

Workshop 1E, Housing and Social Enterprise by Lisa Woolley and Dominic Foote

Notes from Lisa Woolley talk

- Market rate? Affordable related to client e.g. elderly, subsidies decreased rates
- 3 years funding from ASB key
- Criteria for housing – elderly 55 years and no employment
- Strong, trusted name of Vision West gives customer confidence
- No market to general maintenance franchises to take their income
- Risk management strategy-policies, procedures from past services already in use, close supervision e.g. revival arrears – Vision West “Walk Alongside” 7 years no debt one to one Housing Counselor Support
- After 8 years housing aim to have families stay in the home “For Life”.
- Maintenance staff repairs mainly the buildings.

Look at home ownership not financial sustainability

- Need 50 owned homes as financial basis

Community Housing Sector Growth- support from Government.

What is motivation – people using food bank at this time

- No houses from Housing New Zealand
- Emergency Housing request from Housing New Zealand
- Response to need
- Community Housing is different from Housing New Zealand “Like putting an alcoholic above a pub” in Housing New Zealand
- Supports and mixed community is the difference.

Questions:

Could Vision West be sustainable without housing? Yes diverse income streams which underwrite housing.

Is grant reliance a sustainable model? More housing stock will decrease reliance. Need more relationship with local/central government. Giving land to community "Transfer of ownership".

Notes from Dominic Foote talk

Reliance on financial assistance from Crown

- Building houses within collaborative relationship but having one partner withdraw
- Diversity in output relationships

Does work if house prices decrease

- Yes, step in and pay out debt of homeowners

Credit rating and poor credit through debit reduction

- What point does credit rating increase?
- This does not preclude lending from foundation
- Work with Kiwibank; meet fortnightly, strong relationships to support potential homeowner
- Foundation as "under-writer" mitigates credit risks
- Maori Trust relationship
Have to fill gap between Crown funding and real cost.
- Community Groups who own land
Yes as organization have human resource limitations
- See need for a number of housing foundations
- Choose land based on property purchase e.g. buying off a Trust, buy according to market power prices.

Council asset is not necessarily money

- It is land with rating income that is possible
- Strong role as central government lobbyist

Information sent through to financially naïve goes through Housing New Zealand programs first before going through foundation.

We are here to stay.

Opportunity for shake up of Community Housing sector.

Talking about this scheme.