



**NAPIER**  
CITY COUNCIL  
*Te Kaunihera o Ahuriri*

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# ORDINARY MEETING OF COUNCIL

## Housing Review Hearings Open Attachments (Under separate cover)

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Meeting Date: Wednesday 18 May 2022

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Time: 10.00am

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Venue: Large Exhibition Hall  
Napier War Memorial Centre  
Marine Parade  
Napier

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<b>Submission</b>	<b>1</b>
<b>Full name</b>	Megan Welsby
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	This option would seem to ensure the social housing is protected without burdening ratepayers with rates increases.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>2</b>
<b>Full name</b>	Nick Robertson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>3</b>
<b>Full name</b>	Trevor Griffin
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Housing Nz provides for people. It shouldn't be thd rate payers responsibility
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>4</b>
<b>Full name</b>	Louise Smith
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	Selling would 100% result in higher rents and therefore more homelessness.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>5</b>
<b>Full name</b>	Siji John
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>6</b>
<b>Full name</b>	Michele Brady
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Although these units are social housing the rents must cover the cost of the property just as a home owner must do the same.
<b>Feedback for options proposed</b>	I wonder if the short all has been due to years of not tagging the maintenance part of the rent provision. Hence rent cost must include a maintenance portion that is kept for these units in the future.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>7</b>
<b>Full name</b>	Samantha Tomlinson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	It is important for the community to support the seniors that are in need of a safe warm place to live
<b>Feedback for options proposed</b>	If you do sell look to sell to first home buyers not a developer
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>8</b>
<b>Full name</b>	Nikki Johnston
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>9</b>
<b>Full name</b>	Stephen Franklin
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>10</b>
<b>Full name</b>	Anne Arnoldsson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	You have to remember putting up rates more will cripple first time buyers like myself that had to lend a crazy amount of money to be able to buying a house just recently.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>11</b>
<b>Full name</b>	Christina Green
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	Local councils have an obligation to look after all the people in their jurisdictions. This includes: ensuring all residents are in safe and healthy homes; looking after the vulnerable, disabled, poor, elderly and those who, for whatever reason, struggle to look after themselves. Napier City Council has a moral obligation to continue to provide housing for those in need - whatever their reasons may be and it has an obligation to cover the costs that might be entailed to help those people. Rates are not just for tourist opportunities, recreational facilities or the over inflated salaries of the upper echelons of council staff they are more importantly for spending on people in our community who have very real and basic needs.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>12</b>
<b>Full name</b>	Samantha Matene
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Transfer would help the housing crisis we currently have and we need homes and this will also release the 2.2 mil short fall or major increases to rates and renters
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>13</b>
<b>Full name</b>	Ani Cairf
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	<p>The rent would still be lower than market rates and I'm sure tenants could apply for government top ups.</p> <p>Just don't chuck them into the same pool of people desperate for rentals.</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>14</b>
<b>Full name</b>	Mel Matenga
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>15</b>
<b>Full name</b>	Rebecca Clark
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Need to build apartment buildings and have them all in one area
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>16</b>
<b>Full name</b>	Kerry Barrett
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	This is not my choice. Things are not that black and white. See below.
<b>Feedback for options proposed</b>	These choices are unfair as they do not provide enough information. The villages form a large part of the Council property portfolio which will have seen some significant capital gains in recent years. I suspect the council only wants to flick them off so they can fund other projects. If they are to be sold, then what will the money be spent on? And will we still be hit with the usual rate increase?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>17</b>
<b>Full name</b>	James Mcpetrie
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	We have a social responsibility to care for the less privileged members of society. This is more in these days of unaffordable housing
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>18</b>
<b>Full name</b>	Chris Flannery
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>19</b>
<b>Full name</b>	Karen Vanderpols
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Raise rents to cover costs.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>20</b>
<b>Full name</b>	Jennifer Butler
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Social housing I believe should be under housing nz. Not private. This would hopefully ensure the housing remains focused on the elderly and they are supported. Housing nz They are best place and experience to manage the oversight, need and maintenance. The people currently need to be assured they remain tenants and housing nz keeps this housing for elderly who have a community around them. They need this for their well-being. I don't support it being privately sold.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>21</b>
<b>Full name</b>	Adrianna Kokaua
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>22</b>
<b>Full name</b>	John Conneely
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	The properties are currently rented under market value. NCC has an absolute moral and financial duty to seek a fair market rent for all properties. It is absolutely wrong for rate payers to subsidise NCC tenants.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>23</b>
<b>Full name</b>	Gaylene Ellison
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>24</b>
<b>Full name</b>	Anna van Kempen
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I don't think a council should be doing social housing.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>25</b>
<b>Full name</b>	Lorraine Guillemot
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>26</b>
<b>Full name</b>	Laurence Guillemot
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>27</b>
<b>Full name</b>	Victoria Spellar
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>28</b>
<b>Full name</b>	Carol Evans
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>29</b>
<b>Full name</b>	Toni Buhre
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>30</b>
<b>Full name</b>	Julian Garrod
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>31</b>
<b>Full name</b>	Dzjana Coleman
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>32</b>
<b>Full name</b>	Rachel Dahl
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	We should look after and protect our city's most vulnerable citizens. Especially in these most turbulent times of Covid, cost of living increases, inflation pressures, etc. I suggest Council needs to think and act more laterally (outside the square) to help fund the shortfall. Look at other alternatives, be innovative and bold. But protect your tenants, you must!!! As a ratepayer, I am willing to contribute to Council housing.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>33</b>
<b>Full name</b>	Lyn Parsons
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	As per below
<b>Feedback for options proposed</b>	Sell to Kaianga Ora Housing New Zealand, that way all residents can stay, housing will be brought up to code, and keeping the age/health bracket in consideration for current residents. That way they have there home's, NCC still receive rate's from rents paid
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>34</b>
<b>Full name</b>	Jeanne Lewis
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>35</b>
<b>Full name</b>	Pam Downing
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The occupants have nowhere else to live and those units have been well paid for over the years and maintenance should have been kept up to scratch not just left to crumble
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>36</b>
<b>Full name</b>	Sally McKenzie
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	We need future, sustainable eco friendly housing for our seniors that are low maintenance and with easy access. Would love to see a transfer to a CHP or Council trust so that Council still has a say in its running and keeps our most vulnerable members of society at the forefront of decision making. Equally this makes it much more friendly on ratepayers who have recently seen a significant rise in the cost of living.
<b>Feedback for options proposed</b>	A good three options to consider and unpack.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>37</b>
<b>Full name</b>	Kerry Marshall
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I think ratepayers via Council have a duty to look after its more vulnerable citizens and should be providing housing for those in need. However the cost to those people needs to be reasonable and not market driven. I have selected the status quo but would consider a part retain/part sell model if it could generate more housing at a reasonable cost to rate payers.
<b>Feedback for options proposed</b>	I appreciate the opportunity to provide feedback and would ask councilors to be mindful of their social obligations as well as the economic drivers of their duties.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>38</b>
<b>Full name</b>	Colin Frost
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Given that most of the tenants are elderly and handicapped, an ideal sale would be to the IHC subsidiary Accessible Properties who have a very number of properties nationally and look after mostly handicapped clients although they do have clients who can look after themselves independently.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>39</b>
<b>Full name</b>	Julie Mitchell
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>40</b>
<b>Full name</b>	Debbie Melling
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>41</b>
<b>Full name</b>	Tracey Howell
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	We need to look after the Elderly and Disabled it's the community's responsibility to make it work and keep these people feeling wanted and looked after.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>42</b>
<b>Full name</b>	Jacqui Broun
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"The people that are in these complexes deserve to be looked after - if taken over privately I would hate to think their units were filled with homeless people some who appear not to appreciate how lucky they are to be given accommodation - that's my concern for privately owned also</p> <p>You won't be able to sell them anyway if they are not up to the building standards and requirements. So you will have to fix them up anyway."</p>
<b>Feedback for options proposed</b>	Look after these people - they have their own little community and look out for each other
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>43</b>
<b>Full name</b>	Prashant Dhingra
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>44</b>
<b>Full name</b>	Gabriel Silva
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I strongly believe that it is one of the Councils purpose to guarantee access to social services and rights to the population. I selected the option to keep all units because it is our way to help the poor and to fight a stocked housing market that became a hot spot for investors. I also believe that the way NCC is marketing this survey and disposing the options leads people to select sell partially or totally, as if the interest to sell the properties is already set. This \$2.2m per year will not be a "shortfall", it will be an investment in the people of Napier, the ones who need it the most. After all, this is what we work for. HOUSING IS A HUMAN RIGHT, NOT A COMMODITY.
<b>Feedback for options proposed</b>	N/A
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>45</b>
<b>Full name</b>	Andrew Hancock
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I believe we should sell/give to a not for profit organisation who does this sort of thing who is better placed to get grants than the Concho, has the expertise etc. Conditions like if disbanded the house etc given back to the council, no ability to sell them, ability to demolish and replace etc.
<b>Feedback for options proposed</b>	The general population of Napier can't afford to keep subsidizing these types of activities when the same, if not better results can be achieved without council subsidies in another operational model.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>46</b>
<b>Full name</b>	John Eden
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	So where has all the rent money gone,you had cheap interested loan and no improvements of great cost. Can you explain please.
<b>Feedback for options proposed</b>	No
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>47</b>
<b>Full name</b>	Lyn Rangi
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	Keep them and the tenants thry not harming anyone..
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>48</b>
<b>Full name</b>	Gay Owen
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Keep for the elderly.
<b>Feedback for options proposed</b>	If sold there is no guarantee that the elderly will be able to access the housing and the flats will no longer be quiet safe places.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>49</b>
<b>Full name</b>	Alison Bryant
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	We need to keep the pensioner flats, as a community it's our responsibility to care for the elderly generation.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>50</b>
<b>Full name</b>	Jan Roff
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	By the elderly moving into these flats it frees up larger homes for families, they also have people to communicate with.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>51</b>
<b>Full name</b>	David Gerbault
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>52</b>
<b>Full name</b>	Michael Brader
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Best of a bad lot. I would hope that some of the raised funds could be held in trust to attract providers of high density public housing with grants for quality of life improvements such as community gardens, bus shelters and bike paths.
<b>Feedback for options proposed</b>	Thanks for seeking our input.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>53</b>
<b>Full name</b>	Joyce Verhoeven'
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Sale Must have the proviso that they are to remain housing for pensioners or disabled people in perpetuity.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>54</b>
<b>Full name</b>	Mel Bath
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	Increase the rent a little which is affordable and use rates payer money if needed. I feel that selling them would be a huge mistake especially in the current climate of what's happening. We have to look after our community .we are in a housing crisis
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>55</b>
<b>Full name</b>	Richelle Karangaroa
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Would cause a high rise in homeless elderly should they be sold.
<b>Feedback for options proposed</b>	\$200 pw is more than fair and affordable.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>56</b>
<b>Full name</b>	Susie Chapman
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>"Thinking that the social housing is still designated for older people  Some of the money received should be earmarked in the spirit of supporting the more vulnerable in our community  Whether it be making things more accessible  Supporting community projects by various NGOs</p> <p>Making a social investment "</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>57</b>
<b>Full name</b>	Craig Moore
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Want to look after the elderly that need housing.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>58</b>
<b>Full name</b>	Christina Emmerson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	There are enough winz subsidies to assist with rent increases.
<b>Feedback for options proposed</b>	We are in a housing shortage and putting more into that shortage defeats the purpose of reducing the housing crisis. This is a need not want. Meaning you want a new flash park its not needed housing is needed.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>59</b>
<b>Full name</b>	Matthew McKee
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	I'd hate to see the housing end up as a private investment that's subsidized by council / taxpayer money
<b>Feedback for options proposed</b>	Should it be a partial or whole transfer, council must not use taxpayer money to fund private investment.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>60</b>
<b>Full name</b>	Gail Oldershaw
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	We strongly feel that Pensioner Housing should be funded by Rates and that Council needs to budget annually for their maintenance. This type of Housing is a Community Asset which needs to remain in the hands of Council and not be sold to private interest. Residents of these house do not deserve the stress of an uncertain future in terms of both Accommodation and Rental costs. Council should consider this housing in the same way as other infrastructure and given same priority as other essential infrastructure. Surely these Properties should be given priority over other nice to have projects.
<b>Feedback for options proposed</b>	No
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>61</b>
<b>Full name</b>	Jennifer Rouse
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Rent increases should be kept at a minimum percentage of income reflecting that most residents in retirement villages live entirely on their pension.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to Submission 61

### SUBMISSION TO NAPIER CITY COUNCIL IN SUPPORT OF HOUSING FOR THE ELDERLY:

14 March 2022

My name is Jennifer Rouse and I have lived in the Arthur Richards Retirement Village since August 2020. I would like to tell you my story.

I feel extremely fortunate and very grateful to Napier City Council and the ratepayers of Napier for providing a safe place to live at a time of my life when I was very vulnerable and could easily have ended up homeless and on the street.

I was living in Whangarei in April 2020 when on the first day of the very first Covid Level 4 lockdown I was diagnosed with breast cancer. Surgeries were postponed indefinitely, and immediate treatment options were very limited. I used all my savings, and borrowed extra, to have the surgery done privately. Following radiation and chemo completed over several months commuting from Whangarei to Auckland, my violent relationship broke down and I found myself with no home, and very limited resources or support, in Whangarei.

I am a proud Napier Girls High old-girl and my 2 sisters still live here so I came home to Napier. I was able to stay with family for a time, but couch surfing was not a viable long-term option.

I was lucky enough to qualify for council housing and there was a unit available at Arthur Richards which I moved into and made my own. It is my permanent home and refuge – I am finally safe and happy. I have created a garden from recycled material and things people have given me, I grow veges that I share with my neighbours, I have built a little garden shed where I keep my tools and my bike. I won third prize in the NCC garden competition last year and I was profiled in the Christmas edition of the Housing Newsletter – so proud!

The village is quiet, diverse, respectful, and, although upkeep and maintenance could be improved, it is overall a credit to the council, the housing team, and the residents.

Please talk to us – perhaps together we can find solutions and ways to improve financial outcomes for Napier's retirement villages. Perhaps representatives from each of the villages could form a group to liaise with your housing department? Residents often have diverse backgrounds in the trades, maintenance, groundskeeping and gardening, etc. and could be very helpful in dealing with many issues that crop up that don't require qualified contractors.

I am in support of your second option - to divest of some of the housing portfolio but to retain the eight "retirement" villages

These safe, quiet, and comfortable homes for the elderly are irreplaceable in today's world – please don't get rid of them – elderly homelessness will be a much greater financial and humanitarian problem for the city.

Jennifer Rouse

<b>Submission</b>	<b>62</b>
<b>Full name</b>	Peter Clark
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I feel another entity, one that specializes SOLELY in housing, would be better able to maintain the status quo, and benefit the residents.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>63</b>
<b>Full name</b>	Josephine Hayes
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Providing housing should not be part of the council's core business. Ratepayers should not have to subsidise other people's housing. Providing housing for the needy is the job of central government. However current tenants should not be penalised by the sale.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>64</b>
<b>Full name</b>	Kevin McGrail
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Council needs to stick to its core tasks, water, roads, parks etc. Social housing is the responsibility of central government and should be left to them and not be a burden on ratepayers.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>65</b>
<b>Full name</b>	Paul Bailey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"Whilst I appreciate the predicament Council finds itself in whilst there is so much uncertainty around the future of Local Government it would be short sighted to sell. There is also the issue of getting the rules around Government funding amended in councils favor.</p> <p>Whilst these issues are being resolved I am happy to support a rate increase to assist those in a position less fortunate than my own."</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>66</b>
<b>Full name</b>	Rodney Stone
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	After spending 30 years in various management roles, it's obviously only one viable option that ticks all the boxes. Sell or lease all 377 units to a CHP like Kainga Ora, it protects all Tenants rights, retains affordable Rents, if sold NCC gets a cash injection into their coffers, does not impact on rate payers. NCC to retain the ownership of land the present units occupy ( Becomes leasehold to new CHP owners ) NCC saves salaries as a pensioner housing dept would no longer be required, all maintenance would be the new CHPs responsibility it's win win!
<b>Feedback for options proposed</b>	See above
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>67</b>
<b>Full name</b>	Tracey Harvey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	It is very important that the Council retain this housing for the people who need them and have supported the Council for many years. In many cases, elderly have nowhere to go and these villages are a godsend to them.
<b>Feedback for options proposed</b>	No, thanks.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>68</b>
<b>Full name</b>	Val Chittenden
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>69</b>
<b>Full name</b>	Nadine Mccleland
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>70</b>
<b>Full name</b>	Darren Evans
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>71</b>
<b>Full name</b>	Neville Wright
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>72</b>
<b>Full name</b>	Roy Marsh
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	70% rates 30% rentals
<b>Feedback for options proposed</b>	70% rates equals approx \$1.50 per week per rate payer 30% renters equals approx \$33.67 per week per rental
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>73</b>
<b>Full name</b>	Graham Harvey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"The combined role of Local Government's and National Government is to provide for all citizens through the "common good" – things like social housing, roads, schools, and police protection, Defence and so on. These are the sort of things that have a social objective and are mainly funded through Rates and taxation broadly speaking. One could suggest that, if a Local or National Government is profiting, then they are probably meeting their ""common good"" obligations. Government is not a business and neither business be involved in Government.</p> <p>Local and National Government should meet social responsibilities and answer to their citizens. Business answers to their owners/shareholders and are usually expected to make a profit which, in part, is returned to the owners/shareholders. There are many examples where business puts profit well ahead of social responsibilities (and sometimes matters of basic morality are also sacrificed.</p> <p>Council should manage their social housing stock, even increasing it with increasing demand. The asset should be managed, maintained, developed and improved as part of a social transaction with their ratepayers.</p> <p>Yes, sell stock, if necessary, in order to help provide new stock, but don't expect rent and rates revenue to cover the cost of your social responsibilities."</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>74</b>
<b>Full name</b>	Victoria Cullen
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I think the council should sell all housing stock to ensure no increase in rates we all have to pay.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>75</b>
<b>Full name</b>	Eve Lemm
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"The Council has a moral and ethical obligation to care fore the less fortunate people in society. Many of the men and women living in the units are on invalids benefit's and also have mental health challenges.</p> <p>These units are a valued asset to the area and under common law the decent thing to do is look after these Tennant's. The majority are women who have been disadvantaged people.</p> <p>We must care for these people. Mostly women alone who have lived good lives. And I personally know a few in if them.</p> <p>The council must do the right thing by these people to protect their future security of having a roof over their head. In Jesus name I pray ? you do the right thing by then and stand against any devious our underhand measures to otherwise throw them out on the streets. Amen "</p>
<b>Feedback for options proposed</b>	<p>I think council should provide more housing especially for refugees or young women alone with children.</p> <p>I had started gathering signatures with Dawn Beddingfiekd to support this</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>76</b>
<b>Full name</b>	Chelsea Hartshorn
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	The rates are already too high, the government needs to step in, it should not be a council issue to carry anymore
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>77</b>
<b>Full name</b>	Penny Yates
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The council provides a essential service for low income workers were never able to own a home. The alternative is elder people living on the streets.
<b>Feedback for options proposed</b>	The Social housing sector is always in the news turning vulnerable people out of their home.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>78</b>
<b>Full name</b>	Larissa Aberhart
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

Submission	79
Full name	Pirika Tom Hemopo
Are you a Council housing tenant?	No
Are you providing feedback on behalf of a group or organisation?	No
Select a Choice	PART RETAIN / PART SELL
How should the shortfall be funded?	100% rent
Please provide any further comments on the option you selected:	House owners still pay exorbitant rates now and I dont see why we should provide for them Raise the rent to \$250.00 pw That amount should cover the short fall
Feedback for options proposed	increase the rent
Present your feedback in person at the Future of Housing Provision Council meeting?	No
Do you have files to attach to this submission?	No

<b>Submission</b>	<b>80</b>
<b>Full name</b>	Carol Cooper
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>81</b>
<b>Full name</b>	Gail Neilson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I believe you should keep retirement houses as that was what they were intended for. I think its a great idea to build more - definite need in the community. The community houses would best sold to house provider - makes sense as they create a lot more work than retirees.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>82</b>
<b>Full name</b>	Margaret Gwynn
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	See below
<b>Feedback for options proposed</b>	I cannot support any option. The obvious solution is the government subsidy to Community Housing Providers which the government is refusing to supply. I can only suggest a city-wide petition to government pointing out that they supported the subsidy while in opposition. Let's hope we can embarrass them into agreeing to the subsidy.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>83</b>
<b>Full name</b>	John Seaman
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	"The most important thing at the moment is to provide housing especially for those who are not so well off. The cost per ratepayer would be around \$88 p.a. and for most of the ratepayers I observe ( e.g. multi-property owners, big new houses and opulent ones) this is not a singularly large sum. Council needs to make housing a priority and budget likewise. Also the status quo should mean no extra costs for things like revised valuations or sub-division costs."
<b>Feedback for options proposed</b>	I do not trust the system that applies a caveat for the current tenants only and is not fully future proof. When the tenants go what usually happens is that anything goes. We have all seen how empty these promises have proven in the past regardless of the legal status
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>84</b>
<b>Full name</b>	Nicki Lugt
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	<p>"It is very difficult to choose a submission without knowing the implications to the tenants of the Council housing however I selected Transfer/Sell due to the no increases. There are many questions eg. if sold, would the tenants be able to remain in their current homes? What happens to tenants who are unable to afford any rent increase? Will tenants be forced to move somewhere they do not want to live or the housing is inferior to their current housing? Will tenants be told to leave their homes?</p> <p>There are so many unanswered questions which makes it impossible to choose. Many of these tenants are elderly, fragile, have health issues and I am aware of the impact this review is having on some tenants health. They are unable to sleep, there is major stress and anxiety and there is absolutely nothing worse than to not know what the future holds.</p> <p>With the current housing crisis in NEW ZEALAND it does not make sense to me that the Council could potentially be asking residents to pay more or move. Some of these people have been there for 30 plus years and it would be unfathomable to consider anything else. I personally as a rate payer and daughter of a Council housing resident would prefer to pay a little more on my rates, however would certainly prioritise housing people over building more bike paths, playgrounds etc.</p> <p>Please consider this very carefully and have empathy for these people. I know that where my parents are living, the residents I know are very house proud and look after these homes like they were there own. I am also aware that many of these Council owned houses are left empty for months on end before a new tenant is homed. This surely would not help with the financial situation?</p> <p>I thank you for your consideration and trust that the Council will do the right thing by these terrified tenants."</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>85</b>
<b>Full name</b>	Jeremy Healey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	As mentioned in your material the rents would still be below market rent so these tenants would still be getting a good deal.
<b>Feedback for options proposed</b>	If any of them are being sold they should be sold publicly so private investors or small syndicates of investors have an opportunity to purchase and the rate payer gets the best price possible for them so the funds can be re invested into upgrades for the ones being kept rather than some behind closed doors deal where they are sold as one package to the likes of a community housing provider or KO and the rate payer is ripped off.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>86</b>
<b>Full name</b>	Jo Field
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	"Central government have provisions in place for housing. Housing should not be part of the Council's remit and certainly not something ratepayers should be subsidizing. Particularly in the context when other council services / infrastructure are woefully inadequate (with specific reference to storm water and sewerage - when it rains!) Council needs to focus on getting basic infrastructure sorted first. "
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>87</b>
<b>Full name</b>	Sandra Hjorring
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"Rent rises should cover basic maintenance only and reflect the current cost of living. The flats need to be mainly self funded but assisted by a degree of subsidy by council. They should not be regarded as profit making entities. Council would continues covering the costs of maintaining the grounds, waste removal. Residents need assurance that their security, financial, personal and community is still a council priority.</p> <p>A healthy society is judged by its care of the elderly and vulnerable in its community. Napier City Council need to value this and not be viewed as exploitative by citizens in the future."</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>88</b>
<b>Full name</b>	Ms Petersen
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I have read the supporting documents, which were very helpful. Because selling the housing stock to a CHP does not protect low income retirees in the long term, protecting only existing retirees, because leasing the housing stock, tried by other local councils, has not been successful financially, and because a government consultation with local councils is due in 2023 to re-visit the issue of their tenants being eligible for government rent subsidy, I am in favour of the Council retaining their housing stock for now, in the meantime covering the projected \$2.2 million shortfall with a combination of rates and rent increase to perhaps 35% of income. If the consultation with Government goes ahead in 2023, the issue of Council exemption from the recent restrictions to ending tenancies for tenants who no longer meet income requirements, to bring councils in line with CHPs who are eligible for this exemption, should be addressed also.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>89</b>
<b>Full name</b>	Daryl Kendrick
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>90</b>
<b>Full name</b>	Shar Ambler
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I was never told when I was offered my home that these discussions were taking place so this a curved ball not needed. I am very grateful for my home and very secure and safe. I realise that there will be an increase to our rents which will be very difficult for most as we live fortnight to fortnight on our pension. I think to be asked by people after it being said we live in substandard homes is simply not true...the truth being maintenance has not been important to the Council. I have chosen this option as oil and water to do not mix irrelevant to how you word it. Retirees are and have earned their right to peace and security and not mixed in with Social Housing which would be a recipe for disaster.
<b>Feedback for options proposed</b>	Its a sad day to see a group of people can after decades make a decision on what to do with us or who we should be sold to. We are not nothing and most due to circumstances beyond our control we find ourselves in Council villages which we are extremely grateful for. No one including yourselves know what may happen in your lives and you could find yourselves in our position. Over the weeks people have expressed their fear, insecurity and frightened for their safety if we are not solely retirement villages. We would all prefer totally council owned but really this does not sound an option and like many others believe you have made your minds up. Most people take huge pride in their homes and the fear and uncertainty of many not having anywhere or anyone to go to is extremely stressful. Over decades of many dollars paid from rents the lack of upkeep shouldnt fall on people losing their homes or being put in fearful situations. Sell / Retain not CHP or Kianga Ora walk in our shoes we dont have a price tag we are priceless.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>91</b>
<b>Full name</b>	Ruth Smithies
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Sell/transfer social villages. Keep 8 pensioner villages. Move to making full use of Accommodation Supplement provisions and increase rents. Do not develop Hastings/Munro site yourself but Sell/Transfer. Delay building new units on Greenmeadows site. Establish a new (regional) pensioner community housing trust/provider; transfer/gift pensioner housing stock to it in the case that, over the next 3-4 years, central government continues to withhold support for local Councils housing portfolios. If support is forthcoming Council will be able to keep and expand the portfolio. For details see my attachment.
<b>Feedback for options proposed</b>	Status quo financially unsustainable and socially inequitable. Transfer or sell will mean total loss of all assets and land. It is premature as central government support might be forthcoming; if not, another solution (newly set up Regional CHP) is available. For details see my attachment.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 91

