



Housing Affordability Forum Meeting

Agenda

Wednesday 19 February 2020 12:00-2:00pm

The Collective, 17th Avenue, Mawhero Room 2

1. Apologies	Chair
2. Minutes and actions from the previous 30 October 2019 meeting (<i>Paper A</i>)	Chair
3. Kāinga Ora update – roles and functions under the new legislation plus plans for Tauranga specifically	Kate Williams
4. Unfurl overview from Debbie Hallam including the overarching themes	Debbie Hallam
5. Urban Form and Transport initiative discussion post Monday 10 February workshop	All
6. Residential Intensification Plan Change	Janine Speedy
7. February co-housing events – for information (<i>Paper B</i>)	For info only
8. General Business	All
9. Key message to SmartGrowth Leadership Group	All

Terms of reference

Purpose:	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.
Role:	The role of the Housing Affordability Forum ('the forum') is as follows: <ul style="list-style-type: none"> • Identification of potential strategy actions across the range of key determinants that impact on housing affordability • Leading the implementation of specific strategy actions as agreed e.g. pilot project • Raise awareness and educate stakeholders and the general public • Supporting the delivery of other partner projects relating to housing affordability • Monitoring of all relevant strategy actions. • Development of policies by the SmartGrowth Partners relating to housing affordability • Making representations/submissions to local, regional and national Government in relation to housing affordability
Membership:	The Housing Affordability Forum has representation from the following groups/industries/sectors: <ul style="list-style-type: none"> • Development community • Local authorities (council officers and elected members) • Economic Development specialists • Planning and urban design specialists • Community Housing Trusts • Real estate sector • PATAG • Tangata whenua • Relevant central Government agency • SmartGrowth Programme/implementation Manager
Key Principles	The key principles underpinning the establishment of the Housing Affordability Forum are: <ul style="list-style-type: none"> • The provision of sufficient affordable housing to provide for low to medium income residents as well as support the region's future labour force; • 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,
Other SmartGrowth Forums and the SmartGrowth Leadership Group	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>(SSG) — Linkages and Reporting:</p>	
<p>SmartGrowth Leadership Group (SLG)— Linkages and Reporting:</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>Information Provision and Feedback:</p> <p>Meetings:</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>Attendance and Presentations 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>Frequency 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>Servicing 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>Chair 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;

Name	Organisation
Libby Gosling	Chair / Classic Group
Alan Dowman	Habitat
Bobbie Cornell	Closer Developments
Buddy Mikaere	Combined Tangata Whenua Forum
Christine Ralph	Planning Sector
Darren Toy	Kāinga Ora
Debbie Hallam	Unfurl
Jacqui Ferrel	Tauranga Community Housing Trust
Jo Gravit	Tauranga Community Housing Trust
Nicci Armour	Closer Developments
Peter Malcolm	Closing the Gap
Roger Dowling	Beca
Tony Marsden	SILC
Vicki McLaren	Accessible Properties
SmartGrowth & Partner Staff	
Andrew Mead	Tauranga City Council
Cr Grant Dally	Western Bay of Plenty District Council
Cr Kelvin Clout	Tauranga City Council
Cr Terry Molloy	Tauranga City Council
Meagan Holmes	Tauranga City Council
Megan Rumble	SmartGrowth Coordinator
Phillip Martelli	Western Bay of Plenty District Council

FORUM	Housing Affordability Forum
DATE & TIME	Wednesday 30 October 2019, 12-2pm
LOCATION	The Kollektive, Seventeenth Ave, Tauranga

