

# Local Government & its Role In Community Housing

LGNZ Housing 2030 Symposium  
25-02-2020

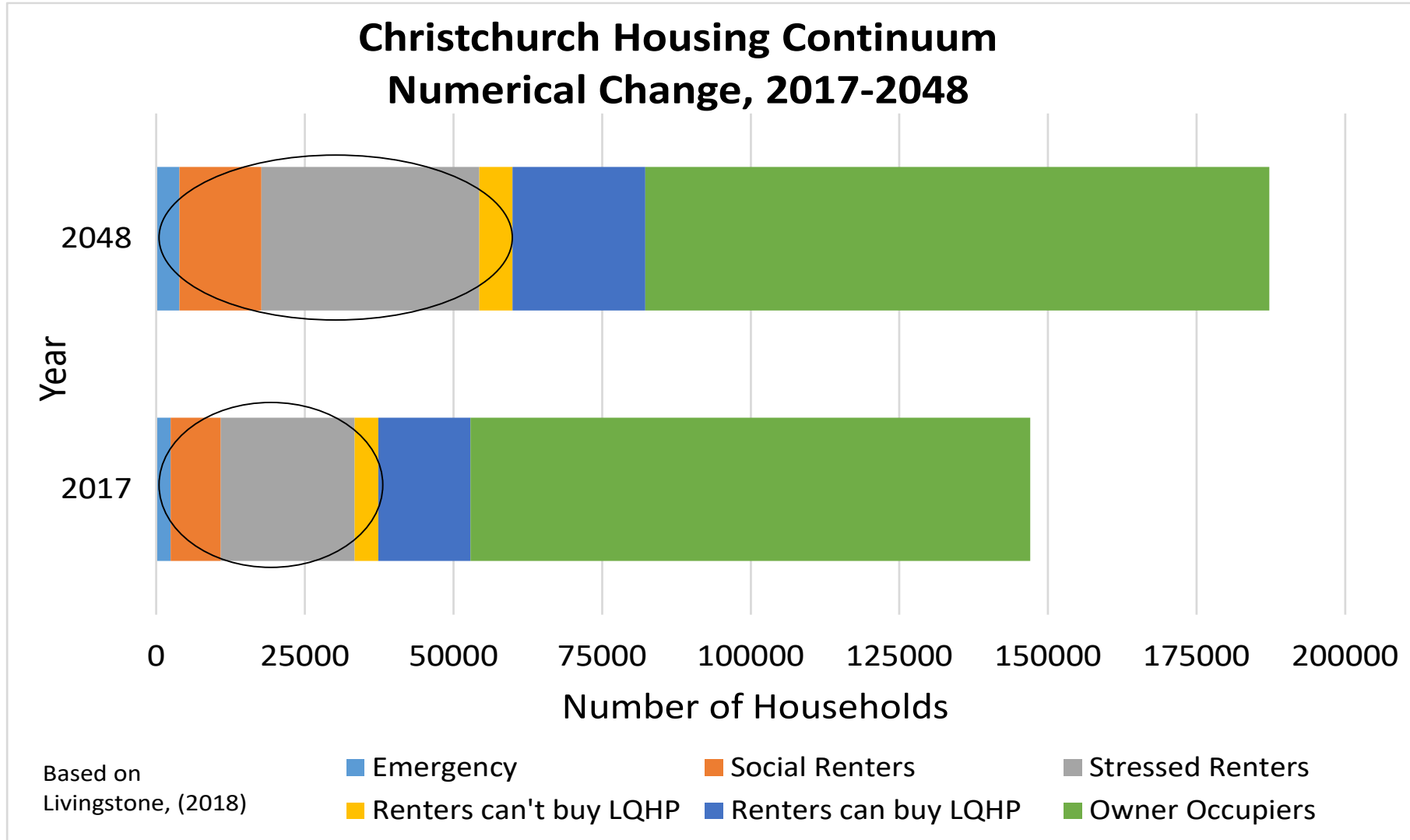
Paul Cottam  
Principal Advisor Social Policy  
Christchurch City Council



