

4 FEB 2020



Thank you for your request for information about Wainuiomata Transitional Housing. Further to the response provided to you on 22 January 2020, I provide the following answers to your questions in the order they were asked.

1. *What residents in the area received the original notification of this intended transitional housing development?*
 - *Can you please include a copy of your highlighted map.*

The highlighted map is attached as an Appendix. This was our initial community letter drop which has since been expanded based on feedback from the community. We also have a resident's email list where people have requested electronic communication.

2. *Who are the stakeholders involved in this transitional housing development?*

The key government stakeholders involved with the Transitional Housing project at Wood Street are the Ministry of Social Development (MSD) the Ministry of Housing and Urban Development (HUD) and Kāinga Ora.

As part of our ongoing engagement, we have also been working with the primary health organization, Police, education, the local school, playcentre, marae and other local community groups and services.

3. *What does the relationship between stakeholders look like?*

In this partnership HUD is the funder, Kāinga Ora is the developer and MSD will look after the emergency housing register and referrals. More generally:

Kāinga Ora – Homes and Communities is responsible for:

- managing and maintaining around 65,000 public houses
- delivering more public, transitional and affordable housing to help meet supply and leading and coordinating urban development projects.

HUD is responsible for:

- leading New Zealand's housing and urban development systems – including strategy, policy, funding, monitoring and regulation
- working to deliver more affordable, public housing, transitional housing, and support services.

MSD is responsible for:

- working with people who need housing, income and employment support and managing their placement and support
- helping people access and sustain long-term accommodation, and helping to meet the cost of short-term, emergency accommodation.

Social Services providers are contracted to manage transitional housing sites and support people to find longer term housing and access the services they need.

4. *Is transitional housing on the Wood St site the only option that has been considered?*

As noted in our previous response to your request for information about the rationale for using the Wood Street site, Kāinga Ora assessed numerous state and council owned sites across areas of designated housing need. The Wood Street site was selected, working alongside our partners, and through the Resource Consent process for availability and practicality.

5. *What other options have been considered to be developed on the Wood St site?*

As noted in our previous response, transitional housing was decided to be the best option due to the current public housing need, and due to it being leased land.

We have received helpful ideas and comments on the development from the community and we have changed part of our plans based on that feedback. We will continue to listen and work with the community, and this includes their preference for this development to be a mix of transitional and permanent housing. We will consider this, along with the other feedback received, and we will be able to provide an update to the community next month.

6. *Has the land been considered for permanent housing?*

Please refer to the answer to question 5.

7. *Has the sale of the land been explored for permanent housing?*

Kāinga Ora is currently exploring the purchase of the site at 56 Wood Street, Wainuiomata.

8. *On what date does Kāinga Ora intend on lodging your resource consent application?*

The expected date the application for resource consent will be submitted has been extended due to consultation with the community, as we have also agreed to amend the draft consent plans. The new application will include feedback from the community, and we are aiming to lodge the application in the first quarter of this calendar year.

9. *What actions have Kāinga Ora taken to consult with Hutt City Council about this intended development?*

We are working with the Council on the development through the resource consent process, as well as engaging with a range of other council staff, such as community development and senior leaders. A briefing was given to council about the development and council members and staff have been invited to attend the community information sessions.

10. *What is the selection criteria for the contracted provider?*

Selection of a Transitional Housing Provider is undertaken by HUD from the (approved) Provider Panel. Whilst provider capability has already been assessed for those organizations approved onto the Provider Panel, some of the considerations for selection to deliver for a specific property include: locality and geographic coverage of the Provider, current capacity, alignment of their delivery to the intended cohort/tenants, performance (if any) in delivery of Transitional Housing and generally suitability. Further information about partnering with HUD is available at: <https://www.hud.govt.nz/community-and-public-housing/partner-with-us/>

11. *When will the procurement process begin to tender for the contracted provider?*

Procurement for Transitional Housing providers is an on-going process. The Invitation to Partner has been posted on GETS – Government Electronic Tender Service since October 2016 and it is currently still open. The selection of a Transitional Housing Provider for Wood St, from the (approved) Provider Panel, is likely to occur mid-2020.

12. *What are the questions you will ask in your tender process for the contracted provider?*

The Invitation to Partner asks for responses to key criteria including: Capacity and Capability, Service Provision, Relationship Management, Organizational Stability and Property allocation (location and cohort).

13. *How will you manage your contracted provider? What will be their KPIs*

HUD, currently in partnership with MSD, undertake on-going contract and relationship management functions with contracted providers. This includes regular communication and reporting, as well as face-to-face meetings. The specific nature of the support and the intensity of this support, for each household, will vary according to the characteristics and needs of each household. The Transitional Housing Guidelines assist contracted providers in meeting their requirements. The Transitional Housing Guidelines are publicly available at: <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Increasing-Public-Housing/Public-Housing-Plan/dd7ef6758d/Public-Housing-Plan-2018-2022.pdf>

14. *Does Kāinga Ora intend to build any permanent social houses in Wainuiomata?*

Yes

15. *What was the specific date Kāinga Ora tabled this intended development for the Wood St Site?*

Early discussions about the possible use of this site commenced in mid-October 2019.

16. *Has Kāinga Ora/HUD & or MSD engaged and had consultation with mana whenua and local iwi regarding this intended development?*

Kāinga Ora has consulted with the Port Nicholson Settlement Trust (the Trust) as the mandated iwi authority in Wainuiomata.

On 28 November 2019 we contacted the Trust Chair to advise him of the development. He asked that the information be emailed to him and to the Trust Manager.

On 29 November 2019 we responded to a query from Te Puni Kokiri which has been the Crown lead agency liaising with the Trust regarding its Te Puna Wai development in Wainuiomata. The Trust's commercial advisor inquired about the impact the Transitional Housing Village could have on Te Puna Wai. We advised that we don't foresee any impact.

On 22 January 2020 we contacted the Trust Chair to provide a verbal update on the plans. He asked Kāinga Ora to keep the Trust informed of developments.

17. *How will tenants be selected and prioritized to get a house in this intended development?*

As noted in our previous response to your request the people living in these homes will be people and whānau who need somewhere warm, dry and safe to live while they look for a

longer-term home. Before they're placed into transitional housing, the Ministry of Social Development will talk with each family or individual to understand their situation and make sure a transitional home is the right option for them. A social services 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. Information about eligibility for emergency housing is available at: www.workandincome.govt.nz/map/income-support/extra-help/special-needs-grant/eligibility-criteria-for-emergency-housing.html.

18. *What measures will be implemented to ensure the safety of the residence in your intended development and the wider community?*

As the community was advised at the public meeting on 22 January 2020, the provider of social services supporting the Wood Street Community will have an office onsite and plan to have someone on the site 24/7.

19. *What is the projected cost of this intended development?*

While the plans are still being amended we are unable to provide final estimations of the cost of the project.

20. *Does Kāinga Ora intend to undertake meaningful consultation with local residents and the community on the intended transitional housing development?*

Kāinga Ora has engaged with the community, sought feedback and modified its plans in response to the concerns raised. Further consultation is planned and we will endeavour to keep the community informed as things progress. We also invite the community to contact our dedicated Senior Stakeholder Manager, Renee Regal at: Renee.Regal@kaingaora.govt.nz with any further concerns or for further information.

Yours sincerely



 Andrew Clapham
Acting Manager Government Relations

Appendix - Highlighted Map referred to in question 1



