

Housing Strategy

Council briefing, 24 August 2021

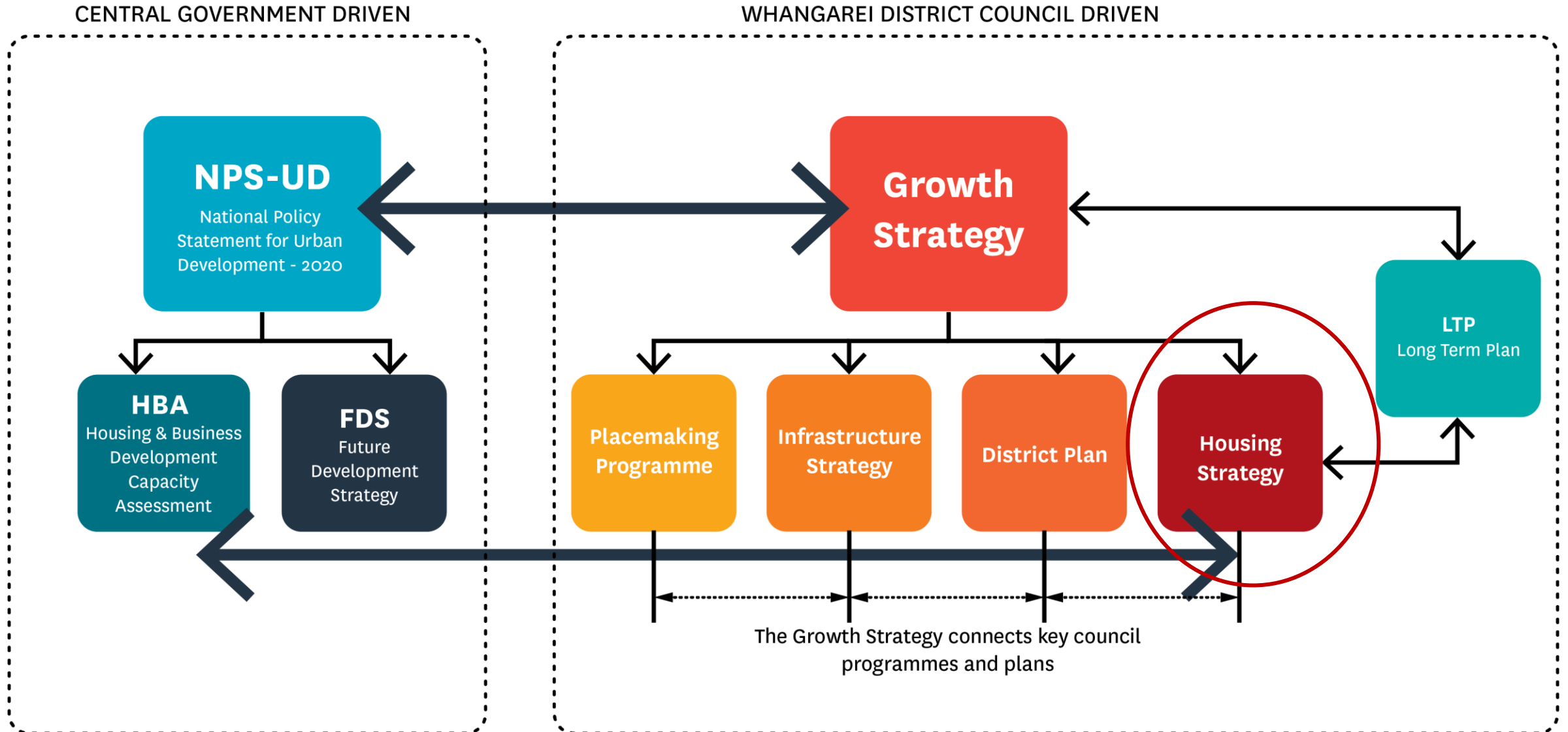


Purpose of briefing

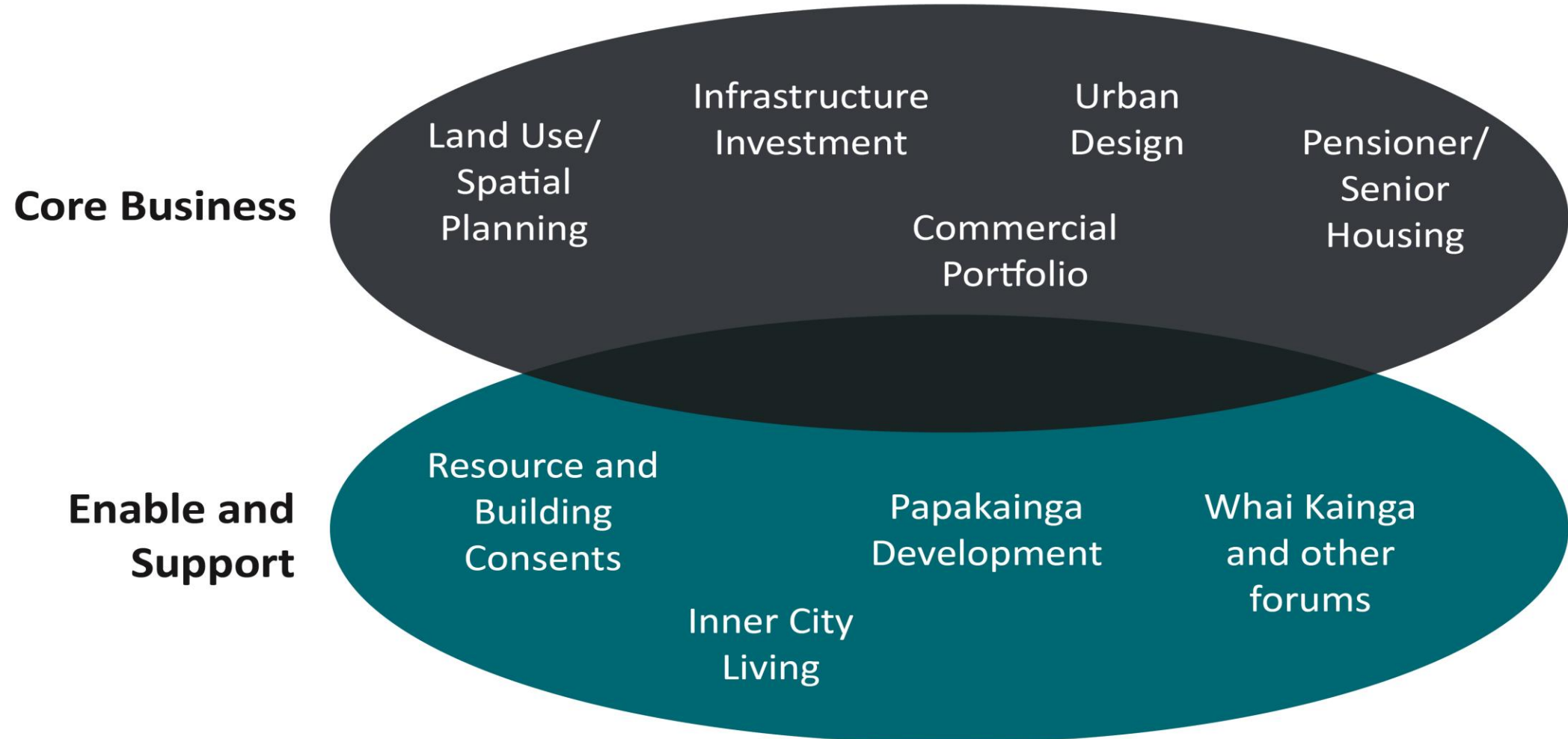
1. To give a high-level overview of the key housing issues in the Whangarei District
2. Provide an overview of what Whangarei District Council is currently doing in response to housing
3. Seek feedback from Elected Members on the approach of the Housing Strategy.



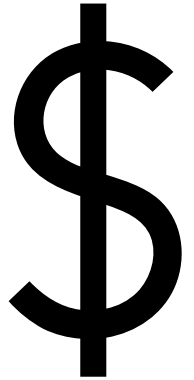
Where does the Housing Strategy fit?



