



His Worship the Mayor of Auckland
Mr Len Brown

Dear Len,

This letter from the NZ Housing Foundation is written to encourage and openly support Council to incorporate critically important affordable housing provisions in the new Operative Auckland Unitary Plan.

The Auckland Housing Accord introduced the concept of Retained and Relative Market Affordable Housing and allowed these mechanisms to be inserted into resource consent conditions in order to provide new affordable housing that wouldn't otherwise be supplied. We can confirm from working at the practitioner level, and being one of the only providers of new affordable housing supply, that these provisions are now starting to work well, and are also now much better understood by the land owners and the property development market.

Council has the responsibility and opportunity to reinforce these affordable housing concepts already being effectively applied through the Housing Accord and SHA consenting processes, and to ensure they are adopted into the Operative Unitary Plan. Deleting these mechanisms will result in even fewer affordable houses being supplied leading to a less socially cohesive and more economically divided Auckland. As many working households will be forced to live in greater concentrations of poorer quality housing, divorced from transport infrastructure further away from their places of work.

This letter also invites you, and your Council colleagues to utilise the Housing Foundation's affordable housing and placemaking knowledge, expertise and resources in any way necessary to help and assist Council make the right decisions for the right reasons and to include what are proven affordable housing mechanisms, into the Operative Unitary Plan. I encourage you to share our views with others.

Adopting these affordable housing mechanisms is critical in addressing the significant and ongoing challenge of providing affordable housing in Auckland to create a great first class city that meets the diverse housing needs of all communities of interest.

We urge Council to adopt these affordable housing mechanisms for the greater good of people in Auckland

Yours sincerely,

Dr Tony Lanigan MNZM

Chair

Board of Trustees

New Zealand Housing Foundation