

**ORDINARY MEETING**

**OF**

**STRATEGY AND POLICY COMMITTEE**

**AGENDA**

**Time:** 1:00 pm  
**Date:** Tuesday, 23 June 2020  
**Venue:** Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

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**MEMBERSHIP**

Mayor Foster  
Councillor Calvert (Deputy Chair)  
Councillor Condie  
Councillor Day (Chair)  
Councillor Fitzsimons  
Councillor Foon  
Councillor Free  
Councillor Matthews  
Councillor O'Neill  
Councillor Pannett  
Councillor Paul  
Councillor Rush  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**NON-VOTING MEMBERS**

**Have your say!**

*You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.*

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## **AREA OF FOCUS**

The role of the Strategy and Policy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas covered in the Long-Term Plan (Governance, Environment, Economic Development, Cultural Wellbeing, Social and Recreation, Urban Development and Transport) with particular focus on the priority areas of Council.

The Strategy and Policy Committee works closely with the Annual Plan/Long-Term Plan Committee to achieve its objective.

To read the full delegations of this Committee, please visit [wellington.govt.nz/meetings](https://wellington.govt.nz/meetings).

**Quorum:** 8 members

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## 1. Meeting Conduct

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### 1.1 Karakia

The Chairperson will open the meeting with a karakia.

<b>Whakataka te hau ki te uru,</b>	Cease oh winds of the west
<b>Whakataka te hau ki te tonga.</b>	and of the south
<b>Kia mākinakina ki uta,</b>	Let the bracing breezes flow,
<b>Kia mātaratara ki tai.</b>	over the land and the sea.
<b>E hī ake ana te atākura.</b>	Let the red-tipped dawn come
<b>He tio, he huka, he hauhū.</b>	with a sharpened edge, a touch of frost,
<b>Tihei Mauri Ora!</b>	a promise of a glorious day

At the appropriate time, the following karakia will be read to close the meeting.

<b>Unuhia, unuhia, unuhia ki te uru tapu nui</b>	Draw on, draw on
<b>Kia wātea, kia māmā, te ngākau, te tinana,</b>	Draw on the supreme sacredness
<b>te wairua</b>	To clear, to free the heart, the body
<b>I te ara takatū</b>	and the spirit of mankind
<b>Koia rā e Rongo, whakairia ake ki runga</b>	Oh Rongo, above (symbol of peace)
<b>Kia wātea, kia wātea</b>	Let this all be done in unity
<b>Āe rā, kua wātea!</b>	

### 1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### 1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

### 1.4 Confirmation of Minutes

The minutes of the meeting held on 18 June 2020 will be put to the Strategy and Policy Committee for confirmation.

### 1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

***Matters Requiring Urgent Attention as Determined by Resolution of the Strategy and Policy Committee.***

The Chairperson shall state to the meeting:

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Strategy and Policy Committee.

***Minor Matters relating to the General Business of the Strategy and Policy Committee.***

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Strategy and Policy Committee for further discussion.

## **1.6 Public Participation**

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under standing order 31.3, no request for public participation for this meeting will be accepted as this meeting has been scheduled for the purpose of oral hearings only.

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## **2. General Business**

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# **SOCIAL HOUSING POLICY CONSULTATION HEARINGS**

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### **Purpose**

1. This report asks the Strategy and Policy Committee to recognise the speakers who will be speaking to their submissions regarding the consultation on the proposed changes to the Social Housing Policy and City Housing Policy: Rent Setting.

### **Recommendation/s**

That the Strategy and Policy Committee:

1. Receive the information.
2. Hear the oral submitters and thank them for speaking to their submissions.

### **Background**

2. Wellington City Council began consulting again on the proposed changes to the Social Housing Policy and City Housing Policy: Rent Setting on Tuesday 2 June 2020 and the consultation is due to close to submissions at 5pm Tuesday 30 June 2020.
3. During the consultation, every submitter is being provided with the opportunity to speak to their submission at one of two Strategy and Policy Committee meetings, this being the first.
4. After consultation closes, any further submitters will be given the opportunity to present to the Strategy and Policy Committee before officers present their final recommendations and revised policies.

