a significant amount of incredibly poor performing existing housing stock that still needs attention.
10. Overall themes from the day
 - a) Collaboration and openness towards shared goals that support liveability and sustainability over ROI to developers/investors
 - b) Good design needs to reflect good performance i.e. good solar gain, passive ventilation, good thermal mass, shared services (where applicable), accessibility to active transport

- c) Great examples, templates, models already out there, we can pick and choose what suits



Committee Name	SmartGrowth Housing Affordability Forum
Committee Meeting Date	8th July 2016
Author (s)	Karen Summerhays
Purpose	To provide an opportunity for the Forum to formally state their position regarding the future development of the city by providing a Position Paper to the SmartGrowth Implementation Committee on the 20th July 2016

Position Paper - Development and adoption

Summary

All the fora have been invited to present, and have recorded, their sectors:

- requirements regarding the provision of social infrastructure and placemaking
- desired outcomes especially from the compact city provisions (noting that these provisions are more likely to be effective on a larger scale in greenfield developments)
- any other position statements they would like to make regarding their sector in the western Bay of Plenty

There is a tight timeframe facing SmartGrowth to provide this information so that it can be lodged in time to be included in the proposed adoption of the Settlement Pattern Review in August.

The length of your Paper should be no more than four pages and outline the following:

- Provide the rationale and thinking behind your position, the major concerns of the sector, challenges, barriers and opportunity (big picture)
- What outcomes the Forum is seeking
- What the sector needs: List your social infrastructure requirements and if possible indicate at what level of provision (e.g. neighbourhood, suburb, multi-suburb, sub-regional)
- Identified barriers and opportunities

Resourcing is being provided to support the Forum to meet the outlined timetable (see timeline below)

On the 12th of July a multi-forum Hui is planned with the Council teams to gain a mutual understanding of the individual fora position statements and the proposed settlement pattern, including and especially the Compact City provisions.

In the absence of your Forum Chair, a small group of HAF members have run small focus group, with the support of Karen Summerhays and Lisa Hickling, to bring all the information together to provide the attached draft report.

The focus groups have used the information in the Social Infrastructure and Placemaking Think Tank report and the recent feedback your Forum provided regarding the social Infrastructure needs of your sector to inform these draft papers.

The Forum is asked to discuss, change (by consensus if possible) and endorse these position papers at this meeting so that the Chairs can present the papers; firstly, at the Hui and then formally at SGIC on the 20th July 2016. As a Forum you may wish to delegate minor changes to the Chair; as when other Fora Papers are presented at the Hui you may wish to endorse their positions and/or make minor changes from what you hear from the Council staff regarding the Settlement Pattern Review.

These Position Papers are seen as an integral to the future engagement with the SmartGrowth Partners as to how the sub region grows and an opportunity I would encourage you all to be engaged with.

Karen Summerhays
Well-Beings Implementation Officer

Week Beginning	23-May	30-May	6-Jun	13-Jun	20-Jun	27-Jun	4-Jul	11-Jul	18-Jul	25-Jul	1--10 Aug
		Position papers working groups confirmed HAF and SSF	IMG 7/6 HAF 10/6	SGIC 15/6 SPR 2 reports Compact City and Te Tumu	PATAG 22/6 SSF 23/6	SPF 28/6	E&S 5/7 IMG 5/7 CTWF 6/7 PDF 7/7 HAF 8/7	12th July HUI - SPR reports (Partner Officers) - Lay person planning guide - Positioning Papers (All forums) Mini report post Hui to inform SGIC report SGIC report due 13/7	SGIC 20/7 - SPR first Draft Forum chairs to present positioning papers to SGIC	Evaluation of Position Papers against existing policies and strategies for support of fora positions and to identify any gaps. Updated SPR report to include responses to position papers.	AUGUST SGIC 17/8 – consideration of all partner forum input as part of the final SPR report pre adoption.

Forums complete Position Papers

HUI

SmartGrowth Housing Affordability Forum (HAF) July 2016

1. Purpose

To present the position statement of SmartGrowth HAF regarding our requirements for accommodating growth within the western Bay of Plenty sub-region

2. SmartGrowth Implementation Committee (SGIC) recommendations

- That the position of the HAF is noted
- That SmartGrowth and the partner staff respond to the points in all future reporting regarding the SPR
- That the future stages of planning incorporate, where feasible, the outcomes sought and when deemed not appropriate or feasible an explanation provided.

3. Introduction

According to the Governance & Advisory Forums Terms of Reference (2013), the role of the Housing Affordability Forum (HAF) is to provide advice on:

- Identify potential strategy actions across the range of determinants that impact on housing affordability
- Lead the implementation of specific strategy actions as agreed e.g pilot project
- Raise awareness and educate stakeholders and the general public
- Support the delivery of other partners' projects related to housing affordability
- Monitor of all relevant strategy actions
- Develop policies by SmartGrowth partners related to housing affordability
- Make representations/submissions to local, regional, and national Government in relation to Housing Affordability.

The lack of affordable housing is the primary concern of the HAF.

