



## Housing Affordability Forum Meeting

### Agenda

Friday, 9 February 2018, 1:30-3:15pm

Beca Office, 32 Harrington Street, Tauranga

1. Apologies	Chair
2. Minutes and Actions 13 October 2017 ( <i>Paper A</i> )	Chair
3. Matters Arising	Chair
4. Update on Pilot Project ( <i>Paper B</i> )	Chair
5. Tauranga Urban Strategy Update	Michael Tucker
6. SmartGrowth Update: <ul style="list-style-type: none"> <li>- Housing Demand and Need in Tauranga and Western Bay of Plenty Report <a href="http://smartgrowthbop.org.nz/media/1971/smartgrowth-housing-need-and-demand-report_final-dec-2017-002.pdf">http://smartgrowthbop.org.nz/media/1971/smartgrowth-housing-need-and-demand-report_final-dec-2017-002.pdf</a></li> <li>- Update on SmartGrowth Independent Health Check</li> </ul>	Bernie Walsh
7. General Business <ul style="list-style-type: none"> <li>- Attendance at Strategic Partners Forum 20 February (Christine unable to attend)</li> <li>- HAF attendance at TCC Housing for Greenfields Workshop – 14 February (Christine presenting all Forums views based on Position Papers)</li> </ul>	Chair/All
8. Key message to SmartGrowth Leadership Group	Chair/All

**Terms of reference**

<b>Purpose:</b>	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. 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.
<b>Role:</b>	The role of the Housing Affordability Forum ('the forum') is as follows: <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>	The Housing Affordability Forum has representation from the following groups/industries/sectors: <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>	The key principles underpinning the establishment of the Housing Affordability Forum are: <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>	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>	<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.</p> <p>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><b>Meetings:</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>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

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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
Ryan Plank	Closer Developments
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 13 October 2017, 1:30-3:15pm
<b>LOCATION</b>	Beca, Harrington Street

<b>Forum Members Present</b>	Christine Ralph (Beca – Chair), Annie Hill (Priority One), Jo Gravitt (Community Housing Trust), Jo Wills (Sustainability Options), Simone Cuers (TCC), Bobbie Cornell (Housing Alternatives / It takes a tiny village), Ryan Plank (Closer Developments Co-founder), Dave Macfarlane (Property Developers Forum Rep), Cr. Terry Molloy (TCC)
<b>SmartGrowth</b>	Megan Rumble (Coordinator)
<b>Other</b>	
<b>Partner staff</b>	Phillip Martelli (WBOPDC)
<b>Apologies (forum members)</b>	Bernie Walsh (SG Manager), Roger Dowling (Beca), Tony Marsden (SILC), Kelvin Clout (TCC), Melissa Cox (Housing Alternatives / It takes a tiny village)
<b>Previous minutes and matters arising</b>	<p>The minutes of the previous 11 August meeting were accepted as a true and correct record.</p> <p><b>Previous actions</b></p> <ol style="list-style-type: none"> <li>1. New members drive by all forum members to advise Christine – <b>Ongoing</b></li> <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. Bruce Fraser to return, to the Chair, the previously collected information if it is not going to be used for the website – <b>Megan follow up</b></li> <li>4. Dave Mcfarlane to talk to the findings of his Europe travels at the next meeting – <b>Complete</b></li> <li>5. Christine to contact Jo Gravitt regarding Te Tumu structure planning workshop – <b>Complete</b></li> <li>6. Megan to include the Bi-monthly report link in all future agendas – <b>Ongoing</b></li> </ol>