Forum Members Present	Libby Gosling (Classic Group/Chair), Christine Ralph (Planning Sector representative), Tony Marsden (SILC), Jo Gravitt (Tauranga Community Housing Trust), Debbie Hallam (Unfurl), Jacqui Ferrel (Tauranga Community Housing Trust), Vicki McLaren (Accessible Properties)	
SmartGrowth	Vicki Jones (Coordinator)	
Other	Robert Brodnax (UFTI), Christina Ryan (MHUD), Bernie Walsh (Cut to the Chase)	
Partner staff / Councillors	Kelvin Clout (Councillor)	
Apologies (forum members)		Buddy Mikaere (Combined Tangata Whenua Forum) Peter Malcolm (Closing the Gap) Alan Dowman (Habitat) Teresa Pou (Kainga Ora)
Previous minutes and matters arising		<p>The minutes of the previous 31 July 2019 meeting were accepted as a true and correct record.</p> <p>Moved: Vicki McLaren Seconded: Libby Gosling</p> <p>Previous actions Completed</p>
Update on Urban Form and Transport Initiative (UFTI)		<p>Robert Brodnax noted the Urban Form and Transport Initiative (UFTI) was commissioned as the project team in April 2019 to look at the transport needs for next 50 years that brings together the different plans and projects from across the western Bay of Plenty and takes us forward as a unified sub-region.</p> <p>It will deliver an integrated, strategic and shared funding programme which defines the immediate and future priorities and funding opportunities for key social and economic areas, including:</p> <ul style="list-style-type: none"> • transportation, and the support of sub-region and regional transport flows • urban development • education • housing

Robert noted the UFTI team are reviewing different transport and land use scenarios with Councillors and Stakeholders over the coming months.

A number of key research reports will be developed as part of UFTI. Each of these ‘technical reports’ will form part of the evidence base for the UFTI Programme. All released reports can be found below.

www.ufti.org.nz

Questions/comments

It was noted at a recent SmartGrowth meeting the Government budget timetable was reviewed and preparations were being made for meeting with the ministers. It was questioned what the government can do to speed things up and drive Accessible Properties? Robert noted the ministers recognise the immediate challenges in Tauranga and housing supply is being led by the Mayors.

Robert noted in the short term the recommendation budget report will be produced in March to hit the Long-Term Plan. The short term needs to carry on and UFTI will deliver on the longer term. Political commitment is required to secure the funding mechanisms and there are other budget options we can review to benefit housing.

The forum is concerned over the detail in the housing report. Robert noted it will be more than a number, not sure if we will get down to types of homes and affordability. Christine hoped that it can be looked at the ‘How’ majority needs to be addressed in the private sector. Robert noted the report will include the how. The housing options report for where we put the houses – should be published in Nov (next 4 weeks)

The assessment criteria will be reviewed noting the ease of access – transport options to learn, work, healthcare and is linked to urban form. The housing criteria eg: accessibility will be a practical measure to assist changing the outcome.

Does the technical team have a measurable indicator objective? Robert confirmed yes but didn’t have the details to hand.

- HAF noted they have been clear in their hopes to speed up the processes.
- Strength and desire for the housing connection with the transport

		<p>It was noted we need to look at changing people’s behaviours towards transport, public transport system. Is the transport system we have today how people want to use it? We need to look at awareness programs, fare settings and services and do the transport systems deliver the journeys people want? What else can HAF do?</p> <ul style="list-style-type: none"> • Robert noted attending the Joint Forum Hui on Monday 18 November 2019, Club Mount Maunganui, 12.30-3.30pm would be beneficial. • Keeping an eye on the UFTI newsletter, UFTI website to see what the next report is being published. • Key messaging to SLG would be recommended to keep housing affordability alive in SmartGrowth, providing valuable feedback on other areas of the programmes would be appreciated. <p>It was questioned when UFTI would like feedback on the housing report – Robert noted they are open to feedback when it goes up on website. If critical burning issue is identified in the report, please send through the feedback before end of November.</p> <p>All dates will be promoted to Smart Economy and all forums.</p> <p>Engagement will take place in March 2020 with communities.</p>
	Action	<p>We asked UFTI / Robert for “the housing assessment criteria that will be applied in the MCA (multi criteria analysis) of the options. That is the criteria that relate to the one housing objective.”</p> <p>This is for HAF comment prior to the assessment of options being undertaken shortly. The HAF concerns are that the current criteria are too weighted to transportation outcomes rather than being integrated with housing outcomes</p>
Update from Accessible Properties on the Pukehinahina Project partnership vision (Paper B)		<p>Bernie Walsh and Vicki McLaren presented update from Accessible Properties on the Pukehinahina Project partnership vision</p> <p>Bernie noted she has been working with accessible properties now for 10 months and has talked about the project with the different partners. Bernie and Vicki have been presenting on the partnership vision that they are putting forward, this can change and adapt as other partners come onboard.</p>

