

FORUM	Housing Affordability Forum
DATE & TIME	Friday 9 February 2017, 1:30-3:15pm
LOCATION	Beca, Harrington Street

Forum Members Present	Jo Wills (Sustainability Options – Acting Chair), Simone Cuers (TCC), Tony Marsden (SILC), Paul Wollaston (Acting Manager at Tauranga Community Housing Trust) Ian Mclean (Closing the Gap), Cr Kelvin Clout (TCC), Cr Terry Molloy (TCC)							
SmartGrowth	Bernie Walsh (SG Manager), Megan Rumble (SG Coordinator)							
Other								
Partner staff	Ana Hancock (TCC), Damon Mathfield (TCC)							
Apologies	Christine Ralph (Beca), Matt Peacocke (Beca), Annie Hill (Priority One), Phillip Martelli (WBOPDC), Jo Gravit (Community Housing Trust), Ryan Plank (Closer Developments)							
Previous minutes and matters arising	<p>The minutes of the previous October meeting were accepted as a true and correct record. No matters arising. Previous Actions:</p> <table border="1"> <tr> <td>New members drive by all forum members to advise Christine - Ongoing</td> </tr> <tr> <td>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</td> </tr> <tr> <td>Megan to include the Bi-monthly report link in all future agendas – Ongoing</td> </tr> <tr> <td>Annie Hill to contact Bay of Plenty times with regard to the shared equity products overview article – HAF ran an article with Bay of Plenty Times (attached) on the shared equity. We continue to want to be involved in the Housing Way Forward conversation</td> </tr> <tr> <td>Megan to organise a HAF member to attend the Omokoroa workshop once date confirmed – Megan contact HAF but there was no response. Phillip Martelli has advised the workshops were positive</td> </tr> <tr> <td>Dave to continue to update the forum on any future findings/information - Ongoing</td> </tr> <tr> <td>Can HAF host the workshop on the way forward post 27 November - Megan to follow up on 8th December – 8 December meeting didn't go ahead but Megan forwarded request to Bernie Walsh</td> </tr> </table>	New members drive by all forum members to advise Christine - Ongoing	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	Megan to include the Bi-monthly report link in all future agendas – Ongoing	Annie Hill to contact Bay of Plenty times with regard to the shared equity products overview article – HAF ran an article with Bay of Plenty Times (attached) on the shared equity. We continue to want to be involved in the Housing Way Forward conversation	Megan to organise a HAF member to attend the Omokoroa workshop once date confirmed – Megan contact HAF but there was no response. Phillip Martelli has advised the workshops were positive	Dave to continue to update the forum on any future findings/information - Ongoing	Can HAF host the workshop on the way forward post 27 November - Megan to follow up on 8 th December – 8 December meeting didn't go ahead but Megan forwarded request to Bernie Walsh
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Action	
Update on Pilot Project	<p>The Steering Group has facilitated many meetings with one proponent group from October to February discussing :</p> <ul style="list-style-type: none"> • 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 <p>The slowness in gaining decisions and progress on the economic feasibility and thereby the concept plan documentation is causing real concern.</p> <p>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 Christie Ralph know if you are interested in joining the group.</p> <p>Paul Wollaston has volunteered to join the Steering Group in the meantime in lieu of the new CEO of Tauranga Community Housing Trust being appointed.</p>
Action	Contact Christine Ralph with EOI for the pilot project steering group
Tauranga Urban Strategy Update	<p>Damon Mathfield and Ana Hancock presented to the forum – PowerPoint available on below link: https://www.dropbox.com/s/o4bcv2mvtrmxsdn/Presentation%20to%20stakeholders%20on%20the%20draft%20Tauranga%20Urban%20Strategy%20%28A8445491%29.ppt?dl=0</p> <p>Have your say – Help guide the future development of the city. The draft Tauranga Urban Strategy has been endorsed by Tauranga City Council for the purposes of public consultation.</p> <p>Tauranga City Council would like to find out what the community think about some of the key proposals in the Urban Strategy. There are five questions and responding will take around three minutes. This survey is open 1 Feb – 31 March. Results will be posted on the link below following the closure date. http://www.tauranga.govt.nz/our-future/strategic-planning/strategic-focus/tauranga-urban-strategy</p> <p>If you have any other feedback or questions about the Urban Strategy, please email urban@tauranga.govt.nz</p>

