

Relevant Calls to Action

- Housing

WAITAKERE WELLBEING SUMMIT

AFFORDABLE SUSTAINABLE HOUSING FOR EVERYONE IN WAITAKERE

Potential Focus Areas:

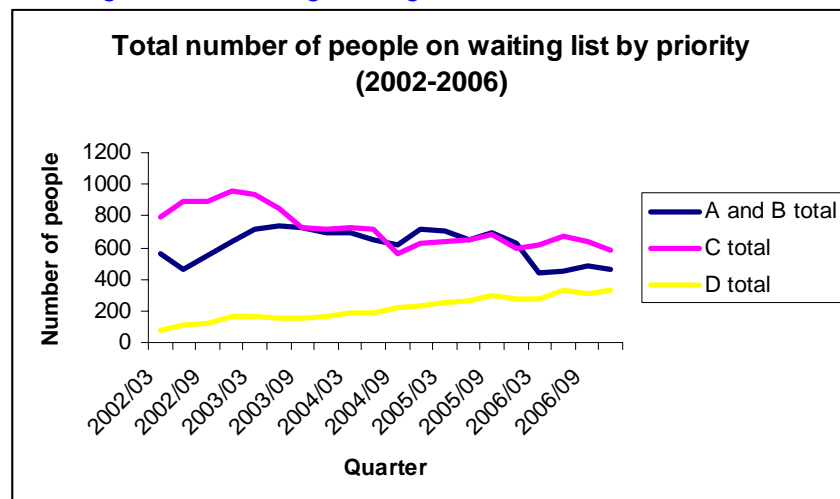
Social Housing Support, Housing Affordability, Secure Home Tenure

HOW ARE WE ACTUALLY DOING?

Issues and Indicators:

Social Housing Support

- Housing New Zealand priority waiting lists in Waitakere appear to be declining – see A (severe), B (significant) and C (moderate). However there are still over 400 people on the severe and significant housing waiting lists.



- There is also insufficient emergency housing for people in extreme need.

Household composition:

- Waitakere has a higher proportion of single family households than nationally as well as a higher proportion of multiple families living in one household.
- Waitakere has a smaller proportion of single person households and multi-person households who are not families than regionally or nationally.

Affordability:

- Home ownership is declining due to the increasing cost of home ownership
- A higher percentage of people renting in Auckland (10.4% in 2006) spend more than 40% of their income on housing than for those renting in New Zealand as a whole (7.5% in 2006).
- Currently it costs around \$330 – 350 to rent a 3 bedroom house in Waitakere
Refer: Real Estate Institute of New Zealand/Dpt of Building and Housing

Secure Home Tenure

- 1/3 of New Zealanders are renters, 81% rent from a private landlord or trust
- 19% rent from a public landlord (such as Housing New Zealand or a local authority).
- 15 months or less is the average duration of a tenancy.
- 50% end within 10 months, 33% within 6 months and 13% within 3 months
- *Refer: Department of Building and Housing*

HOW CAN WE MAKE A DIFFERENCE – WHAT WORKS?

Proven & Promising Strategies & Activities:

Social housing

Increasing the supply of social housing would provide a greater number of people in need with secure, stable and affordable housing.

- Extension of the emergency housing network in Waitakere city already provided by the Friendship Centre Trust and soon by Monte Cecilia would provide a better safety net for people in extreme housing need.
- Extending the Council's housing stock would provide a greater number of units available for older /special needs residents that may reduce the pressures on the total supply of social housing.
- Increase availability of Housing New Zealand stock –
 - More land could be made accessible for HCNZ development.
 - The use of covenants which prohibit the sale or rental to HCNZ could be limited through Council regulation or policy.

Affordability

- Promoting and developing affordable housing models such as quality housing intensification and cooperative housing schemes eg the New Zealand Housing Foundation would increase housing stock and the ability of people to enter the home ownership market and/or have long-term tenure.
- Promoting initiatives such as Home Buyers Clubs currently operating in Waitakere and funded by real estate, banks, and mortgage brokers to help people / family groups with income of \$65,000 plus into homes.

Secure Home Tenure - Increased stability for renters:

Tenancy legislation is currently under review. This may provide an opportunity for increasing the stability of rental tenure in New Zealand which would have positive impacts on families and the communities, schools etc that they live in and attend.

- Establishing regulation around rent review to cover: permitted frequency of rental increases, Consumer Price Indexed rental increases or other parameters to ensure that rental increases are fair, and the termination of tenancies/long-term tenure.
- Rent stabilisation regulation in the rental sector internationally has demonstrated increased stability. In New York City a successful rent stabilisation programme has been in place since the late 1960s allowing generations of families to grow up and continue to live in the same communities:

<http://www.housingnyc.com/html/resources/faq/rentstab.html>
- Establish a regular 'warrant of fitness' review for rental houses. This would ensure that houses made available for rent were safe and appropriate for renting. This could be linked with Healthy Housing initiatives which have proven health benefits to improve sustainability.
- Reduction of the speculative nature of rental property could have a positive impact on rental tenure if it were to reduce the turnover time for rental properties. Sale of a property causes frequent destabilisation of tenants.