

Inclusionary Housing reduces housing affordability inequities

Inclusionary Housing creates community benefits for generations. It is a policy framework where a certain percentage of social and affordable housing is made compulsory in new developments meaning that more people have a shot at being able to flourish in a secure, healthy home.

Why do we need Inclusionary Housing?

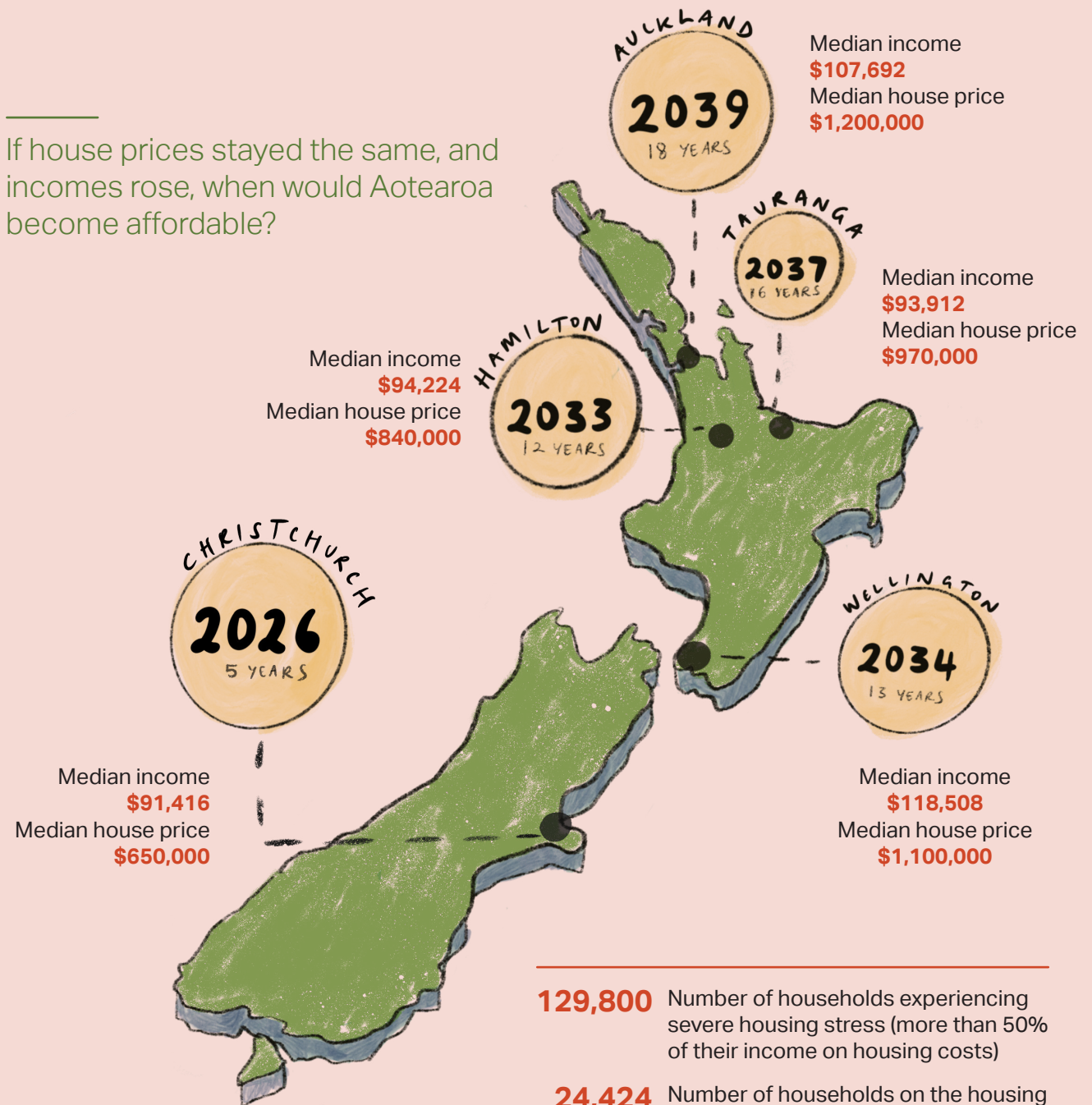
There is no informed commentary that shows an increased supply of housing alone will result in a reduction in house prices.

We can either wait ~30 years for income increases to restore affordability or pull an affordability lever now - by enabling inclusionary housing in the proposed Strategic Planning Act.

Growth in income levels do not match growth in housing prices



If house prices stayed the same, and incomes rose, when would Aotearoa become affordable?



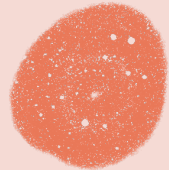
- 129,800** Number of households experiencing severe housing stress (more than 50% of their income on housing costs)
- 24,424** Number of households on the housing register (Ministry of Social Development)
- 4,781** Number of households in transitional housing (Ministry of Housing and Urban Development)



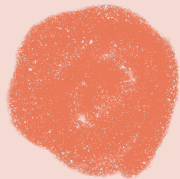
Inclusionary Housing



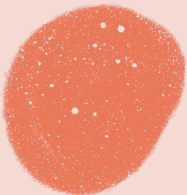
BENEFITS FOR OUR COMMUNITIES



IH can be tailored to the specific type of housing needed in a region.



IH supports local people being able to live locally, no matter their age and stage.

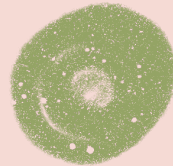


IH ensures that the price point of affordability is relative to the local context—not a national average.

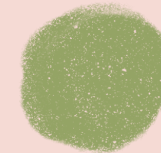


IH helps spread the rapid increase in the financial value of land around to the whole community for generations to come.

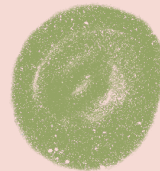
WHY DO WE NEED INCLUSIONARY HOUSING IN CENTRAL LEGISLATION?



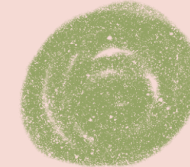
Housing is a human right.



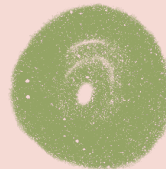
Councils should be enabled to require good planning and delivery of affordable homes meeting local needs.



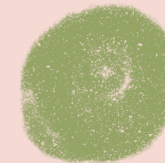
It is proven to work in similar housing markets in Australia, the UK, and USA.



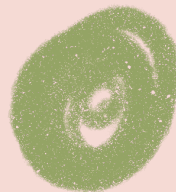
Need to set common ground rules to ensure good outcomes.



Enabling more planning consents does not increase supply or housing affordability.



Government investment in new infrastructure should benefit all residents, not just current land holders.



Inclusionary Housing is financially feasible in areas with high and rising land costs.



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Community Housing Aotearoa in collaboration with ThinkPlace