Ruth Smithies, 27 March 2022

1. I appreciate being able to participate in your public consultation on the longer term future of the Council's housing portfolio. Thank you also for the quality and extent of the background materials provided.
2. I don't envy you having to decide on the housing portfolio's future in the context of a housing crisis, more accurately called a housing 'catastrophe' (cf. Salvation Army's State of the Nation 2022 Report). Thank you for ruling out selling the portfolio on the open market as that would definitely not enhance the social wellbeing of those who are most vulnerable.
3. *Of the options provided, my preferred option is "Part Retain - Part Sell" (details below, point 6-9). Why not the other options?*
4. The option to stay with the Status Quo is attractive to the present tenants. But it is not desirable if set against Council's wider goal to enhance the wellbeing of the people of Napier.

Firstly, for a number of reasons beyond Council's control, it has become financially unsustainable. Depreciation, upgrade, let alone adding to the stock makes it even more so. The reality is that central government's requirements and the context within which Councils provide social housing has changed over the last decades. In 2013 Councils were excluded from accessing Income Related Rent Subsidies (IRRS) by the previous National-led government. Despite concerted and united efforts by local Councils, the Labour-led government has surprisingly been unwilling to change the exclusion, at least up to now.

Secondly, a complicating factor is that the new Residential Tenancies Act (2020) excludes Councils from the dispensation - available to other social housing providers - to terminate tenancies when the tenant no longer meets the income level eligibility criteria. It could lead to Council having to continue to house those who no longer fulfill Council's own social housing criteria. The complication is much less likely to arise in the pensioner housing (unless a pensioner wins Lotto?).

Thirdly, with an increase in an aging population forecast, the status quo will not be able to respond to the projected future needs. The portfolio is already unable to house all who are eligible, with a long and since 2019 closed waiting list. The status quo is inequitable given that adding to the stock cannot be done, unless Council were to decide to spend much more on the portfolio, making it even more financially unsustainable.

5. The option to "Transfer/Sell" the whole of the housing portfolio to Kainga Ora (KO) or to an existing Community Housing Provider (CHP), seems attractive at first sight. They can access IRRS: in the case of KO immediately for all present tenants, and for new tenants in the case of a CHP. With a current turnover of tenants at 15% per annum it will take CHP's seven years to be able to get IRRS for all the tenants. But the option has serious drawbacks.

Firstly, KO has already over 750 people on its waiting list. These people are also Napier residents and their wellbeing is not enhanced if KO purchases the Council's portfolio with its existing tenants, rather than KO spending its money on building additional housing to house the people on their waiting list. Admittedly, 38 additional units can be built on the Greenmeadows site and redevelopment of the Hastings/Munroe site would add more units. It would take a while before CHPs would be in a position to enlarge the portfolio.

Secondly, KO is not mandated to prioritise retired people but those that fit MSD's social housing criteria. Tenants come from the public housing register thus the villages will become mixed over time and change significantly in character, to the detriment of the present tenants. Of course if an existing Pensioner CHP were to buy the portfolio this would not be the case; but such a Pensioner CHP would not want to buy the social villages.

Thirdly, this option would result in the permanent loss of Council's housing portfolio in its entirety. If in the next 3-4 years central government were to bring about, or promise, a change in access to IRRS, or provide for other assistance

to support the housing portfolios of local Councils, it will be too late for NCC to get its portfolio back.

6. I therefore favour the option: “Part Retain/Part Sell” (with modifications):

- \* sell the social housing villages plus the Hastings/Munroe site;
- \* retain, at least for the time being, the pensioner villages;
- \* transition the way rent is set from income-related rent to (subsidised) market-rate rents and assist tenants in accessing the Accommodation Supplement (AS);
  - establish a (Regional) Community Housing Trust, register the Trust as a CHP,
  - transfer/gift (with covenants) Council's pensioner portfolio to this new CHP, **unless** over the next few years central government policy changes and provides direct support to Council's pensioner housing portfolio.

7 This option buys the Council time. That is prudent in view of the signalled ministerial review into the Future of Local Government (and LGA) next year, and possible changes on IRRS access and other forms of central government assistance for Councils' housing portfolios.

It should be noted that the LGA (2002) has already been amended to reinstate as the purpose of local government “promotion of social, economic, cultural and environmental wellbeing”. Housing is an essential aspect of social wellbeing.

8. NCC's intention to have a fixed plan now for the next 25 years may not be wise or even possible given the uncertainty about what assistance will be provided to Councils, what the housing market and needs will look like and, given the climate crisis, where houses should be located.

I am surprised that it appears that the NCC does not have a housing policy. I believe that such a policy needs to be developed.

9. Point 6 in more detail:

a) Get out of general social housing but continue with a niche part of social housing, namely pensioner housing. This is where there will be a growing social need, even more so in Napier which already has a higher than NZ average older population. This will only increase. In responding to the local circumstances, it is reasonable to focus on pensioner housing. KO does not fill this need.

Note that most Councils are in fact already doing this: more than 90% of NZ Councils' tenants are 65 or older.

Council housing assets are largely retained.

b) Move from income related rents to a percentage of the market rent. Aim to increase rents to 70% of the market rent and actively assist tenants to access the Accommodation Supplement (AS). In this way Council would still subsidise the rents but rate payer/tenants costs would be on a 50-50 basis, a step in the direction of financial sustainability.

Note that the rents NCC charges at present are significantly below what most other Councils in NZ charge (which is 70-80%). Their tenants are not worse off because they are eligible for the AS. If the increase would mean that some of NCC's present tenants would become notably worse off, I would question if they are the tenants NCC, with a closed waiting list of 100 people, aims to house. The transition from income-related to subsidised market rents would require a careful and compassionate approach.

c) Sell or transfer (with covenants) the 3 social housing villages to KO, which is after all central government's social housing provider. Alternatively, sell/transfer to a CHP if any is interested. As noted in the Statement of Proposal CHPs may not find these villages attractive. Nor may KO, and the sale sum may reflect that. The endowments issue with the Carlyle village may not be an obstacle if the site remains for social housing. There is no loss of social housing units in Napier, only a change in ownership.

d) Sell the Hasting/Munroe site. For the Council itself to develop it would mean a considerable investment, out-sourcing and uncertainty. Prior engagement with mana whenua is necessary given that it is a Site of Significance. The options are:

i) Preferably, sell the site on the open market to raise the most money for Council's pensioner housing portfolio. Rehouse its present tenants in one of the other pensioner villages. It will mean a loss of 4 units in order to substantially increase (38 units on the Greenmeadows site) in due course (see e (iii) below).

ii) Alternatively, sell it to KO or a CHP (with covenants) and at a reduced price if this is necessary to make the purchase of the 3 social housing villages more attractive to them, given that additional social housing units can be built on the Hastings/Munroe site.

e) Use the sales proceeds to:

i) costs associated with rehousing Hasting/Munroe site tenants; and costs associated with helping tenants access AS. In addition refresh pensioner housing stock.

ii) set up a new (Regional) Community Pensioner Housing Trust, if possible on a regional basis with one or more neighbouring Councils. The establishment of the new body will be administratively costly as will be the registering of the new Trust as a CHP whose mandate would be to house pensioners in need. Note that the new CHP will need to be genuinely independent of NCC.

(iii) if central government will continue to exclude Councils from accessing IRRS etc., lease or gift (with covenants) the pensioner housing portfolio to the new Pensioner CHP. Subsidise the new CHP until, in due course, it is able to access IRRS for all its tenants. It will then also have the means to expand its portfolio thus catering for the growing need in pensioner housing.

However, if central government changes its exclusion policy or brings in other forms of housing support NCC will be able to keep and expand its pensioner housing portfolio.

11. I note that Dr. Mike Reid in his paper "Is there a future for council provided housing?" asks for a different funding approach for pensioner housing rather than through becoming a registered CHP. But by retaining the pensioner housing portfolio and starting to establish a Pensioner CHP, Council will be able to move swiftly in case central government support is not forthcoming thus reducing the time it will need to prop up the portfolio.

11. To sum up:

Unfortunately hard decisions have to be made: the status quo is financially untenable and socially inequitable.

Completely transferring the responsibility to another social housing provider is perhaps tempting but means the loss to Council of assets and land. If central government changes its position, the assets are gone and with it Council's ability to shape an aspect of the future wellbeing of Napier's residents through its housing portfolio.

The compromise I suggest is to focus on pensioner housing needs: sell the social housing and make use (through the tenants) of the availability of the Accommodation Supplement. This will reduce the cost to the ratepayer. Plan to establish a new Pensioner CHP in order to make future growth of the portfolio feasible. If over the next 3-4 years central government decides to support housing by Councils, retain and increase the portfolio. If not, lease/gift the portfolio to the newly established CHP.

RSV, 27 March 2022

<b>Submission</b>	<b>92</b>
<b>Full name</b>	Teresa May Clements
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	[STATUS QUO]
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 92

Greetings to Mayor Wise and Councillors

My Name is Teresa Clements and I live in one of the council flats [REDACTED]  
[REDACTED]

Since it was first brought to my attention that the place where I live could be sold, I have found myself becoming very anxious and stressed at what the future could hold for me. Would I still be able to live here and how much more would it cost me a week? I can afford a little more a week but a major increase would leave me not being able to afford the essentials. Also, if I had to move where would I go and the friendships I have made here could be lost. There are so many older people living in homes out in the community and are isolated and I do not want to become part of that rising health problem. So, all this uncertainty has become very frightening and is affecting my health.

I have read the options available and **Option One** is of course the best option for me as everything would stay the same. **Option Two** Part Retain and Part Sell would be okay if what is retained would remain for pensioners only and of course would include the pensioner flats that I am part of.

However, before investing in any new builds upgrading the existing ones that haven't yet been upgraded to the current rental requirements must be a priority. Installation of heat pumps and insulation would benefit us greatly as that makes for a healthier environment to live in and keep well and the money saved in power would be a help with any rent increases.

Also, the need to put in a good management structure so this situation of having to sell off part or all of the pensioner housing does not occur again.

Regards



Teresa Clements

<b>Submission</b>	<b>93</b>
<b>Full name</b>	Khaleel Bahho
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	60% of renting market-scale preferred.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>94</b>
<b>Full name</b>	Valerie McCormick
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	I need a place to live
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>95</b>
<b>Full name</b>	Natalie May Garner
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I accept that there will be rent increases which is better than living with social housing. This choice will be safer for tenants.
<b>Feedback for options proposed</b>	Social housing should not be mixed with community housing. Villages become unsafe when this is allowed to happen.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>96</b>
<b>Full name</b>	Dorothy Corbishley
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	How does this work [no rates or rent increase] As both other options have \$2.2 to \$2.3 mill shortfall.
<b>Feedback for options proposed</b>	I am one of the longest tenants in the Coventry Road Village and grateful for having a home to feel safe in. I am at the nearer end to my life so consider the taxing of ratepayers to an increasing short fund is a lot to ask. However those who need the protection of part funded low cost rent also need help and protection. There will always be people in need some through no fault of their own. The Transfer states no rates or rent increases. How does a new entity then make money to maintain and keep the rentals viable? I am also very sadden with the lack of care shown in the Village of late-pride has definitely slipped.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>97</b>
<b>Full name</b>	Rauoriwa Matariki Jackson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>98</b>
<b>Full name</b>	Bruce Carnegie
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Grey Power Napier
<b>Select a Choice</b>	(1) <i>[STATUS QUO]</i> (2) <i>[PART RETAIN / PART SELL]</i>
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Please see attached submission
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 98

Greetings to Mayor Wise and Councillors

Grey Power Napier and Districts is a local advocacy group for seniors, currently with 1400 members. We are part of a regional network of independent Grey Power associations throughout New Zealand.

**One of our aims and objectives is to support and protect the welfare and wellbeing of older people.**

We do this through communicating in various ways which includes the contributions by Mayor Wise and Council to our quarterly Newsletters and having Councillor Boag on our committee who keeps us well informed with updates of matters of interest. Locally we meet regularly with DHB executive managers, HB Positive Ageing Trust, and are involved in the development of Napier's Positive Ageing Strategy and the new Advisory Group.

As you know Napier is an ageing city with an explosion of retirement villages which benefits those who can afford them but does not address the severe housing crisis that is affecting all ages in the rental market. **Many seniors are living only on their pension and it is their welfare which we are concerned about and in particular the future of the Council Housing.**

This of course is one of the Positive Ageing Strategy Priority Areas, where the strategy says: "having suitable housing options that are affordable and accessible so that people are safe and secure, warm and healthy and feel part of the community."

We believe this means you will not turn your backs on the tenants living in the flats and sell or lease them to another housing provider with different eligibility criteria. Market rentals are and will be beyond them. **We are opposed to having the flats lost from public ownership by the people of Napier.** A social housing provider may buy with a caveat having older tenants but after 10 years or less they could change their policy to community housing and make the situation even more desperate for fixed income seniors. We would like to encourage other alternative options so that we do not lose any of the pensioner accommodation.

Ideally for the existing and future tenants being on a fixed benefit (superannuation) Grey Power Napier prefer **option one**, being the Status Quo, which sees the Council continuing to provide housing at current levels of service.

Having talked to many tenants they love living where they are but their main concern is being able to pay an unaffordable increase in rent which would create hardship for them.

We understand that this option 1 is of major financial concern for the future and if proven to be unattainable to maintain long term we then suggest **Option 2. Part Retain/ Part Sell**. We suggest to sell off the 72 units within the three social villages mentioned within the "Statement of Proposal" and use the monies to improve the standards required to the other 305 units and for these units to be designated solely as Pensioner Flats.

Grey Power Napier believe it a priority to fix up the existing units to the required standard first and then plan for future developments.

We understand what councils need more than anything is access to the Income Related Rent Subsidy, which all other social housing providers can use to keep rents low and the fact that Councils play a vital role in providing social housing should also receive the same benefit as other CHPs.

78 Councils at the 2019 Local Government NZ conference passed a remit urging the government to make funding, in particular the IRRS, available to councils.

Grey Power Federation AGMs in 2018 and 2019 also passed remits to lobby the government but neither have successfully changed the government's approach to this pressing issue. We again at our next AGM in July as a Zone will be submitting another remit.

With the ageing population and the extent of the housing crisis, it is very appropriate for us to keep up the pressure on central government to offer for council owned pensioner housing.

We look forward to a favourable outcome.

A handwritten signature in blue ink that reads "Bruce Carnegie". The signature is fluid and cursive, with the first name "Bruce" and the last name "Carnegie" clearly distinguishable.

Bruce Carnegie, President.

Napier Grey Power

<b>Submission</b>	<b>99</b>
<b>Full name</b>	Michael John Parlane
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>100</b>
<b>Full name</b>	Angela Maxwell
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I do admit the rent are very reasonable and could afford some increase but not a big amount if said we could get better maintenance than we get now. I have been in my flat 23 years and it's never been painted or cared. Same as I moved in.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>101</b>
<b>Full name</b>	Tina M. Beauchamp
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	To the people who are in the Flats! Rent to buy with kiwisaver as deposit when signed up owners are responsible for the maintenance. Change the rent to market prices when you sign up rent to buy. if you did this the Council would triple the money they would make.
<b>Feedback for options proposed</b>	You the Council are helping the people that need the help. This will take the shortfall out. The maintenance of the homes would be the tenant/owners in the agreement. Time payments? 1 unit per year = 20,000 pr yr/ 10 unit per year = 200,000pr year/ 100 Unit per year = 2000000 pr year/ 300 Units per year = 6 million pr year. Sell to the people who matter!
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>102</b>
<b>Full name</b>	Clifford Howell (Mr)
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Very nice flat. Thanks
<b>Feedback for options proposed</b>	Please leave as is. It is very nice and I like my flat a lot. Thanks.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>103</b>
<b>Full name</b>	Evie and Phil Coonrod
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	We don't believe 2.3 million dollars is a significant amount for the council to maintain units when considering rent money was used for unnecessary projects in the past. This whole issue is not just about a outmission related to the council's financial shortfall (due to past bad management) it is about something much more important. It's about the security safety and welfare of the elderly in their final years.
<b>Feedback for options proposed</b>	None of us expected this insecurity would be constantly hanging over us when we applied for a flat. Like to be our 'final home' which would provide security and stability in our most vulnerable time of life. We hope council members are never faced with a similar situation in their old age.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>104</b>
<b>Full name</b>	Renata and Stephanie Bush
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	Yes, The aged and elderly should be housed together not combined with young families. Some young families are very busy with friends coming and going various hours of the day and night. The pile up of rubbish is a concern also.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>105</b>
<b>Full name</b>	Patricia Nicholson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I am living on Govt superannuation with no other income. I could support an increase in rent on a 50/50, or 40/60 basis.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>106</b>
<b>Full name</b>	Jen Davis
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>There would be thousands of pensioner home owners that their only income is the pension. Most probably would have scraped, saved, and gone without to get their home. They are NOT lucky, they maybe have sacrificed a lot to get that house. Why oh why should those with their only income being the pension, have to subsidise other people who have not made sacrifices to scrape and go without to buy a house?? These 'pension only' home owners still have to pay their insurances, maintenance, rates and if they've still got a mortgage, that could possibly be well above the 30% of what the council tenants are charged of their income. With all the rising living costs and now about 10% rate rise, it will be an extreme struggle for some to survive themselves -- and your suggesting that they subsidise others who are only paying 30% of their income on rent. I know that there are drinkers and smokers who live in this housing, if they can afford such luxuries, sorry, but they can afford to pay more rent. The tenants need to stay of course, but need to pay more rent. Sell them to a proper business that can make them viable. It's extremely unfair to make the rate payers 'prop' these people up when a lot of home-owners with their only income is the pension and they could be struggling far worse than these tenants</p>
<b>Feedback for options proposed</b>	It's a user pays world, don't keep on loading the rate payer, a lot are absolutely struggling to the max
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>107</b>
<b>Full name</b>	Sarah Mullen
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	<p>"I believe by working as village and taking care of our elderly and vulnerable, we are proving what is really important in life.</p> <p>'he aha te mea nui o te ao? Māku e kī atu, he tangata, he tangata, he tangata'</p> <p>I own my property and am happy pay more of our elderly are taken care of. In a pandemic climate I have seen the mental and physical health issues that these vulnerable people have suffered from. To add the fear of being homeless has not only been stressful, but has caused them severe medical issues.</p> <p>While I understand the implications these properties are causing to the council financially, isn't the most important thing that these vulnerable people are taken care of?"</p>
<b>Feedback for options proposed</b>	<p>"I do not believe that selling all of the housing would be the right thing to do.</p> <p>When you specifically state that the housing is for vulnerable and community I have questions.</p> <p>I live opposite one of your retirement villages. Here, these elderly have space to garden, socialise and engage in a healthy living lifestyle in a time of their lives when they should be enjoying it. They can afford to do it, as the current prices allow them to. During covid I spent time with some of them, feeding them and talking them. They are our most vulnerable.</p> <p>While I understand there are other social housing people in our community, I have a few concerns.</p> <p>Historically, while housing owned by Kāinga Ora has homed many who were vulnerable, it had also homed people associated with gangs, who have drug and alcohol dependencies and associated with people who suffer from severe social and mental health issues. You only have to look to many areas in Tāmaki Makaurau, where areas were bought and became social housing and this has had ongoing derogatory impacts. Such as people's homes they bought and worked so hard for decreasing in value by huge amounts. Furthermore- a local increase in crime, such as being threatened in their own homes, break ups of families and marriages, children witnessing violence, drug and alcohol abuse.</p> <p>You state in your own policy:</p> <p>Social &amp; Policy</p> <p>"Secure and affordable housing is considered a key driver of wellbeing. Poor housing is linked to reduced health, education and associated outcomes. In addition to the tangible effects related to the physical home, improved wellbeing is also related to sense of belonging, connection and autonomy"</p>