Council's Responsibilities in Housing



High level housing issues in the Whangarei District



Housing Affordability



Housing quality and
housing conditions



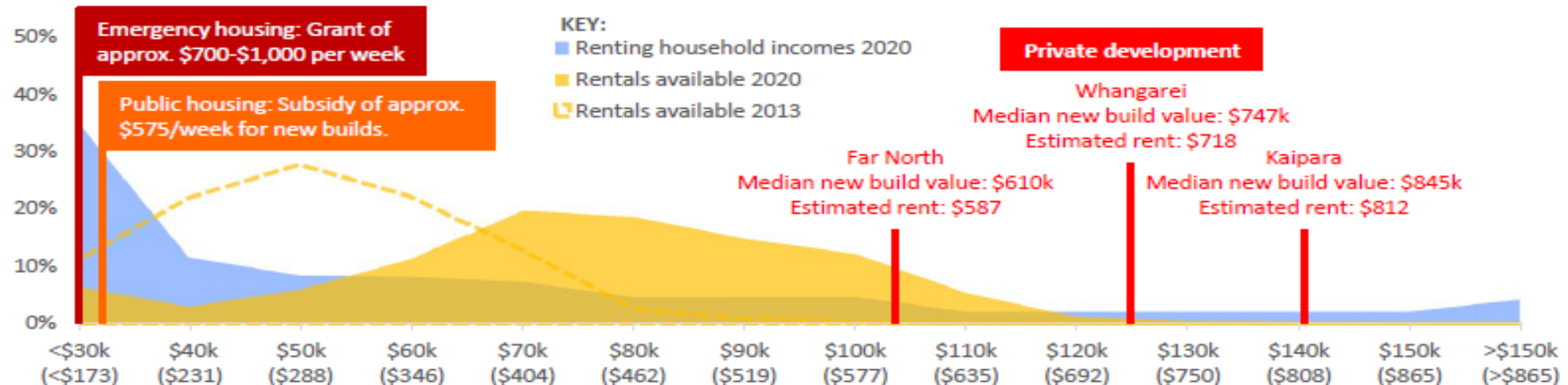
Housing Choice

Economic and demographic factors which make Whangarei's housing sector unique



- Ageing population
- Lower household income in comparison to national average
- High population (32.9%), identify as having Maori descent
- Higher levels of income support

Rental properties:



National housing response

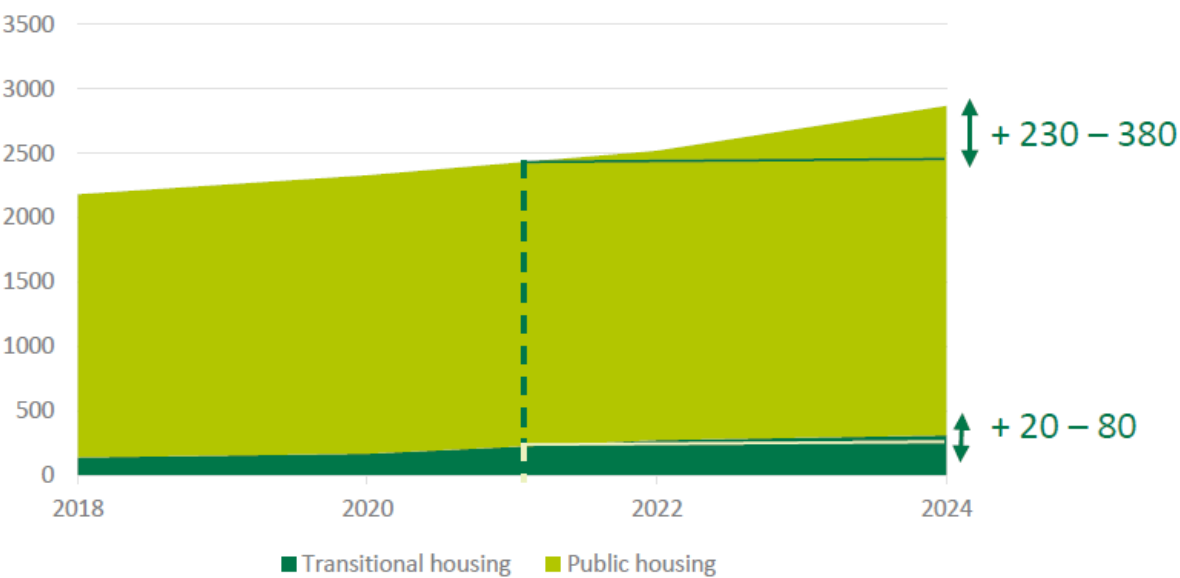
- Public Housing Plan 2021-2024
- Te Tai Tokerau Regional Investment Plan
- Aotearoa Homelessness Action Plan 2020-2023
- Maori and Iwi Housing Innovation Framework for Action (MAIHI)
- Housing Acceleration Fund (\$3.8 billion), Infrastructure Acceleration Fund (\$ 1 billion)
- Lifting the income caps on First Home Loans and First Home Grants
- Free apprenticeships and targeted trades training scheme, training and upskilling workers
- Reforms to the Resource Management Act
- Health Homes Standards
- Changes to the Residential Tenancy Regulations
- Updates to the Building Code



Kainga ora Northland

- 188 Transitional housing across Taitokerau
 - 109 in Whangarei
- 1394 public housing properties in Whangārei
 - 1344 Kainga Ora
 - 50 CHP

Source HUD- presentation to Whai Kainga working group in April 2021- (Data from Dec 2020).



