

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.

Nelson Community Housing Forum – 22 July 2004

What should NZ do to plan for future housing need?

- Need to plan strategically – tenure 68%
- Home ownership 6% social housing – small proportion - those not well housed in private rental sector-need a strategy deal with those badly housed – need a legislative framework for dealing with those badly housed.
- Promotion of third sector an important arm of that – should be looking at how private rental sector delivers as an alternative form of social housing tenure – affordable
- Look to change tenure patterns.
- Housing is a long term capital investment – susceptible to short term policy changes – long term need a strategic perspective to smooth out change.
- Strategy – enable better connections between 'on the ground', the regions, and Wellington.
- No local HNZC person on the ground
- Council perspective: Operating in information void – NCC policy – increase in number over 60 – longer life expectancy – fourfold increases – where's housing stock going to come from for those who don't own?
- Need an asset management plan – need data and information – need stats at level of Nelson community – commissioned Nelson Urban Growth Strategy – information void – for long term planning
- Get lumped in with West Coast and as one region
- Not intelligent or responsible if don't have strategy – leave to vagaries of the market and assumptions of past informing the status quo – need greater mix and choice – opportunity to put mix in place.
- Councils need to be part of essential partnership and not absolve themselves – check against excesses of market by upping amount of social housing.
- Introduce rent control in private market – people coming in, buying houses and pushing up price - rents also rise – leads to increase in Accommodation Supplement – over time with rent control would residualise amount spent on Accommodation Supplement versus rent/market IRR
- People living in terrible conditions – Nelson soon have empty houses because people can't afford if incentive for local government to provide - don't charge market rents – check and balance on price and private market – moderating effect – subtly can impact.
- Look at impact of housing on other sector – rent control affect super – super rental properties.
- Councils need to have strategic and enabling role of housing need and supply under Local Government Act.
- Can't put everything into community plan but other documents such as asset management plan/social well-being document.
- If local government – economic growth – need to consider housing – need to house those targeting housing - starts at land/sub division/builders/developers; how much stock gets turned over in real estate market – land bought and then sold again before built on.
- Where's the mix of these people? They need to be represented? Need more legislative proposals re turnover of land.
- Need to plan for consolidated developments that are sustainable.

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- Need investment in capacity building – standards in accreditation – no one body in NZ providing qualifications.
- Positive change HNZ – Innovations Fund – gone from renting body to wider social role – need development of HNZC staff– 'add on' to their role – slows progress – capacity of HNZC staff to meet that intent – call Nelson shining star because formed a trust but still waiting to get funding for a business plan
- Housing is an investment strategy – amount of \$ into share market very low – old expectation Government will provide – mentality Government should provide role of Trust in providing vs HNZ/Local Government - some think Government/Local Government should do it rather than trust – trust has the ability to be more responsive than bureaucracy.
- Shortage of housing affects economic drivers of the region – affordable housing is key – son moved away from Nelson so could afford to buy a house.
- Who should be responsible for strategic housing need – Local/Central Government?
- Coming from UK couldn't believe no-one had legislative responsibility for the homeless – HNZC/Local Authority?
- Not suggesting should be Local Authority unless funded – Local Authority better sited to do it.
- Council NCC approach is a step forward partnership - Government third component – active involvement HNZC/ Government resources to make it happen – trust and other mix to make it happen – housing solutions to meet local needs.
- NCC block of land –cost of developing new pensioner flats - didn't stack up.
- HNZC budget under cost market re community housing.
- Councils should be funded by Government to have a role in housing.
- Commitment to increase stock in Auckland – Papakura – Nelson region growing at similar rate – 2% stock HNZC owned, HNZC looking for 11/12 leases, less commitment, concern regions Nelson/Marlborough drop off the radar. Concern re Tauranga Strategy – bring people in from Kawerau because of housing costs.
- Take into account needs of most vulnerable
- Social impact of people who are poorly housed.
- Economic development strategy – business leaders raised community separation because of housing costs.
- Who is the voice of children and families?
- Teachers are concerned kids moving out of schools because can't afford to live there anymore.
- NZ pride in not having class system – starting to develop.
- Third sector good relationship with local council – need that with Central Government – systems and processes.
- Need relationship between range of agencies - inter-related - buying sections as investment – use to buy another section – Housing Strategy needs to be connected to other housing policies.

