



## Housing Affordability Forum Meeting Agenda

Friday, 13 October 1:30-3:15pm

Beca Office, 32 Harrington Street, Tauranga

1. Apologies	Chair
2. Minutes and Actions from 11 August 2017 Meeting ( <b>Paper A</b> )	Chair
3. Update on Pilot Project	Chair
4. Report back on Shared Equity Workshop	Chair & Simone
5. Report back on Structure Planning Consultation attendance	Jo & Mark
6. Dave MacFarlane – Learnings from Europe	Dave
7. SmartGrowth update including the Needs Assessment Report and Partner Forums Independent 'Health Check' Report: <a href="http://www.smartgrowthbop.org.nz/media/1887/smartgrowth-report-july-2017.pdf">http://www.smartgrowthbop.org.nz/media/1887/smartgrowth-report-july-2017.pdf</a> HAF submission for discussion and the attached draft ( <b>Paper B</b> )	Bernie
8. General Business For your information: <a href="http://www.scoop.co.nz/stories/AK1709/S00509.htm">http://www.scoop.co.nz/stories/AK1709/S00509.htm</a> Planning Resource for Tiny Houses from Australia ( <b>attached to agenda email</b> ) Healthy Housing Initiative Newsletter – Issue1 – July 2017 ( <b>attached to agenda email</b> )	All
9. Key message to SmartGrowth Leadership Group	All



### Terms of reference

<b>Purpose:</b>	<p>The purpose of the Housing Affordability Forum ('the forum') is to provide a mechanism for SmartGrowth to progress initiatives to improve the affordability of housing in the sub-region.</p> <p>The forum will enable direct participation into the implementation, monitoring and review of SmartGrowth, in collaboration with the strategy partners and lead agencies into the range of challenges facing the sub-region in relation to improving the affordability of housing.</p>
<b>Role:</b>	<p>The role of the Housing Affordability Forum ('the forum') is as follows:</p> <ul style="list-style-type: none"> <li>• Identification of potential strategy actions across the range of key determinants that impact on housing affordability</li> <li>• Leading the implementation of specific strategy actions as agreed e.g. pilot project</li> <li>• Raise awareness and educate stakeholders and the general public</li> <li>• Supporting the delivery of other partner projects relating to housing affordability</li> <li>• Monitoring of all relevant strategy actions.</li> <li>• Development of policies by the SmartGrowth Partners relating to housing affordability</li> <li>• Making representations/submissions to local, regional and national Government in relation to housing affordability</li> </ul>
<b>Membership:</b>	<p>The Housing Affordability Forum has representation from the following groups/industries/sectors:</p> <ul style="list-style-type: none"> <li>• Development community</li> <li>• Local authorities (council officers and elected members)</li> <li>• Economic Development specialists</li> <li>• Planning and urban design specialists</li> <li>• Community Housing Trusts</li> <li>• Real estate sector</li> <li>• PATAG</li> <li>• Tangata whenua</li> <li>• Relevant central Government agency</li> <li>• SmartGrowth Programme/Implementation Manager</li> </ul>
<b>Key Principles</b>	<p>The key principles underpinning the establishment of the Housing Affordability Forum are:</p> <ul style="list-style-type: none"> <li>• The provision of sufficient affordable housing to provide for low to medium income residents as well as support the region's future labour force;</li> <li>• Acceptance that, without intervention, the market will be unable to provide adequate affordable housing; and Recognition of the different spatial and cultural needs of residents,</li> </ul>



<b>Other SmartGrowth Forums and the SmartGrowth Leadership Group (SSG) — Linkages and Reporting:</b>	<p>The Chair of the forum will represent the group on the SmartGrowth Strategic Partners Forum and any other SmartGrowth Forums as required. The minutes will be provided to the SmartGrowth Strategic (Managers) Group (SSG) for information and for action as required. Meeting minutes and reports for each of the SmartGrowth Partner Forums will be available to the other forums.</p>
<b>SmartGrowth Leadership Group (SLG)— Linkages and Reporting:</b>	<p>The forum members are able to present to the SLG at any of the formal meetings with agreement of SLG Chair and at any agreed workshops, held between SLG and the forum. Every six months SLG has a workshop with the individual forums to discuss a range of matters and issues. The minutes of the forum meetings are provided to SLG as part of the regular reporting process and any particular issues are drawn out and highlighted in the bi-monthly report presented to SLG by the Independent Chair, Programme /Implementation Manager and Strategic Adviser.</p>



