

WELLBEING SUMMIT

WORKSHOP GROUPS - NOTES

Workshop 5 : Affordable Safe Housing for Everyone in Waitakere

What would success look like?

- No homeless
- Reduction in overcrowding
- Improved health – healthy housing
- Wider range of housing
 - Private
 - Public
- Mixed in community) around employment
- Energy saving factors
- Recreation/social infrastructure in housing developments
- Only pay ¼ income on housing
- Community development approach to housing
- WOF on all houses, especially landlords
- Emergency housing
- Long term supported housing – health issues supported in the housing
- Universal design
 - Meet needs of range of individuals
 - Engaging community in design
 - Ethnic diversity in design

How are we actually doing?

- Lack of emergency housing – 2 providers only
- Big need/lack of funding
- For single men and youth and single women (17-23)
- Admissions to DHBs – housing, health issues
- Retrofitting <1990s older housing cheaper – link with heating, health
- Affordability – planning in new growth areas for affordable housing (shared equity)

Causes

- Debt
 - Loan sharks lending practices
 - Money lenders
- High property/rental prices
- No capital gains tax – link investors
- All wanting to live in Auckland
- Immigration/migration pressures
- Land banking (speculators investors). Council have no impact. WCC can't buy land
- Interest rates
- Overcrowding by choice
- Inequity
- Disconnection with whānau
- Women working – 2 incomes
- Landlords
- Discrimination
- More single household availability
- Lack of education (financial, self-care, lifeskills, youth)

What would it take to make a difference?

- Monte Cecilia House Trust)
- Friendship Centre Trust) emergency and supported housing
- NZ Housing Foundation)
- Central government – loan sharks – action/regulation
- Legislative change – security of tenure/WOF (housing)
- Community initiatives – shared equity, co-operative housing
- Low cost loans
- Capacity building in communities
- Speed up and costs of consents (building and resource)
- Fixing unhealthy houses

More Information

Look at overseas models and examples

What works

Wildcard

- Waitakere City Housing Affordability Trust – Council purse holder, community involvement
- Helping supporting communities to make changes themselves
 - Listen
 - Education
 - Housing equity
- Multi-sector holistic approach to housing including community/ Health/MSD/Education etc – Manukau City example
- Another social housing project
- Social support to high need families (social workers, focus on 20%)

Low cost/no cost

- Security of tenure
- Housing WOF
- Sharing information
- Healthy housing (DHB)

Summary

What would success look like?

- No homeless
- Healthy housing
- Mix of housing planning and development design for different social needs - attractive appropriate physical lay-out
- Sustainable adaptable housing design for different life-stages
- Affordable for all
- WOF for housing
- Housing for all needs (Long-term/Short-term/ Immediate etc)
- Cultural needs for housing met

How are we doing (Indicators)

- Lack of emergency housing – variable quality of houses
- High level housing related health issues
- Lack of affordable housing
- Shortage of housing for single men and women (17-23)

What other information do we need

- Need to explore in more depth

Stories/Underlying Causes

- Financial sector – lending practices/tax law – demographic issues
- Immigration/population/single homes/single parents – buoyant economy
- Overcrowding
- Property prices
- Employment currently high
- Lack of rental properties – disconnection with whānau

What other information do we need

No time to explore in depth

What would it take to make a difference – what works?

- We have good examples of emergency/supported housing
- More legislative change
- Security of tenure/WOF/Loan sharks
- Fixing unhealthy homes
- Speed up consents process and cost issue
- Look at collaborative groups in South Auckland
- Multi-sector holistic approach to housing

Low cost/no cost idea

Security of tenure – social support housing

Off the Wall idea

Waitakere City Housing Affordability Trust

Partners with a role to play

- Everyone
- Community
- MSD
- WCC
- Health
- Housing NZ etc