	<p>Questions and discussion followed around greenfield and brownfield development split – the aspiration is 50/50 although this is not in the strategy. Discussion around enabling this infill in brownfield. Incentives for property amalgamation. Economic value of brownfield land. It was noted that consultation on the Future Development Strategy will encapsulate The Urban Strategy and have a much more in depth consultation policy. Discussion was had around building standards, performance, maintenance costs.</p> <p>The city wide plan change time frame was discussed. This went to the committee yesterday. No discussion has taken place with writers of the plan change yet but aspirations are to push it through as soon as possible. Stakeholders are encouraged to respond and it was noted suggestions of mechanisms to gain housing affordability within The Urban Strategy would be appreciated particularly those that may not rely on a large council bank balance.</p>
Action	<p>Complete the Urban Strategy Survey by 31 March http://www.tauranga.govt.nz/our-future/strategic-planning/strategic-focus/tauranga-urban-strategy</p>
SmartGrowth Update	<p>Housing Demand Report – Bernie provided an update. Independent consultants Ian Mitchell, Livingston and Associates Ltd and Chris Glaudel, Community Housing Solutions Ltd completed the research report in December and it was presented to the SmartGrowth Leadership Group. Funders were Tauranga City Council, Western Bay of Plenty District Council and Bay Trust. The consultants carried out evidence based work. Bernie has created a one page summary of the report - view the one pager here. The yearly SmartGrowth Development Trends one pager has also been released – view here. This is a very useful piece of work modelling demand and need and has pulled together the work around ageing renters. The Housing Demand Report is a good sub-regional report to inform discussions including with Central Government. It was noted that a recent SpinOff article has been presented to MP's and Ministers and SmartGrowth are also in discussion with minister Twyford at present. We are in a positive space, have done the modelling and hoping discussions with government will generate strategic work going forward. View the full report here.</p> <p>Next steps – what is our response as a sub region? This work should complement the National Policy Statement for Urban Design Capacity (NPS UDC). The discussion going forward will be around what each partner needs to do in response to this evidence. SmartGrowth is primarily responsible for mapping the response from partners – this will be a multi-party, multi funded response. A high level smart action framework has been created with four focus areas. This will be reported back to SLG on March 21 and CEAG 7 March.</p> <p>Discussion followed around how broad the actions are and partners taking ownership of these in order to gain meaningful outcomes. Simone Cuers spoke about the report she is taking forward to council which will include options backed up by the Housing Need work. The next two months are poised for decision making. Housing First Hub opening for business in April. NZ Herald have run an article on this: read here. A lot is happening in this housing space.</p> <p>Update on Forums 'Health Check': Nothing to update at this stage</p> <p>Discussion around Shared Equity and this being a discussion item for the next HAF meeting in April.</p>

	Shared Equity discussion - agenda item for next meeting
Meeting/Workshop Attendance	HAF representation at Strategic Partners Forum (20 February) – Annie Hill will be attending on behalf of Priority One and can provide HAF update. Forum representation at Housing for Greenfield Workshop (14 February). Christine Ralph is presenting at the workshop so one other forum member can attend and represent. Contact Megan.
Key message for SmartGrowth Leadership Group	The HAF fully support the implementation of actions as a result of the Housing Demand Report and advocacy back to central government.

Meeting ended at 3.08 pm Next meeting 6 April 2018 1:30-3.15pm Beca Office, Harrington Street, Tauranga.

Housing Affordability Forum OUTSTANDING ACTIONS

June	New members drive by all forum members to advise Christine - Ongoing
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
June	Megan to include the Bi-monthly report link in all future agendas – Ongoing
October	Dave to continue to update the forum on any future findings/information
February	Contact Christine Ralph with EOI for the pilot project steering group
February	Complete the Urban Strategy Survey by 31 March http://www.tauranga.govt.nz/our-future/strategic-planning/strategic-focus/tauranga-urban-strategy
February	Shared Equity discussion - agenda item for next meeting

New model could ease housing costs

Shared equity offers boost for first-home purchasers

Zoe Hunter



SHARED equity programmes could help Bay of Plenty first-home buyers who are struggling to get on to the property ladder, housing experts say.

Experts at a SmartGrowth Housing Affordability Forum workshop looked at shared equity programmes and impact investment as opportunities to bring more affordable housing choices to the region.

