

Proposed JHAP Phase 2 Actions and Implementation Timeframes			
Levers	Options	Progress with Partners	Proposed Phase 2 Action and Timeframes
Pro-Housing Policies	Inclusionary Zoning – Monetary and/or Property	Should be progressed collaboratively	ASSESS & SCOPE– Consider implementation in next LTP
	Density/ Height bonuses	CCC able to progress independently	ON HOLD – Awaiting completion of Govt RMA reforms and then assess potential
	Increasing priority to Mana Whenua and Community Housing Trust/Providers in offering surplus properties for purchase with market rate discount.	Best progressed collaboratively	PROGRESS – Develop consistent process across Partners and revised policy wording, return to GCPC for endorsement followed by Partner adoption in 25/26FY
	Planning concessions – discounts on charges and fees	Best progressed collaboratively	ASSESS & SCOPE - Consider implementation in 26/27FY Annual Plans
	Development Contributions Rebates (\$6-10k/dwelling)	Best progressed collaboratively	ON HOLD – Awaiting Govt direction and policy on Development Levies and then assess potential
	Council Rates Remissions to Community Housing Trust/Providers	Able to be progressed independently	ASSESS & SCOPE - Consider implementation in 26/27FY Annual Plans
Partners Leverage Land Holdings	Long-term ‘peppercorn’ leases by Territorial Authorities and Crown to Mana Whenua and Community Housing Trust/Providers.	Able to be progressed independently	PROGRESS – Explore a ‘Navigator’ function to support Mana Whenua in progressing housing development proposals, return to GCPC in 25/26FY for endorsement and any funding required.
	Discounted land sales to Mana Whenua and Community Housing Trust/Providers.	Able to be progressed independently	PROGRESS – Each Partner to identify its surplus sites, determine the preparations required and compare peppercorn lease and discounted sale options. Return to GCPC for endorsement followed by Partners seeking formal Council meeting decision in 25/26FY and then recurring process in future financial years.
Access to Finance & Funding	Low/ no interest loans to to Mana Whenua and Community Housing Trust/Providers for housing developments.	Able to be progressed independently	PROGRESS – Prepare an overview of the funding/ financing, loan structure and contractual model, with consideration of borrowing capacity within debt ceiling. Return to GCPC for endorsement followed by Partners seeking formal Council meeting decision in 25/26FY.
	Targeted rate (circa \$20/household p.a)	Should be progressed collaboratively	ASSESS & SCOPE – Consider implementation in next LTP
	Match funding contributions on a case-by-case basis.	Able to be progressed independently	ASSESS & SCOPE– Partners to consider affordable housing development proposals on a case-by-case basis.
Influencing	Engage with the Government on RMA Reforms – Enable Inclusionary Zoning; Allow density bonuses.	Should be progressed collaboratively	PROGRESS – Partners pursue key ‘asks’ consistently from Government through communications with MPs and MfE on RMA Reforms: 1) Affordable Housing value capture mechanism be enabled in RMA replacement legislation; 2) Govt makes it easy and cheap for GCP to activate this mechanism; 3) Parameter settings of the mechanism are determined jointly between Minister and GCP (e.g. % contribution, development triggers) 4) All money and land generated through this mechanism are to remain exclusively for providing new social or affordable housing owned by Mana Whenua and/or CHPs in GCP area.
	Foreign Institutional Investment – Support Overseas Investment Act amendments.	Should be progressed collaboratively	ASSESS & SCOPE – Consider whether there’s a role for a Partner organisation to attract external investment into LGFA bonds, CHFA and/or affordable housing projects – Consider implementation in 26/27FY Annual Plans.
	Multiplier effect - Seek match funding by Government on a revenue basis (Council Partners 10%; Govt 90%).	Should be progressed collaboratively	PROGRESS – Include this message in other advocacy, influencing and communications opportunities.
	Monitoring for opportunities	Should be progressed collaboratively	PROGRESS - Ongoing scanning by Partners for influencing opportunities.