	<p>Therefore, if these villages are sold to social housing corporations- this could have the adverse effect of developing poor housing for local homes that surround them. Thus, not only lowering the value of peoples houses, but having an ongoing, negative impact on their well-being, sense of belonging, connection and autonomy.</p> <p>Do I worry about my home and neighbourhood becoming an area where I need gates and to hide my children away? Yes! Wouldn't you? Currently I have two adults living in their car in the car park by our house. Today the man aggressively approach my 6 year old daughter and yelled at her for no reason.</p> <p>I am filled with anxiety everyday and we are both losing sleep at night with the thought- that if those flats are sold, this will become our daily norm. I don't think I could live with that, yet nor, due to the potential decrease in the value of our house, have any other option. Imagine if that was you.</p> <p>Do I worry for our whānau across the road, who some have no family to lean on and their accomodation is the only security they have? - absolutely. They are not internet savvy, they feel like they have no say and are feeling scared, anxious and vulnerable that they may become homeless. How do I know? Because I went and spoke to them. They have no other option. We need to be their voice, their advocates. Imagine that was your grandmother or grandfather and no one fought for them.</p> <p>Some of these people fought for our freedom in war, they taught our tamariki, they fought and worked for some of the luxuries you have today.</p> <p>Safer communities for everyone should be the utmost priority. Which means allowing these retirement villages to be protected in any way we possibly can.</p> <p>FYI  <a href="https://www.nzherald.co.nz/nz/man-fed-up-with-antisocial-kainga-ora-neighbours-sells-house-and-moves-to-south-island/7OLUT4UJZFJHJFS63IBOQIUTQ4/">https://www.nzherald.co.nz/nz/man-fed-up-with-antisocial-kainga-ora-neighbours-sells-house-and-moves-to-south-island/7OLUT4UJZFJHJFS63IBOQIUTQ4/</a>  <a href="https://www.nzherald.co.nz/nz/kainga-ora-the-human-cost-of-living-next-to-neighbours-from-hell/F6EAATWTSTH2ORN7ED3U3M5FY/">https://www.nzherald.co.nz/nz/kainga-ora-the-human-cost-of-living-next-to-neighbours-from-hell/F6EAATWTSTH2ORN7ED3U3M5FY/</a>  <a href="https://www.rnz.co.nz/news/political/456052/neighbours-complain-of-horrendous-behaviour-from-kainga-ora-tenants-govt-says-evictions-very-rare">https://www.rnz.co.nz/news/political/456052/neighbours-complain-of-horrendous-behaviour-from-kainga-ora-tenants-govt-says-evictions-very-rare"</a></p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>108</b>
<b>Full name</b>	Nina Deroles
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Mostly rates, it's the cost of housing the vulnerable.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>109</b>
<b>Full name</b>	Logan Wells
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>110</b>
<b>Full name</b>	Marc Van der linden
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Rates have continued to increase quickly and lots of families cannot afford this . This can not continue.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>111</b>
<b>Full name</b>	Blair Hislop
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I selected this option as I believe the council, and the people, have a moral obligation to support the elderly, and those less fortunate than themselves
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>112</b>
<b>Full name</b>	Nicholas john Hinks
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>113</b>
<b>Full name</b>	Reece Kennedy
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Its important as a community to support the elderly. If we can maintain pools, libraries and tourism then we can also support our elderly.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>114</b>
<b>Full name</b>	Robyn Broughton
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Our elderly need this type of accommodation, they are on fixed incomes, therefore they cannot absorb huge rent increases. Perhaps a small increase every year would be part of the answer.
<b>Feedback for options proposed</b>	If you sell off the social housing, please ensure it is to a local accommodation provider whose has the capacity to tap into government subsidies to help these people to maintain a life of dignity.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>115</b>
<b>Full name</b>	Kay Mitchell
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Selecting this option is the best of both worlds. The council receives money for the sale of the social villages enabling them to built further housing. The retirement villages stay the same. I realise that a rent increase will occur over the following years
<b>Feedback for options proposed</b>	Selling council housing to a social housing sector. Mixing both social and retirement tenants altogether in the villages would cause disharmony amongst the elderly and they would feel very threatened, not feeling secured in their homes.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>116</b>
<b>Full name</b>	Sandra Sparling
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	This option is not quite what I support, see my comments below, but I couldn't move on without ticking one option.
<b>Feedback for options proposed</b>	If the council houses in the most expensive areas were sold, ie Hardinge Road, Westshore etc, and proceeds put towards upgrading some of the other units, maybe there would be no need for a shortfall. Otherwise rents will have to rise, Napier rate payers should definitely not be burdened with these increased costs or indeed subsidise them, our own rates which are again increasing is enough of a burden for many people.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>117</b>
<b>Full name</b>	Tyla Walker
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	KEEP THE HOMES!!!
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>118</b>
<b>Full name</b>	Margaret Jennifred Hoffman
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"As a long term Napier resident and rate payer, regularly involved in volunteering community work, I am very upset to discover so many older residents depressed about their future housing situations in the NCC Retirement Villages.</p> <p>I wonder if you're aware of the outcomes your decision making will have on these vulnerable locals. These tenants in your Retirement Villages are indeed living in sub standard premises( admitted by NCC). For years and years rents from these residents should have been spent on continual upgrading the houses, bringing them up to the standards required by Housing NZ. The lack of insulation and heating is not acceptable, neither is the lack of redecorating and renewing of the utilities.- some for 49 years. By ignoring the acceptable rulings the council is placing itself in a position that could be challenged legally.</p> <p>So where has the rental income gone!</p> <p>The majority of the retirement village residents find themselves housed here due to circumstances beyond their control. They pay their rents, keep their homes clean and tidy and cause little trouble or cost for the council. Therefore they deserve to be treated fairly and with respect.</p> <p>They are wondering where all the millions of dollars of rent have been spent. As a rate payer, I am too!</p> <p>If you look at the history of these tenants, you'll discover many of them have been valuable members of our society. They deserve to be housed in communities with similar aged people where they can live out their days in a stress free, quiet village, pottering in their gardens and enjoying their neighbours.</p> <p>The suggestion of including the people currently housed in motels is totally abhorrent! The Retirement Villages have 1 bedroomed houses and from data read, I understand most families in Emergency housing, contain at least 3 members- usually many more. They certainly require houses with more than 1 bedroom to live a healthy Lifestyle!</p> <p>And it would not be a conducive environment for either group. The elderly could easily be knocked over by children running around playing ball; or having to have their okay kerbed by having to have consideration of their elderly neighbours</p> <p>Both deserve their own appropriate housing estates.</p> <p>Please think very carefully before making your final decision!</p> <p>Thank you</p> <p>M Jennifred Hoffman "</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No

<b>Do you have files to attach to this submission?</b>	No
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<b>Submission</b>	<b>119</b>
<b>Full name</b>	Susan John
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I feel this option is the most tenant focussed and council involved which I believe would most benefit Napier itself. Although rates may need to increase, it is more likely the rate payer who has greater fund availability, than a tenant who may be in a less well paid job or who has fewer opportunities for employment options. I would also like to see the combination of rates and rent more heavily weighted on the rates option.
<b>Feedback for options proposed</b>	Not at this time.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>120</b>
<b>Full name</b>	Graeme Etheridge
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I don't want future generations of ratepayers having rates increased to pay for a problem that can be corrected now. It is "cheaper" to act now than to continue and sit back watching the problem grow.
<b>Feedback for options proposed</b>	Social housing is an admiral pursuit, but cannot be at the expense of Napier's ratepayers, many of whom have their own private battles with "making ends meet".
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>121</b>
<b>Full name</b>	Kristen Truman
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	The NCC has proven time and time again that they simply don't care about housing stress in the city. When, almost a decade ago, state housing in Maraenui was torn down residents were promised alternatives that were never given, leading to families being broken up as children were sent to live with other relatives. Perhaps the council wouldn't be under stress if there wasn't swathes of empty land around unused? getting rid of council housing has the potential to increase homelessness in the city which is something Napier can't afford.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>122</b>
<b>Full name</b>	may kaimoana
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>123</b>
<b>Full name</b>	Lois Young
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	No
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>124</b>
<b>Full name</b>	Rona McPartlin
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>125</b>
<b>Full name</b>	Pauline Franklin
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	These tenants our some of our city's most vulnerable citizens and deserve to have subsidized accommodation.
<b>Feedback for options proposed</b>	Years ago this housing helped a family member of mine who had young babies and very little income. This housing provided the perfect solution for her until she could return to work. Our City needs to have a heart.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>126</b>
<b>Full name</b>	Geordie Dewhirst
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>127</b>
<b>Full name</b>	Vanessa Shipp
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I don't want to be paying for other people to have their homes refurbished at the expense of my rates increasing as we already pay an excessive amount for rates and they keep rising. I work hard to have a home which i have to maintain and pay for any reurbishments.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>128</b>
<b>Full name</b>	Olive Williams
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>129</b>
<b>Full name</b>	Brian Williams
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>130</b>
<b>Full name</b>	Allan Edlin
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	Flat 9,13,14,15,18,19,47,8
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	Demolish Henry Charles Riverbend Rd (Two old). Sale off the land. Pay the loan back. No new units to be buy. Four 5 years. Rehouse tenants in Antherr villages.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>131</b>
<b>Full name</b>	Sharon Webster
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	My thing would be to estimate the rental you got, and it went elsewhere before 2014. So how much of the rents, has not been kept to fix the rentals, it would total a lot for 30 or 40 years. So I think not us oldies should pay more, but the rates should pay, as they used the rental money 4 something eles. Find out where the money went. We only get about 60% of the normal wage. If you need money so badly, why are the flats empty 4 so long. 1 flat empty end of nov, still empty now. If you can't get your people 2 do the work. I am sure winz would help you.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>132</b>
<b>Full name</b>	Debra Scott
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	ncc to keep retirement villages. So many woman need to be able to have safe housing. A lot of woman have/do not own homes more than men due to lower incomes and abuse: or disabilities. if you sold these homes there would be so many Homeless woman.
<b>Feedback for options proposed</b>	Keep us safe in our older years.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>133</b>
<b>Full name</b>	John William Gudd
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	No comment
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>134</b>
<b>Full name</b>	Dennese E Mason
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	(1) PART RETAIN / PART SELL (2) STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	No real comment as have been happy with NCC. Have lived in unit for more than 10yrs, understand & accepts rents need to increase.... On the downside maintenance of grounds (e.g) lawns need to be addressed, disgraceful job being done...
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>135</b>
<b>Full name</b>	Baker
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Yes will accept an increase in rent
<b>Feedback for options proposed</b>	Will take what it is; this is my home regardless. I am renting it because I have never owned a 1/4 acre plot of my own
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>136</b>
<b>Full name</b>	Hope Simonsen
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Emerge Aotearoa Housing Trust
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Emerge Aotearoa Housing Trust is a registered Community Housing Provider. We are dedicated to the provision of affordable, quality housing and have a long term commitment to this provision for people in Aotearoa. We are currently a provider of transitional housing and support services in Napier City and we are exploring development options for the provision of long term social housing. We would welcome the opportunity to participate in an Expression of Interest process if Council did decide to sell.
<b>Feedback for options proposed</b>	The option part retain / part sell also may have merit and may be a viable option for a Community Housing Provider. There may also be a hybrid model which retains Council as the owner, but establishes a leasing relationship with a Community Housing Provider.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>137</b>
<b>Full name</b>	Anne Cardno
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Keep housing under Council control, retain the asset if possible.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>138</b>
<b>Full name</b>	Joy Palmer
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The people who need this housing should be left in peace. Repairs could be carried out as each house is vacated. A small increase in rent would be acceptable.
<b>Feedback for options proposed</b>	Tsfr Sell: Which social housing sector? Housing NZ? They would then have to do all the repairs. Part sell? Then pay to build more council houses with the money instead of using it to upgrade existing houses?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>139</b>
<b>Full name</b>	Ian Elgie
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	I would prefer that enough existing units are sold to reduce the shortfall to near zero, this may mean building fewer than 45 new units and/or selling more older units than originally planned.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>140</b>
<b>Full name</b>	Ellen Tambour Ellen
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Hello I am very grateful for my little flat I don't keep good health and I am worried please do not mix us with social housing it WILL NOT WORK
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>141</b>
<b>Full name</b>	Laura Jeffares
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	It is a society's responsibility to support those in need. Council washing its hands of our social housing responsibilities is abhorrent. We will see significant increases in homelessness and the onflowing social issues that creates. Selling the units to another entity is not a solution- there are almost none who could achieve this without increasing rents substantially and negatively impacting the residents and the wider community.
<b>Feedback for options proposed</b>	Housing our vulnerable population is a responsibility for us all, and the proposal to sell will lead to negative social ramifications and the exacerbation of the issues we already face in Napier
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>142</b>
<b>Full name</b>	Gary Curtis
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Ratepayers are continually being asked to pay for more and more activities etc they do not participate in or benefit from. I do not think they should be forced to further subsidise social housing.
<b>Feedback for options proposed</b>	Provided the extra cost (shortfall) was covered by those in the properties I would have no problem with either option but would favour Part Retain/Part sell
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>143</b>
<b>Full name</b>	Liam Wilson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>144</b>
<b>Full name</b>	Dinah Harvey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>"Social housing in NZ, should be provided by government (through taxes) and private CHP's, NOT councils (through rates). It is my personal belief that the council role is to provide services and amenities for all the public to use, should they so wish. If councils fund or subsidise their community housing stock, that is to support individuals personal use, not general public. At this time, when our tap water is barely drinkable for much of the time, we need to be using rates money to build effective water infrastructure to benefit all who live, work in and visit Napier. I, too am a pensioner on limited income who has to pay rates. Happy to pay them to support an infrastructure/services agenda but not a social one. "</p>
<b>Feedback for options proposed</b>	If the transfer/sell all option is not taken up, then the part retain/part sell option should not include building more units. Just sell the 3 villages, use the money from that to upgrade the retirement villages to meet current standards.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>145</b>
<b>Full name</b>	DAvid Small
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Given the housing crisis this seems like the best option to get more social housing built while having conditions in the sale agreement to protect the current tennants and focus of the housing. It seem like holding onto them is getting to costly for the council in terms of time/resources/money.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>146</b>
<b>Full name</b>	Holly Harris
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Youth Council of Napier
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Selling some units and building new ones means that the council will be able to guarantee some amount of elderly-specific housing. We believe this offers a level of safety to retirees, which is essential in allowing the Napier City Council to meet their goals. This option allows the council to build more units, which is necessary.
<b>Feedback for options proposed</b>	To maintain the status quo or transfer all units are both inadequate options in terms of providing enough housing. If all units were transferred, we take issue with the fact that there would not be any housing put aside for pensioners specifically. We would be willing to support selling the retirement villages to a provider if they could be sure to retain their status as retirement flats.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>147</b>
<b>Full name</b>	Andrew Morris
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The Council should retain an appropriate number of social housing units to cover projected demand for firstly, people with disabilities and then, retirees who have no other option. This should be reconsidered following the results of the local government review when it becomes clearer whether social housing is a local government responsibility.
<b>Feedback for options proposed</b>	To sell the total housing stock is too drastic a move for people who have come to rely on it. If it is determined that it must be disposed of, this needs to be done gradually to reduce the impact on the lives of people who are already under great stress.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>148</b>
<b>Full name</b>	Toiata Faatuuala
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I want to keep the flats. To me its close to everything, the doctor, the church, to the shops. They mow the lawn, I can't even mow the lawn. People are friendly
<b>Feedback for options proposed</b>	it's close to my family. Close to my neices and the kids.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>149</b>
<b>Full name</b>	Marise Watkin
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Retirees and people with disabilities require safe and affordable housing.
<b>Feedback for options proposed</b>	These properties should have been maintained by council previously. Why have all previous councils not done this?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>150</b>
<b>Full name</b>	Richard Angus Henderson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Not able to answer this. But think it is the fairest option.
<b>Feedback for options proposed</b>	Possibly when interviewing residential prospects to have your questionnaire able to get an accurate response regarding their qualifications - your staff may need more training in this area and naturally abiding to your obligations (great rules, etc.). Regarding applicants who have serious health or mental problems should they not applying for care at rest homes?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>151</b>
<b>Full name</b>	Anne Mary Ingrey
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>152</b>
<b>Full name</b>	Rex Rondon Pyne
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>153</b>
<b>Full name</b>	Fiona Clements
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>154</b>
<b>Full name</b>	Mike Pawson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	50/50
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>155</b>
<b>Full name</b>	Jeffery Thomas Delugan
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>156</b>
<b>Full name</b>	Denise Mildenhall
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	You have had years of rent from these property. Where has that money gone?
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>157</b>
<b>Full name</b>	Diane Chaplin
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Gives the tenant the most security and less stress. More stability and less stress of uncertain circumstances.
<b>Feedback for options proposed</b>	Rent rises are huge worry to us superannuants as we struggle now to make ends meet. Some rent rise would be acceptable to ensure the villages remain safe, secure and peaceful places to live. I have lived in Centennial Village for 11 years and just love my flat, and the lovely ladies that look after us in the Council, especially lovely Lucy. Tenants have been under extreme stress with all the uncertainty of the housing dilemma over the last 2.5 years, so hope it can all be finalised as soon as possible.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>158</b>
<b>Full name</b>	Carol Leonie Raitt
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>159</b>
<b>Full name</b>	Jay Lamburn
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>"Key will be ensuring the long term and not negotiable provision of social housing, as per the current situation. Recognising though that in the longer term, demand for social housing may change to different groups. Once all us baby boomers have moved on to the big house in the sky, housing for the elderly may not be needed in the quantity it is now.</p> <p>Ensuring current tenants are fully informed and comfortable with this change is critical. It will be scary for many.</p> <p>Also do like the idea that tenants that no longer meet the criteria for rent relief can be asked to move on, rather than just pay more rent where they are. This housing is the last and only option for many and should not be taken up by people whose circumstances have changed to the point the support is no longer needed."</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>160</b>
<b>Full name</b>	Susan Rickand
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	I considered the comments made by Council in the Future of Council Housing Provision: 'why does the rent money not cover the costs?' "... the amount we get from the rent no longer covers the costs to maintain our housing service and we have no funds aside should anything major go wrong". To receive approximately \$47,879 per week from 377 tenants is surely sufficient and should not be a problem. I consider it shows a misuse of funds received by Council for rent payments and it is not the tenants that should fund the shortfall.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>161</b>
<b>Full name</b>	Grant James Scullin
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>162</b>
<b>Full name</b>	Kevin Lake
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Remember we are only superannuants. At one time in our lives we paid rates for the housing villages. Where is the money coming from to build the new 45 units? The city Council has wasted a lot of money on the rubbish removal bins. Sometimes it really smells so its not nice to have windows and doors open. And we shouldn't have to go out.
<b>Feedback for options proposed</b>	The money used for the rubbish could have been used on renovations. Our grounds are very poorly kept. Having better contractors would be great. Another suggestion I feel would might help would be Coventry Ave rents stay in Coventry retirement village. It would be good if we still had a support person from the council coming to visit us every fortnight. I was disappointed that I was the only one to attend the last meeting from my village.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>163</b>
<b>Full name</b>	Robyn Elizabeth McCracken
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I am quite happy to pay 40/60% increase if it means I can stay in my flat.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>164</b>
<b>Full name</b>	Noeline Veronica Ireland
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	It is not a privilege to reside in a 'Council Retirement Village Flat'. It is a necessity for those who have only their pensions or very little other income. Any rental increases will need to be realistic and not create hardships to those tenants living in Council flats. The 'current average market rent of \$415 for a 1 bedroom" as stated in your letter to me, is precisely why I am here in a Council flat as I could never ever afford this amount, only receiving superannuation.
<b>Feedback for options proposed</b>	If, in fact, Council did sell all of it's housing as stated above, what does it propose, have earmarked for the \$64 odd million dollars, that the sale would return?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>165</b>
<b>Full name</b>	Christine Underwood
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Very apparent that selling off to private enterprises would increase their rents prohibitively for these mainly elderly pensioner people.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>166</b>
<b>Full name</b>	Brian Underwood
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Selling to private providers would invariably increase rents beyond the means of these house occupiers to pay
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>167</b>
<b>Full name</b>	Leigh Burnell
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>168</b>
<b>Full name</b>	Ella Parnell
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>169</b>
<b>Full name</b>	Garth Eyles
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	"Council has a moral responsibility to look after its less fortunate. Council runs most (if not all) its assets at a loss (e.g., Aquarium, MTG). Why concentrate on housing as an issue?? Effective management would reduce the deficit. Occupiers don't need (want) the best facilities - they want warmth and security. However an effective maintenance programme over the years would have meant this was not an issue. "
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>170</b>
<b>Full name</b>	Raewyn Lawrence
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	"I believe it would be a wise decision to sell the housing stock to an approved experienced provider, who have people out in the community who are working with those in need and would therefore be in a better position to make the assessments. The Napier City Council provided housing in a time the was different and now it is time to move forward. Thank you"
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>171</b>
<b>Full name</b>	Mary Anne Eyles
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	It is hard enough to find rental properties and the current tenants are in no position to purchase. That's why they need social housing provided. NCC should not, morally, offload this existing 'portfolio'. We need to try and make this work for our vulnerable community members.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>172</b>
<b>Full name</b>	Shelley Heath
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	<p>I would like to see the status quo retained in Napier. My mother has lived in one of the retirement villages for nearly 30 years after my father sadly passed away at only 61. In that time she has been well looked after by the extended community in the village allowing her to stay independent into her 90's. I do not believe her years in her flat would have been as enjoyable, secure and supportive if these units were not reserved for the elderly. Her neighbors (and she has had many over her years) have given company, companionship, put out rubbish bags, brought in mail, watered gardens, run errands, checked in on her, contacted family if needed. While the council, as owners, have provided a secure tenancy for her in her later years, it is the other retirees, her neighbors, that have enabled her to continue to live independently in a safe and secure home where she can sit in the sunshine on her porch and enjoy a cuppa and natter with the neighbors, and sleep easy at night time without fear. If we can not guarantee that these villages will always be ringfenced for the elderly people of Napier and remain an affordable option in the future then Napier council need to retain ownership of these units. Napier is an expensive city to live in. We already have a housing crisis. You just need to listen to the experiences of those already living in Napier's emergency housing units for proof that these tenants are often less than desirable and unmanageable. As a ratepayer in Napier I am happy to pay via my rates to ensure that we can continue to house our elderly in safe, secure, retirement villages for many years to come.</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>173</b>
<b>Full name</b>	ANNE REESE0
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Rents should rise gradually annually.
<b>Feedback for options proposed</b>	Regular maintenance and up grades are important ongoing.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>174</b>
<b>Full name</b>	Mark Brown-Thomas
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	PLEASE SEE ATTACHED SUBMISSION
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 174

  
April 2022

“There are three kinds of lies: lies, damned lies and statistics”

- Benjamin Disraeli (1)

“Trust But Verify” (2)

Napier City Council  
275 Hastings Street  
NAPIER 4110

SUBMISSION TO THE NAPIER CITY COUNCIL (NCC) ON COMMUNITY HOUSING (CH)

Submitter:

Mark Brown-Thomas, a fifth generation New Zealander ideologically opposed to public assets sales – assets already paid for by the long suffering public.

KEY FINDINGS:

To sell to the Housing and Urban Development Authority (HUDA) would involve a LOSS of potential wealth to the ratepayers of Napier of \$25.61M immediately growing to a potential LOSS of \$350.61M over the next 25 years.

