

Social and Affordable Rental Housing Residential Unit Rebate Scheme Criteria

Strategic Rationale for Scheme - what we want to achieve:

Having a variety of housing choices, options, and access to affordable and fit for purpose social housing contributes to achieving the following community outcomes:

- A place to belong and grow
- A future planned together
- An environment to be proud of
- Infrastructure fit for the future
- A prosperous, resilient economy.

Consistent with the strategic goals of:

- Manawatu District Council Community Development Strategy
- Manawatu District Council District Plan.

Expected strategic outcomes of this rebate scheme are:

- Increase in social and/or affordable rental housing options
- Increased supply of a broad range of residential development
- Encouraging the development of smaller housing options in response to the forecast increase in smaller households and an ageing population.

Criteria for the Rebate:

Criteria	Description
Location(s)	Any location within the Manawatu District Council territorial authority boundaries.
Type of development	A social and/ or affordable rental residential development that is required to pay development contributions. For this scheme, this is defined as: <ul style="list-style-type: none"> • Not-for-profit housing programmes delivered by community housing providers to help low-income households and other disadvantaged groups to access appropriate housing. • Not-for-profit housing programmes can be of a supported nature such as emergency housing, or of a more general nature where the development is intended to provide low-income housing.
Type of developer	A community housing provider that is either registered as such a provider with the Community Housing Regulatory Authority, or is a registered charitable trust, <u>AND</u> has as one of its objects the provision of social and/or affordable rental housing.
Trigger to "apply" for rebate	Lodging a complete resource or building consent application with the Council. Applying for a rebate does not guarantee a rebate will be received. If the funding has been capped and has been exhausted there will be no rebate available.
Trigger to confirm rebate	First building inspection is passed (and funding is available). If the funding is exhausted before the first building consent is passed affected developers will be advised of the requirement to pay the development contributions as required by their assessment.
Extent of rebate amount	50% of the development contributions required subject to the limits set out below.
Rebate limit per development unit	Not applicable.
Financial limit for the scheme	\$150,000 in total. When the funding is exhausted no further rebates will be available unless specifically provided for by the Council.
Duration of scheme	From the date of adoption by Council until 30 June 2024 or until the financial limit of the Scheme is exhausted, whichever is the earlier.

Established under Manawātū District Council Development Contribution Rebate Policy 2021

Adopted by the Council on [date]