



<b>FORUM</b>	Housing Affordability Forum
<b>DATE &amp; TIME</b>	Monday 13 August 2018, 1:30-3:15pm
<b>LOCATION</b>	Beca, Harrington Street, Tauranga

<b>Forum Members Present</b>	Christine Ralph (Beca – Acting chair), Jo Wills (Sustainability Options), Kevin Tohiariki (Combined Tangata Whenua Forum), Tony Marsden (SILC), Riki Nelson (Master Painters BOP), Jo Gravitt (Tauranga Community Housing Trust) , Cr. Kelvin Clout (TCC), Libby Gosling (Classic Group), Annie Hill (Priority One), Bobbie Cornell (Housing Alternatives / ‘It Takes a Tiny Village’), John Garwood (Closing the Gap), Buddy Mikaere (Combined Tangata Whenua Forum)	
<b>SmartGrowth</b>	Bill Wasley (Independent Chair), Megan Rumble (Coordinator)	
<b>Partner staff</b>	Philip King (Tauranga City Council), Phillip Martelli (Western Bay)	
<b>Apologies (forum members)</b>	Peter Malcolm (Closing the Gap), Cr. Terry Molloy (Tauranga City Council) Mark Wassung	
<b>Previous minutes and matters arising</b>		The minutes of the previous 9 February 2018 meeting were accepted as a true and correct record. <b>Previous actions</b> Christine circulated an email update to the forum on 17 April 2018. Email attached below for your information.
	Action	
Update on Smart Housing Action Framework - Smart Housing Action Framework Report - Resolutions from March SmartGrowth Leadership Group Meeting		Bill Wasley was present to provide an update on the Smart Housing Action Framework, along with Bernie Walsh who dialled in. In March the SLG approved the action framework – the four focus areas are: 1. Land development leadership 2. Policy and planning leadership 3. Capacity building 4. Co-ordinated advocacy and communications  TCC and WBOPDC have now begun progressing this work. Bernie has also begun work on behalf of SmartGrowth. There are challenges, as always, in terms of funding. Whilst there is availability in SmartGrowth budget, funding is being sought from other agencies also.

Jodie Rickard, Philip King and Bernie met with members of staff from the BOP District Health Board (DHB) on 7 August and presented the framework. They are considering what areas of the framework cross over with their work. It was noted having the DHB on board is really important.

Philip King provided a TCC update: The team have taken the actions identified through the housing study which was completed in December 2017 and received by council in February. A lot of initiatives went into the TCC Long Term Plan. Funding has been allocated to support the ongoing work moving forward. Philip noted the Tauranga Urban Strategy (TUS) needs this action framework. The TUS is programmed to start public consultation in October – a whole of city conversation is needed around improving our existing urban area alongside greenfield growth. There is a range of other work that sits alongside the action framework too - Elder housing stock, social housing, the People's Project. The future development strategy going to SLG on 7 September also needs to look at a range of housing. TCC recognises the city plan needs reviewing but are initially looking to quick wins – also needing to do long term review. Looking to be flexible.

Phillip Martelli provide a WBOPDC update: council have workshopped the Smart Housing Action Framework with their councillors and planned out their own action plan. Looking at the entire range of options for intensification. Phillip noted all councils around the country are looking at a district plan review. A quick fix is a full residential zone review which could include inclusionary zoning.

It was noted both WBOPDC and TCC are aligning their work programme with the four focus areas.

Discussion followed:

- Inclusionary zoning is: X percent of lots or properties have to be looked at for affordable housing – there are many avenues to do that however different typologies are encouraged.
- Definition of affordable housing? No more than 30% of your income should be used for housing. It was noted there is a difference between definitions and the solutions.
- It was noted there is a distinct difference between social housing and affordable housing. Emergency housing is different again – 12 week stay. This forum has always dealt with affordable housing in the private market.
- Land only sales within inclusionary zoning?

Where does HAF fit within the Housing Action Framework?

Bill advised it is part of the forums review work. The Leadership Group are likely to consider the matter of the forums review at the Sept or Oct meeting. How best to make use of knowledge, expertise, experience across the forums will be considered. It is about how we take the current approach and work better. It was noted HAF was originally established by WBOPDC and Priority One so there is the opportunity to operate outside of SmartGrowth if needed.