The consultants (Price Waterhouse Cooper (PWC) report does not provide sufficient verifiable information for NCC to make an informed decision.

OPTION A:

Retention of CH via a separate business model. This could eventually evolve into Option B.

Please see Annex A.

OPTION B:

Partner with a Community Housing Provider (CHP) to continue providing the service.

Please see Annex B

CURRENT SITUATION:

CH Mortgage Free:

CH has been paid for by the tenants over the last 60 years.

Was CH So Successful It Allowed for More CH?

The Social Housing (SH) complexes were not built until the 1980's. Ref F indicates that these were paid for out of income from CH.

Explained differently - it only took 20 – 25 odd years for there to be sufficient surpluses to enable the construction of more CH.

If those revenues (again Ref F) had continued to be “ring fenced” – which is unverifiable – goodness knows what could have been achieved by 2022.

#### Operating Surpluses:

The figures provided for the last few years indicate that there is an operating surplus before the application of unverifiable overheads.

Costs to NCC over the last 60 years - minimal.

#### Employment Opportunities Created:

Employment opportunities for Napier residents (particularly the young) to work for NCC in supporting CH- unknown and unquantifiable.

#### Current Negatives:

Deferred maintenance costs and Healthy Homes requirements – sure – but manageable within either Option.

#### Projected Value Of Portfolio:

Portfolio currently valued at \$65M.

Submitter's home was purchased mid 1998. Value has risen 6 fold in 24 years.

That could mean in 25 years time the CH portfolio could be worth some \$390M.

Only a projection of course.

#### Price Waterhouse Report (PWC) Report:

Only a projection - of course.

PWC report has a number of accounting errors, inconsistencies and material which cannot be verified.

As such, the report can best be described as “of concern” bordering upon “unreliable “ and consequently any decision based on this report could be described as “unsound”, and depending on your personal risk attitude - perhaps even bordering on “unsafe”.

Please see Annex C

#### Discounted Value Of Portfolio When Sold To HUDA:

Based on the Case Study below the \$65M becomes \$39.39M – a **LOSS** to the ratepayers of Napier of \$25.61M.

#### Replacement Insurance Value:

Replacement insurance value of CH is unknown.

My youngest daughter's 60M2 two bedroom flat (one double, one single) has a replacement value of \$366K.

An extrapolation exercise on 377 units would give a replacement insurance value of \$125M – \$140M.

#### TRANSFER TO HUDA - A CASE STUDY:

Late 2020 Nelson City Council agreed to sell its CH to Kainga Ora.

Value of Assets \$20M.

Sale Price \$19.8M

Net to Nelson City Council - \$12M (60.60 percent)

Held Back for 15 years - \$5.1M (25.76 percent) to cover the cost of retrofitting houses and “top ups” for tenants who did not qualify for government subsidies.

Healthy Homes Upgrade/Repayment of Debt - \$2.7M (13.64 percent)

Source Of Information – Various STUFF articles (Reference G)

#### WE CAN AFFORD TO KEEP CH:

Please see below a table where the NCC accounts in the Long Term Plan have been to reflect the cash surplus situation until 2031.

There is more than enough monies for CH to be retained.

<u>Year Ending</u>	<u>Surplus</u>	<u>Paper Expenses</u>	<u>Cash Surplus</u>
2021	-0.238	28.392	28.154
2022	1.180	35.247	36.427
2023	1.184	38.150	39.334
2024	-0.507	41.667	41.160
2025	3.069	43.266	46.335
2026	2.819	47.731	50.252
2027	1.287	52.617	53.904
2028	2.603	54.817	57.420
2029	8.465	58.171	66.636
2030	11.407	61.450	72.857
2031	16.595	63.800	<u>80.395</u>
			\$572,604
			=====

Yours faithfully,

M.BROWN-THOMAS



References:

- A. Napier People and Places Committee Open Agenda for Meeting 03/02/2022.
- B. Napier People and Places Committee Open Attachments Under Separate Cover for Meeting 03/02/2022.
- C. Community Housing Provider Register – issued by the Community Housing Provider Authority (CHPA).
- D. Morrison Low Review of Community Housing Delivery – March 2018
- E. NCC Long Term Plan (LTP) 2021-2031
- F. Conversation with submitter’s parents (now deceased) in the mid 1980’s.
- G. Various articles on STUFF.

Footnotes:

- (1) “Lies, damned lies and statistics” is a phrase describing the persuasive power of statistics to bolster weak arguments” – Wikipedia
- (2) President Reagan to General Secretary Gorbachev – Strategic Arms Limitation Talks (SALT) 1986
- (3) The submitter checked with a number of private property management companies. They would employ 5-6 property managers based on the portfolio size, age and high need of tenants etc.

ANNEX AOPTION A – A SEPARATE BUSINESS MODEL

Separate Community Housing into a separate business model.

Portfolio to be ring fenced.

Independent Operation, including accounting services.

Provide Immediate Cash Injection: Source

- Pensioner Housing Upgrade Reserve - \$353,000 (Long Term Plan (LTP) Vol 2 page 26);
- Henry Hodge Estate - \$177,00 LTP Vol 2 page 28.

Can be used as a staging point for Option B.

Employ Change Management Specialists.

ANNEX BOPTION B – COMMUNITYHOUSING PROVIDER

NCC to partner with a Charitable Trust – either existing or to be created.

Partnership to become a CHP. i.e. Tenants can access the IRRS.

CHP to lease at peppercorn rental.

Many practical examples of CHP's exist. Most documented one is the Christchurch example – the Otautahi Community Housing Trust. Website [www.ocht.org.nz](http://www.ocht.org.nz)

ANNEX CPWC REPORTAddition Errors:

The table on page 94 of the report has seven addition/subtraction errors:

Year 26 plus 1000

Year 28 less 1000

Year 29 plus 1000

Year 33 less 1000

Year 34 plus 1000

Year 43 plus 1000

Year 46 plus 1000.

A total error of \$3000 is reflected in the spreadsheet at Annex C1.

Mortality Rates:

The estimate of 15 percent per annum would indicate a turnover of 1 tenancy a week and a 100 percent in 7 years. Nelson City Council in its deal with Kainga Ora is holding back monies for 15 years to provide “top ups” to Kainga Ora for tenants who do not qualify for government subsidies.

Property Management Expenses/Overheads:

A total of 25.70 percent of rent income for overhead expenses – when the private sector charges 10 percent – and wouldn’t undertake it if they were not making a profit - seems excessive, particularly when the CH human resourcing of Council is so limited. (3)

No way for these figures to be verified by submitters because the LTP does not provide that level of detail.

Discussions With Community Housing Providers (CHPs) ????:

The report indicates discussions with a number of interested parties but huge parts are redacted.

Of the nine parties spoken to only one indicated that they were thinking about becoming a CHP. There was no indication that the other parties were CHP’s.

The Community Housing Register (Ref C) lists only 4 CHP’s in the Hawke’s Bay as at 12 April 2022:

- RA029 Whatever It Takes Trust
- RA037 Waiohiki Community Charitable Trust
- RA038 Te Taiwhenua O Heretaunga Trust; and
- RA082 Habitat For Humanity

It then begs the question – to whom were PWC talking to and can their findings be accepted as a true and accurate picture?

Market Rent Analysis:

The submitter suggests that there are more authoritative locations such as Quotable Value, Tenancy Services and landlords.co.nz as opposed to TradeMe to determine such matters.

In addition the properties advertised on TradeMe would comply with current legislation.

Portfolio Approaching End Of Life:

The comment is not supported by any documentation.

Morrison Law (Reference D) conducted a comprehensive review of the housing stock. It indicates that the oldest stock will not reach end of life until 2033 and the youngest not until 2065.

Please see Annex C2

Timeframe For Implementation:

The report suggests an implementation date of 1 July 2021.

This time frame borders on indecent haste.

Since the tenants will have to deal with two different Government Departments – the Ministry Of Social Development (who maintain the Housing Register and distribute benefits such the income rent related subsidy (IRRS) as well as the HUDA – a much longer time frame for administration alone will be required.

<b>Submission</b>	<b>175</b>
<b>Full name</b>	Tim Setchfield-Smith
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	We need a safe HOME for our elderly and vulnerable citizens. Often not through their own fault, they require reasonable rental housing. I have seen in Auckland when the council sold off its flats, folks that had a life and friends where they had lived for some years were forced out further and then further again. Away from public transport and away from company and they have given up and pass away sadly on their on a short time later. These people quietly gave a lot to society only to be unwanted and moved away to die.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>176</b>
<b>Full name</b>	Pene Johnstone
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Napier Community Housing - Support Group
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	"1. Sell the social villages to Kainga Ora. They are more equipped to manage them and can provide the wrap around services as needed. 2. NCC to partner with a Charitable Trust set up to manage and develop the NCC Retirement Villages to provide ongoing and long-term provision of social housing for the elderly of Napier"
<b>Feedback for options proposed</b>	As attached
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 176

**NCC Submission on the Future of Council Housing****Further Comments**

- The properties have been badly managed by NCC staff and over the years they have not been maintained to an acceptable standard
  - NCC staff now don't want to manage them so have put together a convincing package for our elected councillors. The figures have been manipulated to suit their cause
  - They **DO NOT NEED TO BE SOLD**. They are **NOT** making an operating loss. PWC figures show Revenue less Direct and Operating expenses show an operating **SURPLUS** over 10 years of nearly \$2m. For over 25 years the surplus is \$10m
  - Where it calculates to a loss is when you bring in Capital Expenditure. The huge amount for this over the next 10 or 25 years is from a catch up of underinvestment over the last 20 years. Previous years surpluses were used for other Council activities. **NOW** it has become a problem
  - **BUT** because of all of the above it is now time to move forward to look after our elderly Napier residents and come up with a solution that is going to benefit everyone.
1. Sell the Social Housing Villages to Kainga Ora. **DO NOT SELL** all villages to them.  
 The retirement villages must stay as Retirement Villages. Under Kainga Ora they won't. They have a policy of putting the most in need in first. So, they will all turn into Social Housing Villages. Also, Kainga Ora are not good managers. The elderly in those villages' lives will be hell.  
 If all the villages are made up of just social housing units, it will create **SLUM** areas of Napier. Henry Charles Village has 80 units. Imagine that area managed by Kainga Ora. Or Greenmeadows East with 51 units. They would become a huge problem for Police and other services. We have all seen the problems with the motels in town used for Emergency Housing and managed by Kainga Ora.  
 The PWC paper has indicated that a complete sale of the Villages with the sale conditions attached that all current tenants must remain, that a substantial discount would need to be given. That discount could be as high as \$30m.  
 How could Councillors vote to sell Napier City assets owned by the people of Napier and lose \$30m on market value on them. How could you be prepared to lose \$30m on a sale but not be prepared to retain the assets at a cost of \$20m for the next 10 years. It doesn't make sense.
  2. NCC to partner with a Charitable Trust set up to manage and develop the 300 retirement units. This model has been used by other Councils in NZ
    - We have suitably experienced/qualified people to be part of that Trust
    - The Partnership would become a Community Housing Provider – meaning tenants would qualify for the IRRS. Thus, keeping rents to an affordable level for the retired.
    - Funds from the sale of the Social Villages be used for the building of 38 new units at the Greenmeadows site, and 11 units at the Hastings/Munroe Village. This creates 45 extra rental houses for the elderly. Something that is badly needed in the city.
    - The Partnership will be able to use suitably qualified people for the development and we are sure we can achieve this at a substantial less cost than the estimate provided by SPM Assets
    - This option allows the assets to remain on Councils Balance Sheet and for the Council to maintain some control. Over years the value of the properties increases so the rate payer will benefit from the increase in value.
    - It also allows Council to play a part in increasing Community wellbeing by providing secure and affordable housing for our elderly. A full sale to Kainga Ora won't achieve this. It will achieve the opposite.
    - With this option there is no extra cost to rate payers.

<b>Submission</b>	<b>177</b>
<b>Full name</b>	Aaron Lavery
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	A social housing provider would be able to better manage the needs by having access to additional funding not available to council. Council needs to put safe guards in place that current tenants are protected and that the use of the property remains as social housing. A local provider should be considered before Housing NZ.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>178</b>
<b>Full name</b>	Mark Cleary
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	The Napier Pilot City Trust
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	The three options fail to accurately capture the complexity of the issue and while we support the Status Quo, we are not averse to more elegant solutions, if they can be found. The key principle for the Trust is that local government be actively involved in supporting the most vulnerable in our community into housing, thus ensuring we live in a kind and fair city. This aligns to the Wellbeing pillar that should be a central element in your decision making. Warm, healthy affordable housing is the most fundamental human need and we believe essential to strengthening social cohesion, community building and is a prerequisite for a safe city. If the Council is genuine in its vision of Putting People First, then it must accept it has a fundamental obligation to ensure all people in Napier are safely housed. We should be ready to be judged by how our most disadvantaged live.
<b>Feedback for options proposed</b>	We would be interested to know if the Council has investigated the establishment of a Social Housing Trust based on the model established by the Auckland Council and the Selwyn Trust to establish Haumaru Housing thus enabling them to access the government rent subsidy (IRRS). This would align closely with one of the two options suggested in the 2018 Morrison Low review.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>179</b>
<b>Full name</b>	Andy White
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	"1. Part retain is an option 2. Transfer/Sell to multiple entities - preferably to existing, locally established and run CHPs that operate services in social support or Housing provision in the field the current tenants fall into ie Retirement Housing to entities already working in the Aged/retirement cohort."
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 179

### Submission

#### Background/overview:

This submission is made by myself as a Rate-payer. However, I should declare that I have an interest and experience in Social Housing provision, as current Chairperson of the wholly local Social Service Provider, WITT (Whatever It Takes Trust). I also had 10 years experience as GM of Hohepa, which operates and maintains Long Term Management of Housing and other property in Social Housing and related Services support provision.

This is not a submission on behalf of WITT. That is being done by the WITT Management.

In the first instance, I do not believe it is a role of Local Councils for the provision of Housing, at a cost to ratepayers. This is a Government Social Responsibility. However, I note there was a time of significant funding to Local Councils to establish a role in Social Housing – but funding policies have not enabled councils to operate these provisions without further taxing on everyone through Rates. The existing Housing stock must be retained for the benefit of low income beneficiaries, with strong efforts to influence Government for the provision of additional housing via the Community Housing Provider NGOs, to meet expected demand. This is consistent with the stated council preferred outcome of retaining the “existing housing units in community ownership and available for those in need of affordable rental accommodation”.

There is always a challenge around affordable housing for beneficiaries – and this has become extreme in the more recent period of Housing shortages, market rent increases, inflation and constrained Government benefits (including policy applied to entitlements for income related rent subsidies (IRRS)).

It would also seem that inadequate planning and management of Council Housing over time, has lost sight of the Long Term impact of Longer Term maintenance and Capital Replacement – in a desire to hold rents low, shielding the true cost of housing from reality – use of Depreciation is the long term tool designed to account for this, but unfortunately often it is seen as a tax write-off benefit, rather than retention of a fund through depreciation practice, to account for longer term maintenance and replacement (not an uncommon predicament).

Inevitably, whatever occurs there will need to be rent increases. The challenge is to find a way to minimise the impact of this. Driving Government to play its part by either increasing benefits or applying Income Related Rent Subsidies (IRRS) to all those on low incomes and enable investment in Community Housing through CHPs to enable loans for Capital Investments, is an activity Councils should engage in for it's community. Only by doing this will people needing housing be able to meet realistic rental rates and the Regional housing needs be met.

#### Preferred Option:

##### Transfer all or some of the Housing units to existing suitable local CHPs

Within the concept of “transferring” some or all of the housing units, the council should only do so on a basis that ensures the original purpose and need for the housing is not lost. I also prefer that any transfer is with a local CHP – ie not one of a national service provision. This should have community appeal as the Assets can be shown to be retained within the Napier Community - particularly if the option to transfer ownership is adopted.

Instead of the Council determining to “sell” I believe the assets can remain with the council. CHPs generally do not have access to significant capital for the purchase of housing. Any substantial borrowing is going to negate capacity to undertake capital improvement seemingly needed on this aging stock. Given that the properties are operating at a loss, and presumably have a low book value written down through depreciation, retaining ownership and transferring operations at no cost to a CHP will mean a financial gain to the council (through removal of the deficit budget). This option might preserve Council position should potential opportunities arise through Local Government reforms or any future government change of policy (that might provide support for Council housing).

Alternatively, transferring the ownership to a CHP could allow the CHP to ‘borrow’ against the asset for the necessary capital investment for the required work to bring the properties up to standard. In this instance, the assets will be removed from Council's balance sheet. Any CHP would have to demonstrate an existing Social Housing

presence, both for the support of clients and successful experience in owning and operating housing assets as part of its service – evidencing clear systems and infrastructure for that asset operation. A Memorandum of Agreement would be entered into, with a caveat on the properties that means the CHP cannot dispose of any property unless replacing with equivalent number of housing units. If the CHP ceases to operate, the properties return to the council. (WITT has done something similar, with the Ministry of Housing and Urban Development (MHUD) recently.) The covenants described in the consultation document would be part of the agreement. The CHP should be required also to:

- a) Provide a Long Term Capital Development Plan within 6 months, to ensure management of the housing where the housing operates at an acceptable standard of condition.
- b) Report to the Council annually, against that plan, submitting clear financials to show use of rental income funds for re-investment into the development Plan.

I suggest the Council might also apply a Rates Holiday for the properties to assist the CHP to address the apparent immediate overdue works the Council has not kept up in the past. This should be recognised in the Long Term Capital development plan financials. More specific explanation cannot be provided without assessment of the properties.

This proposal would mean residual internal costs for the council (stranded overheads) will need to be spread across the remaining business units (departments) – offset however by not having to operate a deficit in the budget for the Housing.

While the above could also be attained through establishment of a Regional Housing Trust, this is simply adding another trust where others already exist – but by transferring to an existing local community trust the Council can show itself as supporting its community and retaining community assets within its community.

I am totally opposed to any steps to sell on the open market. The housing currently in place must be retained on a basis that ensures rental availability to low income community members/beneficiaries.

I would happily speak to this submission, if desired by the Council process.

Signed

Andy White,

Ahuriri property owner

<b>Submission</b>	<b>180</b>
<b>Full name</b>	Jane Hughes
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>181</b>
<b>Full name</b>	John Sayer
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The best of a bad Nothing
<b>Feedback for options proposed</b>	No
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>182</b>
<b>Full name</b>	Lynda Cushing
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I firmly believe that we have a social obligation to provide continuing low rental accommodation for our older vulnerable people in our community. I do question whether rental income has been solely used for maintaining these units over the years or been used in council general funds.
<b>Feedback for options proposed</b>	The pensioner villages should be retained by the council. I feel very strongly that we have a moral obligation to do so . These are some of our most vulnerable residents who don't always have a voice. We need to be there voice.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>183</b>
<b>Full name</b>	Liz Lambert
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	I support the retention of the retirement units as there is a shortage of options for retired people in the rental market.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>184</b>
<b>Full name</b>	Margaret McClellan
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	N/A
<b>Feedback for options proposed</b>	N/A
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>185</b>
<b>Full name</b>	Rosella Hill
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Might as well sell to Kainga Ora. I can't afford a high market rent.
<b>Feedback for options proposed</b>	What is the Endowment Act, that the Carlyle village has?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>186</b>
<b>Full name</b>	Kristine Franklin-Ross
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>187</b>
<b>Full name</b>	Ian Dine
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>188</b>
<b>Full name</b>	Kelvyn Stevens
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Napier council does wonderful work supporting the needs of various residents such as children through the parks and playgrounds as well as assisting the elderly with safe secure housing. These facilities are not always self-funding, but they are part of a larger picture which is a council's responsibility to help provide for the wellbeing of all residents, young and old.
<b>Feedback for options proposed</b>	My first choice would be to keep them all however I understand age and condition may not be the best option for some units. Some could perhaps be sold but this should not be a means to reduce housing care for the elderly. New replacement units must then be built. I would also like to see a more aggressive and determined representation to the national government to re-introduce rent support for council units.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>189</b>
<b>Full name</b>	Gordon Hartley
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	I like the Council as my Landlord--they have been good to me and I trust them. I do understand this option and another option leaves a shortfall and I'm only thinking of myself here and what is affordable to me at this stage of my life. Of course, it's personal and just my view I'm giving you.
<b>Feedback for options proposed</b>	If you did transfer/sell, PLEASE have it in writing (guaranteed) that existing/current tenants stay exactly as they are and any rent increase is only adjusted to the annual pension increase. I can't afford it any other way. (I know there is an accommodation top-up, but I don't understand all the workings of this, plus I don't trust what the Government /politicians tell us--things DO change! ) If there were "other" increases, I'd have to sell my modest car and would struggle with food, medical bills, replacing fridge or other essentials going forward. Thank you. GH
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>190</b>
<b>Full name</b>	Rochelle Chadwick
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>191</b>
<b>Full name</b>	Barb Abbott
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I feel that it is sad it has come to this. These flats should have been maintained over the years then this would not have happened. People who rent have been made to up grade so why wasn't the council
<b>Feedback for options proposed</b>	No
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>192</b>
<b>Full name</b>	Leonie Caskey-Hatyon
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	It's important to have some community housing resources for those who for whatever reason are not able to help themselves. Esp people with disabilities.
<b>Feedback for options proposed</b>	Good to encourage other agencies to be involved. Happy to share cost of this, more fortunate supporting less fortunate
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>193</b>
<b>Full name</b>	Robyn McCormack
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	As a community we need to take care of the elderly, disabled and vulnerable people who reside in Napier. I am a ratepayer and feel a social and moral obligation to do my part to help the vulnerable. Housing is a basic human right and to uproot the current tenants, especially the elderly in their old age, during a housing crisis is morally repugnant.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>194</b>
<b>Full name</b>	Lynette Larkins
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>195</b>
<b>Full name</b>	Leigh Clark
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Rent up as well.
<b>Feedback for options proposed</b>	Rents should be increased to help offset the increase in rates.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>196</b>
<b>Full name</b>	Nicholas Bryan
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	The rent is well below market rate and the coucil should have been allocating money towards this instead of the stupid planter boxes and paintings
<b>Feedback for options proposed</b>	Move money around from different areas to get the houses upto standard. Offer decreases in rates for people who are willing to come help repair and upgrade
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>197</b>
<b>Full name</b>	Lynette Otter
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I just think this would be the best option for all concerned as some council flats could be replaced by new which is a good option for all concerned,
<b>Feedback for options proposed</b>	The Status Quo is also good as for some older residents they have been quite upset about the what is going to happen to them, This way their worries would be satisfied. I am not good at writing submissions so hope these suffice.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>198</b>
<b>Full name</b>	Megan Landon
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>199</b>
<b>Full name</b>	Adam Johnson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>200</b>
<b>Full name</b>	Douglas John Evans
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	By not spending on a swimming pool. The Council has a duty of care to the current 370 tenants. Throwing them on the scrap heap is kicking someone when they are down. Kainga Ora already have 65,000 houses and will they ensure current Napier Social Housing residents will retain their current rented premises and pay no more than 30% of their income. Your reference to Kainga Ora is meaningless unless you have written confirmation from them that they will hold the rent at 30% of income and all existing residents will be guaranteed to hold their existing units.
<b>Feedback for options proposed</b>	So Council after telling the residents last year that they have nothing to fear as they will be looked after. For frail, sick and elderly residents you are looking to go back on your word, and turn their already poor lives upside down. You appear hell bent on focussing on unnecessary projects such as swimming pools (when there will be one available at Mitre 10 sport park) and Aquarium - that is built metres from the sea when sea levels are rising. I would suggest you refocus on what is important and as for funding sell off half of anderson park.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>201</b>
<b>Full name</b>	Bruce Andrew Morgan
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I think the Council should keep them but I guess we will have to pay more rent in the future as everything else has gone up. Please turn over our needs money spend on our units. A new kitchen and bathroom, toilet area would be nice. It's in a good area. Close to town and as I'm getting older I may not have a car one day and walk everywhere. I think the Napier City Council are doing their very best. As for the future if the Council decides to sell I hope we my wife Irene and daughter Ashlee and I can continue to live here. Look forward to hearing the outcome. Thanks Regards Bruce Morgan.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>202</b>
<b>Full name</b>	Ferdinand Cudia
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	The place we live in we have no heat pump, no insulation.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>203</b>
<b>Full name</b>	Carol Eddy
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>204</b>
<b>Full name</b>	Norma Bowater
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>205</b>
<b>Full name</b>	Gary John Rotherham Harrison
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Some of the units in complex unsuitable for retirees a social housing e.g. stars. And in 3 bedroom units not big enough playing areas for children, becoming ghetto like.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>206</b>
<b>Full name</b>	Dawn Elizabeth Bedingfield
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Napier Housing Coalition
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	Please see attached submission
<b>Feedback for options proposed</b>	Please note I have booked into speak on my submission 18th May between 3.30 and 5pm - booking is confirmed.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 206

**Submission to the Napier City Council - Re Social Housing. Please note we wish to speak on this submission**

The Napier City Council states that there will be a shortfall of 2 million per year for maintenance on their rental properties for our elderly and vulnerable and are therefore proposing that selling some or all is an option.

