

Governance, Politics & Values in the Community Housing Sector

Bierre, S., Grant, L., & Howden-Chapman, P (under review). *Navigating Care: Governance, Adaptation, and Challenges for Community Housing Providers in Aotearoa, NZ*. International Journal of Housing Policy.

RANGAHAU / RESEARCH

How do CHPs navigate complex and dynamic external influences in attempting to govern with a social mission?

Based on interviews with CHP leaders, government agencies, funders, governance documents, and theories of hybridity and care.

NGĀ HUA MATUA / KEY FINDINGS

- CHPs seek to 'care' by delivering housing to people experiencing housing disadvantage: *"Providing the house to a family is a thing we celebrate, but it's far more important to me that the house goes with any supports that can help this family or individual become more whole"* (interview participant).
- It has been difficult for CHPs to access capital funding *"There are not big chunks of grants. It's kind of like a bit of a combination of, you know, land and equity, a bank or financier"*.
- Of the 70+ CHPs, government funders focus on the "top five" they believe can undertake property development.
- There can be a tension in values between the social mission of CHPs, and political, regulatory, and private interests *"Your worldview has to be supported by whether someone's willing to write the cheque to make it happen to a degree, right? [...] they're looking for a social impact, but it hasn't come at an expense to them."*
- There is contention over whether social landlords should act solely as a landlord or whether they should be supporting tenants with health, wellbeing, and building community: *"Does a landlord in the private market organise Christmas parties for its tenants? No. Community rooms? No. You go to a local community room at your library"*.
- Community housing regulations do not distinguish between property developers and tenancy managers. There are implications for smaller CHPs and Iwi including differential treatment and lack of transparency.
- Community housing regulations do not refer Te Tiriti o Waitangi.
- The sector is buffeted by ideological shifts in Government policy and continued under-funding.

WHAIKUPU / RECOMMENDATIONS

- **Regulatory Change:** Include property developer in the classes of landlords, as well as tenancy manager. Set out clear expectations for Tiriti responsiveness.
- **Tax:** Capital gains and wealth tax options could be used to redistribute funding and ensure greater options for social housing development.
- **Depoliticise:** Establish a cross-party consensus based on shared values of 'care' across political parties.
- **Maximise:** Acknowledge and support the role of social housing providers in facilitating wellbeing outcomes for tenants.

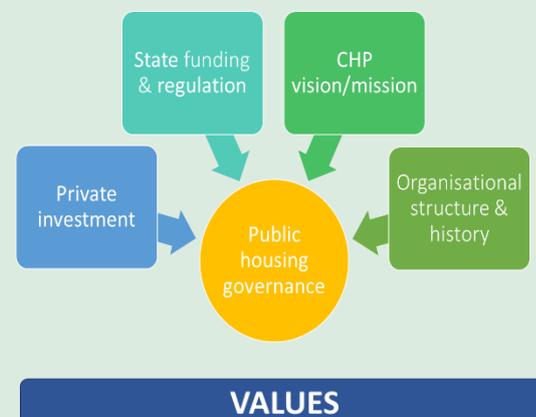


Fig. 1 Organisational & political influences on governance