



Election 2020
Summary of Party Housing Policies

PARTY NAME	SOCIAL HOUSING	HEALTHY HOMES AND RENTER'S RIGHTS	HOUSING AFFORDABILITY / HOME OWNERSHIP
ACT			<ul style="list-style-type: none"> • Replace the RMA with a law that allows people to build without restrictive zoning in cities ¹ • Let councils issue targeted rates to pay for infrastructure and new housing developments ¹ • Redistribute GST from new builds to local councils to incentivize the approval of more developments ¹ • Remove council inspections and replace them with compulsory, private insurance. ² • Automatically approve building materials accredited in certain countries. ³
GREENS	<ul style="list-style-type: none"> • Strengthen Kāinga Ora's ability to acquire homes and new builds. ¹ • Establish a cap on rents at 25% of income for low income social housing tenants. ¹ • Expand funding and integration of the third sector in the provision of diverse, secure, and affordable housing. ¹ • Ensure no net loss of Kāinga Ora housing, except when returning land to mana whenua for housing development. ² • Provide \$250 million in seed funding for newly built community non-profit rental homes. ² • Review the IRRS and Accommodation Supplements. ² • Extend Kāinga Ora's borrowing limit to \$12 billion. ² • Increase Housing First support by an additional \$20 million a year. ² 	<ul style="list-style-type: none"> • Create a statutory tribunal which will hear building disputes. ¹ • Improve the Healthy Homes Standards to create a proper Warrant of Fitness for rental homes. ² • Commit up to \$150 million a year extra into the Warmer Kiwi Homes scheme. ² • Require new builds to be accessible by design, unless otherwise exempt. ³ • Introduce a new registration system for landlords and the licensing of property managers ² 	<ul style="list-style-type: none"> • Identify ways to lessen construction costs for new builds. ¹ • Prioritize progressive homeownership schemes over market sales. ² • Remove barriers and create a legal framework for co-housing options for first home buyers. ² • Reform the RMA. ²

Election 2020
Summary of Party Housing Policies

PARTY NAME	SOCIAL HOUSING	HEALTHY HOMES AND RENTER'S RIGHTS	HOUSING AFFORDABILITY / HOME OWNERSHIP
LABOUR	<ul style="list-style-type: none"> • Fund 8,000 new public and transitional houses by 2024.¹ • Partner with Māori housing providers to get whānau in homes.¹ 	<ul style="list-style-type: none"> • Fund an additional 9,000 households under the Healthy Homes initiative.¹ • Regulate property managers to protect landlords and tenants¹ 	<ul style="list-style-type: none"> • Continue to support Progressive Home Ownership schemes.¹ • Remove building consent requirements for low risk buildings to unplug the building consent process.¹ • Improve Māori homeownership rates through MAIHI and in collaboration with Māori.² • Reform the RMA to reduce the cost and complexity of residential construction¹
MĀORI	<ul style="list-style-type: none"> • Build 2000 houses on ancestral Māori land in first two years¹ • Ensure half of all new social housing places are allocated to Māori¹ • Ensure the government re-enters the housing market to develop stock.¹ 		<ul style="list-style-type: none"> • Curb immigration into Aotearoa until supply side of housing meets demand¹ • Stop the sale of freehold land to foreign interests¹ • Apply the Overseas Investment Act to residential properties to reduce the number of vacant homes owned by foreign interests.¹ • Introduce a Capital Gains Tax at 2% of appreciation per annum on houses – excluding the whanau home.¹ • Introduce a Capital Gains Tax at 2% on the capital value of homes which are vacant for more than 3 months in a given year.¹
NATIONAL	<ul style="list-style-type: none"> • Explore the potential of Kāinga Ora as a home builder AND/OR as a tenancy manager to determine where they're best fitted.¹ • Expressed the potential for CHPs to take over Kāinga Ora home management.¹ • Introduce goals to minimize wait times for clients on the social housing register.¹ • Support Housing First services.¹ • Committed to continue building state houses.² • Continue working with community housing providers to build more properties.² • Remove barriers for “kiwis” to efficiently invest in the community development sector through charities and NGOs.³ 	<ul style="list-style-type: none"> • Introduce automatic notification of Police (and potentially Oranga Tamariki) if a house is contaminated with methamphetamine.¹ 	<ul style="list-style-type: none"> • Explore progressive homeownership schemes.¹

