

Housing **O**ur **P**eople in our **E**nvironment

Hope Strategy Update – October 2007



Volume 2 - Guidelines

Part A - Eligibility Criteria

Part B - Guidelines for Development

Part C - Retention Mechanisms

Part D - Demand Allocation and Implementation report

Part E - Methodology

Part F - Definitions

Appendix 1 – Definitions

Many of the following definitions are also established in the District Plan.

Affordable Housing: Means a Residential Activity whose cost to rent or own generally does not exceed 30% of the income of low to moderate income households and which reflects the design criteria established in Appendix 11. It includes Community Housing.

Affordable Housing Impact and Mitigation Statement

(AHIMS): An assessment of the effects of development or subdivision in terms of Affordable Housing demand and the identification of means to avoid, remedy or mitigate these, as undertaken in accordance with Appendix 11.

Area Median Income (AMI): Means the median household income for the communities of the Queenstown-Lakes District as published by Statistics New Zealand following each census, and adjusted annually by Consumer Price Index (CPI).

Assets: All bank, investment, real property, or other assets owned, either directly or indirectly (e.g. in a trust) by any member of the Household.

Community Housing: Means Affordable Housing that is administered to maintain its long term affordability for existing and future generations. This involves units owned or managed by the Community Housing Trust or subject to an enforceable, recognised retention mechanism.

Full-Time Employment: Defined as 30 hrs per week or more.

Household: Means a single individual or a group of people, and their dependents who normally occupy the same primary residence.

Household Income: Means all income earned from any source, by all household members.

Low Income: Means Household Income below 80% of the Area Median Income

Moderate Income: Means Household Income between 80% and 140% of the Area Median Income

Primary Residence: defined as the place of daily residence for all household members. A Household may have only one Primary Residence.

Resident Household: Means a Household whose members reside and work permanently in the District.

Temporary Worker Household: Means a Household whose members are employed in the District for no more than 6 consecutive months at a time, such as seasonal or contract workers.