

Affordable/Community Housing: The Community Housing Trust and District Plan Change

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Overview

- Background
 - HOPE Strategy
 - Partnerships
- QLDC progress
 - Roles for Council and the Trust
 - Community Housing Trust
 - Proposed Plan Change
- Ways forward at central and local levels?

Housing **O**ur **P**eople in our **E**nvironment



The Queenstown Lakes District Affordable Housing Strategy June 2005

Public Launch 14 July 2005

Key Lessons: A Partnership Approach

- **Council**
- **Community Groups**
- **Central Government**
 - MOU with Housing New Zealand Corp
- **Business Sector**
 - 39% say business growth impacted by lack of affordable housing
- **Development Sector**
 - Stakeholder agreements: 58 sections committed to date

MOU with HNZC: Primary Objectives

Includes 12
objectives over 3
years:

- Facilitates communication
- Develops best practice
- Fosters integrated & sustainable approach

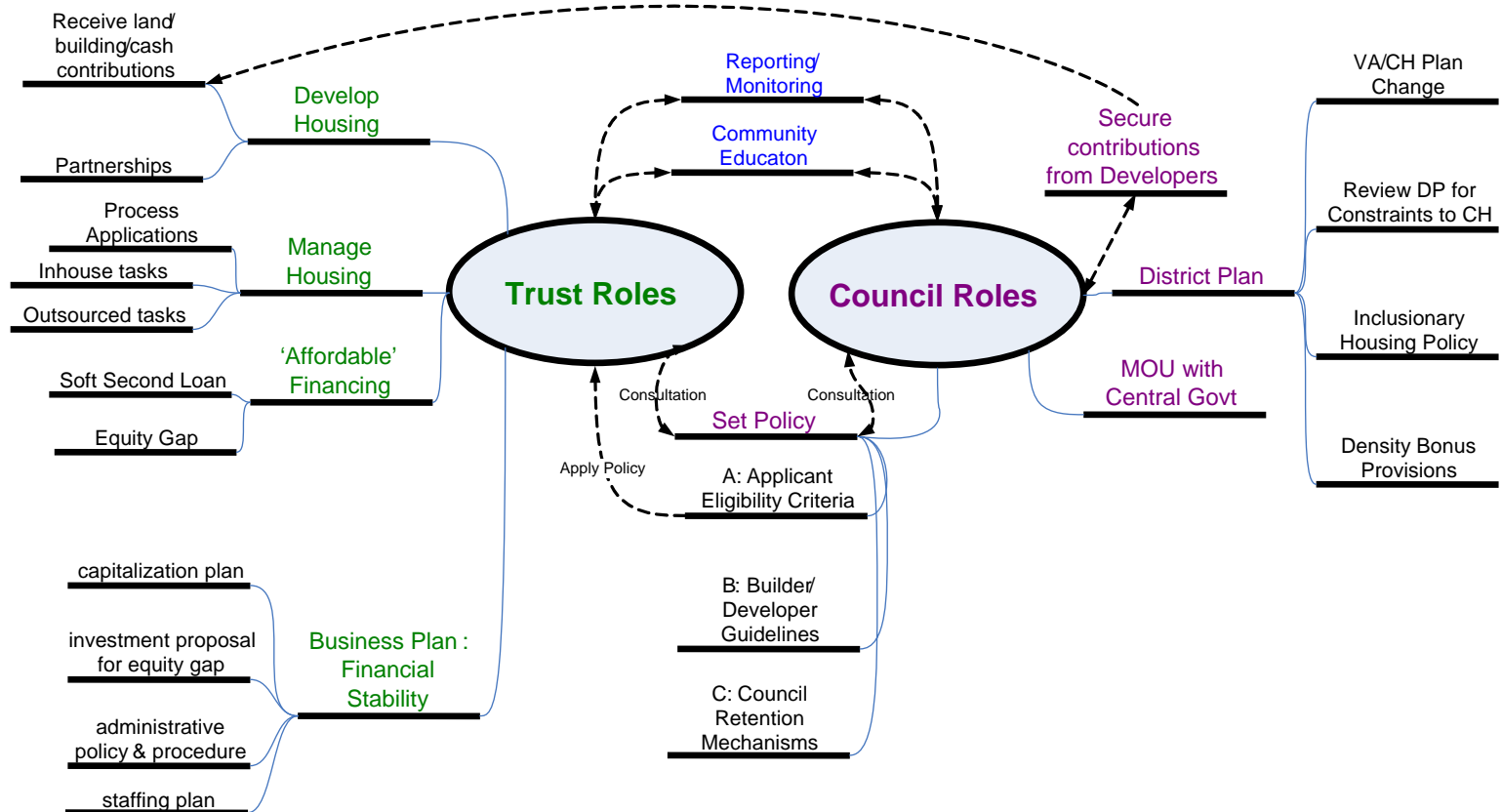


Signed 14 September 2006

What is QLDC doing?

- Established Applicant Eligibility Criteria for three pilot programs May 2006
 - Equity Gap
 - Soft Second Loan
 - Units owned by the Trust, leasehold unit title and rental
- Clarified roles for Council and a Trust
- Trust Setup, business planning underway
- Community Housing-District Plan Change

Council & Trust Roles



- Community Housing Trust: Structure
 - 5 Trustees, one appointed by Council
 - Independent from Council, not a CCO
 - Initial trustees to select permanent trustees
 - Trust Deed provides reference to Council Affordable Housing Policy
 - May oversee a set of charitable companies engaged in a variety of activities: land trust, development, rental, etc.

Community Housing- District Plan Change: RMA Issues

- Lack of affordable housing undermining long term sustainable growth
- Adverse effects on the economic growth of the district from an inability to attract and retain a labour force
- Urban sprawl as market searches for lower cost land on fringes of settlements
- Increased impacts of transport as people travel longer distances

Including affordable housing within mix of activities provided in the urban area ensures the containment strategy will achieve its purpose

District Plan Change Options:

- Stakeholder Agreements
- Streamlined consenting
- Density Bonus
- Financial Contributions
- Inclusionary zoning (residential)
- Linkage zoning (commercial)

What needs to happen?

- **Incentives to stimulate affordable housing development**
 - Support for inclusionary / linkage zoning
 - Below market rate finance: Loan pool of 3% funds
 - Significant \$ increase to Housing Innovation Fund
 - Development contributions under the LGA
- **Provide quality standards for affordable & market housing developments**
 - RMA, Building Act issues
 - Support higher energy efficiency

- Further information available at www.qldc.govt.nz
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