



15 November 2021

DOIA21/22090629

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your email dated 13 September 2021 requesting the following information under the Official Information Act 1982 (the Act):

Any correspondence between HUD and Kāinga Ora or HUD and Wellington City Council regarding extending IRRS to Council Housing, since 24 June 2021.

Twenty-three emails are released to you with some information withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(ba)(i)	To protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied
9(2)(f)(iv)	To maintain the constitutional conventions for the time being which protects the confidentiality of advice tendered by Ministers of the Crown and officials
9(2)(k)	To prevent the disclosure or use of official information for improper gain or improper advantage
18(d)	That the information requested is or will soon be publicly available

Some information was also withheld under section 9(2)(k) as it included technical details on how to connect to the Ministry's teleconferencing services (provided via Microsoft Teams).

Wellington City Council (WCC) officers raised concerns about our initial estimate on the fiscal cost of extending the Income Related Rent Subsidy (IRRS) to City Housing. In July 2021, we provided advice stating that extending the IRRS to City Housing would have a fiscal cost in the order of \$100m over four years. This calculation was based on the average cost of funding IRRS for a public housing place. We noted at that time that our initial estimate differed from WCC's estimate.

HUD now estimates the cost of extending IRRS to City Housing is approximately \$50m over four years, which is in line with WCC's estimate. We revised our estimate after working with WCC to understand the specific incomes and rents for City Housing tenancies.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of this response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website <u>www.ombudsman.parliament.nz.</u>

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Yours sincerely

ka ...

Naomi Stephen-Smith Acting Manager Market and Supply Reponses

Document schedule

-		Documents in scope – DOIA21/22090629	
Ref	Date/Time	Subject	Sections of the Act applied
1.	5 July 2021 9:02 AM	RE: City Housing financial forecasts	9(2)(a) 9(2)(ba)(i) 9(2)(k) 18(d)
2.	8 July 2021 1:24 PM	Monthly meetings WCC/KO/HUD: Wellington's Housing	9(2)(a) 9(2)(k)
3.	23 July 2021 10:48 AM	City Housing Newsletter - July 2021	N/A
4.	10 August 2021 12:57 PM	RE: Query	9(2)(a) 9(2)(f)(iv)
5.	10 August 2021 4:59 PM	RE: Query	9(2)(a) 9(2)(f)(iv)
6.	12 August 2021 9:03 AM	RE: Timing of report-back to Pūro Rangaranga on City Housing	9(2)(a)
7.	25 August 2021 3:29 PM	RE: IRRS modelling	9(2)(a) 9(2)(f)(iv)
8.	25 August 2021 11:21 AM	FW: HUD/WCC follow up	9(2)(f)(iv) 9(2)(k)
9.	26 August 2021 1:29 PM	RE: Indicative CHP timeframes	9(2)(a) 9(2)(ba)(i) 9(2)(f)(iv)
10	.26 August 2021 3:09 PM	Re: Further information on IRRS cost estimates	9(2)(a) 9(2)(f)(iv)
11	.27 August 2021 11:12 AM	RE: Review of material for meeting between Mayor Foster and Minister Woods	9(2)(a) 9(2)(f)(iv)
12	.27 August 2021 11:30 AM	Monthly meetings WCC/KO/HUD: Wellington's Housing	9(2)(a) 9(2)(f)(iv) 9(2)(k)
13	.27 August 2021 1:26 PM	RE: Review of material for meeting between Mayor Foster and Minister Woods	9(2)(f)(iv)
14	.27 August 2021 4:30 PM	RE: City Housing IRRS eligibility calculations	9(2)(a) 9(2)(f)(iv)
15	.31 August 2021 9:28 AM	RE: IRRS modelling	9(2)(a) 9(2)(f)(iv)

16.31 August 2021 10:37 AM	RE: Summary of engagement on City Housing	9(2)(f)(iv)
17.31 August 2021 4:09 PM	RE: KPMG/HUD/WCC CHP catch up	9(2)(a) 9(2)(f)(iv)
18.1 Septembe 2021 4:49 PM	r RE: Further analysis	9(2)(a) 9(2)(f)(iv)
19.8 Septembe 2021 11:23 AM	r RE: Briefing notes ahead of Thursday meeting	9(2)(a) 9(2)(f)(iv)
20.8 Septembe 2021 5:46 PM	r Subject withheld	9(2)(ba)(i) 9(2)(f)(iv) 9(2)(k)
21.10 Septemb 2021 10:57 AM	er RE: Actions from today's meeting	9(2)(f)(iv)
22.10 Septemb 2021 1:05 PM	er Subject withheld	9(2)(a) 9(2)(f)(iv) 9(2)(k)
23. 13 Septemb 2021 12:31 PM	er City Housing financial information	9(2)(a) 9(2)(ba)(i) 9(2)(f)(iv)

From:	Angelique Jackson	
To:	Daniel Lawrey; Natalia Garstecka; Daniel Howe	
Cc:	Jo Murray; Deirdre Reidy; David Bridge; Paul Davies	
Subject:	RE: City Housing financial forecasts	
Date:	Monday, 5 July 2021 9:02:26 AM	
Attachments:	image001.jpg	
	image002.jpg	
	WCC LTP audit opinion - draft proposed.pdf	
	LTP consultation document.pdf	

Mōrena koutou

Further to my last, attached is the draft audit opinion for the LTP, we haven't received the final copy yet – this will be part of the finalised LTP document which we haven't received yet. I've also attached the LTP consultation document, page 52 relates to City Housing.

Have a great day.

Ngā mihi Angelique

Angelique Jackson

City Housing Manager | City Housing *noho whare, noho whanau* | Wellington City Council M s 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.

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From: Daniel Lawrey <D ni I.L wrey@hud.govt.nz> Sent: 02 July 2021 14:37

To: Angelique Jackson <Angelique.Jackson@wcc.govt.nz>; Natalia Garstecka
<Natalia.Garstecka@hud.govt.nz>; Daniel Howe <Daniel.Howe@hud.govt.nz>
Cc: Jo Murr y <Jo Murray@hud.govt.nz>; Deirdre Reidy <Deirdre.Reidy@wcc.govt.nz>; David Bridge
<David.B dge@wcc.govt.nz>; Paul Davies <Paul.Davies@wcc.govt.nz>
Subject RE: City Housing financial forecasts

H Angelique,

Thanks for following up on the meeting and sending this through.

Have a good weekend.

Daniel

From: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Sent: Friday, 2 July 2021 1:45 pm
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>; Natalia Garstecka <<u>Natalia.Garstecka@hud.govt.nz</u>>;
Daniel Howe <<u>Daniel.Howe@hud.govt.nz</u>>; Deirdre Reidy <<u>Deirdre.Reidy@wcc.govt.nz</u>>; David Bridge
<<u>David.Bridge@wcc.govt.nz</u>>; Paul Davies <<u>Paul.Davies@wcc.govt.nz</u>>;
Subject: RE: City Housing financial forecasts

Kia ora koutou

Thank you for the catch up last Monday. As requested, please find attached th QS wo k that informed the HUP2 cost estimate last year.

Hope you all have a lovely weekend.

Ngā mihi Angelique

Angelique Jackson

City Housing Manager | City Housing *noho whare, noho whānau* | Wellington City Council M s 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.g vt.

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-----Original Appo ntme t-----From: Daniel L wrey <<u>Daniel.Lawrey@hud.govt.nz</u>>

Sent: 25 Jun 2021 12:56

To: Danie Lawrey; Paul Davies; David Bridge; Angelique Jackson; Natalia Garstecka; Daniel Howe

C: Jo M rray; Deirdre Reidy

Subject: C y Housing financial forecasts

When: 30 June 2021 10:00-11:00 (UTC+12:00) Auckland, Wellington.

Where: HUD offices (7 Waterloo Quay) -; MEET WLG 8.05

Microsoft Teams meeting

s 9(2)(k)

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Out of Scope

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2021-2031 Long Term Plan Consultation Document available at www.letstalk.wellington.govt.nz/hub-page/long-term-plan

Subject: Location:	Monthly meetings WCC/KO/HUD: Wellington's Housing Microsoft Teams Meeting			
Start:	Fri 30/07/2021 1:30 PM			
End:	Fri 30/07/2021 2:15 PM			
Show Time As:	Tentative			
Recurrence:	Monthly			
Recurrence Patter	n:Occurs every month on the last Friday of the month from 1:30 PM to 2:15 PM effective			
	30/07/2021 until 30/07/2022.			
Meeting Status:	Not yet responded			
Organizer:	Kashmir Kaur			
•	es Kashmir Kaur; Angelique Jackson; Daniel Lawrey; William Barris; Elise Grange; Sonia Johnson;			
Required / Reenace	Andrew Plant; Jo Murray			
Optional Attendee	es:John McDonald; David Montgomerie; Karen Davy			
Categories:	TBC			
Out of Scope				

From: Kashmir Kaur

Sent: Thursday, July 8, 2021 1:23 38 PM

To: Kashmir Kaur <<u>Kashmir.Kaur@hud.govt.nz</u>>; Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>; William Barris <<u>William.Barris@hud.govt.nz</u>>; Elise Grange <<u>Elise.Grange@kai_gaora.govt.nz</u>>; Sonia Johnson <<u>Sonia.Johnson@hud.govt.nz</u>>; Andrew Plant <<u>Andrew.Plant@hud.govt.nz</u>>; Jo Murray <<u>Jo.Murray@hud.govt.nz</u>>;

Cc: John McDon Id <<u>John.McDonald@wcc.govt.nz</u>>

Subject: Monthly meetings WCC/KO/HUD: Wellington's Housing

When: Occurs every month on the last Friday of the month from 1:30 PM to 2:15 PM effective 7/30/2021 until 7/30/2022.

Where: Microsoft Teams Meeting

Reconvening these meetings, and as decided at the last fortnight meeting in May, we are dividing the discussion into two areas:

- 1. **Housing** (this forum) with focus on the WCC's social housing, Community and Transitional Housing, Homelessness Strategy, and so on..
- Urban Development with focus on Wellington Regional Growth Framework and its projects e.g. Let's Get Wellington Moving & Johnsonville, Government tools and levers, Planning for Growth, Land for Housing, etc..

We will try to get the two forums together from time to time (preferably face to face).

Cheers Kash

Kashmir Kaur Principal Advisor | Places and Partnerships Ministry of Housing and Urban Development (04) 832 2415 | \$ 9(2)(a)

Microsoft Teams meeting

s 9(2)(k)

From: To: Subject: Date: <u>City Housing</u> <u>Grace Xu</u> City Housing Newsletter - July 2021 Friday, 23 July 2021 10:47:46 AM

View this email in your browser



Kia ora from your City Housing Manager

Kia ora koutou,

We are really happy to bring you another big newsletter with important updates and community highlights. It is fantastic to see that even in these winter months, our tenants are still coming together for events across Poneke. In June we wrote to you with the outcome of the Council meeting where we presented two papers, one or proposed changes to the Social Housing Policy (including rent setting) and one on City Housing's future.

The Council have agreed with our recommendations for no changes to the Social Housing Policy while the future of City Housing is addressed. We have agreed to continue to ask Central Government for the Income Related Rent Subsidy (IRRS) while investigating setting up a Community Housing Provider (CHP) as an alternative option at the same time. This means that City Housing tenants would likely pay reduced rents based on their income (like Kāinga Ora tenants). We will be returning with a paper outlining CHP options to Council on 7 October 2021.

