

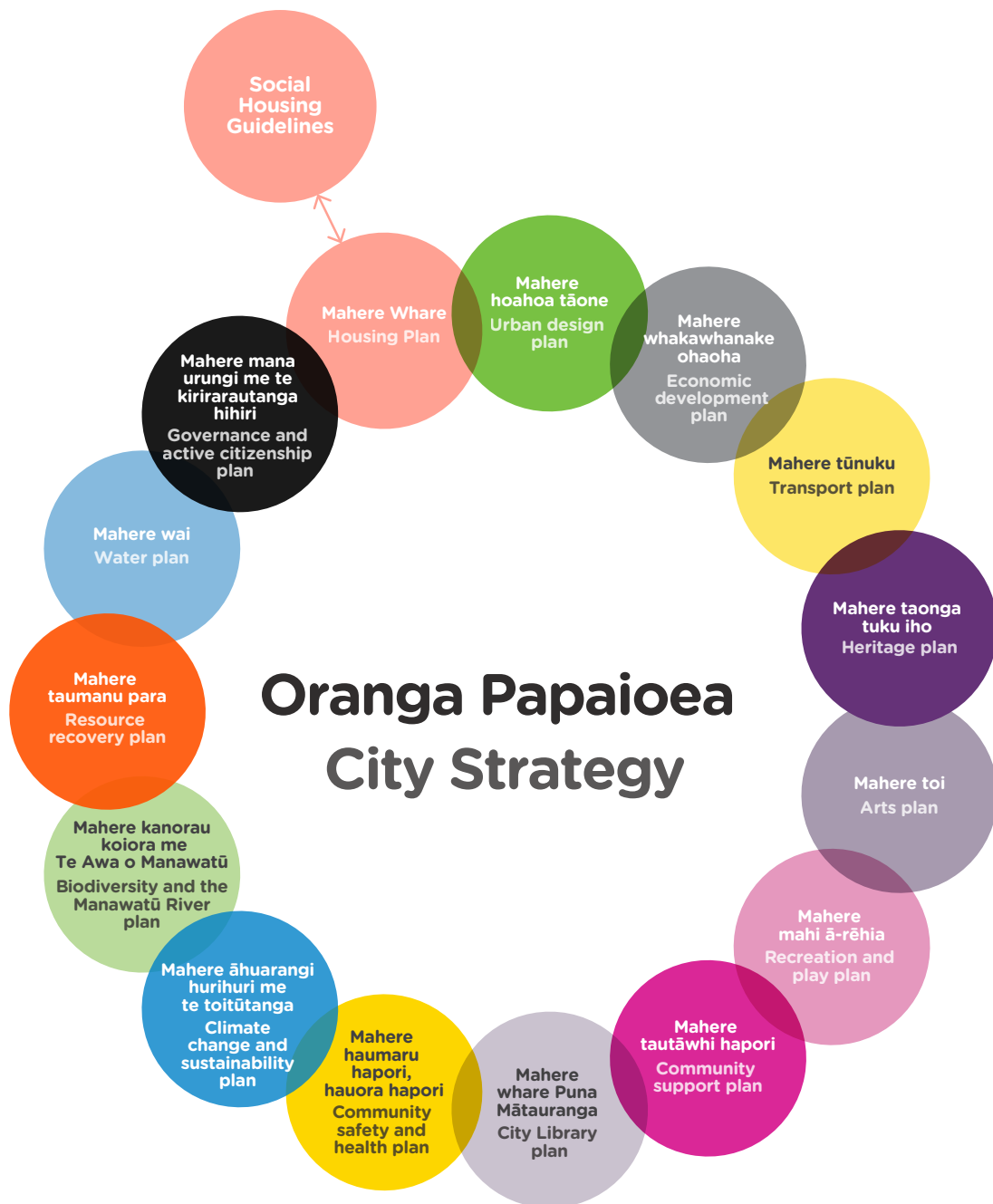


# Social Housing Guidelines

**These guidelines give effect to the Council's Mahere whare Housing plan.**

The Social Housing Guidelines are one of several strategic documents which underpin the proposed Long Term Plan (LTP). The guidelines will be updated with any amendments following consultation and adoption of the LTP.

In 2016 the Council adopted a Social Housing Strategy to guide its delivery of social housing. Since 2016, each successive Long Term Plan has made small changes to how social housing is delivered. The Social Housing Chapter of the 2021-2024 Connected Community Plan includes the current guidelines for social housing delivery. These guidelines will be superseded by a new Mahere whare Housing plan as part of the 2024-2034 Long Term Plan. The new Social Housing Guidelines will form part of Council's policy direction and will be formally adopted along with all the other strategic documents.



We note that the only major change proposed in these new guidelines is clarification of the eligibility criteria for applicants. This change is proposed because the Community Services card is not able to be used by Council for the purpose of assessing eligibility for social housing.



## Purpose

The purpose of these guidelines is to prescribe eligibility criteria for applicants and a rental setting policy for the delivery of Council's social housing.

The context for this delivery is provided by the Oranga Pāpūātea City Strategy and Mahere whare Housing plan. This plan acknowledges the importance of healthy and affordable housing to community wellbeing. Among other actions, the Mahere whare Housing plan states that the Council will:

1. Provide social housing for older people on low incomes, people with disabilities on low incomes, and people on low incomes who experience other barriers to accessing housing in the private market; and
2. Provide social housing according to best practice guidance; and
3. Provide support for Council tenants (either directly or through another agency).

## Eligibility for Council's social housing

All of Council's social housing portfolio is subject to eligibility criteria. To be eligible for Council social housing applicants for tenancy must be:

- on the Ministry of Social Development's Public Housing Register, or able to demonstrate they meet the public housing criteria applicant criteria set by MSD including any age, residency, housing need, income and asset thresholds;

OR

- experiencing barriers to accessing housing in the private market and meet income and asset thresholds;

OR

- an international student with a partner and / or dependent children from a developing country (confirmed by a tertiary institution), and
- have cash assets worth less than the threshold for public housing applicants set by MSD.

Any changes to eligibility criteria will apply to the consideration of new tenancy applications.

## Rental settings

The former 'public housing' (around 80 units) properties will be set at market rates.

The remaining housing in the Council's social housing portfolio will be subsidised:

- for superannuitants, rent is set at no more than 25% of Superannuation
- for people with long term disabilities, rent is set at no more than 25% of the Supported Living Payment
- for people who are on low incomes and experience barriers to renting in the private market, rent is set at no more than 25% of the Jobseeker Support, or other relevant benefit

A balance of tenant groups (described above) will be housed, and implementation of the eligibility criteria will ensure that no one group 'crowds out' another.





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