Election 2020
Summary of Party Housing Policies

PARTY NAME	SOCIAL HOUSING	HEALTHY HOMES AND RENTER'S RIGHTS	HOUSING AFFORDABILITY / HOME OWNERSHIP
NZ FIRST	<ul style="list-style-type: none"> • Establish a Housing Commission to generate apolitical resolutions to the housing crisis. ¹ • Encourage long-term government participation in the housing market. ¹ • Continue to build social houses. ¹ • Assist local authorities with low cost funds and 2% loan finance for new elderly and public rental homes. ¹ 	<ul style="list-style-type: none"> • Support the retention of 90 day 'no cause' eviction notices for landlords. ¹ 	<ul style="list-style-type: none"> • Utilize Aotearoa's expertise in prefab homes. ¹ • Encourage private investment into high quality rental housing through the tax system and other options. ¹ • Ensure the RMA is responsive to the needs of housing initiatives and not restricted by bureaucracy. ¹ • Implement innovative housing solutions for Māori title land using relocatable dwellings and appropriate changes to the build code. ¹ • Examine the potential for families to capitalize on their Universal Family Benefit as a deposit on their first home. ¹
TOP	<ul style="list-style-type: none"> • Explore new approaches to public housing. ¹ • Offer subsidies for the community housing sector to build new supply. ¹ • Gift Kāinga Ora stock to community housing providers. ² • Give community housing providers land and equity to invest in social housing and at-cost rental stock. ² 	<ul style="list-style-type: none"> • Reinvest Carbon Trading Scheme profits into insulation and energy efficiency funds for homes. ¹ • Introduce a Warrant of Fitness scheme for rental homes. ¹ • Limit the offences which a landlord can legally evict tenants, providing more secure tenure. ² • Introduce rights for renters, so they can make their house a home ⁴ 	<ul style="list-style-type: none"> • Remove current tax advantages for investing in houses over other investments. ¹ • Statutorily separate urban development from environmental management. ¹ • Deliver more affordable housing and better living spaces in urban centres as a part of a 30-year plan ¹ • Explore European-style cooperative ownership styles ¹ • Increase tax on assets to disincentivize land speculation ³ • Introduce new legislation which encourages affordable inner-city housing ²

Election 2020
Summary of Party Housing Policies

ACT	<ol style="list-style-type: none"> 1. 2020 – ACT Housing Affordability Policy 2. 2020 – Build, Baby, Build
GREENS	<ol style="list-style-type: none"> 1. 2020 – Housing and Sustainable Development Policy 2. 2020 – Homes for All 3. 2020 – Disability Policy
LABOUR	<ol style="list-style-type: none"> 1. 2020 – Labour Housing Policy 2. 2020 – Labour Maori Manifesto
MAORI	<ol style="list-style-type: none"> 1. 2020 -- Whanau Build
NATIONAL	<ol style="list-style-type: none"> 2. 2019 – Social Services Discussion Document 3. 2020 – “Public Housing Figures Another Failure for Labour” Press Release 4. 2020 – “Social Development and Investment” – factsheet
NZ FIRST	<ol style="list-style-type: none"> 1. 2020 -- NZFirst Housing Policy
TOP	<ol style="list-style-type: none"> 1. 2020 – Building Aotearoa 2. 2020 – Housing Market Reform 3. 2020 – Property Tax Policy 4. 2020 – Affordable Housing And Rent

The above summary of housing-related party policies has been prepared by CHA as of 5 October 2020. While CHA has made best efforts to accurately reflect published policy statements; readers are asked to consult the party documents directly for further information or clarification.