



# Housing for all

Equitable Housing Outcomes for all in Central Hawke's Bay



## What is Council's role in Housing for our future?

**Shelter, one of our most basic human rights is met through the provision of housing. Having a place to call home leads to a sense of security and a foundation from which we make plans, build and maintain whānau and community networks and more fully participate in society.**

Living in safe and suitable housing is a major contributor to our physical and mental health and overall wellbeing.

For some people, accessing safe and suitable housing through normal market channels is difficult. Inadequate or unsuitable housing can impact negatively upon lives. Council is working to ensure that our entire community can Thrive. To Thrive, Council recognises that some community members need assistance to access safe and suitable housing.

The issue of housing is complex and Council alone cannot provide or address all housing needs, however we recognise there is a role we can play, alongside other partners.

### Housing on a spectrum

The scope of housing is huge. Into the future we want to be able to support our community across the spectrum of housing issues – from emergency housing to however ownership, however we are primarily focussed on delivering on housing issues that impact the most vulnerable in our community. At this time, that specifically this means that supporting the general rental market and home ownership is out of scope of our available resources.



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### Central Hawke's Bay Retirement Housing

Council owns 48 flats located in Waipawa and Waipukurau. The flats are required to fund themselves with no ratepayer support. They are provided for people aged 60 and over.

Most of the flats are 36 to 50 years old, and while fit for purpose in their day, do not meet the needs of a changing demographic that is living longer today. This includes places to charge or store mobility scooters, narrow doorways and steps and trip hazards in bathrooms.

While in good condition, funding is required to replace and upgrade the units long term, and to meet legislative responsibilities including heating.

Up until 2013, demand for units was traditionally very low with steady occupation, however the conditions of entry were relatively relaxed. With an increasing aging population, this demand has increased, with those on the waiting list waiting over five years, and with many people choosing not to wait.

The rents have remained low and have not kept pace with the market demand. Increases to rents need to be made, however with tenants unable to access certain subsidies will make large increases unviable for them of other one bedroom units in Central Hawke's Bay.

The portfolio has a current market valuation of over \$3 million.

The current rentals on the units are not sustainable, and the activity will require rates input in the next three years to be break-even unless either large rental increases are made or how we deliver the service changes. The status-quo is not an option.

### Central Hawke's Bay Housing Strategic Framework

In March 2019 Council adopted its Housing Strategic Framework for the next ten years with a vision of 'supporting our community to Thrive through access to a home – He āhuru mōwai, e taurikura ai te hāpori'. You can find a copy of our Strategic framework by visiting the Council website. The four focus areas of the strategy are:

- Increasing Social Housing Leadership
- Working together to improve housing
- Providing access to suitable housing
- Retirement Housing is provided in the most efficient and effective way

### Supporting Housing

Council has been actively advocating for social housing in Central Hawke's Bay, supporting the Ministry of Housing and Urban Development and Kainga Ora to provide housing and services in Central Hawke's Bay.

The benefits of this advocating are shortly be to be seen with new houses from Kainga Ora expected to be built.

We also advocated and achieved transitional and emergency housing services in Central Hawke's Bay, where families were previously having to shift away from family and connections to Napier or Hastings to get housing.

We've also met and begun conversations with the Retirement Villages Association of New Zealand and other local entities to understand what levers are needed to be pulled to open up more housing in Central Hawke's Bay.

### Section 17a Review of Retirement Housing

Council is completing a review of its retirement housing portfolio to determine how best the portfolio can support housing in Central Hawke's Bay.

Options are being considered by Council include:

- The existing operating model
- Leasing the Portfolio to a Community Housing Provider
- Selling the Portfolio to a Community Housing Provider
- Retaining the ownership of the portfolio and working with community partners to supply services

What is clear is that the existing operating model cannot be sustained without significant rental increases to tenants, with the potential to place some in extreme financial hardship and distress.

Councils focus remains on supporting the wellbeing of our people, while ensuring we deliver retirement housing in the most efficient and effective way.



### Housing at a glance

The number of people that own their own home in Central Hawke's Bay dropped between 2013 and 2018, with Central Hawke's Bay still having a higher proportion of home ownership in 2018 compared to the rest of New Zealand. We anticipate that home ownership will have continued to fall since 2018, with housing availability and unaffordability continuing to be challenges in Central Hawke's Bay.

Those waiting on the Ministry of Social Development's Housing Register for housing peaked at over 50 in 2019, with many people continuing to live in overcrowded or not fit for purpose housing. Emergency Housing needs continue to increase in our District.

The number of new rental bonds being lodged up to 2018 has fallen in Central Hawke's Bay and correspondingly, the mean rent has increased.



Over a quarter of our population will be aged **65+** in the next ten years.

