

Community Housing Aotearoa

Ngā Wharerau o Aotearoa

Inclusionary Zoning

7 December 2020



Why is CHA involved?

- ▶ Members are constrained under current affordable housing settings
- ▶ Councils are looking for tools to respond to housing needs
- ▶ We have direct experience with inclusionary zoning

Why did CHA release the discussion document?

- ▶ Long term interest in IZ and developing new tools to deliver affordable housing
- ▶ Foster discussion and debate

What outcome do we want from today?

- ▶ Robust discussion
- ▶ Increased understanding of possibilities and potential roadblocks

Coverage	Delivery form	Definition of affordable housing	Percentage set aside	Retention mechanism	Cost offsets / value uplift / incentives
Mandatory or voluntary	Home (of different sizes, and for rent, shared equity or ownership)	Relative to market prices, eg: <ul style="list-style-type: none"> Lower quartile Median price 	5%? 15%?	Vest with not-for-profit to:	Planning incentives eg rezoning, density bonuses, reduced requirements
City-wide or select zones			Of total value or just value uplift?	• Retain home for rent	
Minimum development size (eg 10 dwellings)	Land	Relative to median incomes, eg affordable for households with 80-120% of median income to buy	Determined by: <ul style="list-style-type: none"> Overall target or Share of market renter households or Development feasibility 	or	Faster consenting
	Financial contribution			• Recycle share of capital gain	Delayed development contributions, targeted rates, grants
	On-site or off site allowed	Vested with public or not-for-profit organisations and reserved as subsidised rentals or shared ownership homes for low-middle income		Covenant	
			Site-specific depending on existing tenures and objectives	No retention mechanism	No cost offsets