

FORUM	Housing Affordability Forum
DATE & TIME	Friday 11 August 2017, 1:30-3:15pm
LOCATION	Beca, 32 Harrington Street, Tauranga

Forum Members Present	Christine Ralph (Beca – Chair), Annie Hill (Priority One), Jo Wills (Sustainability Options), Bobbie Cornell (Housing Alternatives/It takes a tiny village), Roger Dowling (Beca), Mark Wussung (The Architectural Association), Cr. Kelvin Clout, Tony Marsden (The SILC Charitable Trust), Matt Peacocke (Beca)
SmartGrowth	Megan Rumble (Coordinator), Bernie Walsh (SmartGrowth Manager)
Other	Stephanie O Sullivan (Ngati Ranginui)
Partner staff	Simone Cuers (TCC), Jodie Rickard (WBOPDC), Michael Tucker (TCC) Apologies: Philip Martelli (WBOPDC)
Apologies (forum members)	Peter Malcom (Closing the Gap), Buddy Mikaere (Combined Tangata Whenua Forum), Dave Mcfarlane (Property Developers Forum), Cr. Terry Molloy, Melissa Cox (Housing Alternatives/It takes a tiny village), Jo Gravit (Community Housing Trust), Cr. Margaret Murray-Benge
Previous minutes and matters arising	<p>The minutes of the previous 9 June meeting were accepted by the forum.</p> <p>Christine Ralph wished to acknowledge Cr. Rick Curach for his many years of dedication to HAF. Cr. Terry Molloy will be taking his place on HAF.</p> <p><u>Previous actions</u></p> <ol style="list-style-type: none"> 1. New members drive by all forum members to advise Christine - Ongoing

		<ol style="list-style-type: none"> 2. Discuss an 18-month work programme. Including SmartGrowth Advocacy to Central Govt on behalf of HAF. Look at HAF Terms of Reference. Ongoing awaiting the outcome of The Housing We Need (THWN) work 3. Compact City consultation with HAF requested to be commenced early in the program and ongoing. - Michael Tucker to attend HAF meetings regularly and provide update 4. KS to invite Steph O’Sullivan to speak on the Ngati Ranginui housing projects to the August HAF. Complete 5. Christine to have a conversation with Phillip King (TCC) re the ROI criteria and the use of those in the Opal Drive site. Complete 6. Bruce Fraser to return, to the Chair, the previously collected information if it is not going to be used for the website. Carry forward 7. Simone to present the Forum recommendations to the Housing Needs Assessment Scoping Report. Complete 8. Simone to write a draft brief/budget for the proposed Shared Equity workshop and circulate it to Christine. Complete 9. Kelvin to talk with Rick re representation on the HAF. Complete, Cr. Terry Molloy had replaced Rick on HAF 10. Christine or a deputy to provide this advice regarding the Indicator Framework at the SPF and the Chairs meeting Complete 11. SG to ensure that HAF receives any compact city reports and any other information that may be of direct interest to HAF.
	Action	Dave Mcfarlane to talk to the findings of his Europe travels at the next HAF meeting. Christine to invite
Update on Pilot Project -ROI Update -Opal Drive Assessment		<p>Christine provided an update on the ROI and wished to note the following conflict of interest: Bobbie Cornell and Dave Mcfarlane have put a submission under the name of Mantra.</p> <p>The programme is running well and the independent panel will be assessing the information on 24 August. The Pilot Project Steering Group will be reporting to SmartGrowth around 1 September.</p> <p>Opal drive site: 3-4 years ago Tauranga City Council did offer the Opal drive site to HAF, over months there was considerable discussion and it then went off the table. It is currently being leased by MSD for emergency housing. The independent panel will, if it receives the information in time assess that project at the same time as ROI submissions to see if that project could be promoted on our website as a good example of affordable housing.</p>