You may have seen recent articles about City Housing in the media, please be assured that your tenancies are secure and we are working hard on a future solution for everyone. We will continue to keep you all updated at every stage. Please reach out to your Tenancy Advisor if you have any questions in the meantime.

I'd also like to take this opportunity to thank everyone who has completed the <u>tenant satisfaction survey</u>. If you haven't done so already, please take a couple of minutes to complete it. The results from this survey help us to keep improving our services and we look forward to sharing the feedback and actions with you.

Ngā mihi nui, Angelique Jackson

What's happening in our communities?

Celebrating Matariki with whanau and friends

Months of planning went into this year's Matariki community celebration, bringing tenants together to share kai, song and some fun activities.

Mana whenua who live at Pukehinau and Central Park worked hard behind the scenes to make the event a success, led by the two main organisers Kay'la and Helen. On the day, tenant volunteers and City Housing staff also helped with preparing and serving food.

In between enjoying delicious kai there was plenty for everyone to do, from signing up for a mirimiri/Māori massage session or giving basic harakeke/flax weaving a go, to appreciating kapa haka and choir performances as well as Matariki-inspired artwork. Vincents Art Workshop created a special art installation for the day and the Chinese choir proudly performed Po kārekāre ana, having practiced every week for months. There was also plenty to keep tamariki happy, with Māori tattoo/face paints on offer and play activities provided by City Mission and our team from Parks, Sport and Recreation (PSR).

Celebrations will take place again next year, so it's not too soon to start thinking about how you can be involved, build more community connections and mark the first official Matariki/Ngā Mata o te Ariki public

holiday on Friday, 24 June 2022.

Want some help planning for Matariki for next year? Just <u>get in touch with Jamie</u> if you want to tee up a time to chat about your ideas or call 04 499 4444.



Here's your chance to learn more about waste minimisation

Has Plastic Free July got you wanting to reduce your household rubbish, but you're not sure how or where to start? Interested in what we can all do to make landfills and plastic pollution a thing of the past? Then join Hannah and Liam of <u>The Rubbish Trip</u> for an intro to the world of zero waste - they've been living without a rubbish bin since the beginning of 2015!

In this workshop you'll learn the hows and whys of a less wasteful lifestyle, including why waste reduction is important in Aotearoa and beyond. Get loads of tips and tricks on how to reduce the rubbish in your life including fun DIY household products, cosmetics, and other budget life hacks. You'll also find out about some ideas for waste-busting campaigns, policies and actions you can support to help communities, businesses and government to go waste-free too. This FREE event is supported by Wellington City Council and there will be zero waste nibbles tool This is a public event and everyone is welcome to come along: 11am – 1pm Saturday 31 July Community Room, Central Park Apartments 21 Brooklyn Road, Wellington

Granville Fixery

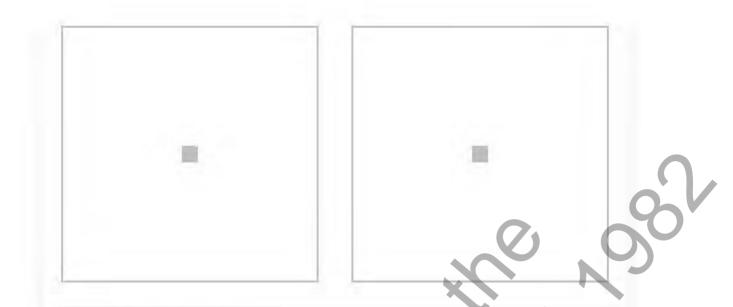
The Granville Fixery has recently been profiled on Access Radio and you can <u>listen to the interview</u> about their community development work. Thank you to all our amazing volunteers that have a transformative impact on their communities!

Wednesday women's group

Every Wednesday women from Newtown Park and other complexes get together to chat and try new things, from Zumba and weaving to pottery and painting. Art has become a focus for the group and they recently held their first art exhibition at City Mission. Rosemary from E Block has been taking part since the group started earlier in the year and says she loves going along.

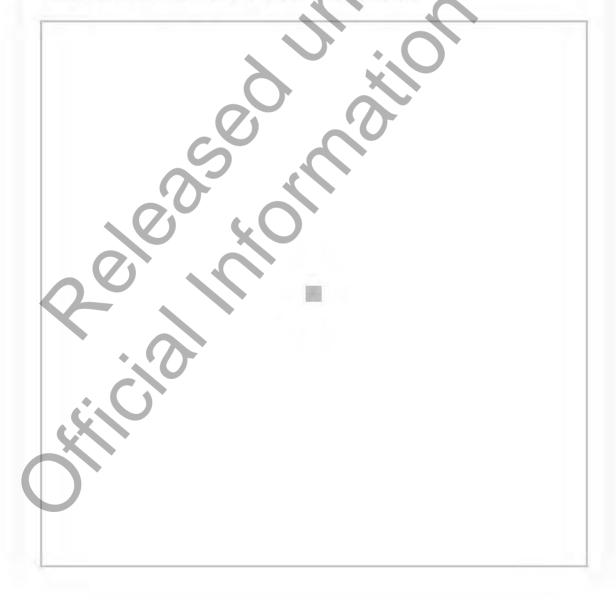
"It's a group where we can learn from one another, get together and do activities, sharing each other's love for art while being able to socialise with other women."

The group meets at the Newtown Park community room from 11am until 1pm every week (apart from school holidays) and it's free to join. Just come along and have some fun. For more information call Chrissy or Faiza on 021 1540 865.



Budgeting and financial advice

Do you need some free confidential financial help? If you are struggling to make ends meet or need help managing existing debt you can talk to one of these trusted organisations.



News

Update on healthy homes standards

The healthy homes standards became law on 1 July 2019 and have minimum standards relating to heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

At City Housing we have already made sure we have insulation installed to the right level in all our homes where we can. This was already the law before the standards came in and we made sure that we would meet the new standards. We are working on making sure that all the other standards are fully met by the final deadline of 1 July 2024. This is why you may have been visited by people who need to look around your home, so we can understand what needs to be done.

We will keep working towards getting ready to do the work across all our homes and will keep talking with you as we do this. You will know in plenty of time when any work will be done.

When any property becomes vacant from 1 July 2021 onwards we have to make sure we meet all the standards before the property is rented again. This means you may see some extra work being done at empty properties before new tenants move in.

It is important to remember that we can't do everything at once so please be patient and understand that making any changes needed to ensure your property complies with the law by 1 July 2024 may not happen straight away. <u>You can read more about the standards on the Tenancy Services website.</u>

Updates on building and maintenance

Fibre installation: Berkeley Dallard, Hanson Court, Granville, and Duncan Terrace

Preparation is underway to install fibre terminals at Berkeley Dallard, Hanson Court, Granville, and Duncan Terrace. We are seeking consent from tenants currently without fibre access at these complexes to allow Chorus to carry out the installation.

Ultra-fast broadband is an internet service delivered through the fibre network which provides a dedicated, fast, and consistently reliable broadband internet connection to your home. We are exploring options to deliver information on different internet options for tenants after ONT (Optical Network Terminal) installation. Tenants will be able to make informed choices on the internet service that best meet their needs.

Comings and goings in the Tenancy Advisor teams

We've said farewell and welcome to a number of our Tenancy Advisors in recent months. Yvonne Ayrton, Kylie Clemens, Adrienne Samuela and Rachel Tevita have moved on to other opportunities. We wish them the best with their new adventures.

A big welcome to Sebastian Abril, Emma Ericson and Manisha Jobard who joined us earlier this year. You may have already met them as they have been getting familiar with their roles. We're also expecting another three Tenancy Advisors to join the team over the next couple of months.

During these changes we've taken the opportunity to consider how we work, and which Tenancy Advisors will be responsible for particular City Housing communities. This means when we need to speak with you, or if you get in touch with us, it may be someone other than your usual Tenancy Advisor. Be assured that whoever you speak with will continue to provide a high quality service. We will also be available more often in our offices and community rooms so you will be able to meet with us in person closer to your home.

When our new staff join, we will write to you to let you know if your Tenancy Advisor will change and provide you with their contact information. In the meantime, please continue to contact us as you usually would. You can phone 04 499 4444 at any time if you have questions or need to log a maintenance request.

What's on in Wellington?

There's so much to see and do around the city! Check out these events or see the full schedule here.

Matariki at the Museum (Free)

Wellington Museum 10am – 5pm Friday 23 July 2021 – Sunday 25 July 2021 Matariki at the Museum - Wellington - Eventfinda

Curiously Good Art Club (Free)

<u>City Gallery Wellington</u> 10am – 12pm 15 August 2021

Curiously Good Art Club - Wellington - Eventfinda

Please note that these events are all dependent on Covid-19 Alert Levels. Please check the website for more details closer to the time.

Kids go free at Zealandia in July

Wildlife Sanctuary | Wellington | ZEALANDIA (visitzealandia.com) Waiapu Road, Karori 9am – 4pm Until Saturday 31 July 2021 Kids Go Free At Zealandia This July - Wellington - Eventfinda

From Time to Thyme

Botanic Garden, Cable Car Entrance 1B Upland Road 11am – 12:30pm Sunday 15 August 2021 <u>From Time to Thyme - Wellington, - Eventfinda</u>

www.wellington.govt.nz 04 499 4444

Want to change how you receive these emails? You can <u>update your preferences</u> or <u>unsubscribe from this list</u>. Hi Angelique,

Apologies for not getting in touch with you earlier. I need to have an internal discussion about your query and then should be able to phone you later this afternoon. If you're not available I will leave you a message.

Daniel

From: Angelique Jackson <Angelique.Jackson@wcc.govt.nz>
Sent: Tuesday, 10 August 2021 8:51 am
To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>; Jo Murray <Jo.Mu ray@hud.govt.nz>
Subject: RE: Query

Mōrena, I've had a couple of meetings cancel today, free now t l 10am, 12-1pm or 2-3pm if that works for you. I've got a few Councillors asking me to clarify the figur l haven't responded yet so if we could talk earlyish that would be appreciated, thanks!

Angelique Jackson (she/her)

City Housing Manager | City Housing *noho wha e*, *noho whānau* | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From: Angelique Jackson
Sen: 09 August 2021 17:24
To: Daniel Lawrey Daniel Lawrey@hud.govt.nz; Jo Murray Jo.Murray@hud.govt.nz; Jo Murray Jo.Murray@hud.govt.nz; Jo Murray
Subject: RE: Query

Thanks Daniel, much appreciated. My day is a bit crazy but if I don't answer I will call you back.

Angelique Jackson (she/her)

City Housing Manager | City Housing *noho whare, noho whānau* | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From: Daniel Lawrey <<u>Daniel.Lawrey@hud.gov_nz</u>> Sent: 09 August 2021 17:06 To: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; Jo Murray <<u>Io.Murray@hud.govt.nz</u>> Subject: RE: Query

Kia ora Angelique,

Thanks for getting in touch about this. Apologies tha 1 have had a couple of other things on the go today, and am just ge ting to this now. I'll giv you a call tomorrow to explain the background to the \$100m figure and how has been made public

Ngā mihi, nā

Dan e

From: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Sent: Monday, 9 August 2021 3:10 pm
To: Jo Murray <<u>Jo.Murr. y@hud.govt.nz</u>>; Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Subject: Query

Kia ora kõru

H pe you bo h had a good weekend, albeit a cold one!

