

Objectives	<p>Progress a Social Housing Reform Programme that:</p> <ul style="list-style-type: none"> Facilitates greater access to social housing by creating a market where: <ul style="list-style-type: none"> The sector is responsive and can easily adapt to change There is a diverse supply of social housing and providers There are incentives to transition to independence Social and affordable housing supply is stimulated Improves housing services and assistance for those in need; and Fully recognises costs and improves the ability for government to make decisions 	<p>Improve housing affordability (as reflected in a lower ratio of housing costs to income) through:</p> <ul style="list-style-type: none"> Growth in residential house prices is in line with general economic growth Supply of affordable housing better matches demand New Zealanders' housing investment choices are made on a 'level playing field' when compared to alternative investment choices
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	Emergency Housing <i>most support</i>	Social Housing	Supported Renters	Market Renters	Homeownership <i>fully independent</i>
Demand Side		<p>Responsible for improving services and integrating housing with other social services through Tenancy Reviews, Housing Support Products and SAS review, includes developing incentives and removing disincentives to encourage social housing tenants into independence</p> <p>Over the next 12 months, provide advice on improving security of tenure in the private rental market</p> <p>Responsible for ensuring demand-side subsidies are fit for purpose, equitable and fiscally sustainable</p> <p>Role as purchaser – what we are purchasing, for whom and for how long (market shaping role), informed by client segmentation, demand and supply model, valuation</p>			<p>Support low-middle income households to purchase their first home through KiwiSaver Home Start Grant and Welcome Home Loan</p>
	<p>Responsibility for emergency housing policy</p>	<p>Explore options to facilitate access to social housing and increase diversity of supply e.g. Social Housing Purchasing Trial</p>		<p>Over the next 12 months provide advice on options to address affordability for low-middle income households by identifying potential short-term solutions and targeting for the development of more affordable housing</p>	<p>Work with Community Housing Aotearoa to understand benefits of shared ownership.</p>
Supply Side	<p>Support access to short-term accommodation solutions for transitional housing in Christchurch</p> <p>Administer the Community Group Housing Subsidy</p>	<p>Grow community housing sector through capital grants to providers via Social Housing Fund</p> <p>Develop regulations for Class II Community Housing Providers who will be eligible for capital funding or asset transfers. Administer existing regulations for Class I CHPs (eligibility for IRRS)</p>			
		<p>Lead, on behalf of the Crown, the development of a fair, efficient and effective social housing market through transactions that may involve HNZC assets (and tenants) to establish new scale providers, making future HNZC investment contestable, or other financial mechanisms.</p>			
		<p>Construct 2,000 new homes nationally and repair or replace earth-quake damaged stock in Christchurch</p> <p>Partner with Tamaki Redevelopment Company to contribute to adding approximately 6,000 new dwellings to the Tamaki area</p>			
		<p>Clarify tax status for Community Housing Providers</p>			
		<p>Explore options to set minimum standards to improve the quality of existing rental stock including through the trial of a Warrant of Fitness in HNZC housing and providing advice on options for further expansion of this scheme</p>			
		<p>He Whare Āhuru He Oranga Tāngata (Māori Housing Strategy): Improving housing for Māori and their Whānau and increasing housing choices by growing the Māori housing sector</p>			
		<p>Unblock the construction of new residential dwellings by working with territorial authorities to increase land supply, removing the barriers to development of higher-density dwellings and reviewing urban planning restrictions</p> <p>Facilitate large-scale developments in areas of high housing need such as Auckland and Christchurch</p> <p>Monitor supply and demand gaps and lead advice to Ministers on social and affordable housing supply</p>			
Stable operating environment		<p>Monitor and Evaluate Social Housing Reform Programme</p>			
		<p>Forecast and model expected demand for social housing</p>			
		<p>Monitor HNZC performance</p>			