	Action	
Update Workshop on Shared Equity – 31 August – invitation only		<p>RSVP's close 20 August for the 31 August workshop – 10-12pm.</p> <p>This is an educative workshop with organisations interested in investing in affordable housing with charitable groups and tangata whenua. Three iwi are involved as well as a number of stakeholders including Baytrust, TECT, Quayside, Acorn, New Ground, Tauranga Community Housing Trust and Accessible Properties.</p>
	Action	
Attendance at Structure Planning engagement for Te Tumu/ Tauriko timeline		<p>As per the HAF position paper the forum had asked to be consulted at the structure planning stages. Invitations have been sent to forum chairs for two Structure Planning Engagement workshops – one for Te Tumu and one for Tauriko West. Given her conflicts with both projects, Christine would like a member of the forum to attend these workshops and represent the forum. There will be multiple workshops over the structure planning process with three main touch points, beginning, middle and end.</p> <p>The forum discussed and it was agreed that Mark Wassung would attend the Tauriko West workshop representing the forum. A possible representative for the Te Tumu workshop is Jo Gravitt – Christine Ralph to contact Jo. Alternatively, Jo Wills for Te Tumu if necessary given she will already be attending as chair of the E&S forum.</p> <p>Te Tumu: 16 August – 2.30-5pm – Devonport road Tauriko West: 6 Sept – 2-4.30pm – Tauranga City Council Kaimai room</p>
	Action	<p>-Christine to contact Jo Gravitt regarding Te Tumu structure planning workshop. -Bernie to forward Tauriko West invite and HAF position paper link onto Mark Wassung. Meeting post note: action complete</p>
Ngati Ranginui Housing Initiatives overview		<p>Steph O'Sullivan from Ngati Ranginui provided an overview of what the iwi is currently doing in the housing space. Ngati Ranginui are now based in the 17th Avenue Business Park.</p> <p>Steph noted the large scope across Tauranga Moana Iwi. They haven't all come together and had a discussion in the housing space yet however there is a group of iwi chairs who have been meeting for 6-7 years looking at social/affordable housing.</p> <p>There are 115 houses owned by the eight affiliated Hapu. Ngati Ranginui wanted to see investment go back into Tauranga and support better outcomes so have chosen to support Accessible Properties by selling these properties to them as they come available. They have joint the homelessness committee to strategically work toward ending homelessness.</p>

		<p>Steph also had a meeting with the CEO of Habitat for Humanity looking at the opportunity to partner with them toward better housing. They are also looking to other Maori land options and options to unlock that. It is a difficult position as they are wanting to be helpful with the housing crisis now. The settlement process review is underway at present.</p> <p>There isn't currently an Iwi Housing Strategy or a Tauranga Moana Housing Strategy but this is something Steph feels could help in addressing the issues. In depth discussion followed around social return on investment for the region and our local response. It was noted how important it is that Iwi is part of the discussion and decisions for the future.</p>
	Action	
<p>SG Update: -Position Paper Response and Hui -The Housing We Need Project -SmartGrowth Indicator Framework -Engagement Research – SLG meeting 16 August 9am</p>		<p>Bernie reported: <u>The Housing We Need Project:</u> SmartGrowth initiated the housing reference group who met and refined the HAF map of all of the housing work happening at present in the western Bay (Housing Diagram attached). This housing diagram was circulated at the recent Smart Talk with Shamubeel Equb. The diagram is a way of communicating all of the current work taking place within the housing space across the western bay. It has been agreed that SmartGrowth will fund a Housing Needs Assessment with Tauranga City Council, Western Bay of Plenty District Council and BayTrust also contributing extra funding. A request for proposals was put to the market and there were six applicants. These six were shortlisted to two and the successful proposer has now been selected and will begin work straight away. The chosen consultants have experience with this kind of work around the country. Post meeting note: The successful consultancy was Community Housing Solutions (the consultancy arm of Community Housing Aotearoa) supported by Ian Mitchell of Livingston and Associates. Part of this report will be to come up with a suite of actions and then look to integrate these into what SmartGrowth and the partner councils are doing on an ongoing basis. This is an excellent way of widening our programme of work. This work will be running parallel to the work of the National Policy Statement – Urban Development Capacity. This work will give us the opportunity to monitor additional areas e.g. cost and price points of housing. The final report will be available around the end of November. The chosen consultants will work with stakeholders and The SmartGrowth Housing Needs Assessment project team: Bernie as the project lead manager supported by Simone Cuers (Tauranga City Council), Anne Pankhurst (PATAG), Jodie Rickard (WBOPDC) and Alastair Rhodes (BayTrust). Bernie has also brought in Doug Spittal (planner/consultant) to assist with linking up with National Policy Statement work and assist with project management support.</p>

