

Community Housing

Why we do it

To provide quality housing for the elderly who have difficulty providing it themselves.

What we do

Provide a range of one bedroom units for independent living using consistent criteria to ensure units are allocated to people in genuine need. Council does not provide social welfare services for its tenants but works with other agencies to ensure that these services are provided to tenants who might benefit from them.

The provision of a limited stock of staff accommodation is also included within this activity.

Community outcomes

This activity contributes to the following community outcomes:



Safe
Tairāwhiti



Healthy
Tairāwhiti



Prosperous
Tairāwhiti

Where we are now

The Council currently owns 120 residential units in 10 sites across Gisborne. The units are primarily designed as single person accommodation although a small percentage are capable of having couples live in them. The key criteria for the selection of tenants is as follows:

- ▶ NZ resident
- ▶ 55 years or older
- ▶ able to live independently
- ▶ good tenant history.

All tenancies are managed in accordance with the Residential Tenancies Act 1986.

The Council continues to manage its housing stock using internal expertise in the Community Facilities Assets team.

Where we want to be

Community Housing to be provided at a level that ensures the activity operates at a cost neutral position.

Good quality, well maintained social housing portfolio, with a planned upgrade and maintenance programme.

The Council would like a better understanding of overall affordable housing needs in the district to better understand its future role in coordination with other relevant agencies eg, Housing Corporation NZ.

How we plan to get there

- ▶ Prepare a more detailed upgrade and maintenance programme over the next five to ten years that ensures the activity is cost neutral.
- ▶ Facilitate the provision of social support for tenants through the appropriate agencies.
- ▶ Implement affordable annual rent increases to cover the costs of operating this activity.
- ▶ Ensure opportunities to improve disabled access and energy efficiency are considered when renovating buildings.
- ▶ Review community housing needs in the district.

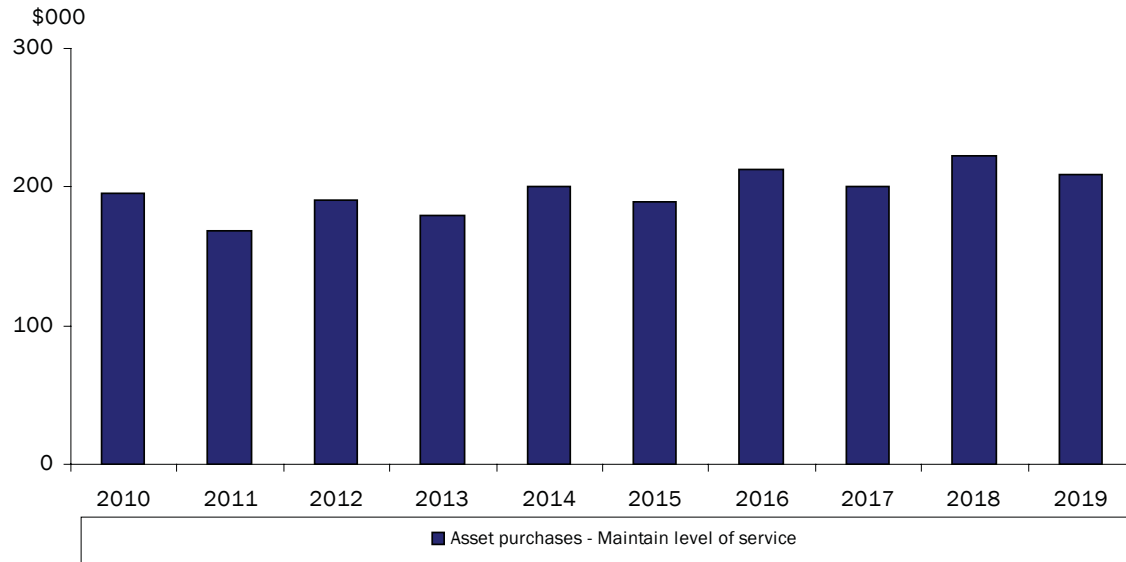
Significant negative effects

There are no significant negative effects from this activity.