I) st have a question I'm hoping you can help with. There's been two media articles in the last week, plus Parliament Question Time, that have quoted \$100m over 4 years to fund IRRS for WCC City Housing:

Friday Article:

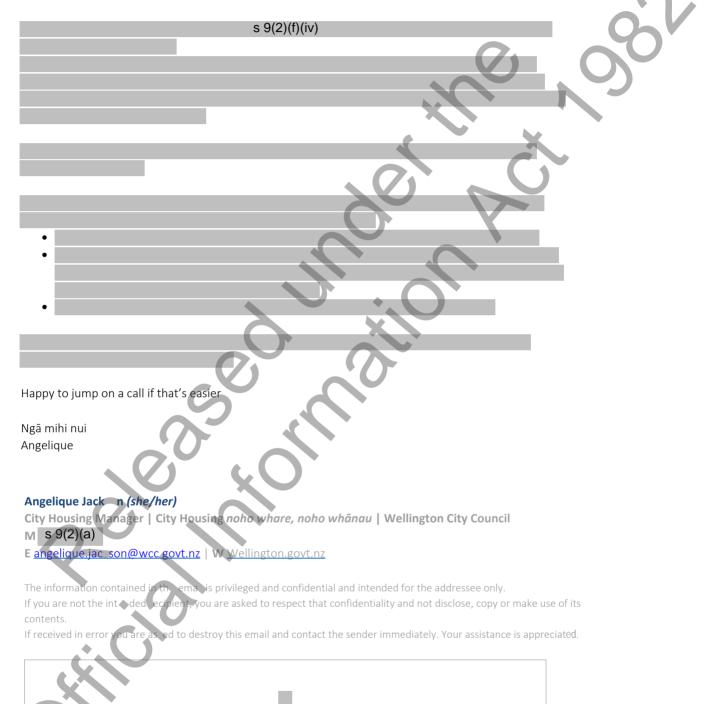
https://www.nzherald.co.nz/nz/subsidy-for-troubled-wellington-council-social-housing-would-cost-100m-over-four-years/MF3FHTCUTQWVY27M7WB56H2DK4/

Monday Article:

https://www.nzherald.co.nz/nz/wellington-mayor-andy-foster-to-meet-with-minister-in-battle-forsocial-housing-subsidy/ZXAFR62H3FDYGNTP4MEH6SRNFY/

Question Time:

https://ondemand.parliament.nz/parliament-tv-on-demand/?itemId=219987



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Kia ora Angelique,

As discussed, here is the written parliamentary question about the estimated cost of IRRS for Wellington City Council housing.

<u>31999 (2021). Ricardo Menéndez March to the Minister of Housing - New Zealand Parliamen</u> (www.parliament.nz)

Kind regards,

Daniel

From: Angelique Jackson < Angelique.Jackson@wcc.govt.nz>

Sent: Monday, 9 August 2021 3:10 pm

To: Jo Murray <Jo.Murray@hud.govt.nz>; Daniel Lawrey <Dan el.Lawrey@hud.govt.nz> Subject: Query

Kia ora kōrua

Hope you both had a good weekend, albeit a cold one!

I just have a question I'm hoping you can help with. There's been two media articles in the last week, plus Parliament Question Time, that have quoted \$100m over 4 ye irs to fund IRRS for WCC City Housing:

Friday Article:

https://www.nzherald.co.nz/n_/sub_idy-for-troubled-w_llington-council-social-housing-would-cost-100m-over-four-years/MF3FHTCUTOWVY27M7WB_6H2DK4/

Monday Article:

https://www.nzherald.co.nz/nz/wellington-mayor-andy-foster-to-meet-with-minister-in-battle-forsocial-housing subsidy/ZXAER62H3EDYGN_P4MEH6SRNEY/

Que tion T me: https://ondemand.parliament.nz/parliament-tv-on-demand/?itemId=219987

s 9(2)(f)(iv)

	s 9(2)(f)(iv)	
•		

Happy to jump on a call if that's easier.

Ngā mihi nui Angelique

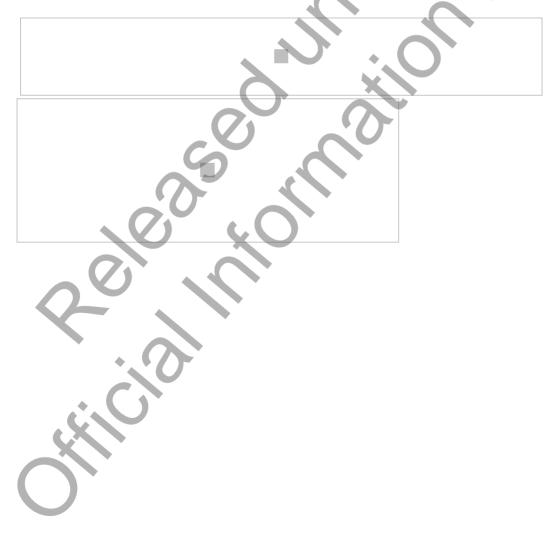
Angelique Jackson (she/her)

City Housing Manager | City Housing *noho whare, noho whānau* | Wellington City Council M s 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From: Daniel Lawrey To Angelique Jackson Subject: RE: Timing of report-back to Puro Rangaranga on City Housing Date: Thursday, 12 August 2021 9:02:00 AM Attachments: image002.jpg image004.jpg image006.png image008.png image009.png image010.png image011.png image012.png

image013.jpg image014.jpg

Hi Angelique,

The advice is for a meeting between the Minister and Mayor, and for potential steps foll wing the meeting.

Thanks for clarifying the timing of the report-back to Pūro Rangaranga.

Daniel

From: Angelique Jackson <Angelique.Jackson@wcc.govt.nz>
Sent: Wednesday, 11 August 2021 6:16 pm
To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
Cc: Jo Murray <Jo.Murray@hud.govt.nz>
Subject: RE: Timing of report-back to Pūro Rangarang on City Housing

Kia ora Daniel

Do you mean prep for the meeting between the Minister and WCC as the letter has already been responded to by Minister Woods?

The paper goes to committee on 7 Octob r and must be published a week prior - 30 September.

For your information, we have ngaged KPMG to be the lead partner on the CHP work for this paper and to continue with us to CHP application and tran ition (if Council votes in favour). They started with us last Friday.

Ngā mihi nui Angelique

If re

Angeli ue Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whānau | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Sent: 11 August 2021 17:05
To: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Cc: Jo Murray <<u>Jo.Murray@hud.govt.nz</u>>
Subject: Timing of report-back to Pūro Rangaranga on City Housing

Kia ora Angelique,

I am developing some advice on the way forward to respond to the Mayor's letter requesting direct access to the Income-Related Rent Subsidy.

To inform timeframes, are you able to clarify when Pūro Rangaranga will be considering the report-back from officers on the option of establishing a CHP? The minutes from the 2 June committee meeting indicated the report-back would be in September. Is this still the timeframe WCC officers are working to?

Ngā mihi, nā

Daniel

Daniel Lawrey (he/him)

Principal Policy Advisor | Market and Supply Responses Place-based Policy and Programmes daniel.lawrey@hud.govt.nz | Phone: +64 4 830 6932 www.hud.govt.nz | 7 Waterloo Quay, Wellington 6011, New Zealand

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 From:
 John McDonald

 To:
 Daniel Lawrey; Katherine Meerman; Angelique Jackson

 Cc:
 Himaro Toyoshima; Angela Hewitt; Paul Davies

 Subject:
 RE: IRRS modelling

 Date:
 Wednesday, 25 August 2021 3:29:00 PM

 Attachments:
 image001.jpg image003.png

Thanks Daniel

John

From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
Sent: Wednesday, 25 August 2021 3:28 pm
To: John McDonald <John.McDonald@wcc.govt.nz>; Katherine Meerman
<Katherine.Meerman@wcc.govt.nz>; Angelique Jackson <Angelique.Jackson@wcc govt.nz</p>
Cc: Himaro Toyoshima <Himaro.Toyoshima@wcc.govt.nz>; Angela Hewitt
<Angela.Hewitt@wcc.govt.nz>; Paul Davies <Paul.Davies@wcc.govt.nz>
Subject: RE: IRRS modelling

Thanks John and Katherine.

I'll send an invitation for 11am on Tuesday next week for Kath rine, John, Angelique and Paul

s 9(2)(f)(iv)

From: John McDonald <<u>John.McDonald@wcc.govt.nz</u>>
Sent: Wednesday, 25 August 2021 3:15 pm
To: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; Daniel Lawrey
<<u>Daniel.Lawrey@hud.govt.nz</u>>; Angelique Jackson <<u>Angelique Jack on@wcc.govt.nz</u>>;
Cc: Himaro Toyoshima <<u>Himaro Toy_shima@wcc.govt.nz</u>>; Angela Hewitt
<<u>Angela.Hewitt@wcc.govt.nz</u>> Paul Davies <<u>Paul.Davi.s@wcc.govt.nz</u>>;
Subject: RE: IRRS modellin

Tuesday?

I think we just nee time to have our gove nance meeting on Monday.

 From: Katherine Meerman <Katherine Meerman@wcc.govt.nz>

 Sent: Wednesday, 25 Augus 2021 3:03 pm

 To: John McDonald <John.McDonald@wcc.govt.nz>; Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>;

 Angelique Jackson <Ang lique Jackson@wcc.govt.nz>

 Cc: Himaro Toyoshim <Himaro.Toyoshima@wcc.govt.nz>; Angela Hewitt

 <Angela.Hewitt@wcc.govt.nz>; Paul Davies <Paul.Davies@wcc.govt.nz>

 Subject: RE: JRRS model ng

Hi John

Next Thursday is too late for Daniel I think – his briefing note is due to Minister by Wed. What other t mes wou d work for you?

Katherine

From: John McDonald <<u>John.McDonald@wcc.govt.nz</u>>

Sent: 25 August 2021 15:01

To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>; Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; Himaro Toyoshima <<u>Himaro.Toyoshima@wcc.govt.nz</u>>; Angela Hewitt <<u>Angela.Hewitt@wcc.govt.nz</u>>; Paul Davies <<u>Paul.Davies@wcc.govt.nz</u>>; Subject: RE: IRRS modelling

Hi Daniel,

Apologies the meeting tomorrow afternoon won't work for us. I had thought we were meeting next week on the Urban Development work with Kash. Can we look at doing this next Thursday as discussed this morning?

The meeting scheduled for 9am tomorrow is still fine to go ahead.

Thanks

John

From: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Sent: Wednesday, 25 August 2021 2:18 pm
To: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Cc: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.z</u>>; Himaro Toyoshima
<<u>Himaro.Toyoshima@wcc.govt.nz</u>>; Angela Hewitt <<u>Ang.la.Hewitt@wcc.govt.nz</u> ; John McDonald
<<u>John.McDonald@wcc.govt.nz</u>>; Paul Davies <<u>Paul.Davies@wcc.govt.nz</u>>
Subject: RE: IRRS modelling

Thanks Angelique. It will be good to dig int the data set tomorrow

s 9(2)(f)(iv)

The mothly meeting John mentioned is tomorrow. Kashmir will send you an injitation to that this aft rnoo

Danie

 From: Angelique Jackson < Angelique.Jackson@wcc.govt.nz>

 Sent: Wednesday, 25 August
 021 1:29 pm

 To: Daniel Lawrey < Daniel. aw ey@hud.govt.nz>

 Cc: Katherine Meer an Katherine.Meerman@wcc.govt.nz>; Himaro Toyoshima

 <Himaro.Toyoshima@wcc.govt.nz>; Angela Hewitt < Angela.Hewitt@wcc.govt.nz>; John McDonald

 <John.McDonald@w_c.govt.nz>; Paul Davies < Paul.Davies@wcc.govt.nz>

 Subjec
 FW: IRRS modelling

K a ora D niel

I've got the final version through just now, slight change but nothing significant.