<p><b>Information Provision and Feedback:</b></p>	<p>Relevant draft reports, ideas, submissions, and proposed initiatives are provided to the Forum for discussion and input prior to matters going to SLG for decision-making. These may be part of a meeting agenda item, or if between meetings, circulated by email to the Forum Chair, for feedback.</p>
<p><b>Meetings:</b></p>	<p><b>Attendance and Presentations</b>          The Independent Chair, Programme/Implementation Manager and Strategic Advisor may attend meetings from time to time. Provide written reports, advice and seek input on various matters. SLG members may also be invited to attend the Forum from time to time.</p> <p><b>Frequency</b>          The Forum will meet as required, prior to the SLG meeting to provide information and feedback on specific issues directly relating to Strategy implementation.</p> <p><b>Servicing</b>          The Forum will be serviced by SmartGrowth through the Programme/implementation Manager for matters including venues, agenda circulation, minute-taking and report materials.</p> <p><b>Chair</b>          A chair will be appointed by the Forum</p>

## Housing Affordability Forum – Membership

---

The forum membership is representative of the wider community within the western Bay of Plenty and is currently represented by the following individuals and organisations;

<b>Name</b>	<b>Organisation</b>
Christine Ralph	Chair
Buddy Mikaere	Combined Tangata Whenua Forum
Annie Hill	Priority One
Dave Macfarlane	Property Developers Forum Rep
Ian Mclean	Closing the Gap
Jo Gravit	Community Housing Trust
Jo Wills	Sustainability Options
Peter Malcolm (Associate)	Closing the Gap
Mark Wassung	The Architectural Association
Melissa Cox	Housing Alternatives / “It Takes a Tiny Village”
Bobbie Cornell	Housing Alternatives / “It Takes a Tiny Village”
Roger Dowling	Beca
Matt Peacocke	Beca
Tony Marsden	SILC
<b>SmartGrowth Partner Staff</b>	
Simone Cuers	Tauranga City Council
Meagan Holmes	Tauranga City Council
Cr Kelvin Clout	Tauranga City Council
Cr Terry Molloy	Tauranga City Council
Michael Tucker	Tauranga City Council
Phillip Martelli	Western Bay of Plenty District Council
Cr Margaret Murray Bengé	Western Bay of Plenty District Council

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

<b>Forum Members Present</b>	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)
<b>SmartGrowth</b>	Megan Rumble (Coordinator), Bernie Walsh (SmartGrowth Manager)
<b>Other</b>	Stephanie O Sullivan (Ngati Ranginui)
<b>Partner staff</b>	Simone Cuers (TCC), Jodie Rickard (WBOPDC), Michael Tucker (TCC) Apologies: Philip Martelli (WBOPDC)
<b>Apologies (forum members)</b>	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
<b>Previous minutes and matters arising</b>	<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><b><u>Previous actions</u></b></p> <p>1. New members drive by all forum members to advise Christine - <b>Ongoing</b></p>