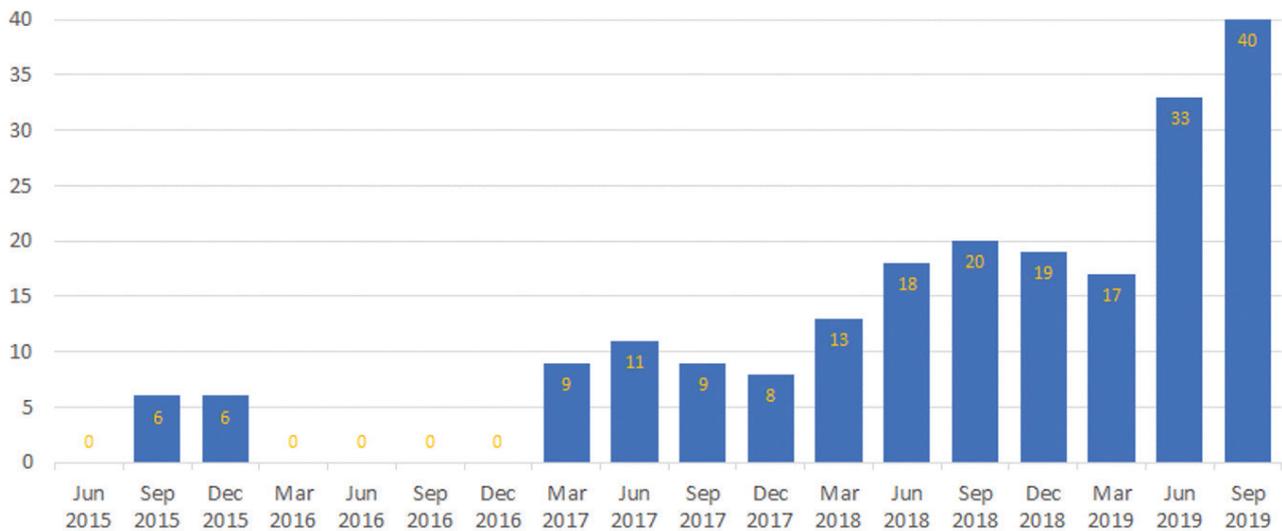
Many of our properties are not designed or available for this demographic, being large 3 or 4 bedroom homes.



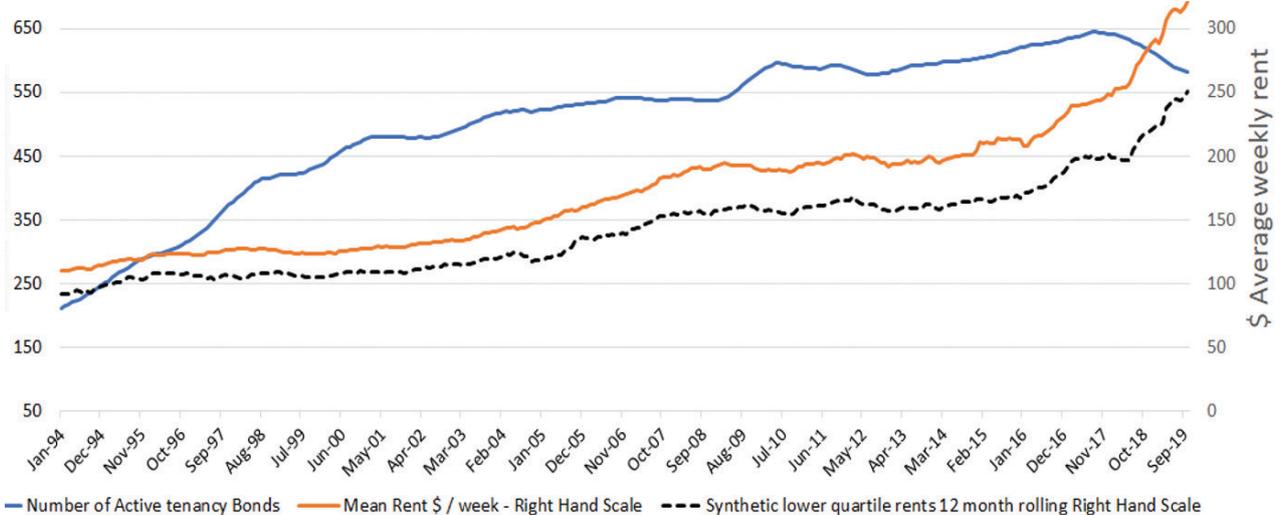
**42%** of our Central Hawke's Bay residents did not live here five years ago

This has seen migration in particular from those relocating from urban centres place greater pressure on housing.

### Central Hawke's Bay – MSD Public Housing Register



### Central Hawke's Bay District – Number of Active Tenancy Bonds and Average Weekly Rent (12 Month Running Average) – MBIE Monthly Bond Data



Despite an additional 1,500 households forecast to be built over the next ten years, unaffordability of housing is expected to continue to rise as our population and the ease of commuting increases to centres such as Hastings and Napier where housing unaffordability is greater.

First home buyer numbers have also continued to fall.

**A blueprint for housing in the future  
– Integrated Spatial Plan**

Our draft Integrated Spatial Plan – a blueprint for the next 30 years, identifies a number of key short to immediate quickwins for our three main centres of Otane, Waipawa and Waipukurau – as well as medium and longer term opportunities to deliver on Project Thrive! This includes opportunities to support housing development in Central Hawke's Bay.



**Have  
your  
say!**

You can give feedback on our Integrated Spatial Plan by visiting [www.chbdc.govt.nz/our-thriving-future](http://www.chbdc.govt.nz/our-thriving-future) and choosing to 'Have your say' by leaving us a note on a range of interactive maps which provide a snapshot of what the future might look like. You can also provide written feedback by email at [our-thriving-future@chbdc.govt.nz](mailto:our-thriving-future@chbdc.govt.nz), in person at the Council office, Waipawa Library or Waipukurau pop-up centre, or post at PO Box 127, 28-32 Ruataniwha Street, Waipawa 4240.

**For more information, including access to the full Draft Integrated Spatial Plan and the Demographic and Economic Growth Projects, head to [www.chbdc.govt.nz/our-thriving-future](http://www.chbdc.govt.nz/our-thriving-future)**

Have your say: [www.chbdc.govt.nz/our-thriving-future](http://www.chbdc.govt.nz/our-thriving-future)



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