In terms of your questions, absolutely we have the full data set. Himaro will be at tomorrow morning's meeting and can answer any questions and walk you through the data. If needed, you can always

contact her directly afterwards for any further information.

Can you send through the slide you showed at today's meeting and the doc from Elise when you get a chance too please.

Ngā mihi Angelique

Angelique Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whānau | Wellington City Council M s 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From: Daniel Lawrey <<u>Daniel.Lawrey@ud.govt.nz</u>> Sent: 25 August 2021 13:03 To: Angelique Jackson <<u>Angel que Jackson@wcc.govt nz</u>> **Cc:** Katherine Meerman <<u>Katherine.Meerman@wcc govt.nz</u>>; John McDonald <John.McDonald@wc_govt_nz>

Subject: RE: IRRS modelling

Hi Angeliq e,

Thanks for sending through his document. s 9(2)(f)(iv)

Thanks,

Daniel

From: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Sent: Wednesday, 25 August 2021 12:07 pm
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Cc: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; John McDonald
<<u>John.McDonald@wcc.govt.nz</u>>
Subject: IRRS modelling

Kia ora Daniel

Here is the document I was talking about, Himaro is going to go through the numbers one mo e time for me today but should be 95% of the way there.

Please ask if you have any questions.

Ngā mihi Angelique

Angelique Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whanau | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.

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Subject: RE: HUD/WCC follow up

Out of Scope

-----Original Appointment-----

From: Angelique Jackson <<u>Angelique.Jackson@wc_govt.nz</u>>

Sent: Wednesday, 25 August 2021 11:21 am

To: Angelique Jackson; Daniel Lawrey; Katherine Meerman; John McDonald; Himaro Toyoshima; Paul Davies; Angela Hewitt

Subject: HUD/WCC follow up

When: Thursday, 26 August 2021 9 00 am-10:00 am (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

IRRS analysis Costings s 9(2)(f)(iv)

Timeframes

Microsoft Teams meeting

s 9(2)(k)

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From:	Daniel Lawrey
То:	Katherine Meerman
Subject:	RE: Indicative CHP timeframes
Date:	Thursday, 26 August 2021 1:28:00 PM

Sure, it's s 9(2)(a)

From: Katherine Meerman <Katherine.Meerman@wcc.govt.nz>
Sent: Thursday, 26 August 2021 1:17 pm
To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
Subject: RE: Indicative CHP timeframes

Hi Daniel – might be easier for us to chat quickly about this. Do you have a number I can all you on?

From: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Sent: 26 August 2021 13:09
To: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>
Cc: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; James Roberts
<<u>James.Roberts@wcc.govt.nz</u>>
Subject: RE: Indicative CHP timeframes

Hi Katherine,

s 9(2)(f)(iv)
Daniel

From: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>
Sent: Thursday, 26 August 2021 12:59 pm
To: Daniel Lawrey <<u>Daniel Lawrey@hud.govt.nz</u>>
Cc: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; James Roberts
<<u>James.Roberts@wcc.govt.nz</u>>
Subject: RE: Indicative CHP timeframes

Hi Daniel

Happy to talk any time about the CHP work. We are working with KPMG on this so would probably look to bring someone from that team along. Would it be helpful to have an initial conversation before you put your briefing up to the Minister on Wednesday?

If so, I can see if we can make that happen.

Katherine

From: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Sent: 26 August 2021 12:53
To: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>
Cc: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; James Roberts
<<u>James.Roberts@wcc.govt.nz</u>>
Subject: RE: Indicative CHP timeframes

Hi Katherine,

Thanks for sending this through. It's really helpful for us to understand ow the CHP process is running in parallel to our analysis and advice to Minster Woods.

s 9(2)(f)(iv

W are keen to keep engaging on the process to consider a CHP.

Do you have any thoughts on when would be a go d time for us to have any further discussion on the CHP option before the report-back to councillors in October? It s OK if there is no clear view on timing at this stage – I'm just keen to signal that we would be keen to engage on the CHP option during September.

Kind regards,

Daniel

From: Katherine Meerman <Katherine.Meerm_n@wcc.govt.nz>
Sent: Thursday, 26 Augu t 2021 9:02 am
To: Daniel Lawrey <Daniel.Lawrey@h_d.govt.nz>
Cc: Angelique Jackson <Angelique.Ja_kson@wcc.govt.nz>; James Roberts
<James.Robe_ts@wcc.govt.nz>
Sub ect: ndicative CHP timeframes

Hi Daniel

Following yesterday's meeting, here are some indicative timeframes for our CHP work.

s 9(2)(ba)(i)

atherin

Phase 1 (now to October 2021): CHP design

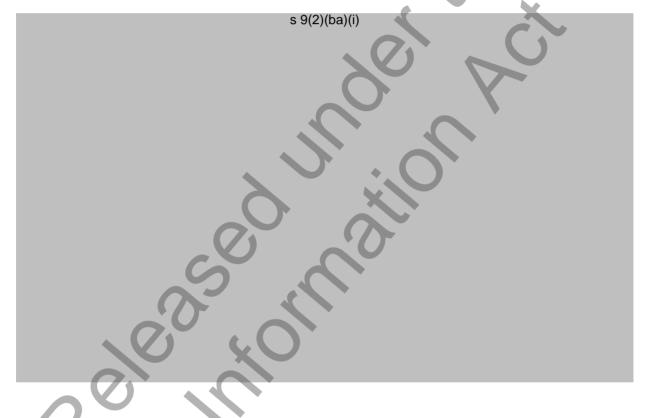
• Determine option(s) for the design and structure of the CHP and recommend a preferred

option to Council in October

- Determine necessary approach to public consultation (e.g. LTP amendment) and, in October, seek Council agreement to consult. Consultation will need to cover the practicable options – so will need to include the CHP, and probably other options from the June Council paper depending on whether they are considered practicable options (e.g. rates and debt funding, and full or partial divestment of the portfolio)
- Discuss potential implications for the deed of grant with government

Phase 2 (October 2021 to May 2022): Consultation

- Develop consultation material and have it audited prior to release
- Public consultation period indicatively Feb/March 2022, followed b hear ngs
- Decisions by Council following consultation and hearings indicatiely May 2022. This decision will confirm the Council's preferred way forward. If the Council decides to progress with a CHP, we would move to phase 3



Katherine Meerman

Chief Ad isor to the Chief Operating Officer | Wellington City Council M **s 9(2)(a)** | E <u>katheri e.meerman@wcc.govt.nz</u> | W wellington.govt.nz

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From:	Daniel Lawrey
To:	Angelique Jackson
Cc:	<u>Himaro Toyoshima</u>
Subject:	Re: Further information on IRRS cost estimates
Date:	Thursday, 26 August 2021 3:08:38 PM
Attachments:	image009.jpg
	image010.jpg
	image001.png
	image002.png
	image003.png
	image004 ing

Fantastic. Thanks.

Get Outlook for Android

From: Angelique Jackson <Angelique.Jackson@wcc.govt.nz>
Sent: Thursday, August 26, 2021 3:01:33 PM
To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
Cc: Himaro Toyoshima <Himaro.Toyoshima@wcc.govt.nz>
Subject: RE: Further information on IRRS cost estimates

It's two mins away!

Angelique Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whanau | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt

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From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz> Sent: 26 August 2021 14:58

To: Angelique Ja kson <Angelique.Jackson@wcc.govt.nz>Cc: Himar Toyoshima <Himaro.Toyoshima@wcc.govt.nz>Subject: Fu ther information on IRRS cost estimates

K a ora Angelique,

s 9(2)(f)(iv)

Thanks,

Daniel

Daniel Lawrey (he/him)

Principal Policy Advisor | Market and Supply Responses Place-based Policy and Programmes <u>daniel.lawrey@hud.govt.nz</u> | Phone: +64 4 830 6932

6011, New Zealand Graphical user interface, website 🛛 Description automatically generated

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www.hud.govt.nz 7 Waterlo Q ay, Wellington

From:	Daniel Lawrey
To:	Angelique Jackson
Subject:	RE: Review of material for meeting between Mayor Foster and Minister Woods
Date:	Friday, 27 August 2021 11:11:00 AM
Attachments:	image005.png
	image006.jpg
	image007.jpg
	image008.png
	image010.png
	image012.png
	image014.ipg
	image001.png

Thanks. I'll make that change now.

From: Angelique Jackson < Angelique.Jackson@wcc.govt.nz>

Sent: Friday, 27 August 2021 10:51 am

image002.png image003.png image004.jpg

To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>

Cc: Naomi Stephen-Smith < Naomi.Stephen-Smith@hud.govt.nz>; Katherine Meerman

<Katherine.Meerman@wcc.govt.nz>

Subject: RE: Review of material for meeting between Mayor Foster and Minis r Woods

Kia ora Daniel

Thanks for the quick turnaround, as a starter, can we add iwi to the line a out potential engagements with CHPs:

s 9(2)(f)(v)
Will do a full review after my cur en meetings, thanks
Ngā mihi Angelique Angelique Jac son (she/her)
City Housing Man_ger City Housing noho whare, noho whānau Wellington City Council
м s 9(2)(a)
E <u>angeli_ue.jackson@wcc.govtz</u> W <u>Wellington.govt.nz</u>
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in received in error you was asked to destroy this email and contact the sender infinediately. Four assistance is appreciated.

From: Daniel Lawrey < <u>Daniel.Lawrey@hud.govt.nz</u> >
Sent: 27 August 2021 10:47
To: Katherine Meerman < <u>Katherine.Meerman@wcc.govt.nz</u> >; Angelique Jackson
< <u>Angelique.Jackson@wcc.govt.nz</u> >
Cc: Naomi Stephen-Smith < <u>Naomi.Stephen-Smith@hud.govt.nz</u> >
Subject: Review of material for meeting between Mayor Foster and Minister Woods

Kia ora Katherine and Angelique,

Thanks for all of the engagement over the past couple of days As discussed at Wednesdays meeting, we are preparing an aide memoire to Minister Woods fo the 9 September meeting with the Mayor of Wellington. I thought it would be useful to run a few sections of the note post you, to ensure the Minister and Mayor have an aligned understanding of items to cover in the meeting and the options for City Housing.