We believe the figure of 2 million is grossly overestimated, that is unless they want to gold plate them or it just suits their narrative of selling? One would have to wonder!

Therefore the Napier Housing Coalition strongly object to the sale of any Council owned housing which includes both retirement and social housing complexes so as to ensure these homes are able to offer the elderly and vulnerable tenants security within an environment of safety among people of similar needs, where the ratepayers can hold the Council accountable and our elderly and vulnerable will feel safe.

We believe these current freehold properties have not only been mismanaged but there is no accountability as to where the rent money was used. We therefore believe this has been spent on other projects around this city rather than being ring fenced for maintenance. In other words the Napier City Council owes it to not only the occupants of these units but also to the ratepayers to supply us with this information. Transparency is lacking.

We believe that Kainga Ora, who we have been told have been in talks with the Council, are not suitable landlords. The Napier Housing Coalition has a stream of elderly and vulnerable Kainga Ora tenants constantly calling us with complaints of intimidation, noise and general nuisance etc from their fellow Kainga Ora neighbors. Any remedy to fix this seems to be totally out of Kainga Ora's control.

Kainga Ora have a policy of not choosing where they house the elderly or vulnerable but rather whatever becomes available goes to the highest priority on their list. Their own pensioner housing in Russell Road built in the 60's is no longer used for that purpose only but rather is full of people with a vast number of problems which disturb those elderly that reside still in that complex. While it is vital to house all people, the elderly do not do well amongst people who will intimidate and knock on doors late at night begging for food or money etc. The stories out there are horrific.

Kainga Ora may well state they will keep the pensioner complexes solely for elderly but as Kainga Ora are a government department we know very well that the government can change things virtually overnight.

If these homes are offered for less than the market rate in an attempt to keep a few conditions in place this will be a great injustice to the ratepayers.

We need to look to the future for the next generations etc who may never afford their own homes and ask ourselves if our elderly deserve to be surrounded by problematic people just because they cannot afford to buy into a private retirement village.

We also question why would the Napier City Council be keen to build 45 more units if they sold the 3 social housing complexes rather than use this money for the repairs and necessary maintenance on the pensioner units. Why build more when the Council states there will be a shortfall each year. Surely bringing these up to standard and then perhaps looking at building more later into the future would be a better solution. In other words, first solve the problem the Council has created through what we believe is mismanagement.

The tenants have been constantly receiving complicated newsletters and we receive many calls from stressed tenants suffering health issues due to the Council threatening the roof over their heads and all during a pandemic. Has this really been an appropriate time? Maybe it was seen as an opportunist time, while locked up or sick from the virus? We know for one thing it has been a complicated time for the

Napier Housing Coalition to get out there and speak with the public.

To summarise, we would like to point out that this Council needs to show empathy to the people they are affecting and it should be seen as a duty for any Council to use their initiative and find a way around this current problem that will ensure this valuable asset is retained with proper accountable management.

Yours sincerely

Dawn Bedingfield

***Coordinator - Napier Housing Coalition***



<b>Submission</b>	<b>207</b>
<b>Full name</b>	Lester Calder
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	Any community should be prepared to support people who are disadvantaged or disabled. I am happy to pay a contribution in rates towards housing for such people. I think the other two options are a slippery slope towards exit from community housing provided by government and local government.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>208</b>
<b>Full name</b>	Lorraine Bicknell
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>209</b>
<b>Full name</b>	Karyn Foley
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I believe that the housing units that house non-older populations should be sold to Kainga Ora and the older population homes be sold to a private provider who will actually maintain the homes with the rent provided and provide more of a community environment for their tenants. I don't feel that 45 more units are required and the annual shortfall is excessive and misleading.
<b>Feedback for options proposed</b>	The tenants need a voice as many are vulnerable and can't manage to complete even a submission! Have they been offered support from a neutral provider to help with this?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 209

## SUBMISSION TO NAPIER CITY COUNCIL

REGARDING: The Future of Council Housing FROM: Karyn

Foley

DATE: 19 APRIL 2022

I am writing this submission specifically in relation to the future housing of older people current housed in council retirement villages.

Substantial funds have been spent by Council on consultants and reports from financial institutions like PWC but none through the lens of a caring society and community. The options on the table for discussion are entirely about funding. A more holistic approach needs to be considered - every option should include due diligence around the impacts on the wellbeing of current and future tenants. Which of the CHP's will be best suited to operate retirement housing in our own area of Napier and why?

The general council fund and the community have benefitted in the general Council fund, from income generated from rents, from inception up until 2018 when the Council finally ringfenced housing

income. Annual income is currently about \$2.4 million and only the barest of necessary maintenance has ever been done to any of the units – very few, (if any), comply with new tenancy regulations. What guarantees do you have that the new housing provider will ensure the retirement units will be quickly and efficiently brought up to government tenancy regulations?

Other councils around the country have already divested their retirement housing to organisations like Kainga Ora. Have those outcomes worked FOR THE RESIDENTS? Have they had a voice and have any concerns been addressed? Will the new housing provider provide regular meetings and surveys to monitor the needs of this vulnerable group? The tenants need a voice as many are vulnerable and can't manage to complete even a submission! Have they been offered support from a neutral provider to help with this?

What guarantees do you have that ONLY our vulnerable older population will be housed SAFELY in the retirement units they currently reside in, free from being exposed to theft, abuse or violence? Will you ensure there are strict regulations to ensure family groups do not move in and take over the units?

These vulnerable older people are feeling very anxious for their safe future and their mental health needs should be addressed and acknowledged by council. Are you offering funded counselling services to assist retirement village tenants through this process? Are you holding face to face meetings with them at their residences, mid-morning to ensure they can attend and have a voice?

As a registered nurse of over 35 years' experience, I have devoted my life to the care of older people, including assessment of vulnerable older people in the community. During this time, myself and colleagues would send multiple referrals to age concern due to abuse and neglect, sometimes from family, sometimes from neighbours. The abuse was so constant and horrific at times, the older person needed to move not residential care, just to be safe.

I have a family member residing in the Arthur Richards Retirement Village which is currently mostly peaceful and serene – can you guarantee that it will remain this way for her and the other tenants? Could large organisations like Kainga Ora provide this level of stability?

I believe that the housing units that house non-older populations should be sold to Kainga Ora and the older population homes be sold to a private provider who will actually maintain the homes with the rent provided and provide more of a community environment for their tenants. I don't feel that 45 more units are required and the annual shortfall is excessive and misleading.

Regards Karyn Foley

<b>Submission</b>	<b>210</b>
<b>Full name</b>	Beverley O'Keefe
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Please remove my previous submission as I made an error
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 210

## SUBMISSION TO NAPIER CITY COUNCIL

REGARDING: The Future of Council Housing

FROM: Beverley O'Keefe

DATE: 19 APRIL 2022

I am writing this submission specifically in relation to the future housing of older people currently housed in council retirement villages.

Substantial funds have been spent by Council on consultants and reports from financial institutions like PWC but none through the lens of a caring society and community. The options on the table for discussion are entirely about funding. A more holistic approach needs to be considered - every option should include due diligence around the impacts on the wellbeing of current and future tenants. Which of the CHP's will be best suited to operate retirement housing in our own area of Napier and why?

The general council fund and the community have benefitted in the general Council fund, from income generated from rents, from inception up until 2018 when the Council finally ringfenced housing

income. Annual income is currently about \$2.4 million and only the barest of necessary maintenance has ever been done to any of the units – very few, (if any), comply with new tenancy regulations. What guarantees do you have that the new housing provider will ensure the retirement units will be quickly and efficiently brought up to government tenancy regulations?

Other councils around the country have already divested their retirement housing to organisations like Kainga Ora. Have those outcomes worked FOR THE RESIDENTS? Have they had a voice and have any concerns been addressed? Will the new housing provider provide regular meetings and surveys to monitor the needs of this vulnerable group? The tenants need a voice as many are vulnerable and can't manage to complete even a submission! Have they been offered support from a neutral provider to help with this?

What guarantees do you have that ONLY our vulnerable older population will be housed SAFELY in the retirement units they currently reside in, free from being exposed to theft, abuse or violence? Will you ensure there are strict regulations to ensure family groups do not move in and take over the units?

These vulnerable older people are feeling very anxious for their safe future and their mental health needs should be addressed and acknowledged by council. Are you offering funded counselling services to assist retirement village tenants through this process? Are you holding face to face meetings with them at their residences, mid-morning to ensure they can attend and have a voice?

As a real estate agent of over 20 years' experience, I have witnessed older people being abused by social housing neighbours, some to the extent that this was why they are selling.

I have a family member residing in the Arthur Richards Retirement Village which is currently mostly peaceful and serene – can you guarantee that it will remain this way for her and the other tenants? Could large organisations like Kainga Ora provide this level of stability?

I believe that the housing units that house non-older populations should be sold to Kainga Ora and the older population homes be sold to a private provider who will actually maintain the homes with the rent provided and provide more of a community environment for their tenants. I don't feel that 45 more units are required, and the annual shortfall is excessive and misleading.

Regards Bev O'Keefe

<b>Submission</b>	<b>211</b>
<b>Full name</b>	Lynn Edlund
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The Nelson Crescent Village should become/classed as a RETIREMENT Village. The units are way to small for families. There have been mostly retirees living in our lovely little complex for a long time...until very recently. We will lose our peaceful, happy lifestyle if this changes into ' SOMETHING ELSE"
<b>Feedback for options proposed</b>	My unit, my home, in which I have lived for approx 36 yrs...has been renovated especially for my disability, helping/enabling me to stay/ live happily in my HOME...at no cost to the council
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>212</b>
<b>Full name</b>	Hellyer Tom
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Sell the lot if you can't get market rent
<b>Feedback for options proposed</b>	I don't mind if Napier keeps the Flats but the people have got to pay market rent. If not Sell the lot
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>213</b>
<b>Full name</b>	Nick Palmisano
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>Public housing should be provided by registered Community Housing Providers and it should be provided with the intent of meeting a specific need. For example, if Kainga Ora takes over responsibility of Napier Council housing, it should do so under a Memorandum of Understanding that the existing status quo is maintained, particularly for elderly and retirees, for whom the cost of living crisis is proving insurmountable. It is positive to see this sentiment expressed in the 'Part Retain' and 'Transfer' options. Rates of homelessness and poverty amongst our most vulnerable elder population are at an all-time high. Their surety of tenure, and continuity of the retirement villages being maintained for retirees is of paramount importance. It is unacceptable that we would allow this community to suffer through the anxiety of their housing future being in jeopardy due to government policy. Kainga Ora has previously acquired retirement facilities in other regional centres such as Nelson, to the detriment of existing tenants once these facilities became 'multi-use' or 'needs-based', indicating an inclination by the CHP to relocate vulnerable individuals with mental health or addiction challenges, or even families, into single-bedroom units that is totally unsuitable for the environment. Any divestment of Council retirement housing should be released under strict, enforceable conditions that safeguard current tenants and protect their future. Arthur Richards Retirement Village, as an example, is a freehold title that Napier Council was gifted by national government decades ago. There is no cost to the property other than maintenance and operational costs. The current tenants are only able to live there in comfortable retirement because their rent is subsidized, and so any rates/rent increase should acknowledge that existing tenants simply cannot afford to pay more than what they already are. Those units are poorly maintained, and not necessarily compliant with existing rental tenancy law. Very few have heat pumps, none have extraction for cooking facilities, and are poorly insulated. Meanwhile this facility has generated significant income annually without the units being upgraded throughout all the years that Napier Council has owned them. That money presumably has gone into a general revenue fund that the whole of Napier has benefitted from, and yet these retirees have seen no improvement in their living conditions. It is disgraceful that Napier Council would collect this revenue and not use it for its intended purpose, which would surely be to self-manage, self-sustain, and self-maintain the retirement village that it was freely given. Now the Council is suggesting that rent has not kept pace with the demand of the maintenance programme for its retirement villages. Whilst I actually think the 'Part Retain' option is the most prudent, and potentially strategic, I do not think Council has shown any real aptitude for managing social housing, and all of these options are concerning to</p>

	some degree. These are long-term challenges and problems plagued by short-term thinking and immediate financial pressure.
<b>Feedback for options proposed</b>	This is a complex issue with no 'right' solution. Each of the three options comes with significant consequences for both the short and long term. The potential future of vulnerable retirement communities is endangered no matter what but our goal should be to protect our communities as best we can. We are all doing it tough with inflation and cost of living challenges, but we all deserve to have a safe, warm, dry home in our retired years after contributing to the social and economic fabric of this country for the last sixty or seventy years. If ratepayers cannot find a way to support that future, knowing that they too will one day be in that position, then we might as well sell the entire portfolio and wash our hands of trying to maintain influence over the dream of a comfortable retirement.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>214</b>
<b>Full name</b>	Alex Smith
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	In my view it is not in the interests of NCC to own/administer these assets there are other agencies that have professional support mechanisms in place for this.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>215</b>
<b>Full name</b>	Lynn Burton
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>216</b>
<b>Full name</b>	Richard Burton
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>217</b>
<b>Full name</b>	Sue Myles
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Environment Justice and Peace Group from the Napier Cathedral
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	30% of market rent is outdated! This should have been raised a long time ago to be 70- 80% of market rent or as recommended 81% to break even. For the tenant, the money should be found by applying for the Accommodation Supplement. This will now have to be raised incrementally and will not be enough over a time span of years now, so there will have to be increased rates input as well. The rent should cover maintenance.
<b>Feedback for options proposed</b>	One of our group thought we should retain all the units but I am not sure how one would deal with going back to housing the Elderly and Disabled and not those needing Social Housing
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 217

### Submission on NCC housing April '22

There are 3 options – simply

- 1) Status quo and continue to run up debts of \$2.2m plus annually with housing stock that is said to be requiring lots of upgrading due to flack of maintenance
- 2) Maintain some housing units and sell some and develop additional units on some of the sparsely occupied land ( but no money to develop the new units
- 3) Sell off the entire housing stock? to Kainga Ora or a Community Housing Provider – stock not in good repair and may not be attractive to such groups except at a knock-down price.

There are 377 units occupied by 80% Retirees/ Disabled and 20% Social Housing across 12 villages.

We are opting to maintain some of the housing units, namely those of the Retiree villages and options for Disabled

The options for selling are labelled “Social Housing” units in Carlyle Village, Nelson Place, and Wellesley Rd Village. These I think are the newer villages.

What is the definition of “Social Housing”? This has changed markedly in the recent years and is vastly different from Retirees/Disabled who have supporting structures in place and can access these independently – generally.

Social Housing is dealing with a population that have complex and changing needs (medical, mental health, educational, financial, employment and relationship issues) and they require regular and constant monitoring beyond the capacity of a City Council – in my opinion.

It is right to consider supporting the elderly and disabled who are the ones traditionally catered for in supported Council Housing. This group is a growing population in this area.

Rent is charged at 30% of the market rate! This is unbelievable and is why insufficient funds are available to do the required maintenance programmes of the units. This is compounded by recent needs to upgrade to certain standards in terms of heating, ventilation and insulation.

Rents need to increase at least to 70% of market rate but in order to break even it is recommended to be 81%. Tenants will not be able to cope with such an increase so this will need to happen in incremental amounts and take time which we don't have. Tenants will have to access Accommodation Supplements.

The units are described as at “end of life”!. A lot of HB housing stock is over 50yrs old. We do not just demolish them because they are old. The materials that were used and building work done was good, better than current building materials or the skill of the modernday builder from my recent experience and from an environmental point of view – we should repair and not renew.

Forces which impact on any decision are: the possibility of a Local Government Restructure, Rental Tenancy changes, other costs eg the upgrade of Water Infrastructure.

This work has had two expensive reports of study since 2018 – it has already been 4yrs of consideration or reluctance to engage in dealing with the issues of the NCC's own making really. Any work now will not be done quickly.

Two sites with options for change and development – 1) cnr Munroe and Hastings Sts and 2) Carlyle Village – have significance for Maori and will be subject to further exploration and negotiation.

There are a lot of “if”s and “but”s, but if a process is put in place at least to raise the rents immediately to 50% of market rates we can possibly partly redeem the situation financially so that “rates” or “loans” are not the primary method of funding the subsidised housing. Tenants will hurt and require support to negotiate assistance for themselves to meet this demand.

The Social Housing tenants are not going to be easy to deal with at any time.



<b>Submission</b>	<b>218</b>
<b>Full name</b>	Petra Du Fresne
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Napier needs to keep as many options open as possible to house its people and it's growing elderly population.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>219</b>
<b>Full name</b>	Andrew Wallace
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	There needs to be a relief to the council coffers from annual up keep which can be carried by going forward by the new entity which the council must not fund should be stand alone not become a kiwi build or light rail money pit
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>220</b>
<b>Full name</b>	Stacey Sullivan
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	The ones older people will have nowhere to go. I'd rather help them. Social housing should go through HNZ
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>221</b>
<b>Full name</b>	Jennifer Cruickman
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I choose this option as it is the ONLY option to transfer to a trust to enable government funding. I DO NOT support the council selling to another provider.
<b>Feedback for options proposed</b>	The council should establish an independent trust to gain access government funding so that low cost housing can be maintained.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>222</b>
<b>Full name</b>	Ailsa Meyer
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	We need to keep housing for our people. I'm happy to Pay for this through our rates
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>223</b>
<b>Full name</b>	Pamela Donnelly
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>224</b>
<b>Full name</b>	Nigel Mooney
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	"NCC is a fantastic landlord. I moved in here 2 years ago on the understanding that my retirement future was secure. Phasing in rent increases is a very generous gesture. Retired people need security and peace of mind. Well, everybody wants that. If there has to be a cost increase for such then so be it."
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>225</b>
<b>Full name</b>	geoffrey Nauer
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>226</b>
<b>Full name</b>	Paula Kinsey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	Having seen firsthand the demand for emergency housing etc in the HB, I am scared that our elderly would be left in the lurch and not respected like they should be.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>227</b>
<b>Full name</b>	Kylie Hunter
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>228</b>
<b>Full name</b>	Josephine Elsworth
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>229</b>
<b>Full name</b>	Peter Malesis
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I. Would keep them .a valuable asset for napier residents.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>230</b>
<b>Full name</b>	Megan Conroy
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>231</b>
<b>Full name</b>	Garry Ravenwood
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	All of the council rental units should be retained with a combination of rent increases and council subsidy. The rents are way below existing commercial rates and should be increased until they cover the costs without the council making a profit. If some do have to be renewed the rent should reflect the increase in quality. These rentals are critical to more and more of our older residents. I am very happy that some of my rates help the people that live in these flats. Garry Ravenwood
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>232</b>
<b>Full name</b>	Peter Grant
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Napier Positive Ageing Strategy Advisory Group
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Please note we have selected the above option as it was compulsory to select one - but we offer other suggested options in our submission so wish to have none of the above options recorded against our submission.
<b>Feedback for options proposed</b>	Please see attached submission.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 232

**THE FUTURE OF COUNCIL HOUSING PROVISION****Submission from the Napier Positive Ageing Strategy Advisory Group 20 April 2022****Submitter**

My name is Peter Grant and I am the Co-Chair of the Positive Aging Strategy Advisory Group (PASAG) which has been established by Napier City Council (NCC) to develop and implement an Action Plan to put in place the Positive Ageing Strategy already approved and adopted by the NCC.

The PASAG has 20 members who represent all the organisations within Napier who play a part in supporting in various ways the aging members of our Napier Community. Each of these organisations have been encouraged to submit their own response to this Consultation.

The PASAG members have not yet had an opportunity to comment on this submission document due to delays in writing resulting from the pressure of work on the writer. But the general content of this document was discussed in the March PASAG meeting and agreement reached that a submission be made from the Group to this consultation. This document has been forwarded to all members and comments can be advised at a later date if required.

**Background**

NCC currently owns and manages 377 houses with approximately 300 of these set aside to house vulnerable elderly citizens, and the remainder is for other vulnerable people in the community.

NCC charges approximately 30% of the tenant's income in rent which is well below the possible rental, and so subsidises the tenants living in these houses.

The income from the NCC houses is well below the 'going rent' for this housing on the 'open market', and also what is needed to meet the running costs for the houses. This has resulted in houses being unable to be maintained to a desirable, or required standard, without considerable funding support being taken from rates that are designed for other community amenities and services. It is also very clear that, if the status quo is retained, this take from rates to subsidize this housing is going to grow substantially. This will either result in NCC needing to increase the rent for these properties to nearer the market rate, increase the rates in the city to cover the costs, or reduce other NCC services and facilities in Napier.

The Positive Aging Strategy that has been adopted by NCC includes seven priority areas which NCC sees as the focus of any plan to make Napier 'Age Friendly'. These are 1. community spirit, 2. being informed and involved, 3. being safe, 4. getting around, 5. health and wellbeing, 6. housing, and 7. things to do. Clearly the provision of suitable housing is a key element in achieving each of the other six priorities.

NCC is now undertaking public consultation on what it sees as the three possible options they have in relation to these houses in the future. These are:

1. Retain all of the houses and continue to subsidize them from rates at the increasing amount. This would undoubtedly lead to rates rises if this was not to adversely affect the provision of other services and amenities by the NCC.
2. Sell some of the houses and use the finance from these to maintain the remaining houses. This pool of money would, without any doubt, eventually run out leaving NCC



where it is now, needing to find further funding by either increasing rates, or by selling more houses to continue to maintain those remaining.

3. Sell all the houses to a suitable housing provider thereby leaving NCC without social housing for those citizens who may need support, particularly the elderly, and hoping that the buyer could sustain the houses.