### **Discussion**

5. Attachment 1 is a list of the first tranche of confirmed submitters who have indicated that they wish to speak to the committee.

### **Options**

6. The committee only has one option, which is hearing the oral submitters.

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**Next Actions**

7. Following the hearings, the Strategy and Policy Committee will consider information received on the "Fairer Rents for Council Tenants" consultation and make recommendations to Council in relation to the revised policies.

**Attachments**Attachment 1. First tranche of oral submitters [↓](#)

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Author	Cyrus Frear, Senior Democracy Advisor
Authoriser	Angela Hewitt, Acting Manager City Housing Stephen McArthur, Director, Strategy and Governance



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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

This report provides for a key stage of the consultation process – the opportunity for the public to speak to their written submission.

### **Treaty of Waitangi considerations**

N/A

### **Financial implications**

There are no financial implications arising from this report. Submitters may speak to matters that have financial implications.

### **Policy and legislative implications**

There are no policy implications arising from this report. Submitters may speak to matters that have policy implications.

### **Risks / legal**

N/A

### **Climate Change impact and considerations**

N/A

### **Communications Plan**

N/A

### **Health and Safety Impact considered**

In light of the COVID-19 pandemic, the decision was made to postpone the original hearing dates from March 2020. Under the current alert level (level 1 at time of writing) Council and committee meetings will no longer be conducted via audiovisual link. Nevertheless, Democracy Services will facilitate the attendance via audiovisual link for elected members and members of public as an alternative mode of participation.

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 3
-----------------------------------------------------------	------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Demeysa Ahmed	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)  
N/A

2. Thinking about your response to question one, what are your reasons for your level of support?  
N/A

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?  
N/A

4. Do you have any comments about our draft Social Housing Policy?  
CH housing should consider other financial pressure/obligations for tenants with refugee background.

<b>City Housing Fairer Rents For Tenants Consultation</b>			<b>Submission#</b>
			10
<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Tania & Tawhai Konia	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p> <p>1 Definitely Agree</p>			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p> <p>Well I think a 30% discount is good and it's good to lower the rents because the rents are to [sic] high.</p>			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p> <p>Shouldn't be asking for bank account numbers when the rent goes out from Work &amp; Income</p>			
<p>4. Do you have any comments about our draft Social Housing Policy?</p>			

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 15
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Terence O'Brien	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Because it is the wisest and fairest if that is the way it will be done properly. Myself, I would welcome a reduction in rent as I am struggling at present because the pension (Super) is only paid once a fortnight (rent every week to be paid). The cost of living is increasing all the time.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Nothing but cost of living bills and expenses of food-prices rising.

4. Do you have any comments about our draft Social Housing Policy?

I am grateful for somewhere to live and respect your necessity for review of rental properties. However, I must apologise for my writing as I am left handed and have a frozen left shoulder and I am partly immobile. Id I at least can have my rent held as is, I will be able to survive.

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 16
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Bernard O'Shaughnessy	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Fairness, Kindness, Transparency

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Yes - a lot but have no internet access

4. Do you have any comments about our draft Social Housing Policy?

Yes - a [sic] intend to set out my thoughts, ideas & comments then submit them.

I do certainly wish to attend on Council.

I have over 16 years experience of the "very good, good, bad & the ugly of City Social Housing".

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 17
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Peter Taylor	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

5 Definitely Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

I am a long term tenant. I cannot see how it would improve my life.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

I am a type 2 diabetic. I have difficulty walking due to legs. It's vital for me to live on ground floor.

