

AUCKLAND REFUGEE COMMUNITY MEETING 29 JUNE 2004 12.00 – 2.00 PM

What should NZ do to plan for housing need?

- Bigger houses – bigger families
- Space for kids to play – outside
- Help people to find a house
- Beautiful house
- Healthy houses – clean, not leaks
- Old houses – not health risk
- Families can't live anywhere like single people can
- Private renting – expensive – rent and bond – have to cut grass, pay for water, gas, electric
- We came to NZ – expected a good house, big house, clean house – it's not good – my kids don't like NZ unless change house – sometimes NZ persons nice, some days they say they can't help.
- Private landlords come and check house every day – even if I'm not home – I wish one day I can get a HNZA house.
- Very expensive
- HNZA waiting lists – some people don't wait long – others do and don't get a chance – not fair!
- Define the need – what it is – is it land – apartments may be attractive to some – many countries don't want the backyard that Kiwis do. Solve the problem of land.
- Also different households – up to 20 people - if people have something that is theirs they look after it better than renting.
- The economy is flying – who can afford \$500 per week – need to raise incomes or pull down that flying thing
- Buy more houses
- Service everyone equally
- Education – buying, renting
- Security of tenure
- Blocks – type/size/location – understand
- “told to wait” – more appropriate and better
- Youth – landlord education – advocacy function in community – eg help look for affordable house
- Education – buying, renting – tenants don't know obligation costs prohibitive not told until leaving! (surprise damage bill) unable to exert rights due to discrimination
- Knowing your rights and responsibilities
- Wider community education
- Hands on proactive approach (personal approach)
- Security of tenure – notice to vacate when moving into another rental property – HNZA be more flexible in allocation – advocacy for tenants - rents \$ up - landlords tell tenants intention to sell early on - incentives for

landlords to enter long term leases - disincentives for landlords to buy and sell quickly for capital gain

- Low income people need to be close to work – work and population need to be studied (about accessibility)
- Study about the mix of families, mix of houses and how to match
- Range of housing so people can be supported in different communities
- Security issues in hostile communities need legislation so people don't get harassed in communities – difficulty portion
- People already had trauma – need support
- Right to choose where to live – not because of type of house but the area
- Responsible bodies need to play a role
- HNZC give choice rather than having to go in unsafe areas
- Responsibility of agencies to help keep communities safe
- People like houses not in HNZC areas – people want to live close to communities
- People choose to live outside their communities if area is safe and house is nice – live where support is
- Choice tied to where communities have settled – if more choice for where communities home settled – help
- Competition between HNZC and private market eg amenities especially as now income related regime
- Private landlords advising ethnic communities that won't get a house through waiting list
- Agencies (letting fees) barrier to access private market
- Market rents – drives you to HNZC
- Private market – if affordable – better quality
- See HNZC as 'secure' private market unstable – sales/being asked to leave
- HNZC don't spend \$\$\$ wisely – poor quality in new homes/not as good as private sector house
- Need to look at better ways of building/use of materials (maybe HNZC has own builders, plumbers etc to improve quality)
- People more likely to look after their own homes; less likely as government house
- Why HNZC buy more houses when market under stress – better to build – build 2 rather than buy 1
- Need to study population needs – look at labour march as well – how to build houses close to work areas
- Not planning in isolation
- Problem – decline in home ownership – solution – increase number of houses to meet demand – HNZC buying for low income solve some problems but not overall problem
- NZ – look at population projections and build to meet this
- Spending \$300m – use to build houses – people becoming dependent rather than independent
- Refugees and migrants below the threshold – Government instead of paying rent – self help – 50/50 Government/individuals contribution

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

- Look at Australia – 1st home buyers assistance – concentrate financial assistance at the beginning rather than rent assistance
- Rent to buy is a good idea
- 1 and 2 bedroom \$250-\$300 controlling rents
- Sad to take a loan for interest – consider grants
- Concern consult and consult and consult
- Need to define needs – gap – what need – more money, more land, different houses, different family structure diversity – consider who needs what – density – current options – high density – families within structures rather than trespassers on sections – solve land problems
- People look after something if it is theirs
- Standard of living high – incomes high
- Market rent \$400-\$500
- Need to address income gap
- Need to do something and evaluate results
- How does it link into National Settlement Strategy? Need to align
- How manage rising rents – regulation
- Security and safety – about quality, city planning and design – street lights/ bus stop
- Building sustainable communities – umbrella
- How to address tensions – community issue
- HNZC should have a role – socio – economic problem

Are the 6 Areas the right ones?

- Proactive role re building communities
- Educating host communities
- Education of HNZC officials
- Not willing to understand the dynamics/cultures – professional development
- Educate tenancy officials – seek views of tenants – facilitate talking between neighbours
- Tenancy managers should have community meetings
- New HNZC Community Development advisers – build internal and external capacity

Priority Question: What is the one thing you would do?

- Retirement Village/housing for Chinese community
- Renting issue to be solved – everyone have a place
- Grant those in HNZC houses to buy own home
- Ongoing strategy – co-operation other Departments and communities – whole of government
- Sound housing strategy focussed on home ownership
- Another action area: talking to other sectors – community development approach

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- Help those who don't have a house
- Give those waiting for long time a house
- Support people to house to live in
- Help all those with housing needs
- Give people chance (HNZC) to get a house

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