

# **Developing a Draft Housing Policy**

**Housing Forum  
14 October 2015**

Paul Cottam  
Principal Advisor Social Policy  
Strategy & Planning Group

# Why is Council doing this?

- Give direction, guide decisions
- Be proactive on housing issues
- All have a valid, valuable role
- Community mandate



# Proposed Housing Policy Aim

*People of Christchurch have access to secure, adequate, healthy affordable homes*

Community Outcomes on housing:

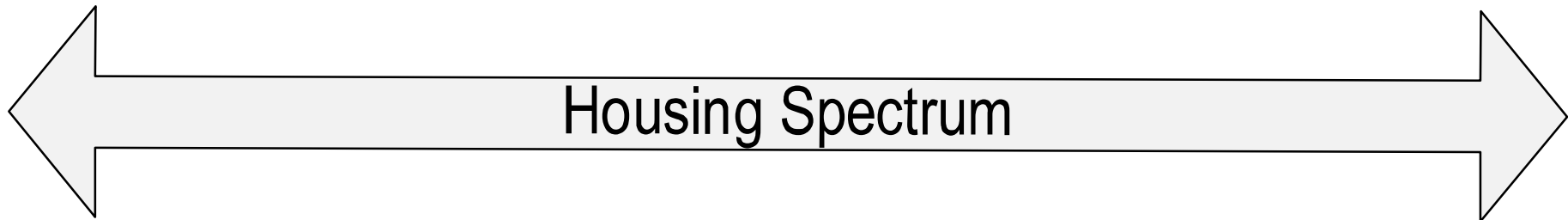
- Affordable
- Range
- Quality
- Sufficient

# Context

- Social outcomes, community make-up
- All in it together: Public, Private, NFP
- Pre-quake and post-quake drivers
- Affordability, access, tenure
- Demographic issues



# Housing Spectrum & Scope



Social Housing		Affordable Housing		Market Housing	
Emergency/ Homelessness	Supported/ Assisted Rental	Assisted Ownership (Retained)	Market Affordable (Relative)	Market Rental	Full Market

# Proposed Principles: The ‘Why’

1. Adequate, accessible and affordable housing is a human right.
2. Security of tenure is a foundation to building strong communities.
3. Collaborative action to address long term social and economic challenges to housing facing Christchurch.
4. Quality, well-designed housing for supporting the social, economic and environmental recovery of Chch.



# Principles: The ‘Why’ (contd)

5. An active role from all sectors of society to ensure the long term availability and affordability of housing of all tenures.
6. Housing options and pathways for households to overcoming affordable housing barriers.
7. Housing outcomes are linked to social, economic, environmental and health.



# Proposed Goals: The 'What'

1. Increase supply, availability and social sustainability of quality, affordable housing to meet community need.
2. A demand driven approach to defining, addressing, and developing targets for, social and affordable housing.
3. Work with other agencies to provide accessible services and support to address homelessness.
4. Develop ways to ensure the co-ordinated long term promotion, provision and retention of affordable housing.
5. Promote, support and provide mixed housing that include a range of housing types and tenures.



# Goals: The 'What' (contd)

6. Proactively influence affordable housing issues and address barriers to its provision by making the best use of legislative, planning and regulatory opportunities.
7. Develop capacity and capability to support housing actions to address housing challenges.
8. Improve, develop and share information and intelligence on housing issues for collaborative action.
9. Supporting quality housing developments that create inclusive communities and overcome exclusionary housing practices.

# Giving Effect: The 'How'

<b>Social</b>	<b>Affordable</b>	<b>Market</b>
<p>New Community Housing Entity HNZC master planning CCC: from social to mixed housing Funding, finance, rebates</p>	<p>Replacement District Plan Chch Housing Accord Shared ownership models Affordable housing reqmts Funding, finance, rebates</p>	<p>Replacement District Plan Greenfield subdivisions Brownfield developments Central City rebates</p>

# Summary: Key Themes

- Policy framework for Council
- Recognises context and drivers
- All have a part to play
- Capability and capacity to act
- Housing as community infrastructure
- Collaborative use of resources
- Giving effect: issues and actions

# Your thoughts, questions, comments, ideas

Email [paul.cottam@ccc.govt.nz](mailto:paul.cottam@ccc.govt.nz)

Phone 03-9416385

Housing Taskforce – October 2015

Council – December 2015