

Nelson City Council

Housing Reserve – Phase One Grants Programme

Evaluation Criteria

The following is the evaluation criteria for applications for Housing Reserve – Phase One grant funding.

These criteria are applicable to Phase One only. Council may decide to amend, change, or discard these criteria going forward.

Phase One – Objective

Phase One of the Housing Reserve will be invested to support and enable partners to deliver an enduring supply of affordable housing in Whakatū Nelson.

Therefore, to be eligible to apply to Phase One, proposals must deliver new enduring, affordable housing.

Enduring in this context means housing (including the recycling of funding for housing) that is retained for affordable housing over its natural lifetime (50 years).

Affordable means housing for low-moderate income households that is provided at the cost of no more than 30% of the household's income.

Criteria and process for applications for Phase One grant funding:

The Phase One of the Housing Reserve is only open to; proposals from Community Housing Providers registered with the Community Housing Regulatory Authority and/or local iwi trusts, with a local presence that are well-positioned to deliver new affordable housing in Whakatū Nelson. Individuals and developers are not eligible for funding and applications will not be considered.

Applications will be evaluated against the extent to which the housing proposal meets the following criteria.

1. Ability to deliver

Ability to deliver	Rating	30%
Experience, capacity, capability, and track record in delivery of affordable housing.	0-10	
Project readiness and timeline	0-10	
Property Management, Maintenance and Tenancy Management experience	0-10	

Experience, capacity, capability, and track record in delivery of affordable housing: Council is interested in providers who can deliver what they say and by when. Therefore, this section involves the assessment of a provider’s track record on previous projects, and capacity to deliver on the proposal. This includes any internal governance structures and staffing involved.

Project readiness and timeline: Council is seeking to support partners who are well placed to assist with Whakatū Nelson’s immediate housing need. This section involves assessing how ready the development is, its expected timeline for completion and the likelihood of achieving the development within this. Preference will be given to applicants that are ready to commence construction within 12 months noting that to be eligible to Phase One all projects must commit to construction within 24 months of signing the grant agreement.

Property Management, Maintenance and Tenancy Management experience. The Reserve is available to applicants that can add to the supply of affordable rental or rent to buy housing. Therefore, this section involves an assessment of how the provider plans to manage the properties once constructed.

2. Fit for purpose

Fit for purpose	Rating	40%
Site and design	0-10	
Social/community	0-10	
Environmental	0-10	
Affordable to run	0-10	

Site and design: Council seeks to fund quality new builds that incorporate good urban design principles and practices and are healthy and comfortable to live in. This includes appropriately sized spaces, easy and functional living, access to sunlight as well as design that meets different people’s needs over time e.g., universal design. Appropriate site selection forms part of this section, as well as the ability to connect to infrastructure.

Social/community: Projects that create connected neighbourhoods and communities are important. This section assesses where the planned housing is located and its closeness to amenities, services, and public and active transport links. The provision of communal space, outdoor space, and other appropriate tenant amenities also form part of this section.

Environmental: Council is seeking to support projects that are environmentally responsible and resourceful i.e., are energy and/or water-efficient, use sustainable (environmentally friendly, low-carbon) building materials, comply with Homestar 6 and/or other certified ratings. Council understands that this may involve additional cost and will consider this cost alongside its sustainability objectives.

Affordable to run: Housing that is affordable to run, energy-efficient, low maintenance, and easily repairable is more cost-efficient over time. Council is interested in whether projects are designed with a lower life cost.

3. Financial Viability

Financial viability	Rating	30%
Organisational financial position	0-10	
Co-investment	0-10	
Project budget	0-10	

Organisational Financial position: Council is seeking to fund organisations that are financially well-positioned to deliver.

Co-investment: One of Council’s objectives is to maximise the impact of the Housing Reserve where possible. For Phase One the Council will require a level of co-investment. This section assesses the value of contributions from the organisation and/or confirmed funding from other sources or partners against the Housing Reserve grant monies sought.

Project budget: Council needs to be confident that the development’s financing and costs are well understood and accounted for, including contingencies.

What will not be funded

- Retrospective development.
- Development outside of the Nelson territorial authority area.
- Development undertaken by the Crown.
- Feasibility studies or seismic assessments.
- Repayment or servicing of debt, refinancing of loans or underwriting of projects.
- Developments that otherwise do not meet the criteria.

Process

The Strategic Housing Adviser, City Development will be the responsible point of contact for all enquiries, applications, and monitoring and evaluation functions.

Applications to Phase One of the Housing Reserve will be open for four weeks, from 7 October 2021 to 3 November 2021. In general, late applications will not be accepted; however, they may be considered in specific circumstances at the discretion of officers evaluating the applications.

Applicants will apply using the Phase One of the Housing Reserve application form. This will be available via the Strategic Housing Adviser, Customer Services or Council's website.

Officers will assess applications with assistance from Kāinga Ora- Applicants may be asked for more information during this process, or to clarify the application or parts of it, to help with the evaluation process.

Officers will report on all the applications received and recommendations, to Council for final decisions on 9 December 2021.

Successful applicants enter into a funding agreement with the Council.

Accountability, monitoring, and evaluation reporting

Recipients of Phase One of the Housing Reserve will need to complete accountability progress and final development reports. Reporting and updates will be every three months but may be requested more frequently. Reporting is also a chance to celebrate what has been achieved and photos and stories are welcomed, noting that Council may use any photos and extracts for promotional purposes including on its website.

Accountability reports are to be submitted to the Strategic Housing Adviser, City Development.

The Strategic Housing Adviser will report to the Urban Development Subcommittee on the progress and final evaluation of Phase One of the Housing Reserve.