

OPEN

MINUTE ITEM

ATTACHMENTS

**Ordinary meeting of the
Nelson City Council**

Te Kaunihera o Whakatū

**Thursday 28 July 2022
Commencing at 1.00p.m. zia Zoom**

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5. Public Forum (Agenda item 4)

- 5.1. Nelson Tasman Housing Trust & Habitat for Humanity - Near-term Housing Solutions (Agenda items 4.1 & 4.2)
 - A. 1982984479-86 Carrie Mozena, Nelson Tasman Housing Trust, and Nick Clarke, Habitat for Humanity, Presentation

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Housing Reserve Phase 2 Proposal



The situation

Huge need

- Housing crisis
- High need for affordable housing
- Workers on low to modest incomes especially squeezed

A ready solution

- Housing Reserve - \$10 million remaining (but purchasing power decreases over time)
- NTHT and Habitat ready to build affordable homes in Nelson



NTHT story

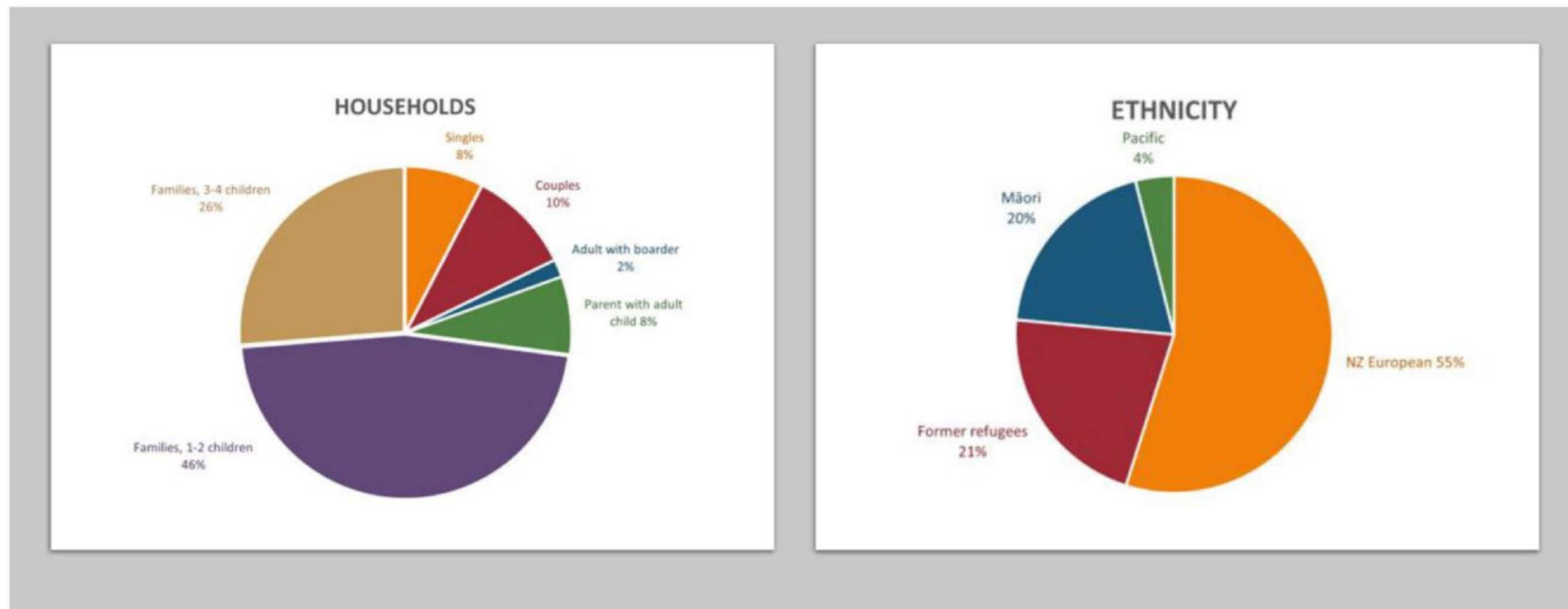
- Charitable trust since 2004
- Current property assets \$22m
- Homes for more than 125 residents
- 50 rentals + 5 under construction + 16 in pipeline
- Goal to grow to 100 homes by 2026



Photo: Stuff

NTHT mission: to increase the supply of quality, affordable, healthy homes for people on low incomes

Our tenants' backgrounds





NTHT homes

Compact, energy-efficient, new builds with:

- Double-glazing
- Full insulation
- Good ventilation
- Heat pumps
- Solar hot water or photovoltaic panels

New developments

99 Muritai St

5 homes under construction (TBC 2023)

\$850k from Council results in \$3m project

76 Dodson Valley Rd

10 homes in planning stage (TBC 2024)

Subsidy will deliver affordable rentals


Victory site TBA – 6 homes with MHUD funding




Muritai : 4x 2-beds and 1x 4-bed











249 Attended the public meeting




88 applications submitted




129 took away applications

88 applications became a short list of 15 for the 3BR homes and 12 for the 2 BR homes