		<p>How do the four areas join up and work together? Bill noted discussion needs to be had with CEAG in terms of reporting and the best way to bring it together and report to SLG.</p> <p>It was noted there are to be many different groups making up the four areas, councils are likely to be acting in all four areas. Discussions around collective funding with other agencies as well as partner councils.</p> <p>It was noted communication around what is happening is key. Outline the joined up approach and communicate this. It was agreed Bernie will develop a report alongside Phillip M, Philip K, and Jodie around progress being made.</p> <p>Discussion around SHA applications – typologies. More of the same development.</p>
	Action	<p>Bernie to develop Smart Housing Action Framework update report.</p> <p>Megan to arrange next meeting for late October/early November and have a report back on these matters <b>post note:</b> Meetings have been scheduled in September, October and November.</p>
Update on Future Development Strategy		<p>Phillip Martelli updated the forum. The SmartGrowth Leadership Group workshop in July provided more clarity to the team on how to shape the FDS. The purpose of the FDS is to ensure there is sufficient land for the long term. The FDS doesn't get into the numbers around housing but it does point to the need to do things differently.</p> <p>It was agreed in terms of the consultation engagement process a community conversation approach will be taken. This will include online submissions. No formal hearings as such.</p> <ul style="list-style-type: none"> <li>- The TUS engagement will take place at the same time as the FDS given the two are linked.</li> <li>- The next SLG meeting is to be held on 7 September where the latest draft will be presented and the team will be looking for endorsement from SLG.</li> <li>- It is likely HAF will be asked to be involved in a Combined Forums Hui on the FDS during consultation process in October.</li> </ul>
	Action	
Update on Pilot Project		<p>Christine provided a written update on 17 April regarding moving from site A to site B for a range of reasons – see email attached. Have since been gaining valuations for site B. Developers are now incorporating that into their feasibility assessments. If they confirm it is feasible they then move to concept designs, then go back to independent panel for assessment. Once the panel is satisfied that the proposal meets the RoI criteria then the project proceeds to final design and confirmation with the Council on the land price. With final development costings confirmed, consents will then applied for. Looking at 6 months at least to get through this by which time the land maybe available for development. This has never been an easy project.</p>

		<p>The forum extended their thanks to Christine and the Steering Group team for their ongoing work on this.</p> <p>Jo Wills noted Sustainability Options are currently delivering a social housing project in Rotorua. Jo advised she is more than happy to feed any learnings through to this group. Working with a community housing provider. It was asked whether this project is worthy of assessment by the independent panel for the pilot project?</p> <p>Discussion followed around other projects that may be worthy of assessment: Small Home Community Katikati. Learnings from Papakāinga development. Riki noted work happening in Bethlehem at the present using prefab housing.</p> <p><a href="#">Please follow this link to view the Pilot Project registration of interest documents.</a></p>
	Action	Any likely best practice examples of affordable housing are to be advised to HAF for consideration under the pilot project criteria.
General Business		Christine noted the HAF representative on the Tauranga Urban Strategy working group is Mark Wassung. Report back from Mark at the next meeting.
	Action	Mark Wassung to report back regarding TUS working group at the next meeting.
<b>Key message for SmartGrowth Leadership Group</b>		<ul style="list-style-type: none"> <li>- HAF would like to recommend a more targeted bi-monthly reporting structure on the implementation of the Housing Action Framework.</li> <li>- HAF encourages the partners and other agencies to ensure there is sufficient funding and resources allocated to this priority Housing Action Framework (as per your resolution in March 2018).</li> </ul>

Meeting ended at 2:47pm. Next meeting 28 September 2018, 1:30-3:00pm at Beca.

### Housing Affordability Forum OUTSTANDING ACTIONS

1.	August	Bernie to develop Smart Housing Action Framework update report.
2.	August	Megan to arrange next meeting for late October/early November and have a report back on these matters <b>post note:</b> Meetings have been scheduled in September, October and November

3.	August	Any likely best practice examples of affordable housing are to be advised to HAF for consideration under the pilot project criteria
4.	August	Mark Wassung to report back regarding TUS working group at the next meeting.

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## **HAF update by Christine Ralph sent 17 April 2018**

Although we didn't have a meeting this month I thought an update on various matters was important.

Firstly I was, as acting chair of HAF, asked to present all the Forums views on Housing at TCC workshop on the existing Residential Zones in February. The presentation is attached for your information.

Secondly, also attached is a copy of the draft feedback that a team of HAF sent to TCC planners who are reviewing the rules for the residential zones within the City Plan .Since then I attended a workshop with the City Transformation Committee but the item was not considered due to a lack of time so it was then considered on Wednesday at 11 am at TCC. Thanks to all who helped consider the matter of affordable housing provisions and to Jo Gravit for attending the later workshop.

Thirdly the Pilot Project at Omokoroa has been progressing well. Over the past six months the Steering Group has been negotiating with the proponents on the detail of the design and more particularly the feasibility costs.

Due to the Site A being adversely affected by the location of retaining walls (which adversely affects the measurement of daylighting and thereby the width of yards, under the District Plan) and more latterly the encroachment of power transformers into the site and the lack of agreement on the land valuation, the economic feasibility of the project has been very difficult to achieve.

This coupled with very recent advice that the Council does not consider that the affordable housing concept currently under negotiation for Site A is acceptable because there could be a component of rental housing within the relatively dense development, which would not meet the terms of the Council's agreement with Classics Developments.

You may recall that the Pilot Project Rol has always asked for a range of housing styles in rental /ownership or alternative ownership arrangements.

The decision has been made and ratified by the WBOPDC for the Pilot Project to now move to Site B which is a larger 4,000m<sup>2</sup> plus site to the north subject to approving the agreed land valuation .It is anticipated that the land valuation will be available within this month and with agreement the consortium will proceed to new concepts and cost estimates.

We shall keep you informed of progress.

Fourthly, the "Housing We Need Report" has been published and Bernie has held a workshop with the Housing Reference Group to discuss the way forward. There are four areas of work programs - Housing/Land Development Leadership, Policy and Planning Leadership, Capacity Building and Co-ordinated Advocacy and Communications. This approach was ratified by the SmartGrowth Leadership Group on 21 March. We anticipate being able to discuss the forums role within this framework at our next meeting. If you want to see the Council papers on this please ask Megan for a copy.

### **Christine Ralph**

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