Contributors to the workshop included experts in affordable housing, urban design and planning, community housing provision, innovation in housing, economic development and papakainga housing developments, as well as philanthropic organisations.

Shared equity was freehold housing with at least 60 per cent contributed by the homeowner, supported by a trust that has received investment funds for this purpose.

The return on investment would be determined by the housing market and divided as per the final ownership proportions when the property was sold.

Community Housing Aotearoa chief executive Scott Figneshow said shared ownership was a way for families to be able to purchase a portion of a home using a "tenants in common" legal agreement.

For example, a family could use their mortgage and deposit to buy 70 per cent and a community housing provider owned the other 30 per cent of the property.

If the house changed in value when the family decided to move out, a new family could offer to buy out the previous one, or the trust could offer to cover more of the cost if they could provide only 50 per cent of the share.

"It is able to be tailored to the household," he said.



PROPOSING SHARED EQUITY: Colin Reeder, Te Ururoa Flavell, Rachel Davey and Victoria Kingi at the launch of Manawa, the new subdivision in Papamoa.

PHOTO/ANDREW WARNER



GREAT ASSET: An artist's impression of the new 240-site Nga Potiki Manawa project in Papamoa.

IMAGE/FILE

There were about 210 homes under the Auckland New Zealand Housing Foundation and about 160 in the Queenstown Lakes Community Housing Trust using the shared equity scheme.

Mr Figneshow believed shared equity would work in the Bay too, but there were several options for how the scheme could be funded and resourced, including advocating to the new Government

for direct capital investment into community housing providers.

Nga Potiki a Tamapahore Trust deputy chairwoman Victoria Kingi said the Treaty-settlement tribe was proposing to engage in the



PROVEN: Community Housing Aotearoa chief executive Scott Figneshow with Queenstown Lakes Community Housing Trust executive officer Julie Scott in front of homes under the shared equity scheme in Queenstown. PHOTO/SUPPLIED

shared equity scheme.

Ms Kingi said 30 Nga Potiki members were going through a supported process for bank pre-approval to borrow funds to own houses on Treaty settlement land in Papamoa East.

The tribe owned 20ha of Te Houhou settlement land for which it had negotiated early settlement release from the Crown to build a residential development, which was made up of market-led and quality affordable Nga Potiki housing.

Ms Kingi said the houses were made affordable through the shared equity scheme.

"It means tribal members will be able to buy house and land packages at market prices subsidised by the tribe through the shared equity scheme," she said.

"We are locking in affordability and future-proofing it for families to eliminate anybody trying to benefit from profit that was not charitable."

Tauranga Community Housing Trust manager Chris Johnstone said shared equity was something the trust was interested in and would continue to explore.

"However, we are mindful that it needs good support, a sturdy framework and specific expertise."

Priority One communications and projects manager Annie Hill said shared equity schemes in New Zealand had a successful track record.

"Philanthropic organisations and other investors invest in a fund, understanding the return will be determined by fluctuations in the housing market," she said.

"The fund is then managed by a community housing provider or a trust."

Forum spokeswoman Christine

Ralph said the workshop aimed to facilitate new ways of thinking about affordable homes and hoped social housing providers at the forum would adopt the strategy in the Bay.

Mrs Ralph said it was likely the housing providers would view the results of the latest SmartGrowth housing assessment for the Bay and decide whether they would follow the approach or not.

"It just means now affordability becomes a possibility for a lot more people," she said. "I think it is an innovative way to look at financially. If you can find groups that are willing to implement it, it will be good for the community."

"As soon as we can get one or two in operation, the rest of the community can see how it works and gain confidence in it and it will be a snowball effect."

Mrs Ralph said a second workshop would be held early next year to consider how a shared equity scheme might work at a local level.

First National Mount Maungani, Tauranga and Omokoroa owner Anton Jones said on the surface, this type of ownership model could have merit for those who were struggling to be able to afford a property on their own, or come up with a large deposit.

"Owning a home is most Kiwis' dream, but it is simply out of reach for some at present, so any assistance like this people can get with getting on to the property ladder surely must be beneficial," he said.

However, Mr Jones said it would depend on the finer details and he advised anyone looking at a scheme like this seek independent advice: "Make sure the trust and a people involved have a good track record and it is the right model for them."