Bernie noted the need and strong urgency, we need to work across the spectrum, it's about providing other options for people social and affordable. The need is huge and growing every day.

Product vision - Partnering with purpose, it's about offering the opportunity to people, we want to offer people within the Pukehinahina project the opportunities to move up the housing types rent to buy homes within their current area. Really important as the integration of Tauranga.

Inclusion and choice are the vision of accessible properties.

An Opportunity – Gate Pa/Tauranga South

Vision – Something different, something special

18-23rd Avenue 57 hectors, 42% of all properties in the area, doesn't include schools, public areas. 355 lots extra medium density but this could change depending on who comes on board.

Multi partner vision to make the work we do bigger and better. Partnering inclusion and choice, affordable living. Significant is the master planning with the community - This is the opportunity for more housing and inclusive community. Assessable properties have already had conversation with the assessable tenants with feedback gathered. They liked the three big ideas:

1. A Koha shed – for sharing garden tools
2. 2. Community centre
3. Social events in the park

The survey confirmed our view that our tenants get involved in revitalising their community.

The vision is evolving **“Our plan is far from being finalised – because it needs others to make it real, unique to Pukehinahina and meaningful for local people.”**

Next steps

- Seeking feedback
- Working with partners
- Inspiring innovation
- Shaping a Shared Vision and Development Framework

In regard to the resource consents for each site, planners have been really helpful so far.

Shaping the shared vision, we really need central government and the community on board.

	<p>Below feedback on the document from HAF.</p> <ul style="list-style-type: none"> • We will have pride in our neighbourhood – be good to include in document. • Make it clearer what support or partnership you are needing or what you are wanting out of this, reshaping of the neighbourhood could involve others who own land and be clear you need central governments help, local government, community buy in and other land areas in their neighbourhood. • Design of building block is it sustainable and liveable. Form and location of the building – fit for purpose.
<p>Key messages for SmartGrowth Leadership Group</p>	<ol style="list-style-type: none"> 1. Potential intensification and spatial planning changes in the Te Papa peninsular - if council support the accessible properties Pukehinahina project on all levels this will enable this development to be a catalyst for change in the Te Papa area in line with the objective of intensification including the provision of alternative dwelling typologies. 2. UFTI – HAF would like assurance that the housing supply scenarios are detailed within the housing technical reports this year to ensure decisions on housing are integrated with the transport scenario options. We are continuing to be concerned with the lack of effort that has been put into determining local measures particularly those to support the private sector to solve the housing issue in the sub region. HAF expects the UFTI foundation report must state the number of affordable houses required by typology and catchment but also what measures the councils are going to employ to ensure that the private housing sector is able and willing to provide the vast majority of that housing need. 3. HAF want a report back on all four aspects of the housing action framework. particularly coordinated advocacy, capacity building and housing development.

Meeting ended at 2.15pm.

**Housing Affordability Forum
OUTSTANDING ACTIONS**

<p>Ongoing</p>	<p>Regular update from Janine around the Te Papa Spatial Plan and TCC plan changes.</p>
<p>October</p>	<p>We asked UFTI / Robert for “the housing assessment criteria that will be applied in the MCA (multi criteria analysis) of the options. That is the criteria that relate to the one housing objective.”</p> <p>This is for HAF comment prior to the assessment of options being undertaken shortly. The HAF concerns are that the current criteria are too weighted to transportation outcomes rather than being integrated with housing outcomes</p>

Dear HAF Members,

I'd like to share with you below details about the co-housing events we are planning in February, and hope you can share with your interested networks

Warm Wishes,

Bobbie Cornell

Founder, Director

C L O S E R D E V E L O P M E N T S
Creating Connected Communities

INVITATION

CLOser — the Social Enterprise, working to deliver homes and connected communities which last for generations to come, based here in Tauranga, welcomes you to explore the cohousing model.