NCC has noted that any sale of houses would be subject to a number of conditions, importantly one of these being that the current tenants must be retained in those houses until they choose to leave.

### Relevant Considerations and Factors

The PASG believes there are a number of factors that must be taken into account by NCC in making their decision related to the future of their housing, particularly in relation to the houses set aside for the elderly. Some of these are:

- The elderly persons occupying NCC houses **must** be considered as be 'vulnerable elderly' persons. Invariably these are people who can't afford to move into a 'Retirement Village', they haven't got their own home, they can't afford a normal commercial rental, and they are generally unable (or don't wish to) live with whanau.
- Napier has a growing elderly population and statistics show that by 2030 those over 65 years of age living in Napier will outnumber those who are under 20.
- With the total number of elderly persons in the city increasing, the number of 'vulnerable elderly' will also be increasing, leading to an increasing demand for the housing currently provided by NCC.
- NCC has approved a Positive Aging Strategy which clearly indicates NCC's wish to become recognised as an 'Age Friendly City'.
- The general population of Napier has a 'social conscience' which is demonstrated by the dismay being voiced at the suggestion that this housing might be abandoned by NCC, particularly the housing intended for the 'vulnerable elderly'.
- NCC also has demonstrated over a long period that they have a 'social conscience' by providing social housing for those in need of support at a subsidized rental.
- Any increase in rates will undoubtedly cause a considerable public backlash against NCC at all levels, even if it is targeted at providing housing for the elderly. Effectively this would be seen, arguably rightly so, as an additional 'tax' being paid by ratepayers that is not being paid by ratepayers in cities where there is not social housing.
- Increasing rates would also lead to increases in rent throughout the city which in itself will increase the number of people needing support from the Council and social services.
- Redirecting rates away from other NCC services and amenities could also impact on NCC as it would result in a degradation of the affected services and amenities which are essential for the wellbeing of the wider population of the city.

### Considering the NCC Options

In considering the three NCC options against the relevant factors the following is important:

1. **Retaining All NCC Houses.** This is clearly not a viable option because:
  - The Community reaction to an increase in rates of the magnitude required would have a major adverse impact on the city as a place to live. This would have a flow on negative effect on house prices, businesses etc.
  - The reduction of services required to meet the shortfall could make Napier a less desirable place for events and to live.
  - Any rent increase for those 'vulnerable elderly', particularly of the magnitude

required for NCC Housing to break even, would be untenable for the residents. Already, in paying 30% of their total income in rent, they pay more than their equivalents living in Kainga Ora housing (who pay 25% of their total income rent) as it seems do most 'Community Housing' residents.

- The effects of retaining all NCC houses, through rates increases, rent increases or reducing NCC services (or a combination of these), would be similar to a 'tax' increase on the citizens of Napier that is not imposed in cities who have no social housing. All NZers are taxed by the Government, with part of those taxes being directed to housing the nation's 'vulnerable' through Kainga Ora or through Income Related Rent Subsidies (IRRS) paid to approved Community Housing Providers such as Churches etc, many of whom also cater specifically for the vulnerable elderly.
  - The **only** way the NCC could look to retain its current housing stocks is for the Government to recognise Council 'Social' Housing as being exactly the same as 'Community', which it is, and pay the IRRS to Councils.
2. **Selling Some Houses.** Selling 'some' houses with the income from the sales to be used to 'backfill' the shortages of finance from rentals, without adversely affecting NCC rates or NCC services. But at best it is only an interim solution as this money would be used up over time (probably a very short time) on the remaining houses without any income to replace and then the NCC is back in the current position but with a reduced pool of houses to offer to an increasing number of 'vulnerable elderly'.
3. **Selling All of the Houses to a 'Suitable' Housing Entity.** It is accepted that selling any houses to another provider be it Kainga Ora or a Community Housing provider, even with conditions, would in reality over time place this housing at risk. It is accepted that the NCC conditions would ensure current tenants would retain their current accommodation at a reduced rental until they no longer need it, so they would probably be in fact better off. But in the longer term:
- **Kainga Ora.** Currently it seems that gang dominated 'enclaves' are developing within Kainga Ora housing areas and the vulnerable elderly in these areas are finding their lives difficult. It is likely that over time, if sold to Kainga Ora, this will also happen in the current NCC flats. As we know it has proven difficult to keep patched members from living with 'whanau' in these villages even under NCC control. Evidence shows it will be more difficult if managed by Kainga Ora.
  - **Community Housing Provider.** If sold to a recognised 'Community Housing' provider, the potential for gang impact is likely less. However, given the current government regulations and with NCC 'conditions' added, would other current providers be interested? We understand that these rules and conditions may prevent or delay the buyer from receiving the IRRS for these houses/tenants, even where the buyer is currently recognised as a 'Community Housing' provider and is in receipt of the IRRS for their current housing. This option would need further in-depth investigation and assurances before being seriously considered as viable.
4. **Other Options.** Potentially there are a couple of other options which need to be seriously considered, both by NCC and the Government:
- **NCC 'Social' Housing Classified as 'Community' Housing.** This could be seen as an option under NCC 'Retaining All' of its current housing. This would mean that the Government would need to recognise Councils as legitimate providers

of 'Community' housing for their vulnerable citizens (which is **exactly** what the NCC Social Housing is) alongside Kainga Ora.

This is currently not on the table as part of the consultation because over the years successive governments have refused requests from NCC, and a

number of other Councils who have Social Housing, for them to become a Community Housing Provider in terms of the legislation.

We suggest it would be better for the Government to partner with Councils, innot only providing housing for the 'vulnerable', but also to address the current 'housing crisis'. By encouraging Council's to build more 'Community Housing' for our vulnerable we could rid ourselves of 'EmergencyHousing', which is currently costing the Government much more, in both monetary and social harm terms, than providing Councils with the IRRS for each 'Community House' they build.

Those in the 'Community Housing' would also have their rents reduced to the same rate as Kainga Ora tenants.

- **Non Council Entity 'Community Housing'**. This could be seen as an option under NCC 'Selling All' of its current social housing to a new separate stand-alone entity. As with the Council option above, an essential element of this is that the Government would need to accept this new entity as legitimate providers of 'Community' housing for their vulnerable citizens (which is **exactly** what they are) alongside Kainga Ora.

This may be viable option if for some reason the Government lacks the confidence or trust in Council to continue managing vulnerable housing.

Here, NCC could form a stand-alone company which operates at 'arms length' and is completely independent of the Council and is set up solely as a 'Community Housing Provider'. This company would own (through gifting or some other form of acquisition) and manage the current Council housing in exactly the same way as the option above.

A potential added benefit in considering this option is it could allow for the establishment of a regional entity that includes current and any future planned 'Social Housing' managed by Hastings, Wairoa, and CHB District Council This entity would then:

- ▶ Achieve 'economies of scale' in its operation
- ▶ Be stand-alone from any Council so non-political
- ▶ Provide a strong financial base for expansion of the Community Housing within the wider HB area

Maintain and exercise the 'social conscience' of the communities and Councils within our district.

## Conclusion

There is no doubt that NCC is in a very difficult situation currently in relation to the provision of housing for our 'vulnerable elderly' in the City. Also, it is clear that many other Councils throughout NZ are in a similar quandary.

It is the view of PASAG that the three options as put forward would not meet the requirements of Napier being considered an 'Age Friendly City' because each of them in their current form would alienate either those living in the houses, now and in the future, and/or the general population of ratepayers and those living in Napier currently.

We believe that the two alternative suggestions we have put forward, one loosely tied to retaining all of the housing, the other loosely tied to 'selling' all the housing are the only apparent solutions that will work.

The problem is that both are dependent on the Government recognizing that indeed Council Social Housing is actually also Community Housing, and that they should bring the Council on board as partners in addressing the 'Housing Crisis' by paying them the IRRS and encouraging them to build further Community Housing so that Emergency Housing can be closed.

Respectfully presented for NCC consideration.

Peter Grant

Co-Chair

<b>Submission</b>	<b>233</b>
<b>Full name</b>	Jennifer Rouse
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	Residents of Arthur Richards Retirement Village
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Attached here are submissions from residents of Arthur Richards Retirement Village who have asked me to help them. The first document contains signatures from residents who unfortunately did not identify the unit they occupy. The second is from Judith Taylor in [REDACTED]. [see page 340]
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 233

## SUBMISSION TO NAPIER CITY COUNCIL

REGARDING: The Future of Council Housing

FROM: Jennifer Rouse, resident of Arthur Richards Retirement Village DATE: 18 APRIL 2022

My earlier submission to Council explained my personal story about how I became a resident of Arthur Richards Retirement Village. Since then, I have spent weeks discussing the options with others, including my neighbours, and wish to add the following comments to my original submission.

Also attached to this document are hand-written submissions from some of my elderly neighbours who have needed assistance to submit their comments. We expect that all of these will be considered by the council in their hearings and deliberations.

Substantial funds have been spent by Council on consultants and reports from financial institutions like PwC but none through the lens of a caring society and community. The options on the table for discussion are entirely about the money and throw up many questions to be answered before appropriate decisions can be made. A more holistic approach should be taken

- every option should include due diligence around the impacts on the wellbeing of current and future tenants. No information has been provided about potential suitors in the event of a sale: Which of the CHP's will be best suited to operate retirement housing in our own area of Napier and why? The options of "sell" or "part sell" units cannot be properly considered without further information.

Rate payers will naturally be reluctant to receive an increase in rates to support housing for the elderly into the future, however, the general council fund and the community have benefitted

in the general Council fund, from income generated from rents, f 10m inception up until 2018

when the Council finally ringfenced housing income. Annual income is currently about \$2.4mil and only the barest of necessary maintenance has ever been done to any of the units - very few, (if any), comply with new tenancy regulations.

Where's the money?

- Why hasn't very much in the way of maintenance and upgrade been achieved since ringfencing income from 2018?
- What were the terms of the original low-cost loans from the government in relation to a sale in the future?
- Where was the income generated from housing in relation to those loans to be spent over the term of the loan and beyond?

The future:

- What guarantees are there that if a national CHP is the eventual owner, money collected from Napier rentals will be spent on housing in Napier and not supporting housing in other areas.
- What guarantees are there that we don't end up in the same place again down the track with housing stock having to be sold in order to appropriately maintain and upgrade?
- Other councils around the country have already divested their retirement housing to organization like Kainga Ora. Have those outcomes worked FOR THE TENANTS?

Setting aside the fact that residents in retirement villages such as Summerset have paid substantial sums to secure their units, they seem to be paying approximately \$130 to \$190 per week for ongoing costs right down to changing spent lightbulbs in units, having cafe facilities, swimming pools, recreational amenities, onsite management, etc. It appears those facilities are managing very well on what could be considered equivalent annual income when compared with Council housing rents being paid. Why aren't we getting equivalent levels of care and maintenance from the Council?

More information is needed before careful and considered decisions can be made.

B. Webster  
A.T. EDLIN  
H. Pinner  
R. Spooner  
B. Emma Tanagerate  
June Shank

<b>Submission</b>	<b>234</b>
<b>Full name</b>	Kathleen Harvey
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"I am opposed to the sale of Council Housing.</p> <p>At the moment the housing areas are tidy and safe unlike many Kainga Ora housing areas where many tenants have mental problems or are affiliated to gangs.</p> <p>Not many agencies would be able to buy such a portfolio so it seems that Kainga Ora would be the main contender. The areas they now control in the city are deteriorating and some good tenants have very bad tenants next door. Bad tenants are not evicted and smashed windows etc are fixed over and over again. Prospective new tenants are given points " extra for bad credit ratings, mental health problems, living in cars etc. This type of tenant is not going to fit in well in a mainly Pensioner village.</p> <p>Pensioners and people with disabilities need to feel safe as part of a community. A mix of tenants would take away the safety and community feel of the Council housing complexes leading to more untidy and unsafe areas in the City.</p> <p>If the Council housing had been maintained properly over the years, the current rents would be sufficient to continue to maintain these flats. Many are over 50 years old, none are new, and past rentals would have been collectively a substantial amount. However it seems that records cannot be found for the uses of many past years' rents. Little maintenance has been done in the past. This is bad management on Council's part and selling them off to cover up is not the answer.</p> <p>Now, the Council wants to increase Rates by a huge amount to maintain and upgrade the Housing. I think the Council should be lobbying Government to change the Law regarding Income Related Rent Subsidies so that it can qualify for those.</p> <p>I feel the Council has a responsibility to citizens who need this housing because of age, income, disability, safety issues etc to continue to provide it. I am a Pensioner and a Ratepayer, with little other than my house, but am happy to contribute through my Rates in order to retain 100% of this portfolio."</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>235</b>
<b>Full name</b>	margaret Habib
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	These tenants need some secure,why is their rent not covering outgoings
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>236</b>
<b>Full name</b>	Murray Buchanan
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	For ratepayers, many of whom have fixed incomes, rate rises to subsidise housing for others is fundamentally inequitable and unaffordable. Sale allows access to govt funds to subsidise rent and capital upkeep of the units to the benefit of both tenants and ratepayers.
<b>Feedback for options proposed</b>	The other options should be dropped. The capital raised from the sale and savings in ongoing staff and other internal administrative costs should then be applied to upgrading the cities infrastructure especially stormwater systems which need urgent upgrading which need will only intensify as climate change continues to take hold.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>237</b>
<b>Full name</b>	Brendon Parker
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Like the majority of other people I think the Council have already decided to sell
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>238</b>
<b>Full name</b>	Shirley Lammas
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Whatever It Takes Trust Incorporated
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	As per attached Submission
<b>Feedback for options proposed</b>	As per attached Submission
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 238

### Submission: Napier City Council, Future of Council Housing Provision

Due: 20 April 2022

Whatever It Takes Trust Inc (WIT) is pleased to make this submission to Napier City Council on ***The Future of Council Housing Provision***. WIT is a registered charity making a difference in the lives of the people it support every day, through offering services across mental health and addictions, personal wellbeing, and housing – based in the Hawke's Bay. Our primary area of operation is Napier City.

We are a community housing provider (CHP) with a portfolio of 111- properties, 35 owned by WIT and 76 that we manage for third party landlords. We have seen first-hand the effects of the housing crisis as it takes hold in Napier and the wider region. For this reason, we have a unique perspective on the challenge faced by Napier City Council in respect of its community housing portfolio.

This short paper sets out the contributing factors we would like Council to consider as it moves towards making this very important decision.

#### Napier profile

Napier and Hawke's Bay has a disproportionate number of super annuitants, relative to the national average, with 19 percent of the population at the last census aged 65+, roughly equating to around 12,000 people. In 2018, Hawke's Bay mean and median household income lagged well below national figures overall, driven by disproportionate numbers of super annuitants and Māori,

compared to New Zealand's population overall.

Hawke's Bay, like many regions of New Zealand has experienced domestic migration, with the population estimated to have grown by 10 percent between 2014-2019. Due to the buoyancy of the local economy, there is a lack of housing supply to support the growing population.

New Zealand and presumably Napier's retirees overall, are experiencing more hardship. A recent research study from Massey University showed the gap between the cost of living and New Zealand Superannuation at retirement is widening. Massey University's Fin-Ed Centre reports for the year to June 2021, a weekly shortfall for a bare-bones retirement (referred to as 'no frills') for single people living in the provinces of \$167.98. Since then, the cost of living has risen significantly. The report noted that transport, housing, and household utilities were the biggest sources of cost increases for superannuants, and WIT notes that these costs are ones that people cannot control or easily limit their consumption of.

#### Important trends

##### Cost of living

Prime Minister Jacinda Ardern has acknowledged that New Zealand is experiencing a cost of living crisis. Economists predict inflation for Q1 2022 to be in the 7 percent range; a 30 year high. The pandemic, the war in Ukraine, wage inflation, and interest rates are all playing a part in driving inflation. Food price inflation is at a 10 year high, and petrol prices are soaring. Those on fixed incomes or earning at the minimum or living wage level are suffering the worst effects of inflation.

Economists warn if inflation translates into ever rising wages, New Zealand runs the risk of creating a wage-price spiral where wages rises designed to meet the increasing cost of living feed into higher prices. This could in turn lead our Reserve Bank to reduce the amount of money in the economy – a painful process that led to high unemployment in many countries. Today, the Reserve Bank is seeking to reduce inflation by (among other things) raising interest rates, and this week we saw a 50 bps increase in the OCR, taking the official cash rate to 1.5 percent, the fourth consecutive rise since October 2021.

##### Housing shortage

Hawke's Bay is experiencing a severe housing shortage, particularly of affordable rental properties. Phil Ross, Finance Manager at WIT was quoted in a 2021 media article saying, when it came to housing there was "no product, no land and no builders". Napier has the longest social housing wait list, the highest per capita, in the country, and the second highest for a provincial city. As a result, many people are resident in emergency housing and motels across the Bay, including in Napier. And as Council acknowledges, its own community housing waitlist has been closed to new applicants since June 2019.

Recent changes to the Bright Line Test, and the non-deductibility of mortgage interest for property investors has impacted the rental market, reducing the number of properties available. In addition, the change to limit community housing properties to new builds only, had also reduced the number of properties available. Trade Me and realestate.co.nz both report a decline in the number of properties listed for rent in Hawke's Bay in the past five years. This makes it making it extremely difficult for many families to find an affordable rental and has added pressure to the need for emergency housing. More social housing could help to plug this gap.

Not surprisingly, the shortage of housing stock in the rental market has pushed up residential rents, with MSD regional commissioner Karen Bartlett noting that demand for housing is high. The waiting list for long-term public housing has also ballooned. The latest data, to January 2022, showed there were 2,295 applicants on the Housing Register across the East Coast region (Hawke's Bay and Gisborne).

WIT, as a Community Housing Provider, sees strong and growing demand for social housing in our city. Access to shelter and housing is a basic human right. We would be against any moves to limit or decrease community housing. We would strongly support an approach that increases social housing across Hawke's Bay, including in Napier.

### **Declining home ownership rates**

With home ownership rates declining as house prices outpace incomes, fewer people are getting onto the property ladder. The safety net of New Zealand superannuation is predicated on retirees owning their own home, a goal fewer and fewer are reaching, or are likely to. The reality for an increasing number of older people is that they will reach retirement without a property nest egg, still renting, and having to work to keep a roof over their heads. Projections indicate that by 2053 more than half of those reaching 65 will be renters. Not only that, but an increasing number of older people are accessing the Ministry of Social Development accommodation supplement, which has burgeoned past \$2 billion a year. If these national trends hold true for Napier, our regions will have a need for more social housing/affordable housing for elderly in the future.

### **Covid-19 widens the gap**

One unforeseen effect of the pandemic has been the stimulation of the property market. A report by Reuters noted that New Zealand's Covid-19 response has seen "soaring homelessness and inequality... around the country, motels and other temporary boarding facilities converted to emergency housing are increasingly crammed with desperate families seeking shelter, with about 4,000 children now in such state accommodation." A February media article noted that the

Government had spent \$365 million in the past 12 months on emergency housing, with \$4 million going to Napier's Bluewater Hotel, currently providing accommodation for 400 locals.

It further notes that New Zealand's pandemic-inspired policies have translated into cheaper mortgages, allowing affluent "kiwis" to upsize their homes and build up portfolios of rental investment properties, fuelling a further surge in house prices.

New Zealand is experiencing what economists call a 'K-shaped' recovery, in which those on top benefit while those at the bottom see their prospects deteriorate.

### **Napier City Council Vision**

In finding a solution to its community housing challenge, we encourage Napier City to be guided by its overall vision "a vibrant and sustainable city for all" and council outcomes, one of which is "council works with and for the community".

The solution chosen should maintain or increase the level of community housing for the city and improve the standard of accommodation.

### **Napier Positive Aging Strategy**

We also reference Council's Positive Ageing Strategy 2020-2024, that predicts over the 20 years to 2040, that Napier's 65+ population will increase by 67 percent to reach 20,000, and that for the first time there will be more older people than children living in Napier. This demographic shift will increase further the demand for social housing.

We note that housing is a priority area under the positive ageing strategy and we strongly encourage Council deliver on the aspirations of the strategy and ensure that Napier's future community housing acknowledges the mana of older people and demonstrates their value, and that Napier has good housing options that are affordable, accessible and that make people feel safe, warm, healthy, and part of the community.

### **Our preferred option**

WIT is against any option that sees the decline in the number and standard of affordable social housing properties in Napier. It is our desire to see more social housing available for older people (65+), those with disabilities, and those on lower incomes. We favour a long term sustainable solution that sees the number and standard of social houses in Napier increase, with tenant focussed terms and conditions.

We are aware of other Councils (Nelson City Council, Hamilton City Council and Whakatāne District Council) around the country who have grappled with similar issues. In these instances Hamilton and Whakatāne councils sold their assets to community housing providers and in Nelson City Council's case, to Kainga Ora.

Although this submission is about the future of Napier City's community housing portfolio, fundamentally, it is about people, their mana, and the respect they deserve. The standard of housing must improve and the quantity of housing must also increase to meet the needs of the community.

The solution must work for the community to be in keeping with Napier City's vision, regardless of who owns the physical assets. As the territorial local authority, Napier City Council has a duty of care to all residents and ratepayers within its domain, and a particular responsibility to its community tenants as it makes this important decision.

WIT would like to see a solution that factors in the unique needs of the communities that this housing initiative serves; Māori, the elderly, and those economically and socially disadvantaged. These communities deserve a provider that is committed to the region, who know our population and can provide pathways to services and wrap around support that we know these communities need, addressing such issues as inequities in health and other specialist services such as mental health, addiction and budgeting.

For all of the reasons outlined, WIT is in favour of Napier City Council transferring all of its community housing units to a local entity in the social housing sector that has a deep understanding of Napier and its communities, with strong covenants and protections in place for tenants and the housing remaining focussed on community housing.

Yours sincerely Shirley Lammas General Manager

Whatever It Takes Trust Inc.

<b>Submission</b>	<b>239</b>
<b>Full name</b>	Jonathan Wallace
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Soho Group Limited
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	The current options evaluated by the Napier City Council involve either funding a deficit through rates, rent increases, or the divestment of part or all of the portfolio reducing the Council's ability to provide support to individuals in need. None of these options are ideal. We believe that an opportunity exists to improve how the sites are utilised which we outlined in the attached letter.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes



## Attachment to submission 239



NAPIER CITY COUNCIL  
215 Hastings Street,  
Napier 4110

19/04/2022

Dear Councillors,

**Submission in Response to Napier City Council's Council Housing Provision Statement of Proposal**

Soho Group Limited (Soho) was established after an approach from the Ministry of Housing and Urban Development (MHUD) for the purpose of developing social/public housing with scale. Soho works in conjunction with Community Housing Providers (CHPs) and currently owns in excess of 300 houses with a further 300 in the immediate pipeline. Soho is MHUD's primary development partner and is one of Kāinga Ora's main regional development partners. Soho is owned by Jonathan and Sam Wallace.

