

# Community Housing Aotearoa Ngā Wharerau o Aotearoa

Enabling Delivery of Affordable Housing  
Chris Glaudel, Deputy Director



## Who we are

- ▶ *Community Housing Aotearoa is the peak body for New Zealand's Community Housing Sector.*
- ▶ *80 provider members house approximately 25,000 people nationally across 13,000 homes.*
- ▶ *24 partner members include local councils and commercial partners.*



## What we do

- ▶ Influencing policy settings
- ▶ Fostering collaboration
- ▶ Building capacity
- ▶ Promoting best practice and excellence

[www.communityhousing.org.nz](http://www.communityhousing.org.nz)

**WORKING DOCUMENT**

# **OUR PLACE**

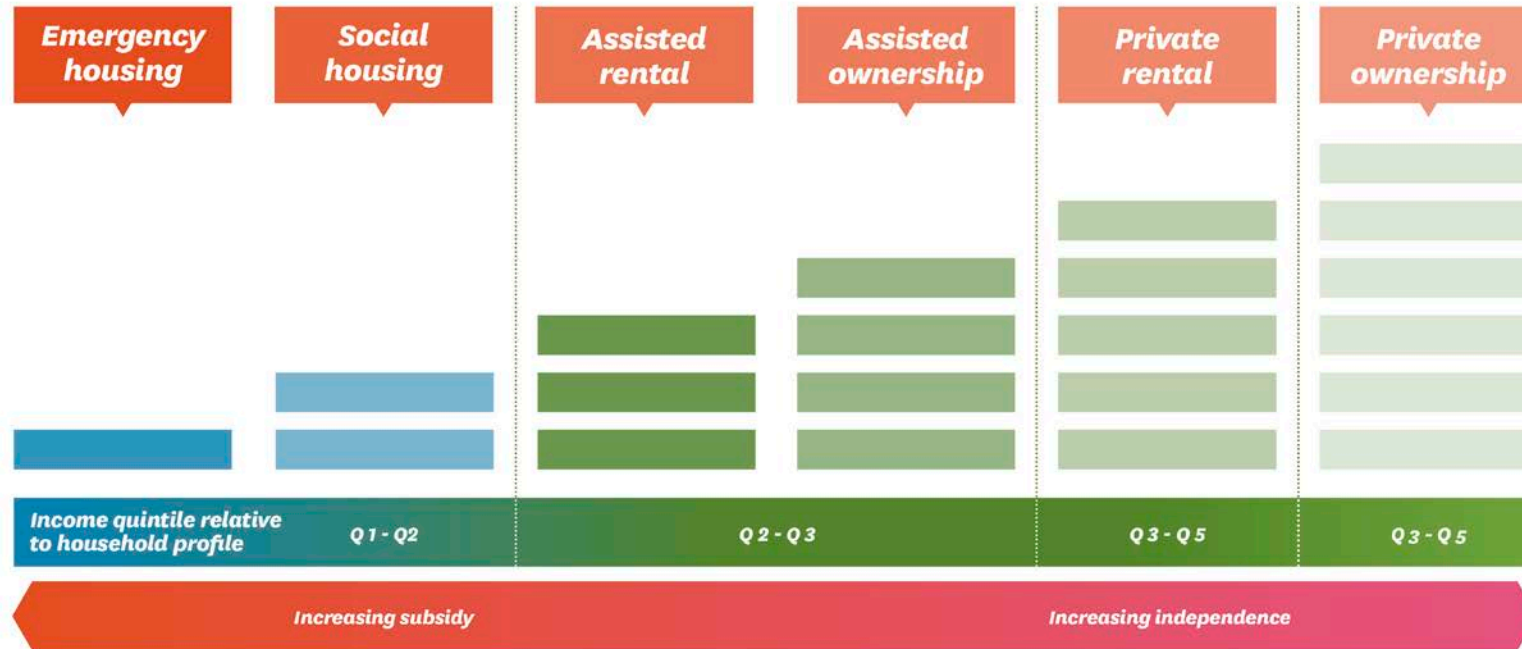
***All New Zealanders well-housed***

Setting a direction for improving  
housing affordability in Aotearoa/New Zealand

***May 2017***



# HOUSING AFFORDABILITY CONTINUUM



# Actions local government can take to enable delivery of affordable homes:

- ▶ Document Local Housing Need
- ▶ Develop a Local Housing Plan
- ▶ Ensure Value Capture and Recycling