This is your opportunity to learn how you can contribute to, participate in and benefit from a solution to affordable housing challenges in our region.

We would be grateful if you can share this email and/ ot the event links below with interested contacts.

Affordable Homes - a way forward with Cohousing

Friday Feb 28th : evening 6.30 - 9pm

This evening will introduce how cohousing works and show many examples of how this has been applied around the world in urban, suburban and rural situations. Have you ever wondered how it could be...

Cohousing is a form of collaborative, cooperative housing in which residents actively participate in the design and operation of their own neighbourhoods. Earthsong Eco- Neighbourhood in West Auckland is recognised internationally as a model of sustainable community, and was a finalist in the World Habitat Awards and the UN Habitat Awards. Visit www.earthsong.org.nz to learn more. Presenter Robin Allison, eco-architect, was the development coordinator and is now an Earthsong resident. Robin has a wealth of skills and experience to inspire and help others to develop sustainable communities. Please confirm on the event page how many people are coming if possible, and let us know if you can't make it. If you are attending the workshop the following day, it is recommended that you also attend this introduction prior, if possible. COST : \$5 at door

Your affordable home — Co-Housing Workshop with Robin Allison

Saturday Feb 29th : daytime 10am - 4.30pm

What does it take for you to be able to live an affordable home, in a safe, multi-generational village where you are valued and where you belong? To have privacy and autonomy AND really know your neighbours? To live lightly on the earth and not to have to own and do everything yourself? Cohousing is a form of collaborative housing in which residents actively participate in the design and operation of their own village being developed in New Zealand by CLOser.

A Social Enterprise, working to deliver homes and connected communities which last for generations to come, based here in Tauranga, CLOser welcomes you to explore the cohousing mode with presenter Robin Allison.

Robin is an eco-architect, was the development coordinator and is now an Earthsong resident.

Earthsong is an Eco-Neighbourhood in West Auckland, recognised internationally as a model of sustainable community, and was a finalist in the World Habitat Awards and the UN Habitat Awards. Visit www.earthsong.org.nz and www.robinallison.co.nz to learn more.

Robin brings a wealth of skills and experience to inspire and help others to be part of developing sustainable communities. This workshop will cover:

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COMMUNITY GOVERNANCE - Collaborative decision making: Enormous creativity and strength are possible when empowered individuals work together for the common good. Robin will introduce the key organisational structures and methods of consensus decision making that have served Earthsong so well. DESIGN FOR COMMUNITY - Social and Environmental Issues: Physical design doesn't create community, but it can powerfully encourage or discourage community. Key aspects of design will be explored, from macro issues of site layout and common facilities to more subtle relationships between houses and collective spaces. PROJECT PLANNING - From vision to reality: Cohousing projects involve a wide range of steps, from developing a cohesive group vision and legal and financial structures to collaborative design. Robin will share key learnings and processes that help create a successful cohousing neighbourhood. ~~~~~

Numbers limited to 40, Booking Essential, Payment required to confirm booking, please try to also attend the intro evening on Friday to get the most out of Robin's experience.

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Cost \$50 (includes light lunch) Payable to: CLOSER DEVELOPMENTS LIMITED Kiwibank 38-9019-0230392-00 Please include your full name as reference

INTRO EVENT LINK

<https://www.facebook.com/events/459640321422118/>

WORKSHOP EVENT LINK

<https://www.facebook.com/events/723561738167596/>

We look forward to seeing you there.

Warm Wishes,

Bobbie Cornell

Founder, Director

C L O S E R D E V E L O P M E N T S
Creating Connected Communities

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