



ROTORUA
LAKES COUNCIL

Pensioner housing

Options and Recommendation

Context

- 152 Pensioner Housing Units across five sites
- Council unable to be a Community Housing Provider and offer Income Related Rent Subsidy
- Annual cost to Council \$1.3 million
- No additional support for vulnerable tenants
- No ability to meet demand for affordable housing for older people



Objectives

Staff directed to investigate options to achieve the following objectives:

- Ensure ongoing **housing security** for existing tenants
- Provide **greater support** services for vulnerable tenants
- Ensure the portfolio is **financially sustainable**
- Create opportunities to **grow** the portfolio



Options not recommended

- Sell Council's portfolio to a community housing provider
- Establish a new community housing provider entity
- Contract to a third party to manage



Recommended Option: lease to a cHP

- Ensures ongoing housing security for tenants
- Similar rent for tenants
- Access to support services
- Would achieve financial sustainability over time or sooner if full IRRS allocation is made available
- Potential for profit that could be reinvested to enable growth
- Limited ability to influence direction of the CHP



Pensioner housing Policy

Recommended policy amendments:

- Increase age limit to:
 - 65+ and reliant on superannuation; or
 - 60+ and reliant on invalid benefit
- Exclude applicants with income generating assets
- Increase income level to:
 - Maximum \$35k for individual
 - Maximum \$65k for a couple
- Prioritise applicants that rely on superannuation or invalid benefit
- Required proof of income



Next steps

- Pensioner Housing Portfolio is identified as a strategic asset in our Significance and Engagement policy
- Any proposal or decision to transfer ownership or control of a strategic asset requires community consultation
- Consultation on preferred option would be undertaken through LTP 2024-34

