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New Zealand

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Welcome to

# **Social Investment in Community Housing**

25 October 2016



- Welcome
- Facilitation: Judy Newcombe
- Our speakers
- The workshop
- Leadership: joint responsibility
- Where we go from here

“  
Housing is the  
**centre of the jigsaw** –  
if we can fix this it may  
also fix a host of other  
social issues.  
”



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- Goals for the day
  - Build common understanding
    - Social Investment
    - Social Finance
    - Social Enterprise
  - Examine what's been tried so far
  - Prototype for equity investment in housing
  - Clarify next steps



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- Why is Social Finance important for Community Housing?
  - Scale
  - Housing ‘business’ vs charity
  - Supports a Continuum approach
  - Use every tool available
- Are philanthropic investors interested in housing?
- Are Community Housing Organisations Social Enterprises?

# OUR PLACE – ALL NEW ZEALANDERS WELL-HOUSED

## Objectives

Positive outcomes for communities, families and individuals



Local responses to delivery



Long term certainty of the operating environment

Actions

## Housing affordability continuum



### Habitable

- Rental housing Warrant of Fitness (WoF):
  - Incentives to landlords.
  - Required for Accommodation Supplement.
- Performance-based standard for new homes.

### Affordable

- Expand Crown Land programme.
- Review Social Allocation System.
- Review Accommodation Supplement.
- Provide incentives for affordable homes.
- Flexible support for housing people with complex needs.

### Accessible

- Review Social Allocation System.
- Introduce Universal Design into Building Code and incentivise.
- Develop tools for home modifications.
- Discharge planning to prevent homelessness.

### Security of tenure

- Strengthen Residential Tenancies Act.
- Resource independent tenancy advocacy services.
- Promote minimum three-year lease terms.
- Increase home ownership incentives and programmes.

### Culturally appropriate

- Support the design and build of culturally appropriate homes.
- Remove regulatory barriers to building culturally appropriate homes.

What other actions would you like to see included?

## GOAL

Provide homes for 50,000 more people by 2020

## Goals for well-housed



### Habitable

Adopt a nationwide housing Warrant of Fitness for rental housing by 1 July 2017. Severe housing deprivation reduced to zero by 2022.



### Affordable

Households pay no more than around 30% of their gross income in rent or mortgage.



### Accessible

Every household is able to secure permanent, accessible housing within 28 days, appropriate to their needs. Appropriate placement is available within 28 days to everyone on the MSD Social Housing Register.



### Security of Tenure

Households are able to maintain housing for the duration of their choice.



### Culturally Appropriate

All households have a choice of housing appropriate to their cultural needs.

A housing plan to see all New Zealanders well-housed



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- Scale
  - Preliminary findings from “CHP Capacity Report” by Strategic Lift
  - Scale up: from 200 to 1000 homes per year
  - Scale of equity required:

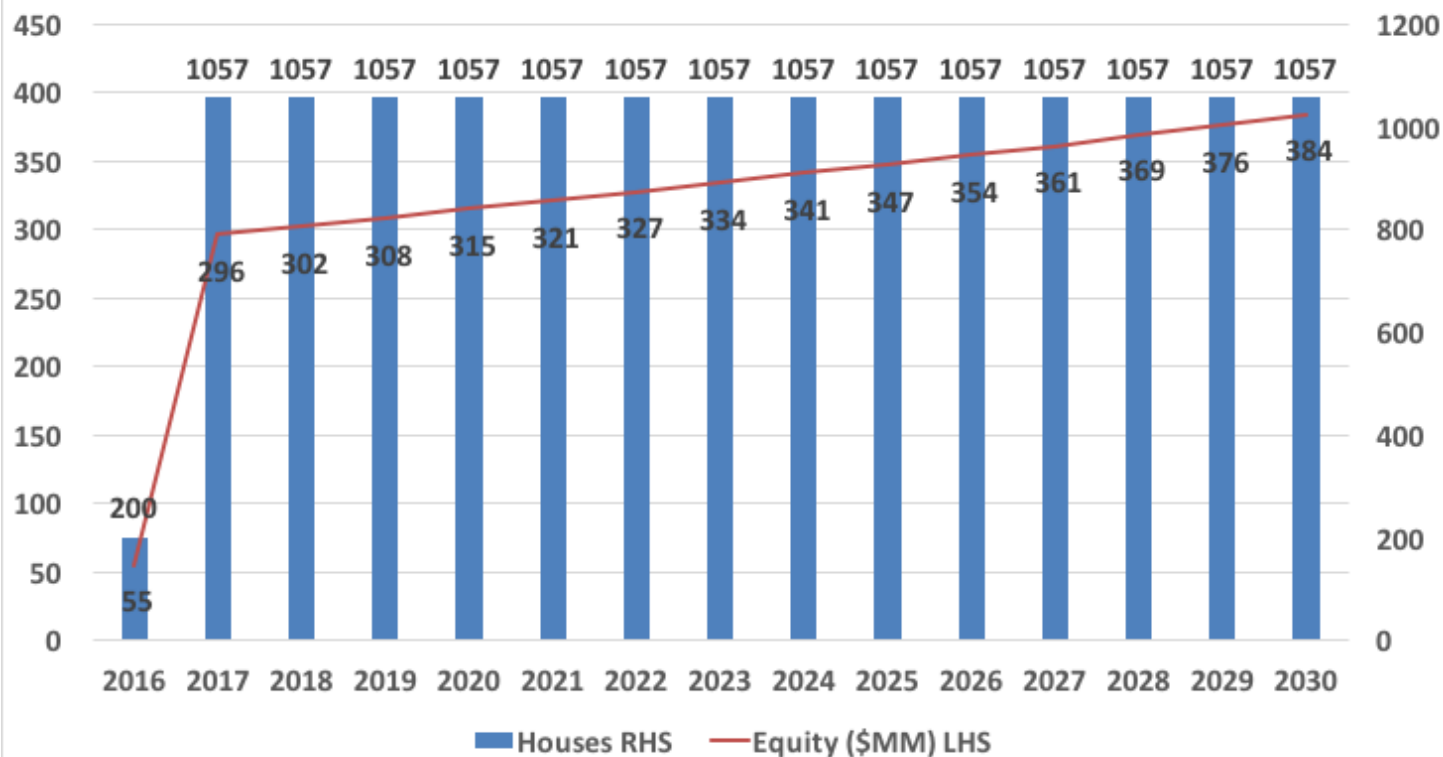
**\$300 M per year**



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**Houses per Year and Equity Required (at 50%)  
to achieve 15,000 more houses by 2030  
assuming constant rate of build-capability**



*“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has.”*

Margaret Mead



[communityhousing.org.nz](http://communityhousing.org.nz)



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Thank You  
Enjoy the Day