	Action	
<b>Update on Pilot Project</b>		Discussions are taking place with a group and more information is likely to be available at the next HAF meeting in December.
	Action	
<b>Report back on Shared Equity Workshop</b>		<p>A very successful workshop with 100% attendance. Attendees have been invited to The Housing Needs Assessment workshop on 27 October.</p> <p>Scott Figenshow presented at the workshop. Presentation available upon request. He also left the 'Our Place' brochure <a href="file:///C:/Users/mrum/Downloads/Our%20Place%202017.pdf">file:///C:/Users/mrum/Downloads/Our%20Place%202017.pdf</a></p> <p>Christine Ralph circulated the shared equity products overview paper to the group (attached). It was suggested that this be circulated wider to show the broad range of options available. The paper has been provided to TCC already. The forum agreed they will work to getting a press article in the Bay of Plenty times.</p>
	Action	Annie Hill to contact Bay of Plenty times with regard to the shared equity products overview article.
<b>Report back on Structure Planning Consultation attendance</b>		<p>Tauriko West and Te Tumu structure planning workshop notes were circulated to the group Discussion followed and it was noted that next year the discussion will be more relevant to HAF in relation to housing typologies etc. The group should keep an eye on the plan change as it happens and continue to attend meeting/workshops. Early next year the conversation will begin around rules.</p> <p>It was noted how encouraging it was to see what was presented at the TCC Long Term Plan workshop.</p> <p>Omokoroa – Western Bay of Plenty District Council are organising a structure planning workshop for late November. Phillip Martelli noted they will be emailing details to forum members. Megan to arrange a member of HAF to attend once date confirmed.</p>
	Action	Megan to organise a HAF member to attend the Omokoroa workshop once date confirmed.
<b>Dave MacFarlane – Learnings from Europe</b>		Dave MacFarlane spoke to the forum about his learnings during his recent trip to Europe.

		<p>Russia, visited a 3D printing company/plant, printing the walls and framing of houses at this stage. Dave is continuing to follow this and has looked into a Ukraine company also.</p> <p>Estonia, alongside Scandinavia, is leading in prefabricated houses. Flat pack type prefabs.</p> <p>Dave visited a joinery company. PVC joinery. A lot lower cost than in NZ.</p> <p>SIPS – Structurally insulated panels.</p> <p>Dave is in dialogue with a company in Austria who works in cross laminated timber.</p> <p>Looking to bring a prefabricated company over to NZ and set up if possible.</p> <p>The material cost is causing houses to cost 35% more in NZ.</p>
	Action	Dave to continue to update the forum on any future findings/information.
<p><b>SmartGrowth update including the Needs Assessment Report and Partner Forums Independent 'Health Check' Report HAF submission for discussion and the attached draft</b></p>		<p>The Housing Needs Assessment report back workshop will be held 27 October.</p> <p>Christine introduced the draft HAF submission to the independent 'Health Check' report. Christine had put a request out to the forum for comments and received four responses which she has fed into the submission. Discussion followed and HAF endorsed the submission, which will be included in the agenda for the Strategic Partners Forum meeting Tuesday 17 October. The Strategic Partners Forum will work toward collating a joined up forum response to the research/report.</p>
	Action	
<p><b>General Business</b> 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 Healthy Housing Initiative Newsletter – Issue 1 – July 2017</p>		<p>Ryan Plank, co-founder of Closer Developments gave a brief overview of Closer. The community property development company provides affordable housing. Working at present on a Welcome Bay development looking to provide 20-50 homes with the medium price of \$300,000 for a 80sq metre house and land package. Communal living.</p> <p>Looking to Western Bay land and support in this room and beyond.</p> <p>Ryan Plank - Closer co-founder <a href="mailto:ryanplank@hotmail.com">ryanplank@hotmail.com</a> 021 392 067</p>
	Action	Can HAF host the workshop on the way forward post 27 November - Megan to follow up on 8 <sup>th</sup> December
<p><b>Key message for SmartGrowth Leadership Group</b></p>		HAF strongly supports the initiatives in the Tauranga City Council Housing Strategy. Particularly the development of a housing strategy with TCC working together with Western Bay. HAF most

		<p>definitely want to be involved in workshops in the future developments of the strategy particularly regulatory and other mechanisms. The definition of affordable needs to be acknowledged that it is both rental and ownership sectors. It can be delivered by the private sector or assisted regime.</p>
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Meeting ended at 3.07pm. Next meeting 8 December 2017, Beca, 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	Megan to include the Bi-monthly report link in all future agendas – <b>Ongoing</b>
4.	October	Annie Hill to contact Bay of Plenty times with regard to the shared equity products overview article
5.	October	Megan to organise a HAF member to attend the Omokoroa workshop once date confirmed
6.	October	Dave to continue to update the forum on any future findings/information
7.	October	Can HAF host the workshop on the way forward post 27 November - Megan to follow up on 8 <sup>th</sup> December