Are the six areas the right areas? If not what should they be?

- Rates relief Scheme – chasing DIA – no movement on reviewing that – DHB – trying to keep old people in own homes rather than rest homes – affects affordability.
- What happened to concept of Super Ministries – more collaboration.

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- Next generation with tenure changes – will be used to renting whole lives – should improve the private rental sector if trends re home ownership is not reversible or no interest in reversing it.
- Need to make private sector alternative in terms of tenure quality, price and concept of socially responsible landlords
- Priority – who is badly housed, brings regulation of private rental sector and changing tenure together so bottom lines re quality of housing.
- Diverse needs section – need to look at which tenure groups are in.
- Can't reverse trend of private investment – need a local housing Strategy.
- Nelson forum can't get far without finance/ legislation, good relationship with HNZC.
- 2 emergency providers partially funded CYF – looking to retrench to core business – unlikely to get funding after this year – where's the support for the exit?
- Plea – need a Homeless Person's Strategy – nobody has responsibility to ensure everyone has access to a roof over their head – could be HNZC/Local Government - - emergency housing – link to overcrowding and disease, overcrowding legislation ancient and isn't enforced.
- Strategy – vehicle delivers areas of strategy – third sector and for monitoring/measuring housing need and raising standards/quality – put some \$ into it – 25% of housing stock – take a long time but what strategy is about – more emphasis about delivering through the third sector.
- Good point because Councils also political – Councils role questions re people under 65 – bipartisan approach to fund third sector – political power – elderly, tension between they had free education etc.
- Caveat – UK – turn to 'tenants know best' – developing third sector is a solution but many structural issues will need to be considered.
- Housing finance and how considered by Government and private sector – need to consider triple bottom line reporting – dogged by yearly cycles and planning.
- Community plan – about social, economic environmental standards.
- National profile of those renting from census and Tenancy Tribunal data – not fully developed.
- Affordability – first home owner – don't agree entirely re higher standards - driven by what happened in Auckland – South Island rated at same level of insulation – driven by requirement rather than regionally.
- Penalised because of leaking homes in Auckland – should be taken into account – standards for property inspectors stop people buying homes that could do up – building standards – levels rather than one quality prepared to live in to improve (DIY) WHO – different temperatures – Nelson houses on cold side – poorly insulated – impact on electricity use – problem with older houses – need standard of UK.
- Used to be entry level houses built – Nelson – few houses built at entry level now - hasn't happened before – impact of immigration – size of sections bigger as well as bigger houses.
- \$250,000 Motueka on small sections.
- Legislative impact – cost of housing because of proposed Building Act and other costs (steel/foundations) prevents developers from having lower quality – response to deregulation – support better protection for those buying a house.
- Standards of housing dropped when apprenticeships stopped.
- Problem private rental sector – investment – need to get into it for service – short v long term view – ability to business plan

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Priority Question: What is the one thing you would do?

- Shifting tenure into not for profit – where need is greatest to avoid under class.
- Areas 1 and 2 – promote alternative providers in housing markets under stress way to deal with substandard housing and quality – responsive rented housing sector – the rest of the action areas are lower priority
- Tenure distribution – areas of greatest stress – investment right – modify regulations – help particular market – priority areas Years 1-3 – look at housing markets under stress – Nelson/Queenstown/Auckland.
- Needs analysis information – local/regional analysis 2007 post stats survey 2006 – drill down about what's happening regionally.
- Rent control/dramatic shift in tenure – mum and dad investors – sell to HNZA or Housing Trust turn from private to not for profit stock – mitigate rising rents.
- \$ in Accommodation Supplement to 63 million HIF over 4 years – where's the shift going to come from? – Partnerships sustainable and stable less vulnerable to shifts – all 3 sectors pulling together – HNZA working with range of agencies - \$ be gobbled up by bureaucracy.
- Council facilitate Forum – what about HNZA? Should be taking the lead – should be facilitated by HNZA.
- Couldn't there be standards of timeliness re HIF processes?