

DUNEDIN CITY COUNCIL COMMUNITY HOUSING POLICY 2021



Approved by:	Council		
Sponsor:	General Manager Corporate and Quality		
Department responsible:	Property Services		
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BACKGROUND

The Dunedin City Council (DCC) is committed to providing community housing in Dunedin and is the second largest social housing provider in the city.

The DCC's community housing portfolio consists of bedsit and one-bedroom units and includes a small number of two-bedroom and physically accessible units. The DCC has historically provided housing for older people, including single people and couples.

PURPOSE

The purpose of the Community Housing Policy 2021 (the Policy) is to ensure DCC housing units are allocated to people most in need. People aged 55 years and over with limited financial means and who have an urgent or physically accessible housing need will be prioritised.

SCOPE

The Policy explains who is eligible for a DCC housing unit, how applicants will be prioritised on the waitlist and how different types of housing units will be allocated.

OUT OF SCOPE

The Policy does not include information about housing rents as these charges are set by Council via the Annual Plan and Long-Term Plan process and can be found in the Fees and Charges schedule. The Policy also does not include information about the funding sources for community housing as this information is determined by Council's Revenue and Finance Policy.

DEFINITIONS

Asset Limit - the maximum value of assets (both cash and non-cash assets) that an eligible applicant(s) may have.

Eligibility - a person that satisfies the Eligibility Criteria will be considered suitable for a DCC community housing unit.

Income Limit - the maximum amount of income an eligible applicant(s) can be in receipt of on an annual basis.

Physically accessible unit - a housing unit that is accessible to people with physical disabilities. For example, a unit with ramped access or flat access is physically accessible for people who use mobility aids or have impaired vision.

Urgent housing need - when an applicant(s) is homeless or at risk of losing their current accommodation as well as when an applicant's safety is at risk in their current accommodation.

Waitlist - The list of eligible applicants waiting for a DCC community housing unit.

ELIGIBILITY

1. Eligibility Criteria

1.1. A housing applicant needs to meet the following eligibility criteria before their application is accepted.

1.2 Age and residency

To be considered eligible an applicant must be:

- Aged 18+ years and over **AND**
- A New Zealand citizen **OR** have a permanent resident visa and have lived in NZ continuously for at least 2 years **AND**
- Able to live independently and care for themselves **OR** only require minimum supervision and support from community support workers.

1.3 Income Limit

1.3.1 The income limit is equal to the Work and Income New Zealand income limit for Non-beneficiary Accommodation Supplement.

1.4 Asset Limit

1.4.1 The household asset limit is equal to two times the Work and Income New Zealand income limit for Non-beneficiary Accommodation Supplement.

1.4.2 The Non-beneficiary income limit information is set annually and can be found on the Work and Income NZ website:

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

PRIORITISATION

2. DCC Community Housing Waitlist Prioritisation

- 2.1 All eligible applications are given a priority rating according to their age and urgent and/or physically accessible housing needs. Applicants are then placed on the waitlist in order of their priority rating, and date of application.
- 2.2 When a housing unit becomes available the waitlist is examined and the housing unit will be offered to the next eligible applicant on the waitlist, within the highest priority group.

Priority Group One	Applicants who are aged over 55 years and have an urgent housing need AND a need for physically accessible housing.
Priority Group Two	Applicants who are aged over 55 years and have an urgent housing need OR a need for physically accessible housing.
Priority Group Three	Applicants who are aged over 55 years and have a housing need.
Priority Group Four	Applicants who are aged under 55 years and have an urgent housing need AND a need for physically accessible housing.
Priority Group Five	Applicants who are aged under 55 years and have an urgent housing need OR a need for physically accessible housing.
Priority Group Six	Applicants who are aged under 55 years and have a housing need.

- 2.2 The DCC community housing waitlist will be reviewed annually. These reviews will consider whether a DCC housing applicant's needs, or circumstances have changed and may involve reassessing an applicant's eligibility and/or priority rating.

ALLOCATION

3.1 Allocation of physically accessible housing

- 3.2 All physically accessible housing units are offered to the applicant with the highest priority rating who has demonstrated a need for an accessible unit.
- 3.3 An applicant's need for a physically accessible unit are to be confirmed in writing by a registered clinical professional, for example an Occupational Therapist, Physiotherapist or a General Practitioner.
- 3.4 When no applicants on the waitlist have demonstrated a need for a physically accessible unit, the accessible unit will be offered to the next highest priority applicant who is likely to need the relevant modifications in the future. For example, an elderly person that has requested to live in a home with a wet area shower to future proof their living situation.

4. Housing unit offers

- 4.1 Where an applicant turns down three offers of housing which otherwise meets their needs, the applicant will be placed at the bottom of the list within their current priority group as of the date of their refusal to accept the third suitable offer of housing.

5. Review

5.1 This Policy will be reviewed every three years.

Relevant Legislation:	Local Government Act 2002 Part 2 s10 and s14 Residential Tenancies Act 1986
Associated Documents:	

APPENDIX 1. DCC COMMUNITY HOUSING, ELIGIBILITY ASSESSMENT AND PRIORITISATION PROCESS

