# Briefing to the Incoming Minister
# Community Housing Aotearoa | November 2026

## Purpose

The purpose of this document is to outline CHA's process for developing and delivering the 2026 Briefing to Incoming Minister/s (BIM).The BIM provides an important opportunity for CHA to introduce the community housing sector and its priorities to the incoming Minister/s, and to clearly set out the actions we believe are needed from the new Government to support the sector and increase the supply of affordable homes.

## Format and approach

The 2026 BIM will be presented as a letter of approximately five pages. This follows the format used for CHA's 2023 BIM and is intended to ensure the briefing is succinct, accessible and focused on the key issues and actions we want the incoming Minister/s to understand and prioritise. An example of CHA's previous BIM is included on the following page.

The content of the 2026 BIM will be structured around CHA's three Election Asks. Each Election Ask will form a key section of the letter, with supporting policy recommendations set out underneath. Recommendations will be ordered to distinguish between actions that can be taken immediately and those requiring a longer-term policy or system response.

This approach ensures there is a clear line of sight between the priorities CHA has advocated for in the lead up to the election period and the recommendations we put to the incoming Government. It will also provide a concise platform for CHA's early engagement with the new Minister/s and officials following the formation of the Government.

## Timeline and member engagement

The BIM will be finalised by 18 December 2026. It will be sent to the incoming Minister/s once the Government has been formed and the relevant housing Minister/s have been announced.

The proposed approach will be shared with members at the All Members/Joint Sector hui on 10 December 2026, providing an opportunity to outline the structure, key messages and next steps before the BIM is finalised.

Date

Hon {name of Minister}
Address

## Briefing to the Incoming Minister (DRAFT)
## Community Housing Aotearoa | November 2026

Tēnā koe Minister {NAME},

(Intro – example below is from CHA 2023 BIM)
Community Housing Aotearoa – Ngā Wharerau o Aotearoa (CHA) congratulates you on your appointment as the Minister of Housing. We look forward to working with you and your colleagues to ensure that everyone in Aotearoa New Zealand has access to a decent home.

We are here to help. We (CHA), and our members, are connected and capable, we deliver services no others deliver, we have longstanding records of delivering successful outcomes, and value for money. We are ready, and we have outstanding leaders, highly motivated to lead delivery programmes in the neighbourhoods, communities and places that need them most. We hold deep knowledge of the New Zealand housing system, and how it works, and we will gladly share that with you and your agencies.

CHA is a peak body for Aotearoa New Zealand's community housing sector. To achieve our vision of all New Zealanders well-housed, we advocate for a well-functioning housing system and working towards the realisation of the right to a decent home. To do this we need to grow new affordable housing supply (a good baseline is net 3,000 new affordable homes per annum), grow the sector (significantly – from say 4% of all stock closer to 10%), and grow the collaborative capacity of the sector.

We work closely with Te Matapihi - National Māori Housing Advocate, which is the independent voice for Māori housing and support their work to grow tangata whenua-led housing solutions and community housing organisations / entities. This important work is informed by the WAI 2750 Waitangi Tribunal Housing Policy and Services Kaupapa Inquiry on Māori Homelessness.

(In the 2026 BIM we are using of three Election Asks as umbrella headings. Read CHA's Election messaging **here**)

We seek to work with the incoming Government on three practical, connected priorities:

1. **Growing the supply of homes** - the Community Housing sector is ready to work with government to deliver 3,000 homes each year across social housing, affordable rentals and pathways to home ownership.
2. **Enabling inclusionary housing** - establishing clear national legislation through the Planning Bill to enable local councils to implement Inclusionary Housing in new housing developments
3. **Ending homelessness within ten years** - deliver a national plan focused on ending homelessness in 10 years and achieve our Vision of all New Zealanders well-housed.

### 1. Deliver 3,000 homes each year across the housing continuum

**Our ask:** Work with the community housing sector to deliver 3,000 homes each year across social housing, affordable rentals and pathways to home ownership.

Aotearoa needs a reliable, long-term pipeline of affordable housing. Community housing providers, iwi, hapū and Pacific-led organisations are ready to partner with government to deliver homes that respond to local needs. Investment needs to go beyond housing numbers: the right homes must be built in the right places, with the design, affordability and support that enable people and whānau to remain housed.

#### Priorities for the first 100 days

- List priorities

#### Longer-term policy priorities

- List priorities

### 2. Enable inclusionary housing through national legislation

**Our ask:** Establish clear national legislation through the Planning Bill to enable local councils to implement inclusionary housing in new housing developments.

Inclusionary housing can help local communities secure a share of new development for long-term affordable homes, complementing direct public investment and supporting mixed, inclusive communities.

#### Priorities for the first 100 days

- List priorities

#### Longer-term policy priorities

- List priorities

### 3. Commit to ending homelessness in ten years

**Our ask:** Make a cross-government commitment to a national plan to end homelessness within ten years, with clear accountability, targets and sustained investment.

Homelessness is preventable. Aotearoa can shift from managing crisis to preventing housing loss and supporting people into safe, secure, permanent homes. This requires national leadership, local and community-led delivery, and approaches grounded in human rights, Te Tiriti o Waitangi and lived experience.

### Priorities for the first 100 days

- List priorities

### Longer-term policy priorities

- List priorities

### Alignment with wider sector priorities

[Placeholder for paragraph outlining alignment with other sector Briefings to Incoming Ministers]

CHA welcomes the opportunity to work with the incoming Government, alongside our sector partners, to advance these priorities and ensure all New Zealanders have access to a decent home.

### About Community Housing Aotearoa

(Closing paragraphs – example below is from CHA 2023 BIM)

Our 76 provider members provide homes for nearly 30,000 kiwis nationally across 18,520 homes, and our 52 partner members include developers, consultants, and local councils.

CHA is a national organisation with an experienced and skilled teams based in Wellington and Auckland, with long standing knowledge of the housing sector. We are available to provide you with independent views, quality policy advice and insights to help deliver your housing priorities and to meet the needs of all peoples in Aotearoa New Zealand.

CHA supports the community housing sector by helping to:

- increase the supply of good quality affordable, accessible housing.
- deliver innovative finance options for more affordable homes which results in reducing the cost of finance and increasing supply.
- grow and develop pacific housing organisations.
- strengthen housing organisations at a local, regional, and national level so that they continue, through great service delivery, to meet the needs of diverse communities.

More about CHA can be found [Insert hyperlink].

I look forward to meeting with you as soon as possible to continue to work towards our shared vision of getting everyone in Aotearoa New Zealand well-housed. Recognising that you are busy I will be in contact with your office to arrange a time to meet.

Ngā mihi nui,

Paul Gilberd
CEO, Community Housing Aotearoa