4. Position statements for the settlement pattern review:

- (i)** Intensification is essential to provide sustainable housing solutions. The concept of Compact Cities is strongly supported.
- (ii)** Consideration of affordable (and papakāinga, social and emergency housing) housing provision in new growth areas/compact city is required to ensure there is adequate housing for families/workforce
- (iii)** Consideration of the role of central government in contributing towards infrastructure costs such as new roading, services supply etc. and in the incentivisation of affordable houses
- (iv)** Adopt an agreed definition of affordable housing i.e. no more than one third of a person's gross earnings is spent on housing costs and the median house price is no more than three times the median income.
- (v)** Ensure that there is a range of housing typologies which better reflects household composition trends i.e. high number of 1-2 person households, ageing population, growing Māori population.
- (vi)** Consideration be given to the geographic location of growth areas in terms of transport costs and access to work and social infrastructure recognising the social and financial costs of low density housing e.g. underutilised infrastructure, increased vehicle emissions and increased commuting time.
- (vii)** Recognition is required of the overall costs to households (e.g. transport costs and commuting time and associated impacts on health) of low and high density developments, not just the initial cost of building a dwelling, in this respect intensification is favoured over low density development.
- (viii)** Whilst it is recognised construction costs increase significantly for buildings higher than two stories lessons can be learnt from the construction of commercial buildings that use pre-fabricated materials resulting in significantly cheaper building costs. In fact, all "affordable housing" could benefit from an examination of the use of pre-fabricated materials to lower building costs.
- (ix)** Location of affordable housing within developments needs to be considered i.e. scattered rather than a concentration in one area.
- (x)** Capacity of Māori land for affordable housing considered in the planning for new growth areas
- (xi)** Consideration be given to retaining affordability of housing over time e.g. shared equity.
- (xii)** Consideration be given to the quality of affordable homes i.e. buildings are designed and constructed to a standard which results in healthy sustainable homes that perform well (i.e. have best practice moisture control, controlled ventilation, quality insulation, effective source of heating), enable best practice in use/operation of the home, as well as include (in the design) the efficient and effective use of energy, reduce emissions, passive and renewable

sources of energy, use of materials and material conservation, use of water, water recovery and water conservation as well as the reduction of waste during construction. Consideration of the above will support better health outcomes

- (xiii) That affordable housing includes consideration of the operational and maintenance costs, in addition to construction or retrofit of houses and addressee's issues of fuel poverty.
- (xiv) In recognition of the inter-relationships between people and their physical communities HAF endorses the position papers of the following forums:
 - SSF
 - PATAG
 - E & S
 -

5. Specific outcomes HAF is seeking:

- (i) As part of the SmartGrowth Settlement Review, an integrated strategic level advice paper on housing issues and options in the sub region is required to facilitate a sub-regional housing strategy for the next twenty-five years. It needs to:
 - Review all recent housing and relevant planning focused papers addressing local western BOP housing issues
 - Confirm recent economic and demographic data related to our current and future population
 - Offer options on long term changes that are required to achieve sustainable positive social impact and a significantly improved range of housing choices, with access to transport, facilities and environmentally sustainable infrastructure
 - Through SmartGrowth facilitate stakeholder agreement including social lenders, central and local government policy makers and developers as equity partners to all work cooperatively towards housing solutions within the revised settlement pattern.
 - Be informed by a sub-regional housing needs assessment which would¹:
 - Develop strategic views of housing demand and need both now and in the future;

¹ The Proposed National Policy Statement on Urban Development Capacity stipulates that local authorities are required to undertake a housing assessment at least every three years.

- Develop a sound approach to planning for the mix of housing required;
 - Assist SmartGrowth to assess the level of affordable housing required in an area;
 - Assist with the assessment of future social housing requirements within a market;
 - Enable greater integration between housing activity and the settlement pattern review;
 - Provide the opportunity to identify the needs of distinctive communities in ways that can influence the design and delivery of housing provided by a range of organisations;
 - Provide a basis for ongoing monitoring of the local housing market and the impact of both general and housing specific policy interventions.
 - Meet National Policy Statement for Urban Development requirements for a housing needs assessment.
 - Achieve Action 21A4 in the Settlement Pattern Implementation plan to: consider future housing needs – undertake research to assess housing needs including supply and demand to cater for changing demographics.
- (ii) Councils enter into affordable housing development public private partnerships to incentivise and ensure affordable housing outcomes are achieved.
- (iii) Councils further incentivise smaller dwellings and duplexes and to activate the compact city recommendations. Implement measures to facilitate building Duplex's in all new Developments encouraging a mixture of low and medium density
- (iv) Councils introduce inclusionary zoning as a means of requiring all developments to provide for affordable housing.
- (v) Investigate options such as 'license to occupy' or cross lease arrangements as a model to achieve affordable housing.
- (vi) Comprehensive Guarantees and Producer Statements, minimum standards for waste management, and energy efficiency for every new dwelling need to be standard

7. Other very important considerations

- Consideration of timing and type of social infrastructure required to meet the needs of new communities is critical e.g. schools, libraries, reserves, emergency services, hospitals/GP clinics etc.
- Place making/community building is also necessary.

Author: HAF/Lisa Hickling