Would you be able to let me know if you have any feedback on the below excerpts and the attached diagram, by COB today?

s 9(2)(f)(iv)	
Ngā mihi, nā	
Daniel	
s 9(2)(f)(iv)	
	-
	_



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Subject: Monthly meetings WCC/KO/HUD: Wellington's Housing

-----Original Appointment-----From: Kashmir Kaur <Kashmir.Kaur@hud.govt.nz> Sent: Friday, 27 August 2021 11:30 AM To: Angelique Jackson; Daniel Lawrey; William Barris; Elise Grange; Sonia Johnson; Andrew Plant; Jo Murray Cc: John McDonald; David Montgomerie Subject: Monthly meetings WCC/KO/HUD: Wellington's Housing When: Friday, 27 August 2021 1:30 PM-2:15 PM (UTC+12:00) Auckland, Wellington. Where: Microsoft Teams Meeting Importance: High

Kia Ora team

Out of Scope

Notes from 30 July meeting:

City housing/financial challenges

- WCC has received a response from the Minister on RRS. Mayor would like a meeting with the Minister to help clarify.
 - Also received an OIA from a member of the

public on advice provided on social housing portfolio/deed Out of Scope

Microsoft Teams meeting

ORIGINAL

Hi team

Reconvening these meetings, and as decided at the last fortnight meeting in May, we are dividing the dression into two areas:

- 1. **Housing** (this forum) with focus on the WCC's social housing, Community and Transitional Housing, Homelessness Strategy, and so on..
- 2. **Urban Development** with focus on Wellington Regional Growth Framework and its projects e.g. Let's Get Wellington Moving & Johnsonville, Government tools and levers Planning fo Growth, Land for Housing, etc..

We will try to get the two forums together from time to time (preferably face to face).

Cheers Kash

Kashmir Kaur Principal Advisor | Places and Partnerships Ministry of Housing and Urban Developmen (04) 832 2415 | \$9(2)(a)

From:	Katherine Meerman
To:	Daniel Lawrey; Angelique Jackson
Cc:	Naomi Stephen-Smith
Subject:	RE: Review of material for meeting between Mayor Foster and Minister Woods
Date:	Friday, 27 August 2021 1:25:56 PM
Attachments:	image001.png
	image006.png
	image007.png
	image008.png
	image009.png
	image010.png
	image011.jpg
	image012.jpg

Sounds good thanks

From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>

Sent: 27 August 2021 13:25

To: Katherine Meerman <Katherine.Meerman@wcc.govt.nz>; Angelique Jackson

<Angelique.Jackson@wcc.govt.nz>

Cc: Naomi Stephen-Smith <Naomi.Stephen-Smith@hud.govt.nz>

Subject: RE: Review of material for meeting between M yor Foster and Mi iste Woods

s 9(2)(f)(iv)

From: Daniel Lawrey

Sent: Friday, 27 August 2021 1:22 pm

To: Katherine Meerman <<u>Kather ne Meerman@wcc.g.vt nz</u>>; Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>

Cc: Naomi Stephen-Smith <<u>Naom_Stephen-Smi_h@hud.govt.nz</u>> **Subject:** RE: Review of mat_rial for meeting between Mayor Foster and Minister Woods

Thanks Katherine. 've incorporate that feedback into the draft.

From: Kathe ine Meerman <<u>Katherin_Meerman@wcc.govt.nz</u>>
Sent: Fri_ay, 27 August 2021 1:10 pm
To: Dani _L_wrey <<u>Daniel.Lawre_@hud.govt.nz</u>>; Angelique Jackson
<<u>Angel.que.Jackson@wcc.govt.nz</u>>
Cc: Naomi Stephen-Smit <u>Naomi.Stephen-Smith@hud.govt.nz</u>>
Subject: RE: Review of material for meeting between Mayor Foster and Minister Woods

Thanks Daniel. Just a couple of points from me:

s 9(2)(f)(iv)

Katherine

From: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>> Sent: 27 August 2021 10:47 To: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>> Cc: Naomi Stephen-Smith <<u>Naomi.Stephen-Smith@hud.govt.nz</u>>

Subject: Review of material for meeting between Mayor Foster and Minister Woods

Kia ora Katherine and Angelique,

Thanks for all of the engagement over the past couple of days. As discussed at Wednesday's meeting, we are preparing an aide memoire to Minister Woods for the 9 September meeting with the Mayor of Wellington. I thought it would be useful to run a few sections of the note past you, to ensure the Minister and Mayor have an aligned understanding of items to cover in the meeting and the options for City Housing.

Would you be able to let me know if you have any feedback on the below excerpts and the attached diagram, by COB today?

	s 9(2)(f)(iv)
Ngā mihi, nā	
Daniel	
0	
s 9(2)(f)(iv)	
\bigcirc	

Daniel Lawrey (he/him)

Principal Policy Advisor | Market and Supply Responses Place-based Policy and Programmes daniel.lawrey@hud.govt.nz | Phone: +64 4 830 6932 www.hud.govt.nz | 7 Waterloo Quay, Wellington 6011, New Zealand

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From:	Daniel Lawrey
To:	Angelique Jackson
Cc:	<u> Angela Hewitt; Himaro Toyoshima; Katherine Meerman; Paul Davies; Naomi Stephen-Smith; Jo Murray</u>
Subject:	RE: City Housing IRRS eligibility calculations
Date:	Friday, 27 August 2021 4:29:54 PM
Attachments:	image001.jpg
	image002.jpg
	image003.png
	image005.png
	image008.png
	image013.jpg
	image006 ppg

s 9(2)(f)(iv)

From: Angelique Jackson < Angelique. Jackson@wcc.govt.nz>

Sent: Friday, 27 August 2021 3:27 pm

To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>

image010.png image011.png image012 ipg

Cc: Angela Hewitt < Angela. Hewitt@wcc.govt.nz>; Himaro Toy shima

<Himaro.Toyoshima@wcc.govt.nz>; Katherine Meerman <Katherine Meerman@wcc.gov nz>; Paul Davies <Paul.Davies@wcc.govt.nz>; Naomi Stephen-Smith <N omi.Stephen-Smith@hud.govt.nz>; Jo Murray

s 9(2)(f)(iv)

Subject: RE: City Housing IRRS eligibility calculations

Kia ora Daniel

Looking forwa d to catching up next week, if you have any questions before then just let us know.

Ngā mihi nui Angeliqu

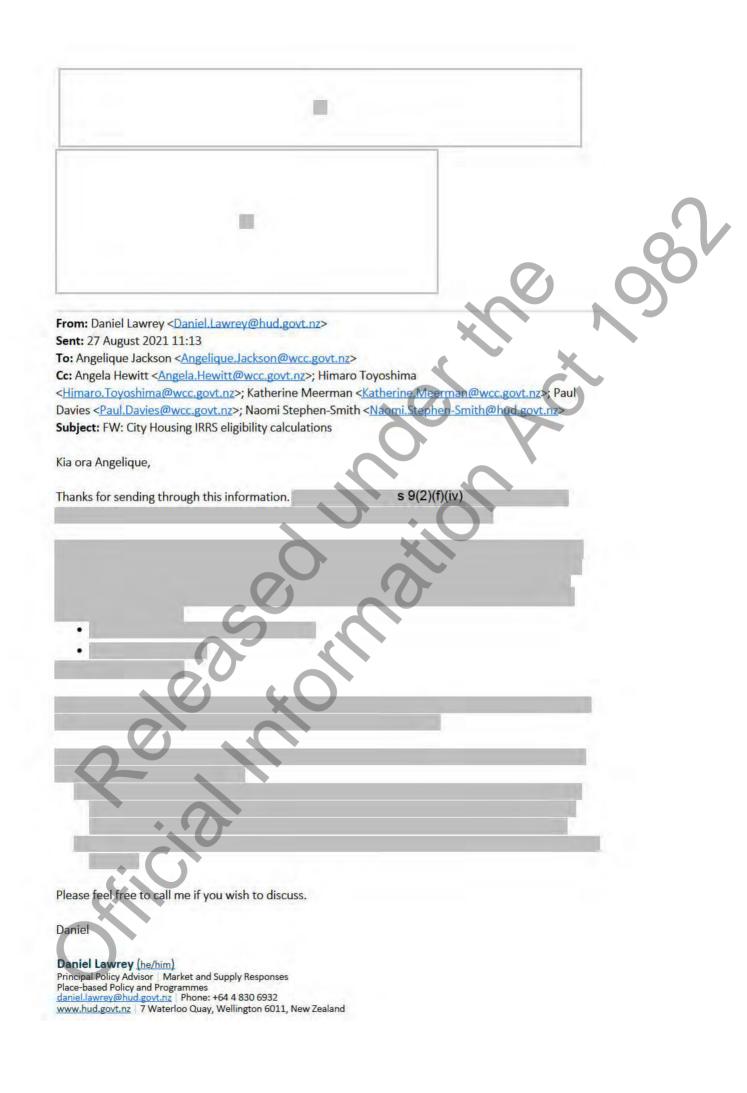
Angelique Jackson (she/her)

City Housing Manager City Housing noho whare, noho whānau | Wellington City Council M \$ 9(2 (a)

E ange ique.j ckson@wcc.govt.nz | W Wellington.govt.nz

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From: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Sent: Thursday, 26 August 2021 3:16 pm
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Cc: Angela Hewitt <<u>Angela.Hewitt@wcc.govt.nz</u>>; Himaro Toyoshima
<<u>Himaro.Toyoshima@wcc.govt.nz</u>>; Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; Paul
Davies <<u>Paul.Davies@wcc.govt.nz</u>>
Subject: City Housing IRRS eligibility calculations

Kia ora Daniel

s 9(2)(f)(iv)

Pleas le us know if you have any questions.

Ngā mihi nui Angelique

Angeliqu Jackson (*she/her*) City Housing Manager | City Housing *noho whare, noho whānau* | Wellington City Council M \$ 9(2)(a)

angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From:	Daniel Lawrey
To:	Katherine Meerman
Subject:	RE: IRRS modelling
Date:	Tuesday, 31 August 2021 9:28:00 AM
Attachments:	image001.png
	image002.jpg
	image003.jpg

Thanks Katherine. Good to clarify that.

From: Katherine Meerman <Katherine.Meerman@wcc.govt.nz>
Sent: Monday, 30 August 2021 5:30 pm
To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
Subject: RE: IRRS modelling

Hi Daniel

Hope you had a great weekend.

s 9(2)(f)(iv

Katherine

From: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>> Sent: 25 August 2021 12:16 To: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>> Cc: Katherine Meerman <<u>Katherine.Meerman@w_c.govt.nz</u>>; John McDonald <<u>John.McDonald@wcc.govt.nz</u>> Subject: RE: IRRS modelling

Thanks Angelique. I will review i this a ternoon and can discuss tomorrow morning.

s 9(2)(f)(iv)
See you tom rrow.
Dani I
E am: Angelique lackson < Angelique lackson@wcc.govt.nz>

F om: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>
Sent: Wednesday, 25 August 2021 12:07 pm
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Cc: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; John McDonald
<<u>John.McDonald@wcc.govt.nz</u>>

Subject: IRRS modelling

Kia ora Daniel

Here is the document I was talking about, Himaro is going to go through the numbers one more time for me today but should be 95% of the way there.

Please ask if you have any questions.

