

# Nelson Tasman Housing Trust Business Plan 2007-10

## STRATEGIC GOALS

### **Goal 1**

*“to enlarge the Trust’s portfolio of community-based housing in Nelson Tasman”*

### **Goal 2**

*“to provide a model of tenancy management which is ethical, professional and suitable for the community housing sector”*

### **Goal 3**

*“ to help local support agencies to identify and meet the housing needs of low-income people through interim and emergency housing.”*

### **Goal 4**

*“ to promote and advocate for community-based housing in the Nelson Tasman Marlborough region and New Zealand”*

### **Goal 5**

*“to promote policies and programmes which encourage energy-saving, protect the environment and improve health and well-being”*

### **Goal 6**

*“ to develop organisational capacity as a community-based housing provider”*

### **Goal 7**

*“to provide a source of information and advice on housing-related issues”*

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<b>Goal</b>	<b>objective</b>	<b>timeline</b>
<p><b>Goal 1</b>  <i>“to enlarge the Trust’s portfolio of community-based housing in Nelson Tasman”</i></p>	<p>a) to provide a further 10-12 tenancies at 80% below market rents through funding sources including HIF, CCT, NCC and TDC</p> <p>b) to explore alternative tenure and home ownership options for affordable housing and advance a strategy for additional housing</p>	<p>2007-09</p> <p>2007-08</p>
<p><b>Goal 2</b>  <i>“to provide a model of tenancy management which is ethical, professional and suitable for the community housing sector”</i></p>	<p>a) to employ an experienced tenancy management agent</p> <p>b) to develop an ethical tenancy policy</p> <p>c) to review the tenancy management procedures manual</p> <p>d) to devise, measure and meet Key performance Indicators and management performance targets</p> <p>e) to demonstrate a high level of tenant satisfaction</p> <p>f) to review the tenants’ handbook</p>	<p>2007</p> <p>2007</p> <p>2007</p> <p>2007-2009</p> <p>2008</p> <p>2008</p>
<p><b>Goal 3</b>  <i>“ to help local support agencies to identify and meet the housing needs of low-income people through interim and emergency housing.”</i></p>	<p>a) to manage the Interim Housing caravan in liaison with other agencies</p> <p>b) to publish research on homelessness in Nelson</p> <p>c) to support additional proposals by other agencies to provide emergency, interim or transitional housing in Nelson Tasman</p>	<p>ongoing</p> <p>2007-08</p> <p>2007-09</p>

Goal	Objective	timeline
<p><b>Goal 4</b>  <i>“to promote and advocate for community-based housing in the Nelson Tasman Marlborough region and New Zealand”</i></p>	<p>a) to make submissions on housing-related policy issues at central and local government levels</p> <p>b) to contribute to the Regional Housing Coordinator Project</p> <p>c) to participate in and contribute to the work of CHAI</p> <p>d) to develop working relationships, networks and partnerships with housing and community organisations and raise the profile of community housing</p> <p>e) to participate in the Nelson Housing Forum</p> <p>g) to make media comments on relevant issues and events</p>	<p>Ongoing</p> <p>2007-08</p> <p>Ongoing</p> <p>Ongoing</p> <p>Quarterly</p> <p>ongoing</p>
<p><b>Goal 5</b>  <i>“to promote policies and programmes which encourage energy-saving, protect the environment and improve health and well-being”</i></p>	<p>a) to successfully complete the Healthy Homes programme and support its extension</p> <p>b) to gain funding for and undertake a programme promoting and raising awareness of energy conservation in the home</p> <p>c) to act as a model for energy efficient, affordable housing</p>	<p>2007-09</p> <p>2008</p> <p>ongoing</p>

Goal	Objective	timeline
<p><b>Goal 6</b>  <i>“to develop organisational capacity as a community-based housing provider”</i></p>	<p>a) to review and revise policies and procedures</p> <p>b) to establish a Trust website and register the Trust on relevant community websites</p> <p>c) to register with Charities Commission by due date</p> <p>d) to produce funding prospectus and Trust information leaflet</p> <p>e) to develop a marketing strategy to raise public awareness of the Trust</p> <p>f) to obtain continuous funding for a Trust manager</p> <p>g) to acquire office space and office resources appropriate to our needs</p>	<p>2007-08</p> <p>2007</p> <p>2007</p> <p>2007-08</p> <p>2007-08</p> <p>2008-09</p> <p>2008-09</p>
<p><b>Goal 7</b>  <i>“to provide a source of information and advice on housing-related issues”</i></p>	<p>a) to provide a web-based range of housing related information &amp; advice</p> <p>b) to work with the Salvation Army and other community agencies to establish a community resource for housing information and advice</p>	<p>2007-08</p> <p>2008-09</p>