Northland pipeline to June 2024- targets
Source: HUD *Public Housing Plan 2021 to 2024*, January 2020

Public housing register (Dec 2020)

	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm	Total	Māori	Non Maori
Kaipara	29	21	13	4	67	61%	39%
Whangarei	217	179	77	41	514	83%	13%
Far North	126	99	56	24	305	82%	18%
Total	372	299	146	69	886		

Overview of Housing Strategy options

- Housing is a complex and multi-facet issue
- Understanding the local housing journey is imperative
- Staff have identified 5 options/opportunities to progress the Housing Strategy
- A collaborative approach is required



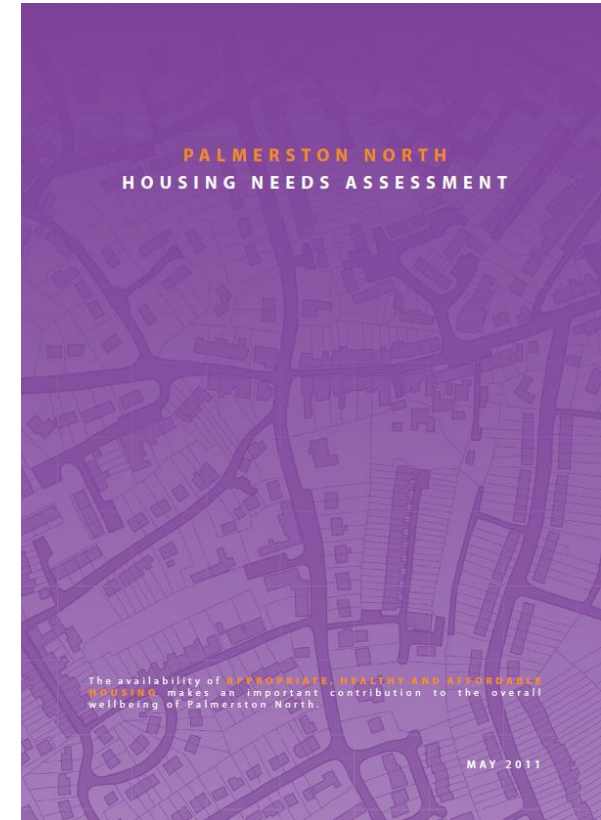
Housing Needs Assessment

Undertake a housing needs assessment to get a deeper understanding of local housing needs.

- Population/needs-based cohorts or alternatively cultural or geographic communities.

Benefits of the approach

- Gives contextualized local housing assessment
- Provides direction/evidence as to where future investment from Council/Government agencies/private sector is most needed.
- Can be used to inform other Council forward planning initiatives

