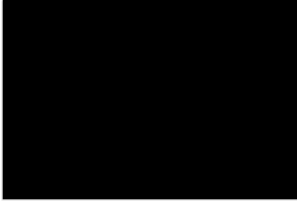


4 August 2020



Thank you for your refined information request, of 8 July 2020, seeking answers to the following questions:

1. *Will the updated plans for 56 Wood St, Wainuiomata include appropriately mixed model housing, including market housing? Can I please have any information regarding these updated plans and the proposed housing mix?*

The homes at the proposed housing development at Wood Street will be delivered to meet the urgent need for public housing in the area. Kāinga Ora – Homes and Communities is not looking to deliver market or affordable homes in our plans for this development. These homes will be built as permanent public housing and we will look initially to use around half the homes for transitional housing.

When looking at redevelopments, Kāinga Ora considers many factors relevant to an area to ensure it develops an appropriate mix of good quality public, affordable, and market housing so we build the right types of homes in the right places. For the site at Wood St, delivering around 30-35 permanent homes for public housing will help make best use of the land and meet housing need in the area.

On 3 July 2020, an update was sent to local residents in the Wood Street area about the plans for this development. In case you did not receive this information, I have attached it to this response.

2. *How many permanent social housing does Kāinga Ora plan to build within Wainuiomata?*

Our current plans for public housing in Wainuiomata are for around 30-35 family homes at 56 Wood Street. These homes will be built as permanent public housing and we will look initially to use around half the homes for transitional housing. As public housing demand changes, more of these homes may be used in the future for permanent public housing.

3. *What is the time frame for these to be completed?*

As advised in the attached update, we are still working through the option to purchase the land so we can deliver these homes. Once plans are progressed we will be able to give an idea of timeframes.

4. *Which other areas in Wainuiomata does Kāinga Ora intend to build permanent social housing?*

Kāinga Ora has no other confirmed plans for social housing in Wainuiomata at present.

5. *Will these houses be mixed throughout the community or will they be in one large Kainga Ora housing development?*

Please see my responses above.

6. *Are there any plans to build further transitional housing within Lower Hutt? If so, how many dwellings and will these be mixed throughout the community or all grouped together, as was proposed for the Wood St site?*

Currently, Wood Street is the only development to include Transitional Housing within Lower Hutt.

The final number of transitional homes delivered in each region will depend on potential opportunities, due diligence on properties to ensure they are warm, dry and safe, and the result of commercial negotiations, as well as where there are families in emergency motel accommodation. The commercial nature of this process means we do not publicly forecast numbers in specific regions.

The Ministry of Housing and Urban Development will continue to report on regional housing supply, including transitional housing places in the area, through its Regional Housing Fact Sheets which are published every quarter on its website at:

<https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/>

7. *Will resident of Wainuiomata take priority over people from other areas for these new homes built in Wainuiomata, 56 Wood St in particular? What is the selection criteria to gain residency to one of these homes?*

While Kāinga Ora is responsible for the construction of the Wood Street development, residents of the proposed development will be drawn from the Social Housing Register, which is managed by the Ministry of Social Development (the Ministry). The Ministry has provided the following comment in response to this question.

Transitional Housing

When people approach the Ministry with an urgent housing need, we work with them to understand their situation and where possible support them to access long-term accommodation. Where no long-term options are immediately available, the Ministry refers people to Transitional Housing providers, contracted by the Ministry of Housing and Urban Development.

Generally, people accessing transitional housing are required to meet the eligibility test for emergency housing assistance from the Ministry, except where exceptional circumstances apply – see here for more information: www.workandincome.govt.nz/map/income-support/extra-help/special-needs-grant/eligibility-criteria-for-emergency-housing.html.

People accessing Transitional Housing are assessed by the Transitional Housing provider to make sure it's the right option for them. Where a person or whanau is accepted into the service the transitional housing provider will work closely with them while they're in these homes, supporting them to find longer-term housing, and access the services they need. A key focus will be ensuring the residents settle into their homes and the community well, and get any support they need so they are good neighbours.

The Ministry and the Transitional Housing provider will house, as a priority, Wainuiomata families currently in need of transitional housing, so local people can remain connected to

their community and other networks. Housing a family close to their community and local services is always preferable and taken into consideration.

Public Housing

The Ministry uses the Social Allocation System (SAS) to assess applications for Public housing – this ensures Public housing is available only to those with the highest need who do not have alternative housing options. SAS assesses an individual's need for Public housing against five domains including; the adequacy and suitability of their current housing, the affordability, accessibility and sustainability of alternative, private housing options. This assessment results in the applicant being assigned a priority rating based on their housing requirements (e.g. the number of bedrooms, location etc), which is used by the Ministry and housing providers to ensure that those with the most serious needs are housed as a priority. More information on the Public housing assessment process can be found here: www.workandincome.govt.nz/map/social-housing/assessment-of-eligibility/introduction.html.

As such it is not possible to absolutely guarantee that applicants from the Wainuiomata community will be prioritised over those from other locations who may be assessed as having more serious housing needs. However, there is a strong correlation between where people are living at the time of application and the letting areas (e.g. locations) they select, thus it is likely that the majority of demand for Public housing in Wainuiomata will come from existing residents.

I hope you have found this response helpful.

Yours sincerely



Rachel Kelly
Manager Government Relations Unit