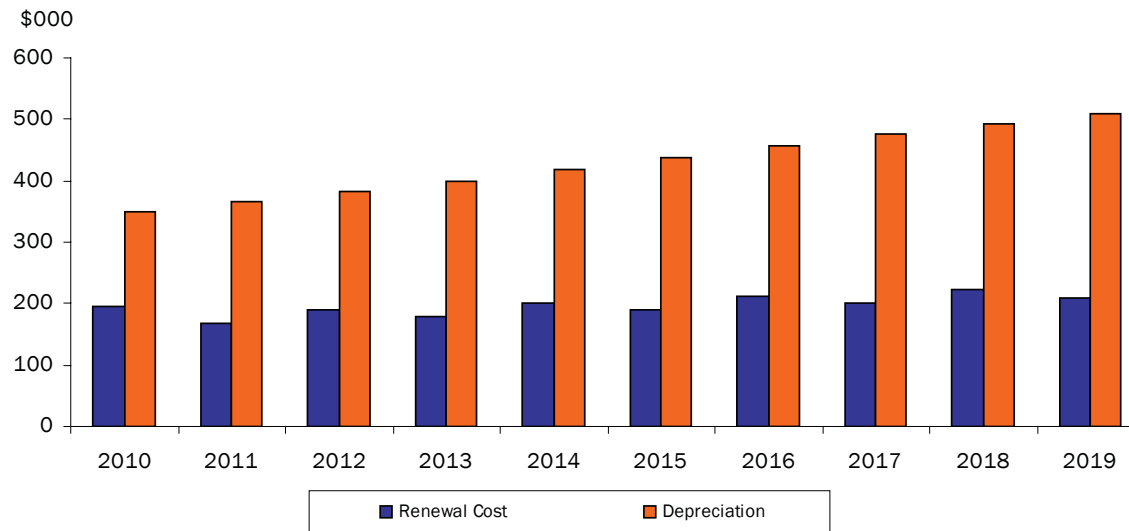
Summary of Forecasted Financial Performance for the 10 Years 2010 to 2019

| | 2010 \$000 | 2011 \$000 | 2012 \$000 | 2013 \$000 | 2014 \$000 | 2015 \$000 | 2016 \$000 | 2017 \$000 | 2018 \$000 | 2019 \$000 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| COMMUNITY HOUSING | | | | | | | | | | |
| OPERATIONS | | | | | | | | | | |
| Operating Revenue | | | | | | | | | | |
| Activity revenue | -766 | -854 | -948 | -1,013 | -1,042 | -1,072 | -1,104 | -1,133 | -1,158 | -1,184 |
| Grants and subsidies | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other revenue | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total operating revenue | -766 | -854 | -948 | -1,013 | -1,042 | -1,072 | -1,104 | -1,133 | -1,158 | -1,184 |
| Operating Expenditure | | | | | | | | | | |
| Depreciation | 349 | 367 | 383 | 400 | 418 | 437 | 456 | 475 | 492 | 510 |
| Interest | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating costs | 308 | 322 | 333 | 342 | 352 | 362 | 373 | 382 | 391 | 400 |
| Total Operating Expenditure | 657 | 689 | 716 | 742 | 770 | 799 | 829 | 857 | 883 | 910 |
| Net Internal Charges/Recoveries | 201 | 211 | 223 | 238 | 247 | 254 | 268 | 284 | 311 | 330 |
| Net Cost of Service | 92 | 46 | -9 | -33 | -25 | -19 | -7 | 8 | 36 | 56 |
| Funded by: | | | | | | | | | | |
| Rates income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfers to/from reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Depreciation not funded | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (Increase)/decrease in deficits carried forward | -92 | -46 | 9 | 33 | 25 | 19 | 7 | -8 | -36 | -56 |
| Total Operations Funding | -92 | -46 | 9 | 33 | 25 | 19 | 7 | -8 | -36 | -56 |
| CAPITAL | | | | | | | | | | |
| Capital outgoings | | | | | | | | | | |
| Asset purchases - Maintain level of service | 195 | 169 | 190 | 179 | 201 | 189 | 213 | 200 | 223 | 209 |
| Total Asset Purchases | 195 | 169 | 190 | 179 | 201 | 189 | 213 | 200 | 223 | 209 |
| Loan repayments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Capital Outgoings | 195 | 169 | 190 | 179 | 201 | 189 | 213 | 200 | 223 | 209 |
| Funded by: | | | | | | | | | | |
| Rates income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Development contribution income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfers to/from development contribution reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Capital grants and donations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other capital revenue | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loan funding | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfer from depreciation reserve | -195 | -169 | -190 | -179 | -201 | -189 | -213 | -200 | -223 | -209 |
| Transfer to/from other reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Capital Funding | -195 | -169 | -190 | -179 | -201 | -189 | -213 | -200 | -223 | -209 |