## Overview of Shared Equity Products Offered in New Zealand (2016-2017)

<b>Criteria / Programme</b>	<b>NZ Housing Foundation</b> Affordable Equity Scheme	<b>Queenstown Lakes Community Housing Trust</b> Shared Ownership	<b>Dwell Housing Trust</b> Shared Home ownership	<b>Marlborough Sustainable Housing Trust</b> Shared Ownership	<b>Habitat for Humanity</b> Rent then buy
<b>Income Range / Maximum</b>  [regional variations – AMI %]	\$55,000 - \$95,000	Minimum: as able Maximum: \$84,000 for a single person to \$127,000 for a 6-person household.	50,000 - \$95,000 depending on location of development and family size.	\$45,000 - \$85,000.	\$32,000 - \$70,000 Approx 40% - 80% NZ mean family income. Depends on Family structure/needs
<b>Employment</b>	At least one member of the household is in full time employment (35+ hours per week).	Within each household at least one member must be employed in full time employment (minimum 30 hours per week average).	At least one member of the household is in full time employment, working at least 30 hours a week.	A steady employment history in Marlborough.	No specific requirement but recipient must be able to demonstrate ability to meet HFH minimum payments
<b>Residency Status</b>	All Applicants need to be NZ residents or citizens.	Within each household at least one member is and will remain a New Zealand permanent resident or citizen.	The applicant needs to have permanent residency.	New Zealand citizenship or permanent resident.	All members of recipient family to be housed must have permanent residency
<b>Range of Equity Programme will retain in the home</b>	15%- 40% Example is 25 per cent	15% – 40%.	Depends on ability to service mortgage.	Up to 50% share of the market value of a property	100%
<b>Minimum Deposit</b>	\$10,000	5%	10%	\$5,000	\$1,000

<b>Exclusion Criteria</b>	Property must be primary residence. Excluded if: the applicant is a current homeowner in New Zealand or overseas.  the applicant have other assets which would enable them to meet their own housing needs	Property must be primary residence. Excluded if: the applicant is a current homeowner in New Zealand or overseas.  the applicant have other assets which would enable them to meet their own housing needs the property is used as a second home or holiday house.	Property must be primary residence Excluded if: the applicant is a current homeowner in New Zealand or overseas.  the applicant have other assets which would enable them to meet their own housing needs.	Property must be primary residence Excluded if: the applicant is a current homeowner in New Zealand or overseas.  the applicant have other assets which would enable them to meet their own housing needs the applicant is eligible for Housing New Zealand.	No previous Home Ownership  Must have resided in the locality for at least 2 years  Inability to obtain finance to purchase own home taking all assets into account  The house must be for their personal occupation  No Boarders  Stable family situation
<b>Annual Management Fee</b>	\$500 + GST (\$575)	\$350 + GST (\$402.50)	\$350 + GST (\$402.50)	\$350 + GST (\$402.50)	None
<b>Staircasing Rules</b>	Purchase in 5% blocks, on anniversary of purchase, up to 85%. After equity is at 85%, the next step 100%.	Purchase in 5% blocks, after second anniversary of purchase, up to 85%. After Equity is at 85%, next step 100%	Purchase in 5% blocks, on anniversary of purchase, up to 100%.	Purchase in 5% blocks, on anniversary of purchase, up to 85%. After equity is at 85%, next step 100%	Not applicable
<b>Area Affordable Limit for Kiwisaver HomeStart</b>	\$650,000 (Auckland) \$550,000 (Christchurch)	\$550,000	\$550,000	\$450,000	\$650,000 (Auckland)

The Steering Group has facilitated many meetings with one proponent group from October to February discussing :

- The independent panel's assessment and requirement for further concept information (which is dependent on the feasibility costings as below)
- Finalising the economic feasibility of the project which is heavily influenced by the expected land acquisition costs and as yet incomplete site works (which has the potential to reduce the land area of the site)
- Potential investors in the project which will influence the economic feasibility

The slowness in gaining decisions and progress on the economic feasibility and thereby the concept plan documentation is causing real concern.

We have, this month, had resignations from the Steering Group being – Jo Wills and Chris Johnstone and therefore are in need of two new members to take this project through the design/ construction / promotion process. Please let me know if you are interested in joining the group.

**Christine Ralph**

Senior Technical Director

Beca

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