		<ol style="list-style-type: none"> <li>2. Discuss an 18-month work programme. Including SmartGrowth Advocacy to Central Govt on behalf of HAF. Look at HAF Terms of Reference. <b>Ongoing awaiting the outcome of The Housing We Need (THWN) work</b></li> <li>3. Compact City consultation with HAF requested to be commenced early in the program and ongoing. - <b>Michael Tucker to attend HAF meetings regularly and provide update</b></li> <li>4. KS to invite Steph O’Sullivan to speak on the Ngati Ranginui housing projects to the August HAF. <b>Complete</b></li> <li>5. Christine to have a conversation with Phillip King (TCC) re the ROI criteria and the use of those in the Opal Drive site. <b>Complete</b></li> <li>6. Bruce Fraser to return, to the Chair, the previously collected information if it is not going to be used for the website. <b>Carry forward</b></li> <li>7. Simone to present the Forum recommendations to the Housing Needs Assessment Scoping Report. <b>Complete</b></li> <li>8. Simone to write a draft brief/budget for the proposed Shared Equity workshop and circulate it to Christine. <b>Complete</b></li> <li>9. Kelvin to talk with Rick re representation on the HAF. <b>Complete, Cr. Terry Molloy had replaced Rick on HAF</b></li> <li>10. Christine or a deputy to provide this advice regarding the Indicator Framework at the SPF and the Chairs meeting <b>Complete</b></li> <li>11. SG to ensure that HAF receives any compact city reports and any other information that may be of direct interest to HAF.</li> </ol>
	Action	Dave Mcfarlane to talk to the findings of his Europe travels at the next HAF meeting. Christine to invite
<p>Update on Pilot Project -ROI Update -Opal Drive Assessment</p>		<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&amp;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. <b>Meeting post note: action complete</b></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 17<sup>th</sup> 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 <a href="http://www.smartgrowthbop.org.nz/media/1878/slg-report-covering-report-smartgrowth-partnership-bi-monthly-report.pdf">http://www.smartgrowthbop.org.nz/media/1878/slg-report-covering-report-smartgrowth-partnership-bi-monthly-report.pdf</a></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 - <a href="http://www.smartgrowthbop.org.nz/media/1887/smartgrowth-report-july-2017.pdf">http://www.smartgrowthbop.org.nz/media/1887/smartgrowth-report-july-2017.pdf</a></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 - <b>Ongoing</b>
2.	September	Discuss an 18-month work programme including SmartGrowth Advocacy to Central Govt on behalf of HAF. Look at HAF Terms of Reference. <b>Ongoing awaiting the outcome of The Housing We Need (THWN) work</b>
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: <a href="http://www.smartgrowthbop.org.nz/media/1878/slg-report-covering-report-smartgrowth-partnership-bi-monthly-report.pdf">http://www.smartgrowthbop.org.nz/media/1878/slg-report-covering-report-smartgrowth-partnership-bi-monthly-report.pdf</a>
----	--------	---

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

SmartGrowth Bay of Plenty Partnership | Ph. 027 538 8047 | [bernie.walsh@smartgrowthbop.org.nz](mailto:bernie.walsh@smartgrowthbop.org.nz)

## **Submission to SmartGrowth Strategic Partners Forum and Independent Chairperson on the Report of the Independent Health Check 2017**

### **Introduction**

HAF appreciates the opportunity to comment on the Report of the Independent Health Check by Reputation Matters. We have reviewed the report and its extensive recommendations and commend SmartGrowth for undertaking this review of performance and in large measure we are in agreement with many of the 26 recommendations in sections 5a , 5b and 5 c .

We do consider that there is a wealth of experience within existing Forums that is invaluable to the setting and implementation of our development strategy in the western Bay of Plenty and formulating the respective policy and implementation measures at the partner level.

We wish to clarify the longevity of the Housing Affordability Forum as recorded in section 5b. 1. The HAF was promoted by Priority One and established within SmartGrowth in 2008 in recognition of the crucial need for affordable housing for the local economy to operate effectively. It is in its tenth year of operation. Since that time the Forum has completed numerous submissions and actions raising awareness of the need for affordable housing within the district, and led the SmartGrowth Affordable Housing Pilot Project action with minimal support and funding from the SmartGrowth budget. The need for affordable housing is now critical and it is crucial that the Councils and SmartGrowth take a leadership role in the provision of affordable housing across all provider/ funder/administrative sectors

### **Purpose of Forums**

The consultative/advisory role of the Forums remains the first principle for the Forums.

The Forums have been set up to serve in part as part of any community consultation processes for the SmartGrowth partners projects. We are steadfast in our belief that the Forums should be consulted at the beginning of projects or processes like other key stakeholders in governmental processes and not just as an after-thought. The Forums are the conduit between the community and the partner Councils and SmartGrowth .They have served this purpose well over the years and will continue to undertake that function.