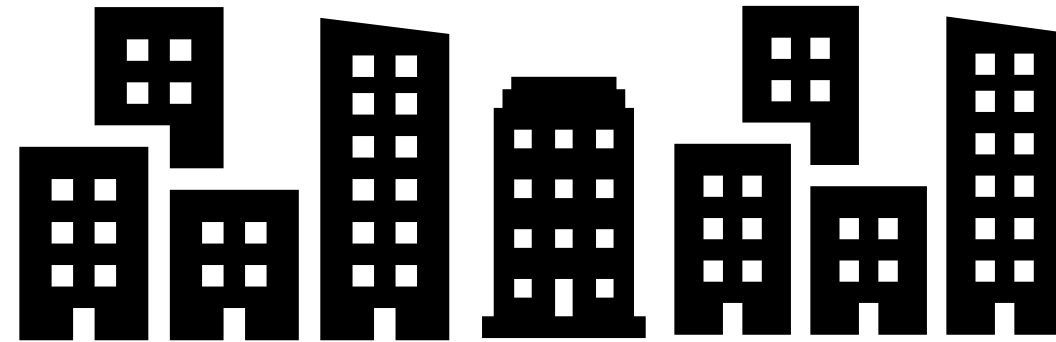
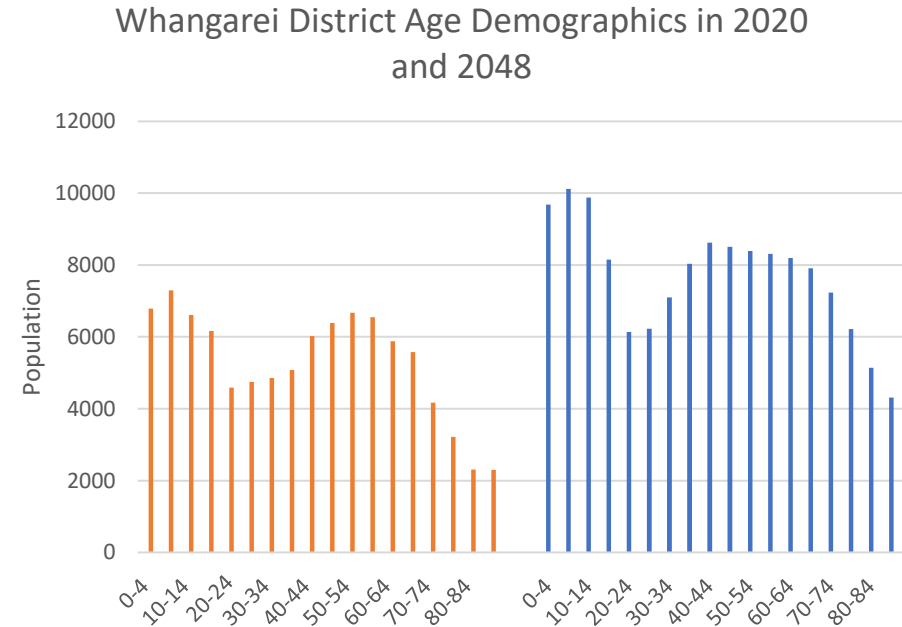


Pensioner/senior housing

Develop a strategy to assess and identify opportunities to intensify and reconfigure units to increase yield.

Benefits of the approach

- Increasing demand for Council pensioner housing, supported by Positive Ageing Advisory Group.
- Council has a track record working in this space
- Inform funding allocated through LTP 2021-31.

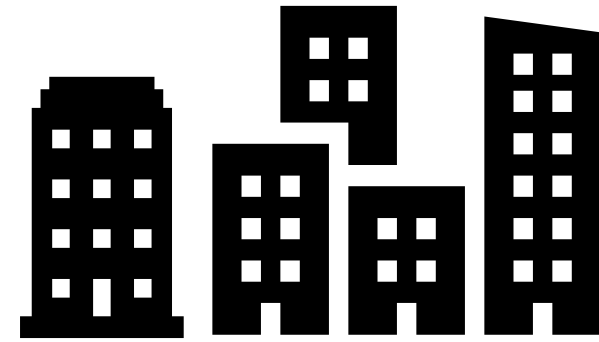


Social/affordable housing

Work with Government agencies, private sector and Maori/hapū to resource the Whai Kāinga working group.

Benefits of this approach

- Provides support/resource to Whai Kainga working group
- Opportunity to influence housing outcomes and building stronger relationships with government agencies

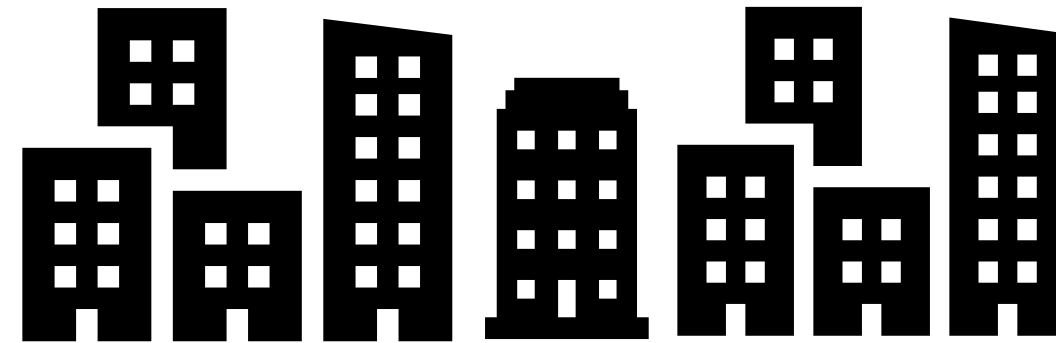


Council led Strategy

- Develop a Council-led housing strategy in partnership with communities, private sectors, Maori/ hapū and government agencies.
- Area of focus/ works streams such as unlocking papakainga opportunities, pensioner/senior housing, affordable housing, etc.

