

2.1 PENSIONER HOUSING POLICY

Date Reviewed	Next Review	Officer Responsible
1 October 2016	1 April 2019	Financial Controller

Policy Purpose:

To provide guidelines to ensure that Pensioner Housing rental income is sufficient to ensure self-funding of this activity.

Policy:

Council owns and manages housing units for older people in various areas of the district.

Council will provide affordable and sustainable accommodation for the elderly. The activity will be self-sustaining and an ongoing maintenance programme continued. This activity will not be funded through rates.

Eligibility Criteria - applicants must:

1. Be 60 years of age or over and reliant on a permanent benefit / or be 55 years or over and reliant on an invalid benefit.
2. Have assets valued at less than \$25,000 for a single applicant, or \$45,000 for a couple. This includes the value of any major asset sold within five years of applying.
3. Be a New Zealand Citizen or hold NZ Permanent Residency.
4. Be retired from fulltime work.
5. Be in need of long-term accommodation.
6. Capable of living independently.
7. Have an income of less than \$25,000 for a single applicant and \$45,000 for a couple.

Process of Annual Rent Review

Will consist of:

1. A three yearly independent rental review (due March 2014 and every 3 years thereafter)
2. Other years an annual CPI adjustment is made in April each year, so that tenants can receive the required 60 days' notice of rental increase. (Note that final review by group manager to consider whether the proposed rent for the various categories of units maintains the self-funding requirement for this activity)