# Document Local Housing Need

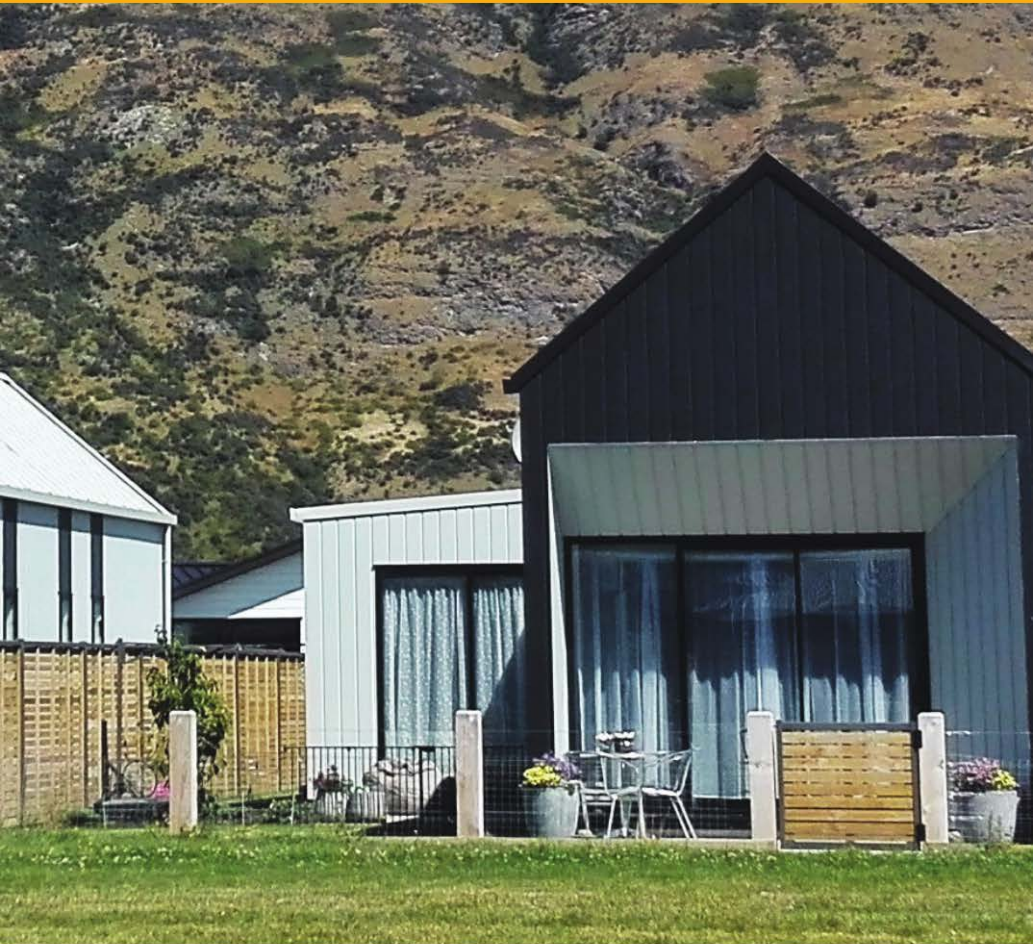
Continuum Segment	2017 Need	Type of housing response	Provider(s)
Homeless/Emergency Housing	203	Social Housing Assisted Rental Market Affordable	Community housing trusts; Iwi; and Private rental market
Crowding	557	Assisted Rental Market Affordable	Community housing trusts; Iwi; and Private rental market
Social Renters	1,810	Social Housing	Community Housing Providers; Council housing
Stressed Renters	11,460	Social Housing Assisted Rental Affordable Assisted Ownership Market Affordable	Community Housing Providers; Community housing trusts; Iwi; Council housing; Private rental market
Renters unable to buy at LO home price	7,860	Affordable Assisted Ownership; Market Affordable; Market Rental	Community housing trusts; Iwi; Private rental market
Renters able to buy at LO home price	3,320	Market Affordable; Market Rental; Full Market	Iwi; Private rental market
Owner Occupiers	47,530	Full Market	Private market
Total	72,740		







# Mayoral Housing Affordability Taskforce



Queenstown Lakes District  
October 2017

The six recommendations work together to achieve our Goal





# Local Housing Plan - enabling density





# Local Housing Plan - Value Capture





# Local Housing Plan - Value Retention and Recycling