Total Capital Projects



Depreciation v Renewal Capital Projects



Capital Expenditure Programme

| Description | LOS | Total Cost | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | Loan & Reserve Funding |
|---|-------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------|
| HOUSING | | | | | | | | | | | | | |
| Senior Housing - Aluminium Window Replacement | MAINT | 15,405 | 15,405 | | | | | | | | | | 100% |
| Staff Housing Upgrades | MAINT | 86,295 | 15,405 | | 16,305 | | 17,220 | | 18,240 | | 19,125 | | 100% |
| Upgrades Pensioner Housing | MAINT | 1,865,920 | 164,320 | 169,440 | 173,920 | 178,720 | 183,680 | 188,960 | 194,560 | 199,680 | 204,000 | 208,640 | 100% |
| Totals: | | 1,967,620 | 195,130 | 169,440 | 190,225 | 178,720 | 200,900 | 188,960 | 212,800 | 199,680 | 223,125 | 208,640 | |
| Grand Total: | | 1,967,620 | 195,130 | 169,440 | 190,225 | 178,720 | 200,900 | 188,960 | 212,800 | 199,680 | 223,125 | 208,640 | |

Asset management

Key assets:

- ▶ 120 community housing residential units on 10 sites (9 in Gisborne and 1 in Te Karaka).
- ▶ 5 staff houses and 4 houses for contracted road men.
- ▶ 1 staff transit house.

This activity has a comprehensive activity management plan which is the key tool for ensuring that capital funding and existing assets are used as efficiently and effectively as possible.

COMMUNITY HOUSING

| Levels of Service Statement | Performance Measure | | Current Performance | Targets | | | | Mechanism to Achieve Target |
|--|--|--|--|-------------------|-------------------|-------------------|--------------------|-----------------------------|
| | Customer | Technical | | Yr 1 2009-10 | Yr 2 2010-11 | Yr 3 2011-12 | Yr 4-10 2012-18 | |
| LOS (1) - Quality : Affordability Provide a safe and healthy environment for senior citizens. Alternative: To provide housing suitable for the elderly who have difficulty providing it themselves. | Percentage of customer satisfaction with standard of accommodation and services. | | 95% (2008) | 95% | 95% | 95% | 95% | |
| | Percentage of Requests for Service resolved within target timeframes. | | 94% (2008) | 94% | 94% | 95% | 95% | |
| | Percentage of customers who rate response as excellent / good. | | 94% (2008) | 94% | 94% | 94% | 94% | |
| | | Net cost to ratepayers for Council's housing services. | Zero | Zero | Zero | Zero | Zero | |
| | | Annual occupancy rate. | 95% (2008) | 95% | 95% | 95% | 95% | |
| | | Percentage of rent below market rate. | 35% below market rental (2008) (average) | To not exceed 90% | To not exceed 90% | To not exceed 90% | To not exceed 90% | |