27 families to interview. 12 chosen

Here they are 




Seeking to put God's love into action

+







Bringing people together








=



to build homes, communities and hope

623
Main Road
Stoke










Brazilian
 Chin
 Colombian
 German
 Māori
 NZ European
 Swedish
 Tongan
 Vietnamese

42 people including 22 children (0-13yrs)

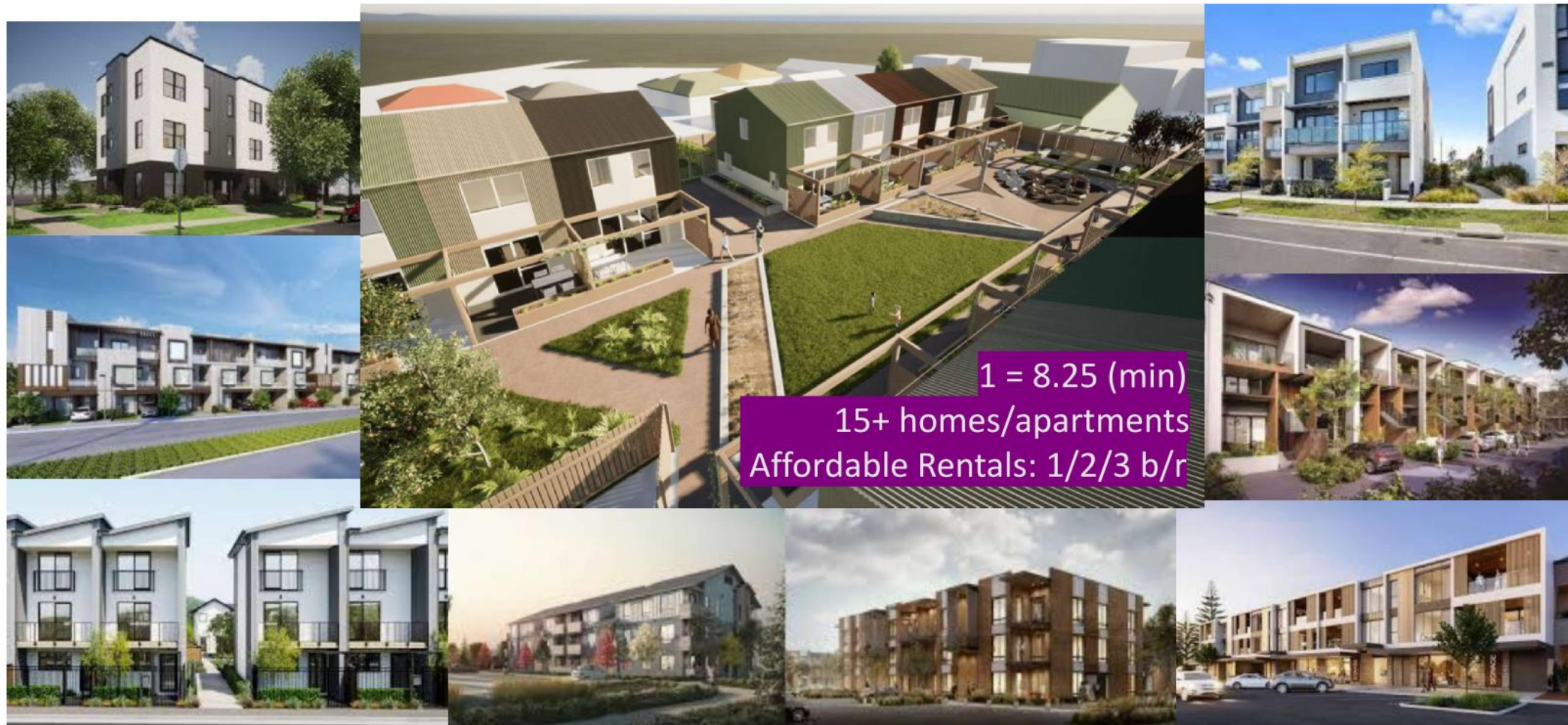
Plus:
Affordable rentals
Stoke Stage 2

70

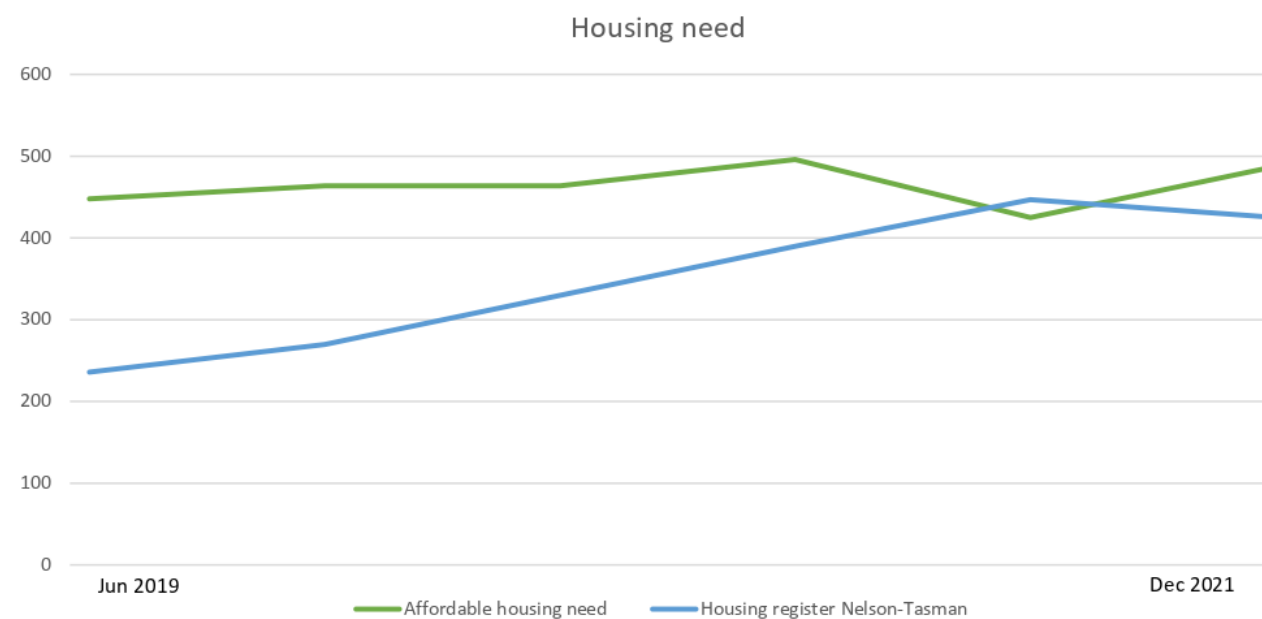




Unite – a central city opportunity



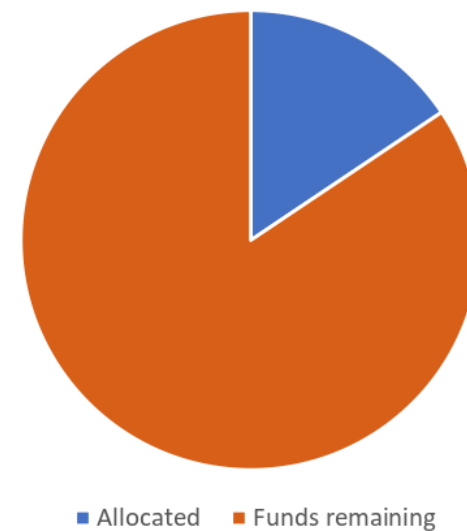
Nelson's housing crisis



426 households on Public Housing Register, plus another 485 need affordable homes - Nelson/Richmond

Nelson City Council's response

Housing Reserve - \$12m

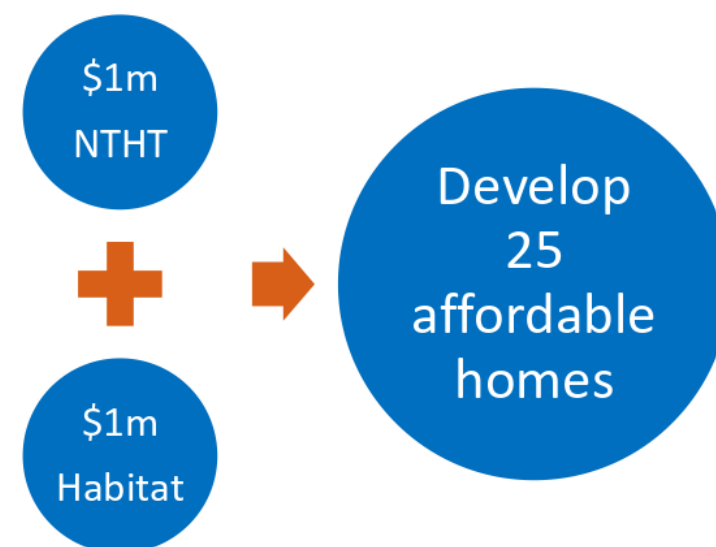


Phase 1

- \$1.85 million total granted to Nelson Tasman Housing Trust and Habitat for Humanity
- Enabled building of 27 affordable homes, total value \$14 million
- ROI for Council of 700%

Maintaining the momentum

Proposal: Phase 2 of Housing Reserve



- \$1 million capital grant to each organisation now
- Leverage further funding to produce another **25** new affordable homes

Together, NTHT and Habitat will help Council make visible, measurable progress on affordable housing

The opportunity for Council

Enable more affordable homes – Housing Reserve Phases 1 and 2



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**\$4m in
seed funding**
from Council

Results in **52** new
affordable homes
worth **\$30m**
(ROI over **700%**)

Delivers homes
for **170** residents
(workers and
their families)

Achieve an enduring legacy on affordable housing

Thank you



Carrie Mozena, Director



Nick Clarke, General Manager