Ngā mihi Angelique

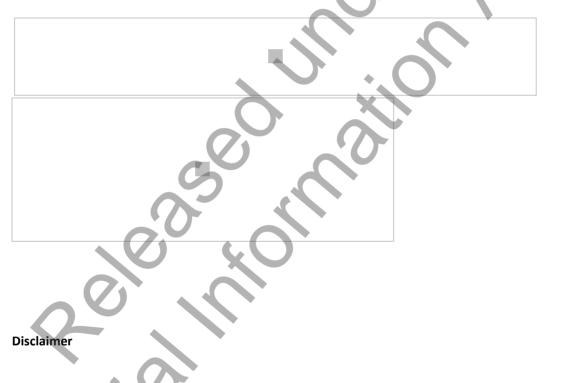
Angelique Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whānau | Wellington C ty Council M s 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From:	Katherine Meerman
То:	Daniel Lawrey
Subject:	RE: Summary of engagement on City Housing
Date:	Tuesday, 31 August 2021 10:37:21 AM
Attachments:	image005.png
	image006.png
	image007.png
	image008.jpg

Great thanks

From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>

Sent: 31 August 2021 10:36

To: Katherine Meerman <Katherine.Meerman@wcc.govt.nz>; Angelique Jackson

<Angelique.Jackson@wcc.govt.nz>

Cc: Naomi Stephen-Smith < Naomi.Stephen-Smith@hud.govt.nz>; Amanda Lewis

<Amanda.Lewis@hud.govt.nz>

Subject: RE: Summary of engagement on City Housing

Thanks Katherine.

For the meeting with KPMG, Amanda Lewis and I are the relevant people from HUD.

From: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>
Sent: Tuesday, 31 August 2021 10:29 am
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>; Angelique Ja kson
<<u>Angelique.Jackson@wcc.govt.nz</u>>
Cc: Naomi Stephen-Smith <<u>Naomi.Stephen-Smith@hud.govt.nz</u>>
Subject: RE: Summary of engagement on City Hou ing

Thanks Daniel – that all looks good to me and matches my own to-do list (phew)

Will get you the data as soon as we can – the e are just a couple of little things we need to tidy up in it so it's clear. And I'll canvas s me ptions for times with KPMG team and let you know. Who will you want to include in that meeting from your side?

From: Dani |Lawrey <Daniel.Lawrey@hud.govt.nz>
Sent: 31 August 2021 09:57
To: Katherine Meerman <Katherine.Meerman@wcc.govt.nz>; Angelique Jackson
<Angelique.Jackson@wcc.govt.nz>
Cc: Naomi Steph in-Smith <Naomi.Stephen-Smith@hud.govt.nz>
Subject: S immary of engagement on City Housing

Morning Angelique and Katherine,

iven there's a lot going on, I thought I'd send an email to summarise the various points of HUD-WCC engagement regarding City Housing. Please let me know if I have forgotten anything or there are issues with any of these items.

1. HUD advice for Minister Woods' meeting with Mayor Foster – We will send our advice

		s 9(2)(f)(iv)		
100				
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5. Minister Wood	ds' meeting with Mayor	Foster on 9 Septembe	r.	0
Kind regards,			0	00
Daniel				N
From: Daniel Lawrey			X	
Sent: Friday, 27 Augu			Ċ	
	an < <u>Katherine.Meerma</u>	n@wcc.govt.nz>; Ange	elique Jackson	7
< <u>Angelique.Jackson@</u>				
	mith < <u>Naomi.Stephen-S</u> of material for meeting I		and Minister Woo	łc
Subject. NL. Neview (i materiarior meeting i	Detween wayor roster	and withister wood	15
Hi again Katherine an	d Angelique,			
		\mathbf{v}		
Thanks for your earlie	er feedback on parts of	HUD's advice on City H	ousing. s 9(2)(f	(iv)
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s 9(2)(f)(iv)	

Ngā mihi, nā

Daniel

From: Daniel Lawrey

Sent: Friday, 27 August 2021 10:47 am

To: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>

Cc: Naomi Stephen-Smith <<u>Naomi.Stephen-Smith@hud.govt.nz</u>>

Subject: Review of material for meeting between Mayor Foster and Minister Woods

Kia ora Katherine and Angelique,

Thanks for all of the engagement over the past couple of days. As discussed at Wednesday's meeting, we are preparing an aide memoire to Minister Woods for the 9 September meeting with the Mayor of Wellington. I thought it would be useful to run a few sections of the note past you, to ensure the Minister and Mayor have an aligned understanding of items to cover in the meeting and the options for City Housing.

Would you be able to let me know if you have any feedback on the below excerpts and the attached diagram, by COB today?

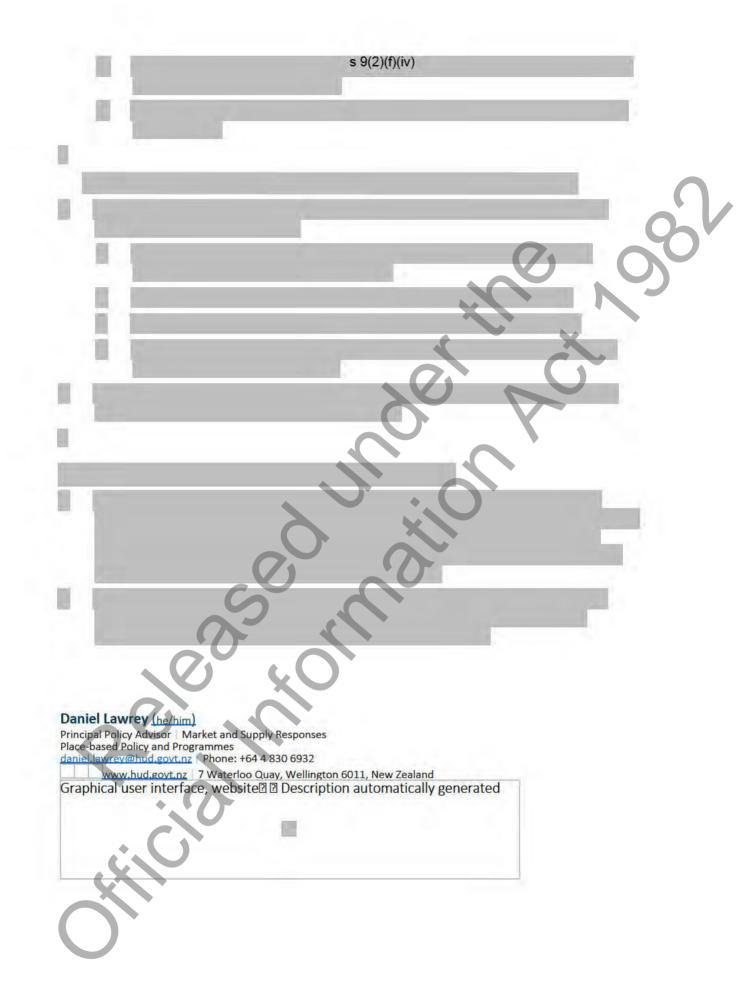
s 9(2)(f)(iv)

Ngā mihi, nā

Daniel

Excerpts from HUD advice

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HUD's revised estimate is based on WCC's modelling that there would be a cost of \$70.5m over four years for IRRS and a saving of \$17.6m over four years from the Accommodation Supplement. It is als based on 85 percent of City Housing's tenants being eligible for IRRS. WCC's modelling is based on household income, but does not take into account Jobseeker Support rates, which also impact the amount of IRRS a household receives. Therefore, the actual cost of extending IRRS to City Housing will vary slightly from WCC's estimated cost of \$52.9m over four years.

Great thanks both. Invite coming your way...

From: Wade, Andrew J <awade@kpmg.co.nz>
Sent: 31 August 2021 15:51
To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>; Katherine Meerman
<Katherine.Meerman@wcc.govt.nz>
Subject: RE: KPMG/HUD/WCC CHP catch up

Hi Katherine

Most of those times look fine from our side. If you can send the invite to myself, Jesse and Adelaide

- 13 September between 10.30-1.30 All good
- 14 September between 10.30-2.00 or 3.30-4.30 Could do 10:30-1130 or 12:30-2:00
- 15 September any time before 2.00 All good
- 17 September 11.00-1.30 Could make it work if we needed to

Thanks Andrew

Andrew Wade Associate Director Deal Advisory

KPMG 10 Customhouse Quay PO Box 996 Wellington 6140 New Zealand T +64 4 816 4500 D +64 4 816 4547 M s 9(2)(a)

home.kpmg.c_m/nz

From: D_niel Lawrey <<u>Dani_LLawrey@hud.govt.nz</u>>
Sent: Tuesday, 31 August 2021 3:28 PM
To: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>; Wade, Andrew J
<<u>awade@kpmg.co.nz</u>>
Subject: RE: KPMG/HUD/WCC CHP catch up

Hi Katherine and Andrew,

Looking forward to meeting up about this.

I am available at any of the following times:

• 13 Sep – anytime

14 Sep – anytime except 11am-12pm

• 15 Sep – anytime

In terms of what to cover, I am mainly interested in an overview. s 9(2)(f)(iv)
Thanks,
Daniel
From: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>
Sent: Tuesday, 31 August 2021 2:40 pm
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>; Wade, Andrew J <<u>awade@kpmg co.nz</u>>
Subject: KPMG/HUD/WCC CHP catch up

Hi Daniel and Andrew

Andrew I think I mentioned to you late last week that the HUD team are keen to have a session with KPMG and us about the CHP work we're doing t understand what we are trying to achieve with the work, options being considered etc.

Here are few options which look pretty manageable in diaries here. Could you both let me know what might work for you both for an hoor sometime within these times please.

- 13 September between 10.30-1.30
- 14 September between 10.30-2.00 or 3.30-4. 0
- 15 September any time b fore 2.00
- 17 September 11.00- 30

Daniel – I'm assuming it's just a good overview that you're looking for at this point, not any detailed discussion about financial analysis? Can you just confirm that for me please though because it will determine who from the KPMG team we bring along to the conversation.

Thanks

Katherine

Katherine Meerman

Chief Advisor to the Chi f Operating Officer | Wellington City Council M **s** 9(2)(a) | E <u>katherine.meerman@wcc.govt.nz</u> | W <u>wellington.govt.nz</u>

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From:	Angelique Jackson
To:	Daniel Lawrey
Cc:	Naomi Stephen-Smith; Jo Murray; Paul Davies; Himaro Toyoshima; Katherine Meerman
Subject:	RE: Further analysis
Date:	Wednesday, 1 September 2021 4:48:41 PM
Attachments:	image001.jpg
	image002.jpg

Thanks Daniel, sounds good.

