

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

Christchurch Fono 17 June

How to Meet Future Housing Needs?

Home Ownership

- Home Ownership - Kiwibank initiative should continue
- Lincoln / Hoon Hay buy house together (mum, dad and kids) pool income together
- If government does assist, need lenience re bad credit (Bay Corp bringing period down from 7 to 5 years in terms of bad credit)
- Capitalisation scheme because hard to save deposit
- Rent to buy (have it regulated) - set standards so not exploiting - rent towards purchasing
- Vision for home ownership (NZ born home ownership up)
- New strategy - education programme
- Support with budgeting
- Very few young will own their own home
- Hard to raise money for first 5%
- Some have income but hard to get deposit
- Home ownership so important - young children do not in general send parents/elderly into rest homes, need homes to ensure care of the whole family.
- Fijian community, only 3% own their own homes - issues of affordability
- Population in Christchurch, moving from one rental home to another.
- Fear of failure - that may lose home if own their homes
- Home ownership onerous commitment
- Assistance towards rates
- Satisfaction about owning your home
- Pacific young people don't appear to have home ownership as a priority
- Message to improve quality of life, need home ownership (important / serious commitment)
- HNZN add \$ to rent and save it for tenants. Past home ownership scheme - if this scheme has worked in past, why not use it but adapt
- Education for banks needed too

Education

- Forums for Pacific peoples
- Need education about significance of owning a home (strategy required to say this is a very good investment)
- Education about aspiring to home ownership
- Incentive for home ownership - quality of life improved to be marketed to young people

Support Services

- Identify community agency in centre that can deliver home ownership services

Private Rental Market

- Rental accommodation - concern about substandard housing especially in private market
- Start times wait weeks to get maintenance - HNZN
- Education about tenants rights
- Will still have a large number of people who will continue to rent but need to educate tenants to take pride in home regardless

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

Home Maintenance

- Property should be insured
- Skills around maintenance
- Practical workshops to maintain homes, eg: village setting back in islands / adapt to NZ life

Affordability

- Baycorp sometimes Telecom bill default already stuffed, any flexibility on bad credit

Support to Home Ownership

- Whole of Government approach
- What social support can be given to people in state housing
- Case manage tenants out of house into home ownership a 5 year period
- Need plan to assist tenants in HNZA houses
- Government agencies working together to assist people out of the house - should have community providers, providing this
- Have good current Pacific workers in HNZA, should have them assist. Pacific person to focus on Pacific people need (difference to tenancy managing). Multi-agency function
- Should have a collaborative approach
- Helping people move to next step
- Support for other issues
- WINZ model (12 hr course - have a plan after they have been assessed for housing need) - budget component

Housing New Zealand Corporation

- Safety in houses - Papanui (need peepholes, chains in homes)
- Sleepouts required attached to homes - got uncles, aunts etc living in garages
- Pacific design guide for new homes, but need to look at existing homes for sleepouts

Housing Quality

- Mainly around warmth
- Houses aren't being maintained - dampness, mould, rotting - mainly in rented accommodation
- Pacific people need education on what is appropriate rental

Housing Markets Under Stress

- Noticed house prices have gone up but not as much as Auckland
- Student loans - young people already have a mortgage

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

Six Areas For Action

- Yes but social and economic development missing

Priorities

- Education
- Flexibility re \$ for home ownership
- \$ to be put into a programme to employ people to move people out of rentals into home ownership - reduce waiting list!!!
- Scheme for rewarding people - incentive match \$ for \$ for home ownership.