Benefits of this approach

- Creates a strategic framework
- Set a vision for housing for Whangarei
- Links to Council's strategic outcomes or goals (LTP) and demonstrates how councils intend to achieve these goals (action plan).

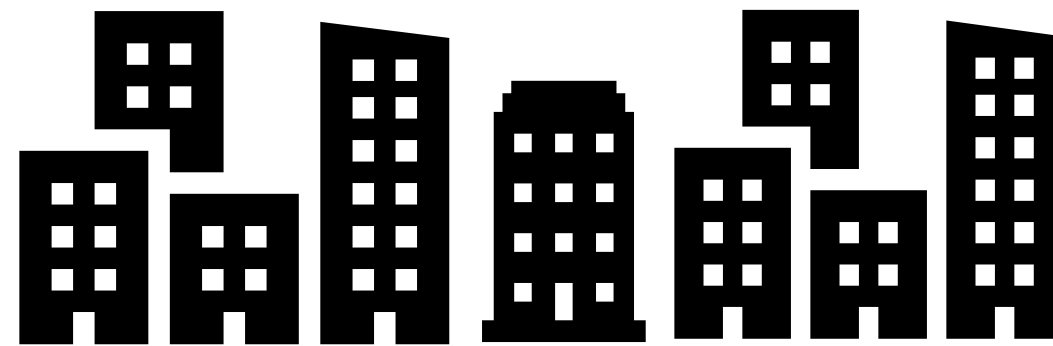
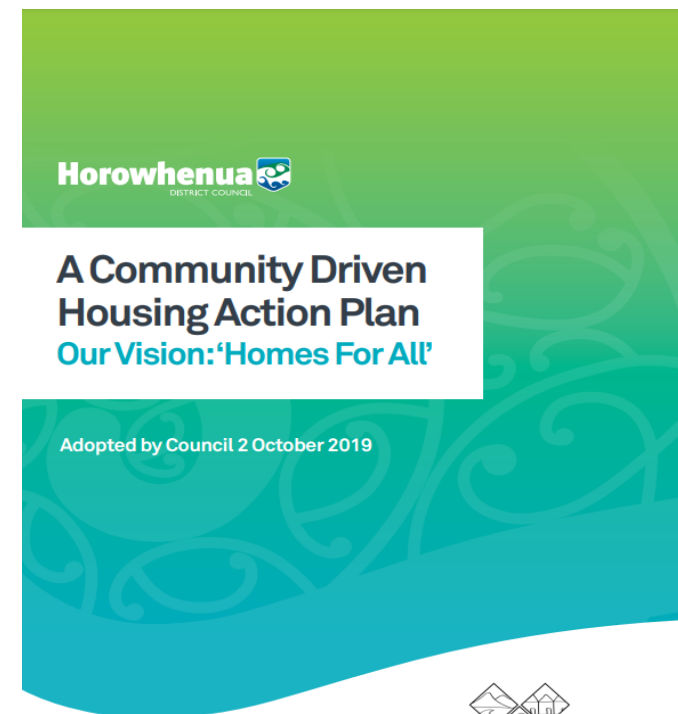


Community led strategy

Develop a community led strategy, work alongside the community, Maori/hapū, CHPs, private sector and Government agencies.

Benefits of this approach

- Harness community skills/resources/knowledge
- Fosters good working relationships
- Reduces the risk, and costs, to Council of undertaking housing activity on our own.
- Opportunity to explore more diverse range of housing options than what is typically undertaken by Council's.
- Central Government enabling CHPs to access funding upfront to deliver new houses



Discussion questions

1. What are the key drivers for developing the Housing Strategy?
2. What is your feedback on the different housing strategy options/approaches?
3. Who should we be talking to?

Community, housing providers, private sector, organizations/agencies etc.



Next Steps

- Elected members provide direction on the preferred approach to progressing the Housing Strategy.
- Start conversations (CHPs, Central Government agencies and hapū)
- Adoption of the Growth Strategy
 - Work on the Future Development Strategy will begin early 2022
- Staff will bring forward the findings of the Inner City Business Case and the Toolkit to Elected Members