Angelique Jackson (she/her)

City Housing Manager | City Housing *noho whare, noho whānau* | Wellington City Council M \$ 9(2)(a)

E <u>angelique.jackson@wcc.govt.nz</u> | **W** <u>Wellington.govt.nz</u>

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From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
Sent: 01 September 2021 11:51

To: Angelique Jackson < Angelique. Jackson@wcc.go t.nz>

Cc: Naomi Stephen-Smi h <Naomi.Stephen Sm th@hud.govt.nz>; Jo Murray <Jo.Murray@hud.govt.nz>; Paul Davies <Paul Da ies@wcc.govt.nz>; Himaro Toyoshima <Himaro.Toyoshima@wcc.govt.nz>; Katherine Me rman <Katherine.Meerman@wcc.govt.nz>

Subject: R : Further analysis

Thanks ngelique. I appreciate you sharing this information.

s 9(2)(f)(iv)

From: Angelique J ckson <<u>Angelique.Jackson@wcc.govt.nz</u>> Sent: Wednesday, 1 September 2021 11:28 am

To: DaniLawr y <<u>Daniel.Lawrey@hud.govt.nz</u>>CcNaomi Stphen-Smith <<u>Naomi.Stephen-Smith@hud.govt.nz</u>>; Jo Murray <<u>Jo.Murray@hud.govt.nz</u>>;Paul Davie<<u>Paul.Davies@wcc.govt.nz</u>>; Himaro Toyoshima <<u>Himaro.Toyoshima@wcc.govt.nz</u>>;KatherineMeerman <<u>Katherine.Meerman@wcc.govt.nz</u>>

Subject: Further analysis

Kia ora Daniel





Angelique Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whānau | Wellington City Council M s 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From:	Daniel Lawrey
То:	Angelique Jackson; Katherine Meerman
Cc:	Sehai Orgad; Sonia Johnson; Naomi Stephen-Smith; Natalia Garstecka
Subject:	RE: Briefing notes ahead of Thursday meeting
Date:	Wednesday, 8 September 2021 11:22:54 AM
Attachments:	image001.png
	image002.jpg
	image003.jpg
	image004.png image005.png

Thanks Angelique.

s 9(2)(f)(iv)

From: Angelique Jackson < Angelique.Jackson@wcc.govt.nz>

Sent: Wednesday, 8 September 2021 11:18 am

To: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>; Katherine Meerman

<Katherine.Meerman@wcc.govt.nz>

Cc: Sehai Orgad <Sehai.Orgad@wcc.govt.nz>; Sonia Johnson <Sonia.Johnson@hud.govt.nz>; Naomi

s 9(2)(f)(iv

Stephen-Smith <Naomi.Stephen-Smith@hud.govt.nz>; Natalia Garstecka

<Natalia.Garstecka@hud.govt.nz>

Subject: RE: Briefing notes ahead of Thursday meeting

Kia ora Daniel

Please do ask if yo would like any further information.

Ngā mih nui

Angeliq e

Angelique Jackson (she/her)

City Housing Manager | City Housing *noho whare, noho whānau* | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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	2
From: Daniel Lawrey < <u>Daniel.Lawrey@hud.govt.nz</u> >	
Sent: 08 September 2021 09:30	
To: Katherine Meerman < <u>Katherine.Meerman@wcc.govt nz</u> >	
Cc: Angelique Jackson < <u>Angelique.Jackson@wcc.govt.nz</u> >; Sehai Orgad < <u>Sehai.</u> rgad@	wcc.govt.nz>;
Sonia Johnson < <u>Sonia.Johnson@hud.govt.nz</u> >; Naomi Step en-Smith < <u>Naomi.Stephen</u>	-
<u>Smith@hud.govt.nz</u> >; Natalia Garstecka < <u>Natalia.Garst_ka@hud.govt.nz</u>	
Subject: RE: Briefing notes ahead of Thursday meeting	

Hi Katherine,

Thanks for sending through the slides for tomorrow's meeting. It's helpful for us to see what is being presented.

s 9(2)(f)(iv)
Looking fo ward to the meeting going ahead tomorrow, and then our catch-up with Kāinga Ora on
Friday.
K nd regards,

Daniel

Sent: Tuesday, 7 September 2021 4:25 pm
To: Daniel Lawrey <<u>Daniel.Lawrey@hud.govt.nz</u>>
Cc: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; Sehai Orgad <<u>Sehai.Orgad@wcc.govt.nz</u>>
Subject: FW: Briefing notes ahead of Thursday meeting

Hi Daniel

Attached are the slides we will use with the Minister on Thursday. We've sent them to the Minister's office earlier today.

s 9(2)(f)(iv)
Katherine
From: Sehai Orgad < <u>Sehai.Orgad@wcc.govt.nz</u> >
Sent: 07 September 2021 11:55
To: <u>ben.cunliffe@parliament.govt.nz</u>
Cc: Katherine Meerman < <u>Katherine.Meerman@wcc.govt.nz</u> >
Subject: Briefing notes ahead of Thursday meeting
As discussed, please let me know if you have any questions
Sedhai
Sehai Orgad
Manager Government Relations and Special Projects Chief Executive's Office Wellington City Council M s 9(2)(a)
E <u>sehai.orgad@wcc.govt.nz</u> W <u>Wellington.govt.nz</u>
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From:	John McDonald
То:	Daniel Lawrey; Daniel Lawrey; Angelique Jackson; Elise Grange; Amanda Lewis; Tony Travers; colleen.mccorkindale@kaingaora.govt.nz; Katherine Meerman; Paul Davies
Cc:	Naomi Stephen-Smith; Jo Murray; Sonia Johnson
Subject:	s 9(2)(f)(iv)
Date:	Wednesday, 8 September 2021 5:46:05 PM
Attachments:	Development options for KO - draft circulated 892021.pdf

Kia Ora all,

s 9(2)(f)(iv)

Looking forward to a good discussion.

Many thanks

John

-----Original Appointment-----

From: Daniel Lawrey <Daniel.Lawrey@hud.gov nz>

Sent: Wednesday, 1 September 2021 12 40 pm

To: Daniel Lawrey; John McDonald; Angelique Jackson; Elise Grange; Amanda Lewis; Tony Travers; colleen.mccorkindale@kaingaora.govt.nz; Katherin Meerman; Paul Davies **Cc:** Naomi Stephen-Smith; Jo Mur ay; Sonia Johnson

Subject: s 9(2)(f)(iv)

When: Friday, 10 Septemb r 2021 11:00 am 12:00 pm (UTC+12:00) Auckland, Wellington. Where: Microsoft Teams Meeting

Putting time in the d aries to catch u on developments since our initial meeting. s 9(2)(f)(iv)

Please feel free to get i tou h if there are other items we should discuss in the meeting. We may not need the full hour

Daniel

Microsoft Teams meeting

s 9(2)(k)

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Released under the A982

From:	Katherine Meerman
To:	Daniel Lawrey; Angelique Jackson
Subject:	RE: Actions from today"s meeting
Date:	Friday, 10 September 2021 10:57:01 AM
Attachments:	image001.png
	image006.png
	image007.png
	image008.png
	image009.png
	image010.png
	image011.jpg
	image012.jpg

Thanks Daniel. I've already passed these on to others here in the management side of things. We will also get something sent to the Mayor's office and Councillor Fitzsimons too.

From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>

Sent: 10 September 2021 10:42

To: Katherine Meerman <Katherine.Meerman@wcc.govt.nz>; Angelique Jackson

<Angelique.Jackson@wcc.govt.nz>

Subject: RE: Actions from today's meeting

Thanks Katherine.

Angelique – If you're happy with the set of actions in the below email as well, then I will send them through to the Minister's office.

Do you know who within the Council leadership you would inform of the agreed actions coming out of yesterday's meeting?

From: Katherine Meerman <Katherine.Meerman@wcc govt.nz>
Sent: Friday, 10 September 2021 :10 am
To: Daniel Lawrey <Daniel Lawrey@hud.gov nz>; Angelique Jackson
<Angelique.Jackson@wcc govt.nz>
Subject: RE: Actions f om today's meeting

Hi Daniel

Yes, it w s a good opportunity ye terday to get the Mayor and Minister together and was a good constructive conversation. Thanks to you and the team too for the work you did to get it set up and support us in how w presented.

Your approach below ounds like a good one to me and covers the key actions that I took away too.

I have a pretty free diary next week as I'll be working on our CHP paper so, feel free to suggest s me times to meet that work for you and we can go from there.

Katherine

To: Angelique Jackson <<u>Angelique.Jackson@wcc.govt.nz</u>>; Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>> Subject: Actions from today's meeting

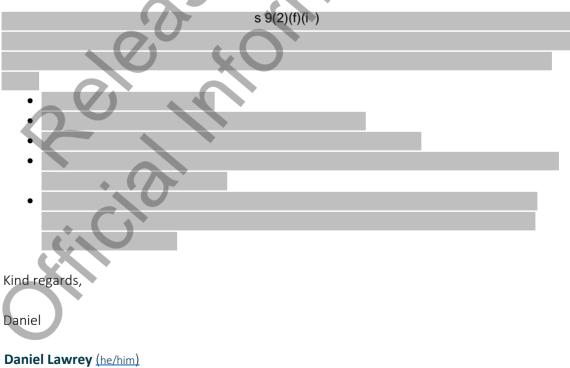
Hi Angelique and Katherine,

Thanks for all the preparation for today's meeting and to whoever wrote the talking points on how good it is working together. I think it was a useful meeting to understand the context in which the Mayor and Minister respectively are considering these issues. I think the meeting also gave us good direction on the way forward.

Following the meeting, Brad suggested that it might be useful for us to ag ee a et of actions coming out of the meeting. And then once we agree with them, we coold feed them up through the Minister's office and Council. Does that sound useful from your p rspective? **s** 9(2)(f)(iv)



Please feel free to let me know if you have any suggested changes to the list.



Principal Policy Advisor | Market and Supply Responses Place-based Policy and Programmes daniel.lawrey@hud.govt.nz | Phone: +64 4 830 6932

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From: To:	<u>Angelique Jackson</u> Daniel Lawrey; Elise Grange; John McDonald; Amanda Lewis; Tony Travers; Colleen McCorkindale; Katherine	
Cc: Subject:	Meerman; <u>Paul Davies</u> <u>Naomi Stephen-Smith; Jo Murray; Sonia Johnson</u> s 9(2)(f)(iv)	
Date: Attachments:	s 9(2)(f)(iv) Friday, 10 September 2021 1:06:06 PM image001.jpg	
	image002.jpg 210826 City Housing Tenancy Review Summary.pdf 2021 CH Demographics.pptx	

Kia ora koutou

Thanks for a productive meeting. As discussed, attached is further information regarding our tenant community and also the results of the tenancy review just completed.

Ngā mihi Angelique

Angelique Jackson (she/her)

City Housing Manager | City Housing noho whare, noho whānau | Wellington City Council M \$ 9(2)(a)

E angelique.jackson@wcc.govt.nz | W Wellington.govt.nz

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From: Daniel Lawrey <Daniel.Lawrey@hud.govt.nz>
S nt: 10 September 2021 12:46

To: Elise Grange <Elise.Grange@kaingaora.govt.nz>; John McDonald <John.McDonald@wcc.govt.nz>; Angelique Jackson <Angelique.Jackson@wcc.govt.nz>; Amanda Lewis <Amanda.Lewis@hud.govt.nz>; Tony Travers <Tony.Travers@kaingaora.govt.nz>; Colleen McCorkindale

<Colleen.McCorkindale@kaingaora.govt.nz>; Katherine Meerman <Katherine.Meerman@wcc.govt.nz>;

Paul Davies <Paul.Davies@wcc.govt.nz>

Cc: Naomi Stephen-Smith <Naomi.Stephen-Smith@hud.govt.nz>; Jo Murray <Jo.Murray@hud.govt.nz>; Sonia Johnson <Sonia.Johnson@hud.govt.nz>

Subject: s 9(2)(f)(iv)

Hi everyone,

Thanks for today's meetir	ng. s 9(2)(f)(iv)
•	
•	
•	
•	
Daniel	
From: Elise Grange <elise< td=""><td>.Grange@kaingaora.govt.nz></td></elise<>	.Grange@kaingaora.govt.nz>
Sent: Friday, 10 Septemb	
	.Lawrey@hud.govt.nz>; John McDonald < <u>John.McDonald@wcc.govt.nz</u> >;
	lique.Jackson@wcc.govt.nz>; Amanda Lewis < <u>Amanda.Lewis@hud.govt.nz</u> >;
Tony Travers < <u>Tony.Trave</u>	e <u>rs@kaingaora.govt.nz</u> >; Colleen McCorkindale
< <u>Colleen.McCorkindale@</u>	kaingaora.govt.nz> Katherine Meerman < <u>Kather ne Meerman@wcc.govt.nz</u> >;
Paul Davies < <u>Paul.Davies</u>	
	n < <u>Naomi.Stephen-Smith@hud.govt.nz</u> >;o Murray < <u>Jo.Murray@hud.govt.nz</u> >;
Sonia Johnson < <u>Sonia.Joh</u>	
Subject:	s 9(2)(f)(iv)
Original Appointment	
	nie Lawrey@h_d.go.t.nz>
Sent: Wednesday, 1 Sept	
	AcDonald; Angelique J. ckson; Elise Grange; Amanda Lewis; Tony Travers; atherin Mee man; Paul Davies
	i; Jo.Murray; Son a Johnson
	9(2)(f)(iv)
	ber 2 21 11:00 AM-12:00 PM (UTC+12:00) Auckland, Wellington.
Where: Microsoft Team	
	s 9(2)(f)(iv)
+ ()	
CAV.	
•	
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Ple se feel free to get in touch if there are other items we should discuss in the meeting. We may not need the full hour.