We agree that the structure could be simplified with stronger clarity around the purpose and function of the forums, but there is a key matter that affects the success of the forums that the restructure won't change which is the apparent disconnect between some council staff and the and 'advisory groups'. This is a matter for Council leadership to rectify.

### **Membership, Representation and Skills**

Reducing the Forums to three is likely to significantly reduce the level of community interaction and feedback. The proposed structure appears to have the potential to miss the grassroots community influence The Forums to be effectively representing the communities will have to become large in numbers and with a broader range of topics to effectively cover. However from the Council's perspective it may streamline the consultation processes

We have given consideration to the future structure and attach for your consideration a diagram of our preference for the future.

In essence the three Forums would function with support as required from Technical Advisory Groups which would include the Affordable Housing, Developers Forum, PATAG and Place Making. These groups contain members with specific technical knowledge that feeds into specific aspects of development within the Districts.

Selected Technical Advisory members should attend the SmartGrowth Partners Forum on an as required basis to support the Forum chairs in responding to technical presentations that arise. It is not possible for the Forum chairs to provide on the spot feedback on all the topics without the support of the technically knowledgeable people.

The three suggested Forums deal with broader strategic and high level policy matters. We are not that clear on the split between the Land Use and Development and People /Population and Culture groupings.

Perhaps the split should be:

- Economic /Environmental ,
- Social ,and
- Cultural.

The combination of Economic and Environmental brings to the for-front the need for agreement on what is sustainable development for the future generations going forward.

The Chairs positions need to have good resourcing to ensure they have the capacity to make a meaningful contribution, adequate reimbursement for their considerable time commitment and a transparent and democratic appointment process. Those chosen for these Chair positions will determine how successful the new structure will be in practical terms.

It appears that SmartGrowth has concerns about the levels of expertise, independence and qualifications of those who volunteer on the various Forums. Our understanding of our membership is that there is an impressive range of expertise. We suggest the Forum members demonstrate as much if not more direct passion and knowledgeable commitment to the SmartGrowth actions as the political and technical staff.

We strongly support the representation of Tangata Whenua at both Forums (that is two members) so that we have an integrated conversation on all topics. These positions need to have the same level of scrutiny of skills and knowledge as all other members to support effective Forum function. This is in addition to the operation of the Tangata Whenua Forum itself. Whilst this has been the case in some existing Forums the attendance rate has been poor and requires commitment from that sector.

### **Influence and Value and Quality of Interactions**

There are exceptionally strong groups of highly knowledgeable people contributing to the forums - but currently engagement is

- limited in time
- limited in accountability
- limited in influence.

If this was to change and accountabilities were introduced as part of the restructure - if someone was chosen as a subject matter expert they should be paid for their expertise and time.

### **Technical Advisory Groups –Housing Strategy**

A key outcome for the HAF is that there is a Housing Group that is an IMPLEMENTATION group (i.e. a TAG in the diagram) to make things happen for affordable housing in the Bay. We must have a voice somewhere to advocate for more liberal District/City Plan provisions and facilitate a multi-faceted local response by the housing providers/funders to our affordable housing crisis.

We need a body that works collectively to get real bricks and mortar of the nature required, to be constructed immediately. In other words as per our 2016 Position paper we want the Housing Strategy implemented in a coordinated manner across all housing sectors on that continuum that we produced.

After ten years of advocacy our experience is that there seems to be lots of talking and expending of energy but minimal action by Councils. We have “The Housing We Need Assessment” research being prepared for the joined up conversation with those in the housing sector locally, but this research can’t come to nothing on the ground. We have report after report that tells us what’s wrong but no action making change.

We strongly urge actual action by the SmartGrowth members in terms of policy and facilitation all funded appropriately. Do not adopt a policy / action statement and not fund it as has been the case for the Piot project adopted in 2013.

### **Housing Affordability Forum**

**20<sup>th</sup> October 2017**