The current options evaluated by the Napier City Council involve either funding a deficit through rates, rent increases, or the divestment of part or all of the portfolio reducing the Council's ability to provide support to individuals in need. None of these options are ideal. We believe that an opportunity exists to improve how the sites are utilised:

**Re-Development Proposal**

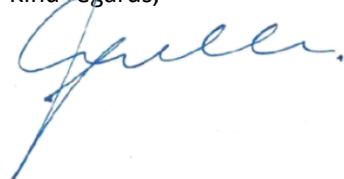
- **Ground Lease.** Napier City Council to ground lease the 12 sites to Soho.
- **Re-develop.** Over a period of time Soho will re-develop the sites. This will involve demolishing a relatively small number of units, and refurbishing those that are not demolished. This will increase the number of units to approximately 833, up from 377 currently.
- **Community Housing Provider.** Soho will engage a capable and established CHP to manage all new units. Soho will manage the existing tenancies. Soho will undertake all asset management.
- **Staggered Development.** Development of the sites will be staggered. This will allow the tenants of the demolished units to be re-located to nearby newly re-developed accommodation. All existing tenants will continue to have access to housing.
- **Subsidised Rent.** Existing tenants will continue under the current terms of their tenancy agreements. New tenants will receive the Income-Related Rent Subsidy.

**Benefit to the Napier City Council and Current Tenants:**

- **Ownership.** Napier City Council retains ownership of the land. Albeit Soho would like the option to purchase the freehold interest of a limited number of sites in the future.
- **Deficit.** Instead of a net cash outflow, the Council will receive rent from the groundlease.
- **Increased Housing.** Number of units will be increased from 377 to approximately 833 units.
- **Refurbished Units.** Housing units which are not demolished will be refurbished to Healthy Homes Standard.
- **Continued Tenancy.** All existing tenants will continue to have access to housing, and continue to receive subsidised rent.
- **No Exposure to Risk.** The ratepayers are not exposed to any development risk or risk of cost escalations.

There is an opportunity through development and re-furnishment to enhance the quality the council housing, increase the number of units, continue to support current tenants, and generate an income for the council instead of a deficit. All whilst allowing the Napier City Council to retain ownership of the underlying land.

Kind regards,



**Director**

**Soho Group Limited**

<b>Submission</b>	<b>240</b>
<b>Full name</b>	Judith GUY
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Napier Labour Party LEC
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	As we urged in our submission last year to the Long Term Plan, we believe that the Council should maintain and indeed expand its current commitment to community housing. The need for affordable housing in Napier is indisputable – Napier has the highest social housing waitlist per capita in the country - approximately half of the city's motels are occupied by people in emergency housing. NCC should ensure that it is "developing a community" that includes the more vulnerable in our community.
<b>Feedback for options proposed</b>	We believe that the Council should build the 45 new units as proposed without selling any of its existing villages. Affordability is key for the targeted demographic who cannot access unaffordable rentals. Rents for Council Housing need to be set in relation to income (30% maximum) rather than determined by market rate.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

[Attachment to submission 240](#)**Submission to Council on Social Housing from the Napier Branch Labour LEC**

The Council has a social obligation to provide for all sections of society. The **Napier Branch Labour LEC** supports a focus on building a sustainable community, a safe and healthy city that works for everyone: i.e placing the emphasis on *“Developing community”* rather than endeavouring to “NOT push the full cost onto current ratepayers.”

The Council should maintain and indeed expand its current commitment to community housing. The need for affordable housing in Napier is indisputable – Napier has the highest social housing waitlist per capita in the country - roughly half of the city's motels are currently full with people in emergency housing. There are insufficient private rentals in the Napier area and if there are rentals available, they are unaffordable even with an accommodation supplement. The Council's emphasis on Future Proofing (p37 LTP) infers that affordable housing also needs to be accessible for younger people and lower income families as well as for older people with limited resources.

Despite the current K3 Kahungunu Property initiative and Kāinga Ora plans to build more iwi and public housing, demand for social housing in Napier is likely to remain extremely high in the short to medium term. The funding model as per the Revenue and Funding Policy Proposal (p6/16 RFPP) needs to be changed so that for this sector of the community, affordability is the priority and rents are set in relation to income (30% maximum) rather than market rate and the shortfall is then subsidised through the general rates.

<b>Submission</b>	<b>241</b>
<b>Full name</b>	Judith Guy
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	The Council should maintain its commitment to community housing. The need for affordable housing in Napier is indisputable - Napier has the highest social housing waitlist per capita in the country - roughly half of the city's motels are currently full with people in emergency housing. The situation for vulnerable members of our community is already difficult. Selling off Council Housing would compound that further.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>242</b>
<b>Full name</b>	Alan White
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Please see my other feedback - get our MP to do something for our most vulnerable citizens
<b>Feedback for options proposed</b>	<p>"Housing I feel Council's and ratepayers have a shared responsibility of care for our vulnerable aged population and to accept the financial implications that go with that. It is about being part of a community and a citizen. It is ridiculous that Council's cannot access funding, yet Trusts can I believe our local MP was approached - I feel he should be approached again and this should be repeated and repeated and repeated. He should not be allowed to get away with allowing such a ludicrous situation where Community Housing Providers can access funds but Council's cannot. It his government that is constantly crying equity and fairness. Of the unacceptable options presented in the Council paper, a joint Council body or a Community Trust seem to hold some merit. I do not think the Council should be concerned with the issue of value of the land. If you can't afford to manage it, accept that that is part of the deal. It should not be a herculean task to create a safe Trusteeship with the right legal support. These are our most venerable elderly tenants and they deserve to be safely housed. This is a different community need to that of the social housing sector where different needs prevail. Alan White "</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>243</b>
<b>Full name</b>	Tania Hutchinson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>"Firstly I appreciate where I live and being able to afford where I've on my own and without an accom supplement. It has been my home for over 20 years and provides me with a relatively safe place to live whilst been close to supermarkets, transport links to work The movies and town. I have almost no family and live alone so it is my base for all aspects of my simple life. If you sell them to a CHP there would hopefully be no further stress of waiting for a decision and perhaps only minor changes ie equitable rent increases and most a certainty that it was all sorted. I believe I could afford more rent but not market rent as I have been keeping an eye on options and prices. There is not if anything available.</p> <p>I also think the option to keep all ie the status quo with rent increases could be viable too for the same reasons as above. However to sell all with proviso for standing tenants would provide the answer for everyone and the rate payers wouldn't have to face any increases either. Ultimately I want to stay and not live with the uncertainty any longer."</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>244</b>
<b>Full name</b>	Elizabeth Barrett
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>There is not enough info provided on the 3 options and cons listed, such as no increase in supply apply to all 3 so why detailed as a con? If Napier is 2nd highest, how will the demand be met in the future, none of the three options detail the solution to this! Nowhere have we been asked to consider the value of a dollar spent say for example on a pool versus the value of that same dollar spent on social housing. Nowhere has this even been mentioned. If prebensen pool is to cost \$74 million but an Onekawa refurbishment could be achieved for say \$30 million, then there is \$40 million of otherwise planned borrowed funds which could be applied to the housing . This would provide time to do a better consultation out to the public and have the benefit of hearing the result of the review due sept 2022. Many questions are unanswered such as realistic chance of getting the rebate if change in government or particular trust structure setup. Council objective of community well being means that this level of consultation is not good enough for rate payers to make an informed decision on such an important part of councils obligations, without having more facts, such as comparing dollar spend on other council activities.</p>
<b>Feedback for options proposed</b>	<p>unfortunately I have run out of time to detail more absences of info , such as p2 says there are 12 villages but the info only talks of 11, selling 3 of these to leave 8. How can the sale info reflect a comment that depending on the buyer it can be a positive or negative impact. Thats an impasse, not for decision making by rate payers. Finally, there is no data on age of tenants ad whether an equivalent to WALT as known in the commenrcial proprrty sector could be applied so that villages could be refurbished on a rotating basis by selecting tenants based on longevity. on the leases, Kainga Ora was originally in the same situation, with leases without lease terms, but managed to get this changed. As each new tenant comes in napier housing, a new lease which includes new lease terms could be signed, and if this is not possible, why is the info not provided in the consultations information. Too many omissions to be able to choose any other option other than the staus quo.</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	245
<b>Full name</b>	Noel O'Riley
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	I'd be interested in what forecasting has been done on housing freed up by baby boomers as they move into residential villages and pass away. Both volumes and locations.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 245

### Napier City Council Housing Submission

Noel O'Riley  
Napier

Historically across the English speaking world housing and pensions were first provided by councils as populations grew and there was a shift from rural to urban and a need to look after local people in order to have a thriving attractive city.

Some councils were more generous than others which in itself created issues with people moving from cities and towns where councils offered little, to places where councils offered more. Internationally things like vagrancy laws allowed people to be made to return to their home towns so as to not be a burden on rate-payers generosity.

Prior to the 1930's only a few councils provided housing in New Zealand and nearly all housing was private – much of it owned by companies, private landlords and of course slum landlords. There was also significant issues with discrimination – particularly against Māori families.

The depression exacerbated poverty with companies going bankrupt and therefore their workers losing their houses, people defaulting on their mortgages and losing their jobs. There was significant growth in the rise of slum landlords.

Charities had before the depression been able to ameliorate some of the poverty people were suffering however the depression meant they were overwhelmed by both the sheer volume and the parallel loss of income to help people as normal contributors had either gone bankrupt or had lost their jobs.

The Labour Party in 1935 got elected on the promise to build state housing as the size of the problem had got so large. The first State House was built in 1938. The important thing to note here is that state housing wasn't just aimed at the poor. Working families were in fact the primary target. This is quite important to understand.

It wasn't until the Sid Holland National Government of 1949 that there was a push to only put poor people into state housing which then resulted in what has become a continuing demonisation of state housing and the agglomeration of poor people into discrete areas.

At the same time successive governments and councils have encouraged massive amounts of migration without building sufficient housing or infrastructure to cope. State housing in many areas, including Napier has reduced and councils have been left in the lurch by governments who have subsidised state tenants directly through low rents and private landlords through accommodation supplement – something councils were unable to access.

There is a further problem in that there is little capacity in Hawkes Bay to build sufficient houses to house the current population. This means that any programs to build more housing will ultimately be slow – unless there is significant upskilling occurring of the workforce. An aging population also means that there will be increased demand for downsized units from larger houses and housing freed up as baby boomers die off.

What is evident in the council options is that the notion of providing housing to working people who can pay higher rents to ensure costs are covered and maintenance work can be done has not been considered as an option. Not has continuing to lobby government – and to get the support of local rate-payers to petition or lobby government themselves – to provide long overdue support to councils to retain housing. It seems obvious that governments have deliberately left councils at a disadvantage over private landlords – something you also saw in the United Kingdom under Thatcher as a way of forcing councils to sell off their housing.

As a rate –payer I am proud of this council in that they have not succumbed as some others have to selling off their current housing. Now, when so many are struggling to find somewhere decent to live is not the time to do so. The %age of market rent as a means of setting the rent levels administratively is much easier to manage though I am not sure if the %age levels are low enough for those on benefits. Market rents are clearly excessive and exorbitant at the moment and should not be used to determine anything.

The council should however consider increasing the mix of tenants it is housing in order to improve revenues and have a working category as well with a higher rent element. There is nothing wrong with also providing housing for working people. Maybe 40% – social and retiree and 20% working. While it might seem counter intuitive it both generates increased revenue and frees up other housing and is consistent with the original rationale for housing provision. Working people are residents and in need of help as well.

They should also continue to lobby government to provide assistance both through accommodation supplement and through lump sum support and compensation for the years of disadvantage councils have suffered in order to renovate existing stock.

There will be those who will say that councils should not be involved in housing. Many will have vested interests. To them I say that as a rate payer I want Napier to be a nice place to live in.

This will not occur if we keep throwing people to the wolves of market failure in housing. The housing market failed to house its citizens decently in the 1920's and during the depression and it is failing now.

Definitely in favour of keeping all housing.

<b>Submission</b>	<b>246</b>
<b>Full name</b>	John Philpot
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	"Any property investor would be happy to own a portfolio like the NCC have. Property has been the best investment over time . If the council is losing money on this investment then a review and a change of management or control is needed. Some of the flats could be let to people who can afford a higher rent Pensioners rents possibly raised gradually so a break even can be achieved when maintenance and other costs are met. "
<b>Feedback for options proposed</b>	Perhaps some flats could be sold. This would help pay for repairs on the remaining properties. A qualified property manager/s needs to be appointed to run the portfolio at a profit.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>247</b>
<b>Full name</b>	Deni Ewart
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Seriously with the housing shortage already beyond comprehension you are wanting to put elderly into a already broken housing system. How when you want to spend money on expanding the aquarium.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>248</b>
<b>Full name</b>	Sandra Hall
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>"I feel it is our duty as a community to offer affordable housing for people who don't own their own homes. Especially as they reach retirement. Market rents are far too high in the current market. There will be an increasing number of people who aren't able to buy homes especially the next generation because prices have dramatically increased in recent years. Which will then mean as they age and become 2 person households Council housing would be their only option and give them peace of mind.</p> <p>As a rate payer this option is a good one for me. A \$44 increase is fine if it helps the general population of this city.</p> <p>I am perplexed that we have had this housing for many years and a contingency budget was never set aside to maintain and rebuild ageing units and housing. I hope something like this will responsibly be set in place for the future.</p> <p>"</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>249</b>
<b>Full name</b>	Peter Robson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>250</b>
<b>Full name</b>	Jackson Callaghan
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	council should continue to operate social housing on a for-needs basis, without being worried about any potential profit/deficit potential. Social housing, especially as central government fails us, should be a priority for spending. I only choose option 3 over 1 as the current units are not in good condition, but council should ensure current residents aren't left to the forces of the market and pushed out of their homes.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>251</b>
<b>Full name</b>	Meru Le'Quesne
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>252</b>
<b>Full name</b>	Jo Webb
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>253</b>
<b>Full name</b>	Clinton Green
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>254</b>
<b>Full name</b>	Linda Rose Laurent
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	I would like 2 see all councils future with housing, centred only on Retirement Housing & I'd like 2 no where my rent has been spent?? At least \$42,000 in first 15 years I've lived here.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>255</b>
<b>Full name</b>	Wayne & Adele Ewart
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>256</b>
<b>Full name</b>	Geoffrey Alan Reginald Rawling
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>Whilst the Council contemplates the future of its housing it must be with the interest of the current tenants. The current system of rental charge seems like there is no means test on income for those renting at the current rate. There is the option of social housing and housing for the aged but a number of the houses are rented by those who are still in employment but pay hugely subsidised rent. This needs to be addressed, regardless of what option is decided on as this may be something that will arise with any prospective buyer. If the Council decided to sell under Option 3, it is imperative they protect those people currently in the villages as there is a huge risk this may not happen. Comment on the options. Option 1 - means the ratepayers will continue to subsidise or the Council can increase the rent and rely on tenants to apply for rental subsidy. Some will not be eligible. Option 2 - also poses a risk to the ratepayers and increased rents. Option 3 - before this option was considered surely there is an Option 4 which is in the Statement of Proposal i.e. and that is the regions councils pool their portfolios and form a Regional Housing Trust which will then enable them to have access to IRRS with the Council being able to influence the purpose and objects of any such trust. The review of 2018 offered this option i.e. by entering in to a partnership with a CHP who would then be able to access the IRRS. I consider the undisclosed Option 4 as the most favourable option as it seems the Council is in no position to accept either Option 1 or 2 without huge cost to the rate payer or tenants. And it still not be eligible for IRRS but one would wonder why this has not been pushed more rigorously to Government in the past and current time? One huge question is if the council sells some of its assets then what happens to the current tenants. Will Kainga Ora be able to offer support as they already have enough trouble supplying the current backlog? The current system allows for senior people to reside in the villages, under a new administration it could be anyone, may be helping Kainga Ora out with their backlog. Please consider carefully in making any decision on this as it affects a large number of people in Napier's community.</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	

<b>Submission</b>	<b>257</b>
<b>Full name</b>	Iris Margaret de Winter
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I'm opting for this option purely on a financial basis. BUT what guarantee do we have that the villages won't be on sold with increases to rent. And will they be sold with or without needed maintenance.
<b>Feedback for options proposed</b>	<p>"Status Quo - if operated correctly I can't see why there should be shortfall.</p> <p>Part Retain/Part Sell - This would be my preferred choice but \$272 per week from pension is an impossibility. I think Council is aware of this and therefore pushing us to vote No 3 option.</p> <p>I have done basic sums based on last 4 years. Council have advised this is when rents were ringed to opt back to villages maintenance. It would be interesting to know how income from rents were spent before 2018.</p> <p>377 units x \$250 per fortnight approx = \$94,250 x 26 fortnights = \$2,450,500 per year x 4 years 2018/19/20/21 = \$10,000,000 approx. That adds up to a lot of maintenance.</p> <p>I. deWinter 17th April 2022."</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>258</b>
<b>Full name</b>	Norma Joan Layton
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Seems the best option.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>259</b>
<b>Full name</b>	Murray Bedingfield
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	They are paid off. Unwise to sell assets. Think of elderly.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>260</b>
<b>Full name</b>	Belinda Moore
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	Think of the elderly and the frail, to sell would be short sighted and lacks forward thinking.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>261</b>
<b>Full name</b>	Gregg Redington
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	Napier Housing Support Group
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	No brainer. Common sense to keep a cash cow. Common sense to keep ownership.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>262</b>
<b>Full name</b>	Gregg Peter Redington
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	Common sense to keep. Why sell a cash cow for no financial or social benefit. There is no real reason to sell. Common sense needs to apply. No need to sell a cash cow.
<b>Feedback for options proposed</b>	Upgrades & maintenance can easily be funded by income with a short term loan funded by income - common sense.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>263</b>
<b>Full name</b>	Nigel Lever
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>264</b>
<b>Full name</b>	Jodie Anne Kinnear
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>265</b>
<b>Full name</b>	Gaylene Valerie Webb
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>266</b>
<b>Full name</b>	Suzette Rubick
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I came to the meeting and this first two options you would still be in debt and I would struggle to pay rent that high.
<b>Feedback for options proposed</b>	I would prefer if there was an option four where the council took responsibility for there houses and figured out ways to cover the shortfall that did not involve the residents or rate payers having to pay up and that it remained the same. Maybe look at the spending elsewhere like the playground to be rebuilt next to me. The playground does not get any kids hardly as it is, also hopefully the board at the back of the basketball hoop is not glass as if it will be vandalised at 1500 to fix? So I figure this project might help the housing instead, as I'm sure there could be other ways.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>267</b>
<b>Full name</b>	Angela Denly
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Can't tick one, as all options have their pros and cons. Status Quo sounds unsustainable currently. Retains land/housing in council ownership. Local Govt reform may present new opportunities. At this point, no upgrades/additional housing funded. Change current rent formula. Part retain/Part sell. Some income for new development. Greater engagement with maha whenua. Potential to decrease costs to NCC over time. Retaining most of land/housing for NCC but narrowing eligibility of tenant types. No added housing/upgrades. Local Govt reform opportunities. Transfer. Sale/lease with tight protection for tenants. Leasing unsustainable. Other councils have successfully sold with covenants. Small cost to ratepayers. Loss of land/buildings. Trust - no sale proceeds to council. Community's ownership.
<b>Feedback for options proposed</b>	The situation is a dilemma! No clear 'best option' at this point. Improving community well-being must be supported by Council as we know the demand is growing. Idea that local councils develop a housing trust requires further investigation and consideration. Do your research re other NZ city councils methods of tackling this issue eg how have Palmerston North managed to afford to build more.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>268</b>
<b>Full name</b>	Valerie Smith
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Rates/Rent 60/40. \$45.00 increase in rent = \$172.00 p. week. 35% of tenant income. This is more acceptable than a higher ratio of outgoing rent for retirees.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>269</b>
<b>Full name</b>	
<b>Are you a Council housing tenant?</b>	
<b>Are you providing feedback on behalf of a group or organisation?</b>	
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	Things to remain as they are
<b>Feedback for options proposed</b>	What happened to rent money that were saved for flat maintenance?
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>270</b>
<b>Full name</b>	Ian Vincent Millin
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	This would be the best outcome for (a) Tenants, (b) NCC Ratepayers.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>271</b>
<b>Full name</b>	Andrew Parkinson
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	See attached
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	Yes

### Attachment to submission 271

Submission by A Parkinson.

I support the option Status Quo with any true financial short fall funded firstly by rates, and if required, by increases in rent, not exceeding 32% of tenant income.

There is no question that social housing is an area of concern for everyone and needs an honest and careful addressing resulting in action that will benefit all citizens.

To support my submission, I make the following comments, all facts are as present by Council in its many publications.

There are two Council quotes that are telling;

Quote from the Napier People & Places Committee 03/02/2022

"Consideration of continuing this activity (social housing) is required given that the direct benefit of this activity is low across ratepayers and high for individuals (tenants).

I take that to mean that the Council believe Napier people as a whole get no benefit by providing social housing, so let's get rid of it and take the \$65 million.

So much for a caring society/ Council towards its own people. I believe a majority of ratepayers do not believe in that statement and that there are benefits for all by keeping the status quo.

There is a moral and ethical responsibility for all elected officials to care for all its citizens regardless of any difficulties that may entail.

Quote from Statement of Proposal 18/03/2022.

"Significant work is required in the near future to address deferred maintenance issues.

In other words, Council in the past, has not kept up with routine maintenance, (from rental income) resulting in a backlog of work that may be urgent and requires funding.

The answer to this poor management of maintenance is not to sell them because its too hard but to correct the situation and have a planned R&M plan with good management, not just sell a problem that just happens to give council \$65 million.

This situation of R&M is the driving force for the Council to push to rid themselves of social housing which just happens to give them \$65 million to spend elsewhere, when it was thier making in the first place.

The above two quotes indicate to me that the Council has pre-determined their housing policy to sell and quit their responsibilities. In order to do that the Council need to financially justify their decision.

As we all know anyone can present financial data in such away to achieve any result they want. The Council is no exception in creative accounting to justify a predetermined end.

All data below is as per Council documents.

377 units.

Income per unit (average)

\$2.2 million loss equals per unit Therefore, total spend per unit

\$6612 pa

\$5836 pa

\$12,448 pa.

Would the Council please explain how \$12,448 is being spent on each of its 377 units per annum or is this just creative accounting.

A \$4 million investment in the aquatic centre has a 0.03% increase in rates. A \$2.2 million loss on social housing has a 3.3% increase in rates.

Be good for someone from Council to explain that! I guess, in Councils view the end justifies the means and to use creative accounting is fair game.

I could go on and show many other areas of "financial justification by manipulation of data" but you get the picture.

#### Conclusion

The Council appears to signal it is not capable or willing to tackle the issue of social housing but would rather turn its back on it and take the \$65 million instead.

Social housing is just one aspect for any governing body and Napier should have sufficient pride and ability that they can govern and manage all local issues. If that is not the case then slowly but surely the Council will abdicate more areas of governance to central government or private enterprise and what will be left for Napier ratepayers?