Microsoft Teams meeting

s 9(2)(k)

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Please

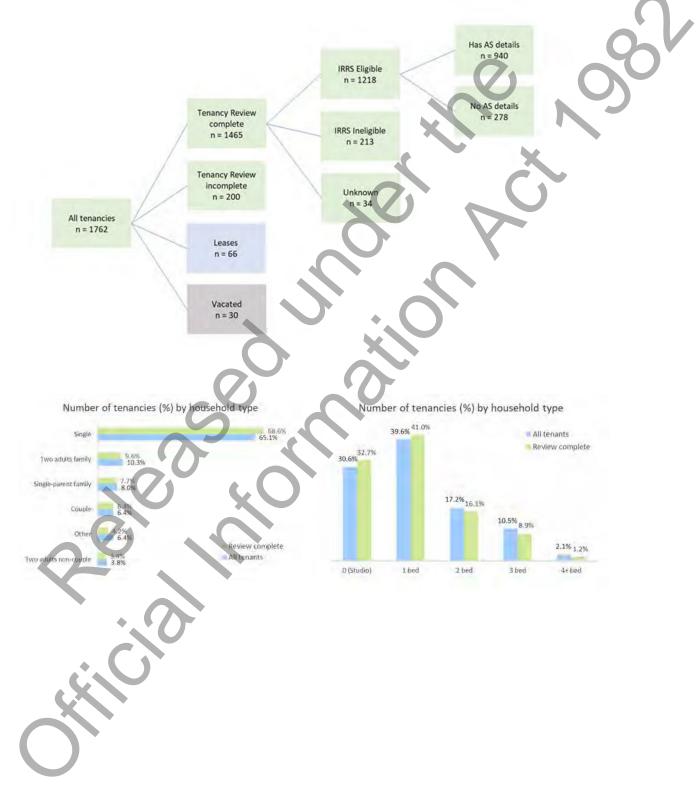
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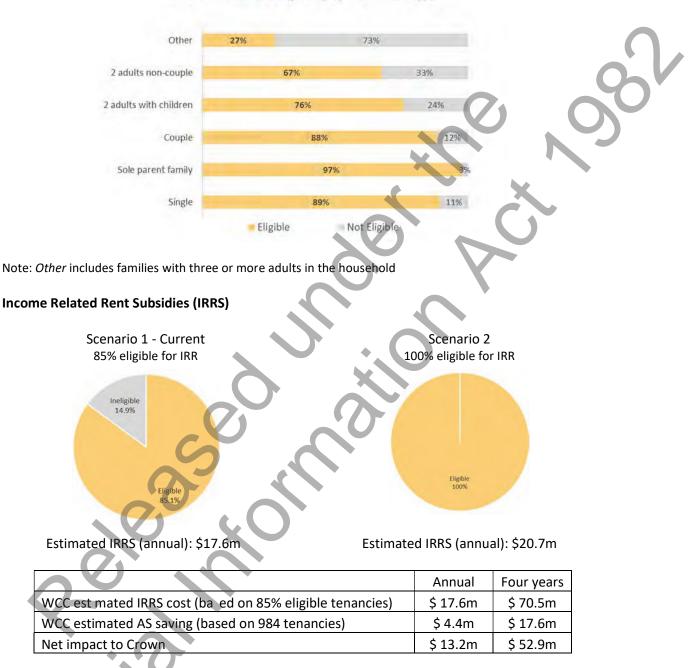
Tenancy review summary – 26 August 2021 (Review period: March – July 2021)



Number of tenancies included in the tenancy review:

Income Related Rent (IRR)

85% of Standard City Housing tenants are eligible for Income Related Rent (IRR) based on their household income. Below shows the proportion of eligible tenancies by household type.



WCC tenants - IRR eligibility by household type

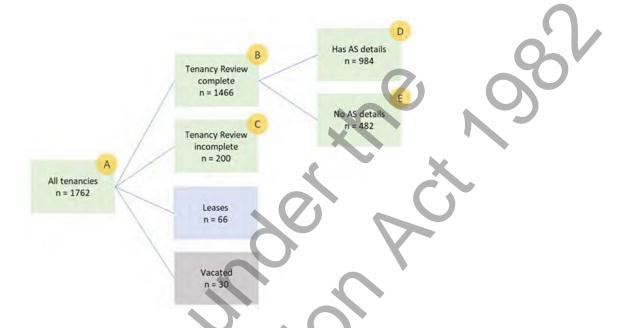
Above excludes:

- 112 properties leased to Kāinga Ora
- 58 properties leased to Community Housing Providers

¹ Formula used is a simplified version of the calculation outlined in the link, namely – calculation is based on household income only & Family Tax Credit portion is applied to all households with children, regardless of income. For more info: https://www.workandincome.govt.nz/map/social-housing/income-related-rent/calculation-of-income-related-rent.html

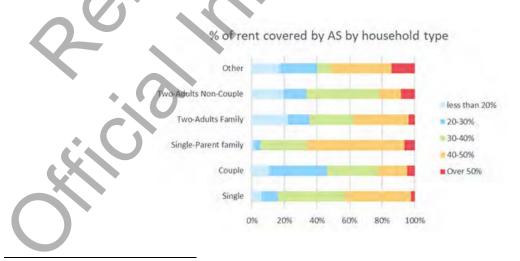
Accommodation Supplement (AS)

Our eligibility criteria specifically exclude accommodation supplement from calculation so details on AS was not actively followed up with tenants. This is a caveat of the income data collected for tenancy review 2021.



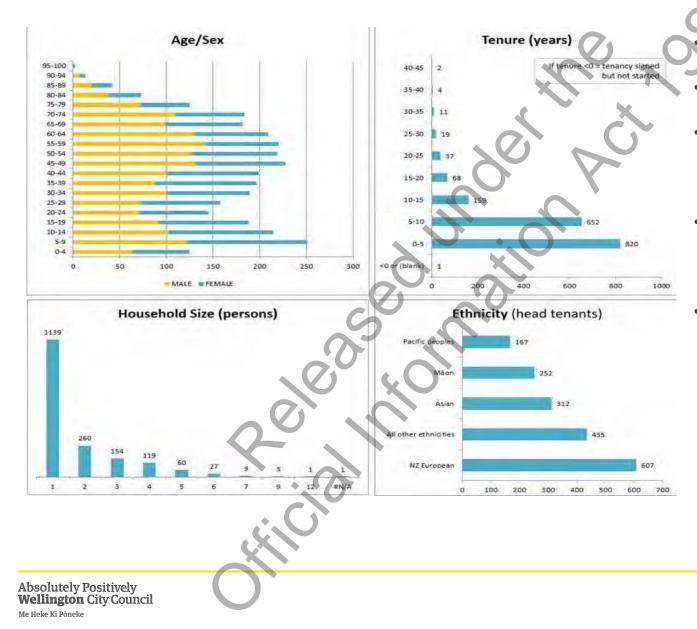
Accommodation Supplement received by Group D shows that:

- Annual AS received on average is \$4 500 per househ Id per year
- Single households on average r ceive \$74 per week
- AS contribution to City Housing tenants' rents is substantial. Please see below % of subsidised rent (not marke rent) covered by AS
- Over 20% of single tenants are already receiving maximum AS any further rent increase will reduce their living prenses
- Note: AS recipients in Area 2 (Wellington) are onsiderably worse off than Area 1 (Auckland) as AS rates vary according to ocations. For example, nnua income cut-off point for single-person is \$63k in Auckland and \$51k in Wellington while ma mum weekly AS are \$165 and \$105 for Auckland and Wellington respectively².



² https://www.workandincome.govt.nz/map/deskfile/extra-help-information/accommodation-supplement-tables/income-cut-out-points-for-non-beneficiaries-curren.html

Our Tenants



- Over 3000 tenants across 1931 properties
- Largest age group 5–9 year olds (250)
- 300 tenants have been with us longer than 10 years, 73 of these over 20 years
- Turnover at historic lows,
 6 7% p.a. compared to
 25% at time of signing
 the Deed in 2007
- Waitlist of 535 and growing but also turning people away due to rental affordability, who in turn join the public housing waitlist

From:	Daniel Lawrey
То:	Katherine Meerman
Cc:	Natalia Garstecka
Subject:	City Housing financial information
Date:	Monday, 13 September 2021 12:30:00 PM
Attachments:	City Housing sustainability - slides for Minister"s office - 9 September 2021.pdf
	image001.png
	image002.png
	image003.jpg

Hi Katherine,

Thanks for organising the KPMG meeting. We are keen to stay across the thinking on the CHP option, and continue to discuss how we coordinate analysis and decision-mak ng ac oss the different scenarios for City Housing.

s 9(2)(f)(iv)
Thanks,
Daniel
From: Katherine Meerman <katherine.meerman@wcc.govt.nz></katherine.meerman@wcc.govt.nz>
Sent: Tuesday, 7 September 2021 4:25 pm
To: Daniel Lawrey <dan el="" lawrey@hud.govt.="" z=""></dan>
Cc: Angelique Jackson < Angelique. Jackson@wcc.govt.nz>; Sehai Orgad
<sehai.orgad@wcc. nz="" ovt=""></sehai.orgad@wcc.>
Subject: FW: Briefing notes ahead of Th rsday meeting
Hi Daniel
Attached are the slides we will use with the Minister on Thursday. We've sent them to the

Minister's office earli r today.

s 9(2)(f)(iv)

Katherine

From: Sehai Orgad <<u>Sehai.Orgad@wcc.govt.nz</u>>
Sent: 07 September 2021 11:55
To: ben.cunliffe@parliament.govt.nz
Cc: Katherine Meerman <<u>Katherine.Meerman@wcc.govt.nz</u>>

Subject: Briefing notes ahead of Thursday meeting

As discussed, please let me know if you have any questions

Sedhai

Sehai Orgad

Manager Government Relations and Special Projects | Chief Executive's Office | Wellington City Council M \$ 9(2)(a)

E <u>sehai.0rgad@wcc.govt.nz</u> | W <u>Wellington.govt.nz</u> | ... |

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s 9(2)(ba)(i), s 9(2)(f)(iv)

