



Community Housing
Nga Wharerau o Aotearoa

PO Box 11543
Wellington
New Zealand
Ph 04 385 8722
www.communityhousing.org.nz

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Steven Bailey
Inquiry Director
Productivity Commission

steven.bailey@productivity.govt.nz
info@productivity.govt.nz

Submission on “Using Land Use for Housing” enquiry

Dear Mr Bailey

Community Housing Aotearoa (CHA) welcomes the opportunity to provide comment on the Productivity Commission’s Using Land for Housing Issues Paper.

Key aspects facing community housing organisations when using land for housing include:

- Accessing land at a price that allows for the financial viability of community housing, across the full housing continuum (see attached). To this end CHA supports the retained affordable housing provisions of the Auckland Accord and the Proposed Auckland Unitary Plan. We support further measures to ensure that community housing is able to be included within communities across New Zealand, and how we utilise our land for housing is essential to achieving this. We also support measures that allow for non-traditional forms of housing and relaxing of standard density controls for community housing providers.
- A policy framework that aligns local government planning and non-regulatory tools with central housing policy initiatives. Land supply itself does not ensure that communities will be able to meet the needs of our most vulnerable members. Connections across government policy are essential, bo. To that end An example of a successful community housing and council partnership is that of Auckland Council together with CHA, whereby Council has agreed to provide a limited guarantee of up to \$6million for "housing bonds", to leverage \$30 million of socially responsible investment to kick-start more than 200 new homes for low-income families, for Retained Affordable Housing within Special Housing Areas. Further information is available at <http://www.communityhousing.org.nz/projects-partnerships/>

CHA works cooperatively with other industry associations, and in this instance have had discussion with the New Zealand Planning Institute and in general support their more detailed submission. In particular we share a common view that fast-tracked housing may

not necessarily be affordable, either, unless developed through a partnership among private sector and community housing organisations, coordinated with the local council.

CHA has limited resources, and therefore has not been able to develop a more detailed response to this enquiry. We ask that the productivity commission contact the Establishment Unit, a joint Treasury and MBIE initiative, and the Ministry for Social Development, for further discussion on the more substantial engagement that those organisations are conducting with our sector. We are operating in a time of significant housing reform and it is difficult to respond to the many request from government for input.

Community Housing Aotearoa is the peak body for New Zealand's community housing organisations with over 70 member organisations. It is an Incorporated Society, established in 2004 as the national umbrella group for New Zealand's community housing sector. CHA advocates on the sector's behalf to Government and others. It builds the reputation of the sector by showcasing its achievements and reinforcing its business and community models.

The New Zealand community housing sector includes a variety of organisational forms including Māori organisations, not-for-profit companies, charitable trusts and incorporated societies. Its members deliver a full continuum of housing, from the development and construction of new housing, the ownership and provision of affordable rental housing, to the facilitation of affordable home ownership options. The sector serves a diverse range of people with a diverse range of needs, including low and moderate income people, those who have particular health or social needs, people who have kinship relationships, and the elderly.

Please feel free to contact us with any queries regarding our submission.

Kind regards



Scott Figenshow
Director

Attachment: Housing Continuum

Housing Continuum

Social

Affordable

Market