Andy Parkinson. 15/04/2022

<b>Submission</b>	<b>272</b>
<b>Full name</b>	Gaile Thompson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	<p>"To me it appears that NCC has not followed through on maintaining their assets eg Aquarium, Ocean Spa etc. Never any mention of how much their mistakes have cost such as repairs to Humber St units and West Quay.</p> <p>Best and fairest option for all to be bought by a C.H.P. Too complicated on looking at all the variations. Rather than \$100 increase in rates. So many upkeeping, water, Pandora outflow - how much?? Many."</p>
<b>Feedback for options proposed</b>	<p>"1. Firstly I am thankful to be housed by NCC.</p> <p>2. Do consider, still however that local government such as NCC have a moral and civic duty to provide community housing. Perhaps it could follow the way that council housing is handled in the UK (look outside the box).</p> <p>3. If by chance NCC is able to build new community housing from the sale of current properties a much better fiscal approach for maintenance and upkeep be budgetted in future.</p> <p>4. Still see it as a cop out if rents are increased in the future with expectation that MSO will give IRR.</p> <p>5. It concerns me how much wastage of proposals have cost and then not followed through.</p> <p>6. To hear rate payers in conversation that they vote for the candidate who offers not to increase the rates - this is bizarre as all properties need money to be maintained.</p> <p>7. Am angry and annoyed to find how for myself and other tenants our fate is taking this path.</p> <p>8. On seeing this week how there are to be new parking meters?? What are NCC's priorities?"</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>273</b>
<b>Full name</b>	Mark Fay
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	We should be looking after our elderly community that rely on housing.Keeping them will give stability for these people
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>274</b>
<b>Full name</b>	Adrian Young
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Sell down properties where land has appreciated significantly like westshore to fund maintenance of left over stock with long term plan to sell all housing in next 5-10 years.
<b>Feedback for options proposed</b>	Sustainability needs to be the focus of these investment decisions. There should be a shift in age populations to support the sell down.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>275</b>
<b>Full name</b>	JAWAD ABOU ARESH
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	I am fine with option of sell or transfer the housing to new entity as far as my rent and rates stays same. also it will be good to see if any facilities improve.
<b>Feedback for options proposed</b>	NO
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>276</b>
<b>Full name</b>	Miles Michael Shepherd
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	My extended family pay rates on 4 properties in Napier. My wife and I are both charged rent but to save money send a team around to promote euthanasia this will reduce the number needing help. I suspect that part of our problem is budget and money wasted by unwise decisions made by the Council. Considerations of a swimming pool... really? before thinking about the older community!! Speed bumps being built, oh, bad design, demolished and re-build. Money, manpower all wasted!
<b>Feedback for options proposed</b>	Re-roofing umpteen units (earthquake danger being the reason), then stopping short of a few?? Why? Let those ones die! Re-furbishing flat no 13 four times (4) in the space of 10 years - how much spent on materials and manpower?! Yet flat no 2 has virtually had nothing spent on it in the same timeframe (10 yeas+). We were offered it with wall paper peeling off and the place filthy. We got stuck in and cleaned it with cleaning agents and elbow grease! The list could go on... please council don't overspend.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>277</b>
<b>Full name</b>	Rachel Mary McIntosh
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rent
<b>Please provide any further comments on the option you selected:</b>	keep it as is
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>278</b>
<b>Full name</b>	Dave o'Neill and Valeri McCallum
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Neither of these. I believe there is no shortfall of \$2.2 million when in a year you people receive 3.5 million in rent a year. The Councillors and mayor are only the caretakers of the Council and must obey the wishes of the people of Napier. The people of Napier will want the housing section to remain as the same with no sale. The elections will tell all. What the public need to see is a itemised account of the housing section. Rents paid in, and out going expenses.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>279</b>
<b>Full name</b>	Shelley Ferguson
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	If going by previous asked for submissions we all know that the Council had already decided the outcome and it was just a case of going through the motions. I suspect the end result of this submission has already been decided and that is you will sell all properties.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>280</b>
<b>Full name</b>	Rev Brenda Parker
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	(1) 100% rates or (2) Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Full audit of dept over pass 10 years. Full explanation where profit from rent has gone. Steps towards better management of rental income. Bullying of tenants an issue. Breaching clients privacy an issue. Treaty of Waitangi issue and non NZ staff members.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No



<b>Submission</b>	<b>281</b>
<b>Full name</b>	Nicholas Eddy
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Councils traditionally have been in the business of providing community houses and being a responsible business for society. Unfortunately it now needs to rethink albeit remove itself from this arm of its business. The costs for propping them up distributed across ratepayers is too high. If they have not been depreciated for sufficiently and now there are shortfalls, it is time for other options to be considered.
<b>Feedback for options proposed</b>	Borrowing to cover shortfalls is not a sound strategy even in the short-term. I completely understand the emotive argument to support the elderly and those with disabilities, however I do not see this as a Council objective on its own. The NZ government over many years has failed to ensure the infrastructure and supports are in place and doing a reasonable job of looking after vulnerable NZers. It should not fall to Councils (or rate-payers) to take on this social cause. This is a national issue and enables through lack of cohesive government strategy over decades regardless of which party or parties dominate Parliament. To live and exist in NZ is outrageously costly compared to many other developed nations. The rental cost is equally dismal. However a Council owned asset must stand on its own two feet, it needs to cover its costs, depreciate for the future and be reliant on its own entity. None of the three Council proposed options are going to resolve the matter for the people who reside there now or in the future. However I feel the best solution is to allow for social agencies to step in and own/manage and run such assets as they are better poised to handle such issues as opposed to rate-payers who are mindful of ever increasing costs and increases that do not keep in line with wages nor living costs.
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>282</b>
<b>Full name</b>	Isla Helen Marple
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	TRANSFER / SELL
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	If you do this option we need to be kept informed with information on who has bought the village
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>283</b>
<b>Full name</b>	Natalie June Maddock
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	Which ever is going to be the cheapest especially for residents on pension. We can't afford \$450 per week that's our pension gone then there is no money for food, power, etc.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>284 Addition to 115</b>
<b>Full name</b>	Kay Mitchell
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	Selecting this option is the best of both worlds. The council receives money for the sale of social villages enabling them to build further housing. The retirement villages stay the same with the council still being the landlords, I realise that a rent increase will occur over the following years.
<b>Feedback for options proposed</b>	<p>"Selling council villages to a social housing sector like Kainga Ora. Mixing both social and retirement tenants altogether in the villages would cause disharmony amongst the elderly we would feel very threatened, not feeling secured in their homes. When I was offered a home at Centennial village in Taradale I was over the moon. I had just had a hip replacement during covid in Rotorua Hospital. I had been renting a house in Taupo and due to another rent increase I was unable to afford the rent. I was going to be homeless when I came out of hospital but due to some kind people they took me into their home and looked after me after the operation.</p> <p>When I saw the village and number 40 I was so excited I could see myself living here and what I could do with the gardens.</p> <p>I finally had a forever home and would not feel the threat of being evicted.</p> <p>Due to living in pain for over 3 years and not having any family in Taupo I went into deep depression I became suicidal and was hospitalized put on medication under the mental health Act. Now I feel safe not lonely or depressed I have friends and people around me. I do not want to ever feel like that again.</p> <p>KEEP RETIREMENT VILLAGES "</p>
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>285 Addition to 124</b>
<b>Full name</b>	Rona McPartlin
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>286 Addition to 42</b>
<b>Full name</b>	Jacquine Broun
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	In my opinion the council cannot sell of these flats, for a start there will be more than one landlord so rents will be different, it wont work, I know of another town where they were going sell off the council flats and they ended up shelving the crazy idea. Selling these flats a shocking idea, as I am guessing some big wheel will buy the lot knock them all down and rebuild - the tenants already in these houses deserve to be there, having them homeless is a terrible way to treat them. Plus the flats wont be up to the building standards so am guessing they cant be sold off anyway, as the council will have to bring them up to scratch which you will have to do anyway as per the govt law.
<b>Feedback for options proposed</b>	Combination rates and rent
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	No
<b>Do you have files to attach to this submission?</b>	No

<b>Submission</b>	<b>287 Addition to 233</b>
<b>Full name</b>	Jennifer Rouse
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	PART RETAIN / PART SELL
<b>How should the shortfall be funded?</b>	Combination of rates & rent
<b>Please provide any further comments on the option you selected:</b>	<p>Together with the addition to my original submission, supported by Mark Peadson resident of [REDACTED] in Arthur Richards Retirement village, who has signed the bottom of my paper, I am also forwarding 2 other submissions from neighbours who asked me to assist them. Maggie in [REDACTED] and Graeme Kirby in [REDACTED]. I live in [REDACTED]. We expect that all 4 submissions attached here will be considered in both hearings and deliberations. Further, since I will not be in Napier on the date of the hearings, I would like my son, Nicholas Palmisano, to advocate for me at the hearings to be held on 20 May. Owing to work commitments, Nicholas prefers a mid to late afternoon time slot. Please email me with a confirmation and time for Nicholas to present together with details regarding format of the hearings.</p>
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	Yes

## Attachment to submission 287

## SUBMISSION TO NAPIER CITY COUNCIL

REGARDING: The Future of Council Housing

FROM: Jennifer Rouse, resident of Arthur Richards Retirement Village DATE: 18 APRIL 2022

My earlier submission to Council explained my personal story about how I became a resident of Arthur Richards Retirement Village. Since then, I have spent weeks discussing the options with others, including my neighbours, and wish to add the following comments to my original submission.

Also attached to this document are hand-written submissions from some of my elderly neighbours who have needed assistance to submit their comments. We expect that all of these will be considered by the council in their hearings and deliberations.

Substantial funds have been spent by Council on consultants and reports from financial institutions like PwC but none through the lens of a caring society and community. The options on the table for discussion are entirely about the money and throw up many questions to be answered before appropriate decisions can be made. A more holistic approach should be taken

every option should include due diligence around the impacts on the wellbeing of current and future tenants. No information has been provided about potential suitors in the event of a sale: Which of the CHP's will be best suited to operate retirement housing in our own area of Napier and why? The options of "sell" or "part sell" units cannot be properly considered without further information.

Rate payers will naturally be reluctant to receive an increase in rates to support housing for the elderly into the future, however, the general council fund and the community have benefitted in the general Council fund, from income generated from rents, from inception up until 2018 when the Council finally ringfenced housing income. Annual income is currently about \$2.4mil and only the barest of necessary maintenance has ever been done to any of the units - very few, (if any), comply with new tenancy regulations.

Where's the money?

- Why hasn't very much in the way of maintenance and upgrade been achieved since ringfencing income from 2018?
- What were the terms of the original low-cost loans from the government in relation to a sale in the future?
- Where was the income generated from housing in relation to those loans to be spent over the term of the loan and beyond?

The Future:

- What guarantees are there that if a national CHP is the eventual owner, money collected from Napier rentals will be spent on housing in Napier and not supporting housing in other areas.
- What guarantees are there that if a national CHP is chosen as the preferred purchaser that social housing tenants from other areas will not be moved into our area to displace local needs, e.g., Kainga Ora moving homeless people from other regions into emergency housing in Rotorua to the detriment of the local community.
- What guarantees are there that we don't end up in the same place again down the track with housing stock having to be sold to appropriately maintain and upgrade?
- Other councils around the country have already divested their retirement housing to organization like Kainga Ora. Have those outcomes worked FOR THE RESIDENTS?

It is my understanding that despite lobbying by many councils and individuals around the country, the government have so far refused to grant CHP status to councils who own and operate social housing. This situation has precipitated various councils taking action to divest their housing stock with Kainga Ora being the major purchaser. Is



our council feeding into a not very transparent government preference for Kainga Ora to be the major social housing provider in NZ? Kainga Ora do not have a good track record of social housing management and they do not focus on retirement housing. This raises concerns for the future of housing for the elderly in Napier which should be our council's priority concern - see Point 1. and 2. above. It is imperative that this is considered before final decisions are made.

In this submission it is my preference for Napier City Council to divest its social housing units but retain all current retirement units in a trust or separate entity set up to operate and manage the portfolio, with proper representation from the council and each of the retirement villages. Further, to utilize the funds made available from the sale of social housing units to upgrade the retirement units to meet current tenancy/landlord requirements AND to make fit-for-purpose, age-appropriate improvements.

More information is needed before careful and considered decisions can be made about full or partial divestment.

Mark Bradson [REDACTED] Author Richards Village.

<b>Submission</b>	288
<b>Full name</b>	Judith Taylor
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	[STATUS QUO]
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	[attached submission from Jennifer Rouse]
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	
<b>Do you have files to attach to this submission?</b>	

## Attachment to submission 288

11 April 2022

I would not like to see any of Council Housing sold.

I think a Housing Management Committee should take over, with a Council representative and 3 or 4 participants from each Hawkes Bay Village.

Going forward Council need to be more transparent regarding use of previous funds.

Whilst information is not forthcoming we must have a no-confidence vote in our Council.

I believe Rate-payers will strongly support our cause & not allow Villages to be sold off. Council Housing is a fundamental need in all cities and towns and should be run by empathetic and sympathetic Rate-payers.

How is this (our) situation seen by the rest of the Country? Surely Tscholar & Co. would not appreciate the extra burden on some of their departments, not only that hit by their electors. Council Housing is not just for old age pensioners but for those in need, disabled and mental health issues.

Napier can set a precedence for the Country and make a stand. There is more to our beautiful City than over-priced, over-maintained swimming pools, vineyards and cycle tracks. Napier Council may want to be for the yuppie up & comings, but they are not the only ones who live here as in all cities and towns.

Surely we can find a resolution that does not involve huge rent increases (to make up for others mistakes) and a continuation of Housing being under Council's umbrella which has proven incapable - thereby bringing us to this unhealthy and detrimental situation.

Arabella Taylor.



Arthur Richards Village

<b>Submission</b>	<b>289</b>
<b>Full name</b>	Graeme Kirby
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	[PART RETAIN / PART SELL]
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	[attached submission from Jennifer Rouse]
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	
<b>Do you have files to attach to this submission?</b>	

## Attachment to submission 289

**GRAEME KIRBY**

①

JENNIFER

I AGREE WHOLE-HEARTEDLY WITH EVERYTHING IN THE ATTACHED BUT WOULD COMMENT AS FOLLOWS:

THERE IS OBVIOUSLY A SERIOUS PROBLEM IF THE COUNCIL CANT REACH A BREAK-EVEN POINT WITH £5 MILLION OF ASSETS. NOTHING IN THE COUNCILS PROPOSALS IS DIRECTED AT THE REAL PROBLEM AS FAR AS I CAN SEE. THAT IS THE APPALLING LACK OF GOOD MANAGEMENT WITHIN THE HOUSING DIVISION. IN MY EXPERIENCE AS A TENANT THIS RANGES FROM NEGLIGENCE TO OUTRIGHT INCOMPETENCE. THESE PROPOSALS DO NOTHING TO ADDRESS THE CAUSE THEY MERELY PASS THE SYMPTOMS FOR SOMEONE ELSE OR ANOTHER AGENCY TO CURE.

THE COUNCIL BLAMES ONGOING MAINTENANCE COSTS AS ONE REASON. REQUESTS FOR MAINTENANCE ARE OFTEN IGNORED OR PLACED ON A BACKBURNER. OFTEN 2 OR 3 ATTEMPTS ARE REQUIRED TO FIX A SIMPLE PROBLEM.

EXAMPLE 1: TV ARIEL DISTURBED DURING MAINTENANCE.

- A A CONTRACTOR REPAIRING THE ROOF MOVED MY TV ARIEL THROUGH 90° RESULTING IN PIXELATION ON THE SCREEN REPORTED TO THE HOUSING DIVISION - NOTHING DONE, WEEKS LATER REPORTED AGAIN, COUNCIL WERE SUPPOSEDLY FIXED IT.
- B A FEW DAYS LATER THE WIND BLEW THE ARIEL BACK. A TV ARIEL CONTRACTOR ARRIVED AND SUPPOSEDLY FIXED IT.
- C A FEW WEEKS LATER A WIND BLEW IT OFF COURSE AGAIN. ANOTHER TV CONTRACTOR MADE A THIRD ATTEMPT WHICH FINALLY WORKED.

EXAMPLE 2: STOVE REPLACEMENT

- A A FURT INSPECTION REVEALED SURFACE RUST ON FLOOR OF THE OVEN AND A DECISION WAS MADE TO REPLACE THE WHOLE UNIT. THE ELECTRICIAN BROUGHT IN A 2ND HAND STOVE, REWIRED IT.



(2)

CHECKED THE ELEMENTS WERE WORKING, AND LEFT. A COUPLE OF DAYS LATER WHEN I WENT TO USE THE OVEN I NOTICED THAT THE THERMOSTAT LIGHT WAS MISSING SO I HAD NO WAY OF KNOWING WHEN THE CORRECT TEMPERATURE HAD BEEN REACHED. I ALSO NOTICED A 3MM GAP AT THE TOP OF THE OVEN DOOR WHEN IT WAS CLOSED.

B. THE ELECTRICIAN WAS RECALLED AND PROMPTLY BEGAN TO LECTURE ME REGARDING LETTING THE DOOR SLAM OPEN. HE TOOK THE BACK OFF THE STOVE AND RETRIEVED THE THERMOSTAT LIGHT AND REINSERTED IT IN PLACE AND TOLD ME TO BE CAREFUL IN CLEANING THE STOVE AND THEN SUPPOSEDLY FIXED THE OVEN DOOR.

C. WITHIN 2 DAYS THE THERMOSTAT LIGHT AGAIN DISAPPEARED. SO I TOOK THE BACK OFF THE STOVE PUSHED IT BACK INTO ITS RIGHTFUL PLACE AND BOUND IT WITH INSULATION TAPE SO IT COULDN'T FALL BACK THROUGH THE HOLE. I ALSO NOTED THE DOOR HADN'T BEEN FIXED. A DIFFERENT ELECTRICIAN WAS CALLED AND FIXED THE DOOR WITHIN A FEW MINUTES.

### EXAMPLE 3 SHOWER SEAT COLLAPSED.

A. IN SEPTEMBER 2019 THE SHOWER SEAT DISINTEGRATED AND I DROPPED APPROX 45CM ONTO AN ALREADY DAMAGED SPINE. I DISCOVERED WHAT I CONSIDERED TO BE A DESIGN FLAW AND PROVIDED DETAILED DRAWINGS TO THE COUNCIL HIGHLIGHTING A HEALTH & SAFETY ISSUE WITH THE DESIGN. NOTHING HAPPENED.

B. IN DECEMBER I FOLLOWED IT UP AND FOUND THE COUNCIL AGREED WITH ME. WITHIN A COUPLE OF DAYS A MAINTENANCE SUPERVISOR ARRIVED WITH AN ADJUSTABLE TUBULAR ALUMINIUM STOOL. THE 2ND TIME I USED IT ONE LEG OF THE STOOL SPUN OUT MAKING IT UNUSABLE. I REPORTED IT NOTHING WAS DONE.

(3)

- C FINALLY MORE THAN 2 YEARS LATER IN JANUARY THIS YEAR A STEEL ADJUSTABLE STOOL ARRIVED AND I CAN ONCE MORE SIT IN THE SHOWER.

#### EXAMPLE 4 FAULTY HOT WATER TAP IN BATHROOM

- A ON THE FIRST DAY OF THE LAST LOCKDOWN I FOUND I COULDN'T TURN OFF THE HOT WATER TAP IN THE BATHROOM SINK. AFTER 8 ATTEMPTS I FINALLY TURNED IT OFF. I REPORTED THE PROBLEM TO THE HOUSING COORDINATOR AND WAS TOLD THAT PLUMBING WAS NOT AN ESSENTIAL SERVICE, DESPITE BEING ENCOURAGED TO WASH OUR HANDS FREQUENTLY DURING THE PANDEMIC I WOULD HAVE TO WAIT.

- B AFTER THE LOCKDOWN I WAITED 2 WEEKS BUT NO PROGRESS SO I RANG THE SERVICE DESK. THEY COULD FIND NO RECORD OF A WORK ORDER SO MADE FURTHER REQUEST

- C WITHIN 2 DAYS THE PLUMBER ARRIVED AND FIXED THE PROBLEM. HE INFORMED ME THAT HE HAD ONLY BEEN NOTIFIED 2 DAYS BEFORE. AT THE HEIGHT OF A PANDEMIC I HAD TO GO MORE THAN A MONTH WITHOUT HOT WATER IN MY BATHROOM SINK.

AS A TENANT WHAT I FIND DISTURBING IS THAT IN ALMOST ALL CASES THERE IS NO FOLLOW-UP WITH THE TENANT TO CHECK THE WORK IS DONE BEFORE PAYING THE BILLS. PRESUMABLY IT IS ASSUMED IF THE TENANT DOESN'T COMPLAIN THE WORK MUST HAVE BEEN DONE. THE HOUSING DIVISION IS OBVIOUSLY RUNNING ON AN HONESTY SYSTEM WITH ITS CONTRACTORS.

I'VE ONLY GIVEN 4 EXAMPLES BUT THERE ARE MANY, MANY, MORE I COULD QUOTE SUCH AS RECYCLING BINS DISTRIBUTED THROUGHOUT THE VILLAGE JUST A FEW WEEKS BEFORE BULK RECYCLING BINS WERE INSTALLED AROUND THE HALL.

IT'S NO WONDER THE COUNCIL IS PLANNING ON A \$2.2 MILLION DEFICIT MULTIPLY THE ABOVE BY 377 UNITS AND YOU'LL GET SOME IDEA OF THE PROBLEM

SENt  
GRAEME

<b>Submission</b>	290
<b>Full name</b>	Maggie
<b>Are you a Council housing tenant?</b>	Yes
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	[STATUS QUO]
<b>How should the shortfall be funded?</b>	
<b>Please provide any further comments on the option you selected:</b>	[attached submission from Jennifer Rouse]
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	
<b>Do you have files to attach to this submission?</b>	



## Attachment to submission 290

MAGGIE [REDACTED] Arthur Richards Village

KEEP ALL AND RECONSTRUCT.

1960 - 2018 RENTS FROM SOCIAL HOUSING WENT INTO THE GENERAL ACCOUNT. DURING THIS TIME BASIC MAINTENANCE WAS NOT KEPT UP.

2018 - RENTS WERE RING FENCED. MAINTENANCE BECAME URGENT AND ALL UNITS HAD TO MEET TENANCY ACT REQUIREMENTS. NOT ENOUGH MONEY.

FUNDING FROM THE GOVERNMENT FROM THE THREE WATERS A/C HAS BEEN MADE AVAILABLE TO COUNCILS TO USE AS THEY SEE FIT.

THE COUNCIL HAS LAND WHERE NEW UNITS COULD BE BUILT. HAVE THEY ARE WORKED AT USING TINY HOUSES THAT ARE CONSTRUCTED OFF SITE AND PLACED IN PLACE BY GROUND SCREW METHOD. THIS WOULD SAVE TIME AND BRING IN MORE INCOME.

THE RENTALS PAID INTO THE GENERAL A/C FOR SO MANY YEARS ENABLED THE COUNCIL TO BUILD MANY PROJECTS. NOW IS THE TIME FOR THE GENERAL A/C TO UPGRADE THE UNITS AND BUILD MORE. THE POPULATION IS GROWING OLDER AND THE NEED FOR SOCIAL HOUSING IS VITAL.

USE SOME OF THE THREE WATERS FINANCE TO PROVIDE HOUSING THE COUNCIL CAN BE PROUD OF.

<b>Submission</b>	291 Addition to 262
<b>Full name</b>	Greg Redington
<b>Are you a Council housing tenant?</b>	No
<b>Are you providing feedback on behalf of a group or organisation?</b>	No
<b>Select a Choice</b>	STATUS QUO
<b>How should the shortfall be funded?</b>	100% rates
<b>Please provide any further comments on the option you selected:</b>	This is not his feedback. Kirstin Thompson has had a phone call with him today, and he would like to be present at the meeting.
<b>Feedback for options proposed</b>	
<b>Present your feedback in person at the Future of Housing Provision Council meeting?</b>	Yes
<b>Do you have files to attach to this submission?</b>	No