4. Do you have any comments about our draft Social Housing Policy?

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 20
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Mekonen Hailu	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

4 Somewhat Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

City Council the check our safety

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Very expansive [sic]

4. Do you have any comments about our draft Social Housing Policy?

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 21
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Stephen Cotterall	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Sounds fair

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

I think that unequal distribution of wealth leads to crime, and injustice affecting all areas of life such as health, education, ability to travel, and so on. As such I think that helping to poor is not only Godly, but wise for the benefit of all society.

4. Do you have any comments about our draft Social Housing Policy?



<b>City Housing Fairer Rents For Tenants Consultation</b>			Submission#
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<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Derek MacDonald	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p> <p>3 Neither Agree Nor Disagree &amp; 5 Definitely Disagree</p>			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p> <p>Medical reasons, I have a clinical team to help and support me. (Will discuss further details in a phone call with Council)</p>			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p> <p>(Will discuss further details in a phone call with Council)</p>			
<p>4. Do you have any comments about our draft Social Housing Policy?</p> <p>(Will discuss further details in a phone call with Council)</p>			

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 23
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Tawhai Konia	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

5 Definitely Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

The rent should stay as it is

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

I think the rent should stay as it is

4. Do you have any comments about our draft Social Housing Policy?

I think it's a good idea to have the rents as they are

<b>City Housing Fairer Rents For Tenants Consultation</b>			<b>Submission#</b>
			24
<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Tuahine Taunoa	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p> <p>1 Definitely Agree</p>			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p>			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p> <p>No</p>			
<p>4. Do you have any comments about our draft Social Housing Policy?</p>			

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 25
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Paul De-Lacy	As an individual	A Council tenant	Yes

**1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)**

1 Definitely Agree

**2. Thinking about your response to question one, what are your reasons for your level of support?**

It's getting harder to pay rents for some people who are on pensions and do not have other income and have to pay more for food and power costs.

**3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?**

It's good that the government increased the energy payments for winter, because that helps many people. But it's still a struggle to pay rents as they are too high.

**4. Do you have any comments about our draft Social Housing Policy?**

It's important that social housing is affordable. For many people, especially beneficiaries and pensioners and people with low incomes. Over the last several years, it has become unaffordable for many who are struggling to pay rent due to Council policies, which changed from early times.

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 26
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Evelyn Chu	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

It will help people all the way. They need living costs support so they got somewhere to live based on their income. Not everybody is rich. Automatically people should have the best requirement in housing.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Housing needs for families and other people with housing needs. It makes it fairer in the long run. Otherwise people on lower incomes mightn't have a place to live.

4. Do you have any comments about our draft Social Housing Policy?

I think it's needed and it's about time this is set to happen. If you keep increasing the rent each year it's not liable and fairness for people needing proper housing. It's very good anyway that there is a Wellington City Council home help anyway in New Zealand. Which is good reason to help people and families with somewhere to live. Not all countries have such support. I am very thankful for New Zealand for helping the country [sic] have somewhere to go and to live that didn't have a better living space for us. The govt did a very good job doing up the flats in Wellington. Thank you for the Govt.

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 27
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Ah Chai Lim	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

I definitely agree

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

No

4. Do you have any comments about our draft Social Housing Policy?

<b>City Housing Fairer Rents For Tenants Consultation</b>			<b>Submission#</b>
			28
<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Warren Olsen	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p> <p>1 Definitely Agree</p>			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p> <p>Casually employed 6 hours a week. Trying to give up something again. Cost of living is reasonably high. I'd love to get internet on as well.</p>			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p> <p>If persons work 20 hours or more a week they could pay more rent.</p>			
<p>4. Do you have any comments about our draft Social Housing Policy?</p>			

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 29
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Helen Zkhria	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

Because I don't make enough money

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

4. Do you have any comments about our draft Social Housing Policy?



<b>City Housing Fairer Rents For Tenants Consultation</b>			Submission# 30
<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Michael Hoskin	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p> <p>1 Definitely Agree</p>			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p> <p>I definitely agree that parents with children and grandparents who are looking after their grandchildren and people on the unemployment benefit I believe strongly that the people I just mentioned deserve help with their rent.</p>			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p> <p>I definitely disagree on helping people I mention below: single people who are on the sickness benefit, and on the invalid benefit and on the pension like myself. I believe strongly to continue as normal as you have done so in the past trust me on this.</p>			
<p>4. Do you have any comments about our draft Social Housing Policy?</p>			