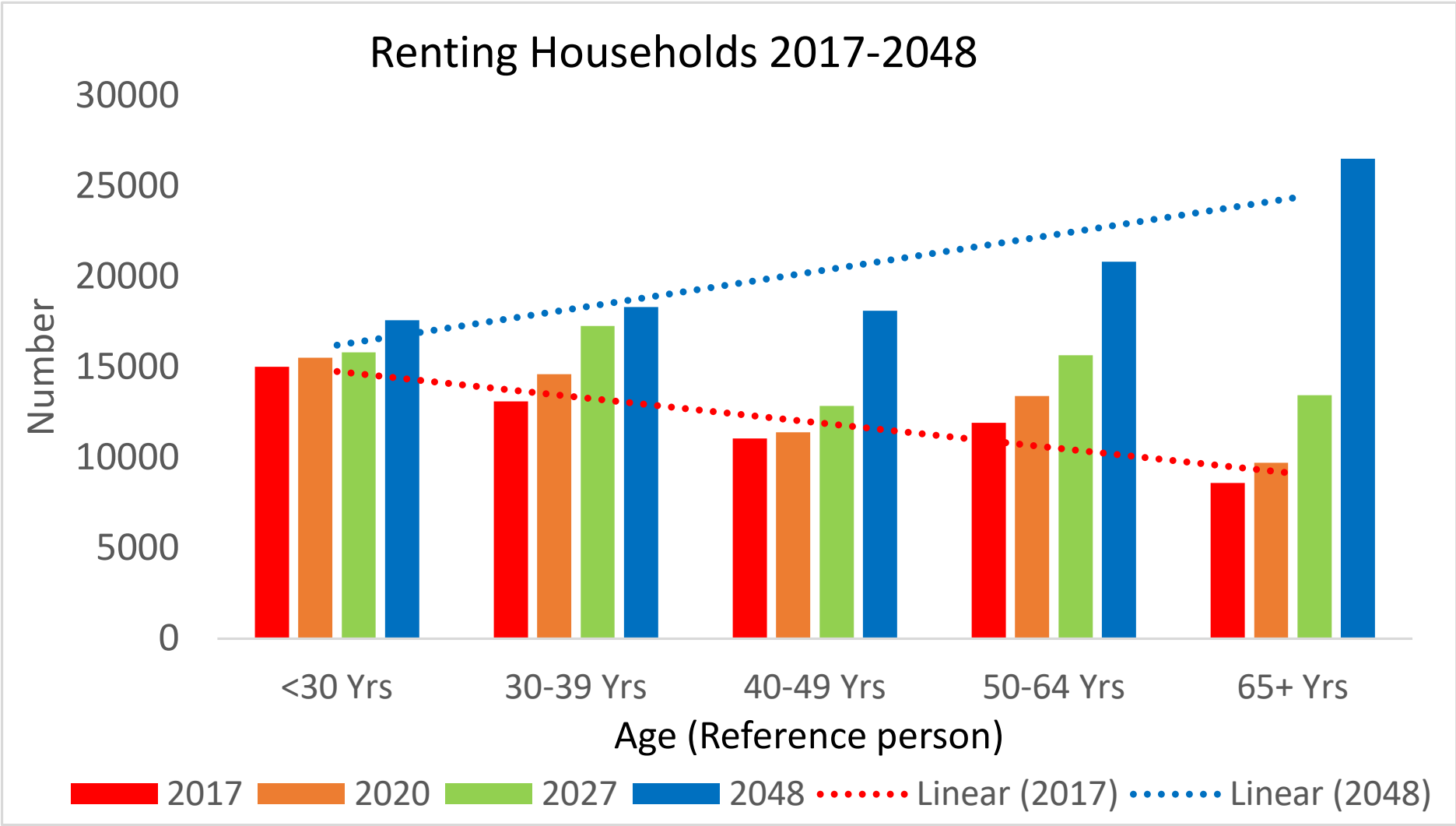
# Some Strategic Questions

- How can councils redevelop their housing resources to help deliver adequate social/community housing?
- How do we get mixed housing tenure communities?
- Is limiting IRRS/capital funding to councils a strength or weakness?
- Who has the long term, community wide interest in housing at the local level?

# Some Key Information



# Renting Household Growth 2017-2048



# Definitions: From Old to New

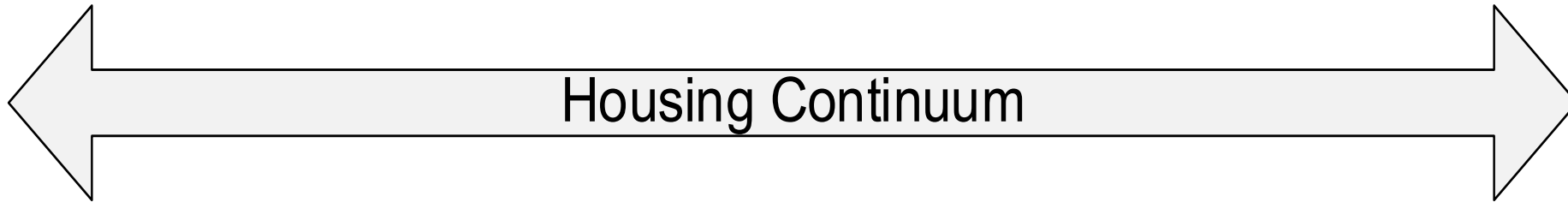
## Social Housing – *traditional view*

- Not-for-profit housing programmes that are supported and/or delivered by central or local govt, or CHPs, to help low income households and a range of other disadvantaged groups to access appropriate, secure and affordable housing.

## Community Housing – *a broader reconceptualisation*

- A form of public housing working alongside private housing in the open market, meeting housing need through a **range of social and affordable rental and home ownership options**. Community housing complements the public (or social) housing usually provided by HNZ and local authorities.

# Community Housing – ‘Assisted’ Bit



Social Housing		Affordable Housing			Market Housing	
Emergency (Refuge, Homeless)	Supported/ Assisted Rental	Assisted Rental	Assisted Ownership	Market Affordable	Private Rental	Private Ownership
Assisted				Market		
Housing Adequacy Framework: Secure, Affordable, Habitable, Accessible, Culturally Appropriate						

**Vision:** Community housing is a recognised and essential cornerstone of housing provision in Christchurch

## **Principles**

- Council has an advocacy and leadership role in ensuring the provision and enabling of community housing in Christchurch.
- Collaborative partnerships contribute to effective community housing outcomes.
- Community housing contributes to the wellbeing of people and their communities.
- **Community housing is recognised as critical social infrastructure in Christchurch.**
- **Community housing is woven into the City's fabric.**

# Issues

- Problematic IRRS eligibility
  - Limits scale, creates cost, role clarity
  - Forced choice v community choice
- Regulatory policy
  - Affordable housing requirements
  - Value capture v targeted rates
  - Affordable housing programmes
- Free lunch problem
  - Supply v demand side
  - Cross subsidy model
  - Taxpayer v ratepayer