		<p>Discussion followed around having a Housing Strategy and it was noted that a housing strategy could well be one of the recommendations coming out of this.</p> <p><u>Indicator Framework using the Position Papers Information:</u> Campbell Larking spoke at the recent joint hui about the Te Tumu and Tauriko West structure planning process. A project checklist has been developed to monitor outcomes during structure planning based on the work Cheryl Steiner did. This framework is essentially a forum position paper 'lens' to put over the structure planning process. Questions came up around how this framework could really make a difference and how it could work in with RMA processes. It was agreed that the best way is to test it out on a couple of projects as an outcome monitoring framework. WBOPDC are going to use this for Omokoroa. It will also be tested out on The Lakes project as a post project case study. It will then come back to the SLG and the forums for review.</p> <p><u>SmartGrowth Reporting to Strategy Actions:</u> Bernie noted Dave Mcfarlane's query from 2 August as below: What progress has SmartGrowth made since 2012 on Affordable Housing? - It would also be interesting to understand SM progress on all the other elements of the Report Card. - If in fact the Report Card has not been updated is there a time frame or mandate to do so? See reports attached to these minutes and the response to Dave at the bottom of these minutes .</p> <p>Bernie noted the SmartGrowth Bi-monthly Partnership Report which is the first port of call in terms of understanding what is happening. The link to the most recent report will be included in future agendas. Please see the most recent report here http://www.smartgrowthbop.org.nz/media/1878/slg-report-covering-report-smartgrowth-partnership-bi-monthly-report.pdf</p> <p><u>Engagement Research:</u> The independent 'health check' of the SmartGrowth Forums work that was carried out will be reported to the SmartGrowth Leadership Group (SLG) on 16 August. The report will then be available to everyone from August 17. Post meeting note: link to report - http://www.smartgrowthbop.org.nz/media/1887/smartgrowth-report-july-2017.pdf</p>
		<p>-Megan to include the Bi-monthly report link in all future agendas.</p>
<p>Ageing Well Research Paper – <i>Final Report (Paper D)</i></p>		<p>For your information</p>

General Business		<p>Jodie reported that WBOPDC are going to consider enabling tiny houses as part of a wider review of medium density housing provisions in the District Plan. Elected members are really keen to enable more development in the space in the western bay. At this stage minor dwellings can be built as a controlled activity which is straight forward but there is no scope past that at this stage. The review will begin in the next financial year (from 1 July 2018). The focus is on urban land only, not rural. Also a lot of discussion around seasonal worker accommodation. It was noted that Tauranga City Council elected members are also keen to be more supportive in this space.</p> <p>The latest 'Smart Talk. Future Thinking' event - The Future Of Health - with Dr. Lance O'Sullivan and an excellent health panel, was held yesterday (Thursday 10 August). The final Smart Talk for the year will be held on Wednesday 13 September running in conjunction with The Institute of Architects. The theme will be placemaking and density done well. Invites to follow shortly.</p>
Key message for SmartGrowth Leadership Group		No action necessary.

Meeting ended at 3.13 pm. Next meeting 13 October 2017 1:30-3.15pm Beca Office, Harrington Street, Tauranga.

Housing Affordability Forum OUTSTANDING ACTIONS

1.	June	New members drive by all forum members to advise Christine - Ongoing
2.	September	Discuss an 18-month work programme including SmartGrowth Advocacy to Central Govt on behalf of HAF. Look at HAF Terms of Reference. Ongoing awaiting the outcome of The Housing We Need (THWN) work
3.	June	Bruce Fraser to return, to the Chair, the previously collected information if it is not going to be used for the website.
4.	August	Dave Mcfarlane to talk to the findings of his Europe travels at the next HAF meeting.
5.	August	Christine to contact Jo Gravitt regarding Te Tumu structure planning workshop.

6.	August	Megan to include the Bi-monthly report link in all future agendas. Updated report can be read here: http://www.smartgrowthbop.org.nz/media/1878/slg-report-covering-report-smartgrowth-partnership-bi-monthly-report.pdf
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Hi Dave

Just with regard to the report card query that Megan passed on to me.

We have developed a new project to report on SmartGrowth progress and activities.

The focus now is not to report so much on 'activities' as 'outputs' but rather to measure progress against the strategy's outcomes ie are we travelling in the right direction? Are our actions and activities having an impact on our stated outcomes?

No point in just doing actions if they are not having an impact on your outcomes or measuring if you are making a difference....so we need to develop indicators to measure progress towards our outcomes.

A report on actions doesn't mean much if you are not measuring or reporting on the impact on your outcomes.

See attached report which details the progress on the work so far.

We expect to finish the technical reporting on the indicators this year. Things have moved on since this May report, but it shows the framework.

We will be using the MBIE Housing Affordability Measures in the report. MBIE has developed national measures now for housing affordability. Here is the link.
<http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/housing-affordability-measure>

Regards
Bernie

Bernadine (Bernie) Walsh

Manager

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