



A home for everybody

Because everybody deserves an
affordable, secure, healthy home.

1 The Greens' plan to fix renting

Everybody deserves an affordable, healthy place to call home, whether you rent or own. For the third of people in New Zealand who rent, that is not always the reality. Far too many renters are paying through the roof to live in cold, damp, and unhealthy homes that are making them sick and locking them in poverty.

The Greens have a plan to fix renting:

- **Pass the Renters' Rights Bill to:**
 - Cap rent increases at no more than 2% per year.
 - Get rid of no cause evictions, ensuring tenants have longer term security.
 - Guarantee that rental homes are safe, warm, and healthy through an independently certified Rental Warrant of Fitness.
- **Create a national register** of all landlords, property managers, and boarding houses to ensure professional accreditation, transparency, and regulatory compliance across the rental property sector.

1 in 3 renters live in damp homes, while 1 in 4 live in mouldy ones.

“you shouldn't pay through the roof for a flat that leaks through the roof”

– Tamatha Paul Green Party spokesperson for housing



2 The Greens' plan to build more public housing

Public housing is the best way to ensure that everyone has an affordable home. We have a proud history of building public housing, but Christopher Luxon's Government has cancelled hundreds of new homes instead, despite ongoing need.

The Greens have a plan to increase access to housing:

- Build tens of thousands of new, affordable, and accessible public homes across Aotearoa.
- Increase long term funding and financing for councils and community housing providers, so they can scale up to provide more public housing in their communities.
- Invest in domestic prefabrication and off-site manufacturing to make building public homes easier and cheaper.

- Ensure Kāinga Ora and community housing providers are funded to build enough accessible housing to meet the needs of disabled people, instead of leaving it to the market.

In the next 5 years, we could build 35,000 new public homes.



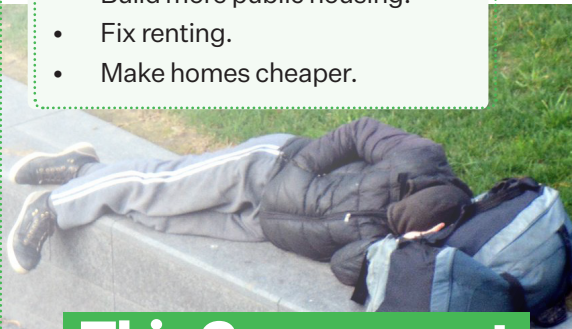
3 The Greens' plan to end homelessness

Christopher Luxon's Government has intentionally increased homelessness. Experts warned them that their choices would increase homelessness, but they went ahead, and homelessness increased. In Auckland alone, homelessness has more than doubled, and it's the same story across all of our cities and regions.

The homelessness crisis needs an emergency response, and the Greens have a plan:

- **Ensure emergency homelessness responses are fit for purpose by:**
 - Creating a 'Duty to Assist' law, which would place a legal duty on agencies to proactively ensure that people, especially our young people, have the housing they need, instead of putting up barriers.
 - Immediately reversing the Government's changes to emergency accommodation eligibility criteria, so that everyone in urgent need of shelter can get it.
 - Ensuring same-day emergency housing assistance is provided and continued until that person has access to suitable housing, without putting people into debt.

- Boosting funding for wrap-around support and community organisations that support people with mental health and addiction challenges, budgeting, food and the basics necessary to transition into stable housing.
- **Invest in long term solutions to the housing crisis by implementing the Greens' plan to:**
 - Build more public housing.
 - Fix renting.
 - Make homes cheaper.



This Government chose to increase homelessness. We can choose to end it.

4 The Greens' plan to make homes cheaper

Whether you prefer to rent or want to buy your first home, housing is wildly unaffordable. Rents and house prices are still higher than they were before the COVID-19 house price bubble, and the Government has no plan to turn that around.

Successive governments have made landlords and property speculators richer through tax breaks that take money from essential services, by not building enough homes for people, and incentivising a hands-off approach to the rental market.

Saving for a first home should be an attainable goal for everyone.

The Greens have a plan to make houses more affordable for renters and first-home buyers:

- **Build more affordable homes by:**
 - Ensuring our planning laws enable more homes to be built in our towns and cities, connected to public transport, local shops, and community facilities.
 - Requiring councils to facilitate enough new housing development to meet demand and make housing affordable.
 - Removing regulatory and financing barriers for Māori to build on their own land and scale up the Whai Kāinga Whai Oranga programme to fund more Māori housing initiatives.

- **Reverse National's \$2.9 billion tax concessions** for landlords and property speculators.
- **Ensure accessible housing is affordable for disabled people by:**
 - Providing adequate and timely funding for housing modifications to ensure disabled people can afford housing that is fit for purpose.
 - Strengthening regulations and incentives for the construction of universally designed housing.
- **Implement the Greens' plan to build public housing**, putting downward pressure on house prices and rents across the market.
- **Implement the Greens' plan to fix renting**, including capping rent increases, to keep rents affordable and dampen demand for investment properties.

Green

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