



# Homes for All

EMBARGOED UNTIL 2PM, SUNDAY 9 AUGUST 2020

## Nā te kāinga, te oranga

Everyone has the right to decent housing. The wellbeing of people, whānau, and communities starts with warm, dry, affordable homes.

Despite progress in the past three years, many people are still paying too much for cold, damp houses that make their families sick, with limited options to improve their situation.

The Green Party has already made changes as part of this Government, including the Healthy Homes Standards for rental insulation and heating, changing laws to protect housing security for renters, building thousands of new public homes to high standards of warmth and energy efficiency, and introducing a progressive home ownership programme to help more people buy their own homes.

In the next term of government, we need to go further for healthy homes and thriving communities. The Green Party has a comprehensive plan for community-led housing redevelopment, to transform housing in Aotearoa. We will:

1. Expand the Kāinga Ora Crown building programme to deliver enough new affordable rental properties to clear the public housing waiting list in five years, and expand progressive home ownership options like rent-to-own.
2. End homelessness by building on support programmes that already work.
3. Put communities at the heart of development, by fixing funding and regulatory barriers to papakāinga housing and making co-housing easier for first home buyers.
4. Create a fairer deal for people who rent by: increasing the supply of affordable rentals using a Crown underwrite; reviewing financial assistance for renters; improving the Healthy Homes Standards into a WOF for rental homes; and fairer rules for landlords, property managers, and student accommodation.
5. Plan for thriving, green neighbourhoods with inclusive housing outcomes.
6. Improve the quality of housing, by overhauling the building code and expanding subsidies for energy efficiency retrofitting.

## Sustainable and inclusive development, led by the Crown

Kāinga Ora will be empowered to build more houses, through a higher borrowing limit. The build programme will prioritise partnerships with iwi, hapū, and community housing providers over market sales. Whenever land is divested, proceeds will be reinvested in new builds. We will embed a te Tiriti o Waitangi-based and community-focused approach to urban redevelopment through Kāinga Ora, and ensure housing developments promote sustainable, equitable, and inclusive outcomes.

## Empowering communities

As well as Crown builds, the Green Party will support community-led housing development with a particular focus on papakāinga, and will making building co-housing easier.

This will include establishing a cross-agency Māori Housing and Development Unit to facilitate development on whenua Māori. The Kāinga Whenua loans programme will be reviewed, removing finance barriers to enable iwi and hapū to develop papakāinga.

As part of the response to the Resource Management Act review we will also improve planning rules to achieve thriving cities and towns, with regeneration of urban nature and affordable housing close to quality public transport.

## A better deal for renters

The Green Party will extend the Crown's "Buying off the Plans" underwrite to support affordable rental housing built by community housing providers. This will increase the supply of rental accommodation. We will review the Accommodation Supplement and the Income Related Rent Subsidy to improve these supports and promote housing affordability.

We will also introduce registration for landlords, licensing for property managers, and raise standards for university accommodation providers – improving fairness across the board.

## Healthy homes for all with a rental Warrant of Fitness

The Green Party will ensure everyone has a healthy home. The Building Code will be reformed to create high standards of energy efficiency, warmth, and dryness. We will expand subsidies for retrofitting older houses so more people are eligible (including a new COVID-19 stimulus subsidy for energy efficiency retrofits in the next two years), and improve the Healthy Homes Standards into a proper, enforceable Housing Warrant of Fitness.

[www.greens.org.nz/  
homes-for-all](http://www.greens.org.nz/homes-for-all)

The logo for the Green Party, featuring a stylized green leaf above the word "Green" in a white serif font.

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