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 31
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Geoff Brown	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.  
How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

1 Definitely Agree

2. Thinking about your response to question one, what are your reasons for your level of support?

\$350 Supported living benefit and as a Steward doing 12 hours/week more or less

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

Not really

4. Do you have any comments about our draft Social Housing Policy?

Not yet

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 32
-----------------------------------------------------------	-------------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Joanne Wihapi	As an individual	A Council tenant	Yes

1. We propose to set City Housing tenants' rent based on their income and circumstances.

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

4 Somewhat Disagree

2. Thinking about your response to question one, what are your reasons for your level of support?

I will get to the point now, all I have to say they would do it. I'm still waiting to do the flat lv [sic] been on call for 3 years. That's to [sic] long if you ask something has to be done I'm talking about a shower & in the lounge railing for curtains for safley [sic]. lv [sic] been getting their call nothing they have been told about They ask me and I said no because I was using their shower down the road now that's wrong please help me I know I'm not the only one that has this now it's not on all I want was help the reson [sic] I do not go to any meetings their [sic] is no need because I live on my own if you need you have my cellphone & email online so I know what is happening with me. Thanks I really need your help I'm bagging [sic] you.

3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?

4. Do you have any comments about our draft Social Housing Policy?

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 33
-----------------------------------------------------------	----------------

<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Vincent Tito	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p> <p>1 Definitely Agree</p>			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p> <p>Poverty</p>			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p> <p>Poverty</p>			
<p>4. Do you have any comments about our draft Social Housing Policy?</p> <p>Please if you can put rent down because of poverty tenants live with</p>			

<b>City Housing Fairer Rents For Tenants Consultation</b>			<b>Submission#</b>
			34
<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Aurora Guzman-Butler	As an individual	A Council tenant	Yes
<p>1. We propose to set City Housing tenants' rent based on their income and circumstances. How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)</p>			
1 Definitely Agree			
<p>2. Thinking about your response to question one, what are your reasons for your level of support?</p>			
Nil			
<p>3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?</p>			
Nil			
<p>4. Do you have any comments about our draft Social Housing Policy?</p>			
Nil			

<b>City Housing Fairer Rents For Tenants Consultation</b>	Submission# 35
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<b>Name</b>	<b>ON BEHALF OF:</b>	<b>ARE YOU</b>	<b>ORAL SUBMISSION:</b>
Celia Derby	As an individual	A Council tenant	Yes

**1. We propose to set City Housing tenants' rent based on their income and circumstances.**

How strongly do you support this proposal? On a scale of 1 to 5 (1= Definitely Agree, 5=Definitely Disagree)

5 Definitely Disagree

**2. Thinking about your response to question one, what are your reasons for your level of support?**

I live in a tiny bedsit with no service. I strongly recommend that tenants should pay no more than \$3.50 per week increase each year. I have my mother's inheritance but that is to last me for the rest of my life. I received a letter saying a one-off inheritance is not deemed as income, it will not stop my supported living payment that I still receive.

**3. Do you have any comments on our proposal to set City Housing tenants' rent based on their income and circumstances?**

All tenants should evenly share a fair rental scheme regardless of their income & circumstances. I am an excellent tenant & I don't want to lose my beautiful flat due to unfair increased rent. I have a garden which I maintain regularly. I don't want to live anywhere else. Thank you from Celia Derby (Signed)

**4. Do you have any comments about our draft Social Housing Policy?**

I keep my flat immaculate & clean & tidy. I have been over 20 years. I am 60 years old, I want to stay in my City Council Flat into the most foreseeable future.