

Welcome

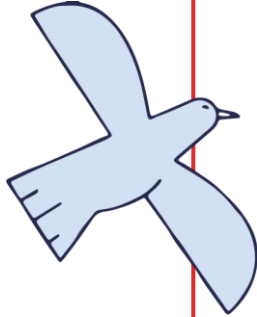
The growing
influence of
impact investing.



Public
Trust

150
1873-2023
150 Years of Public Trust



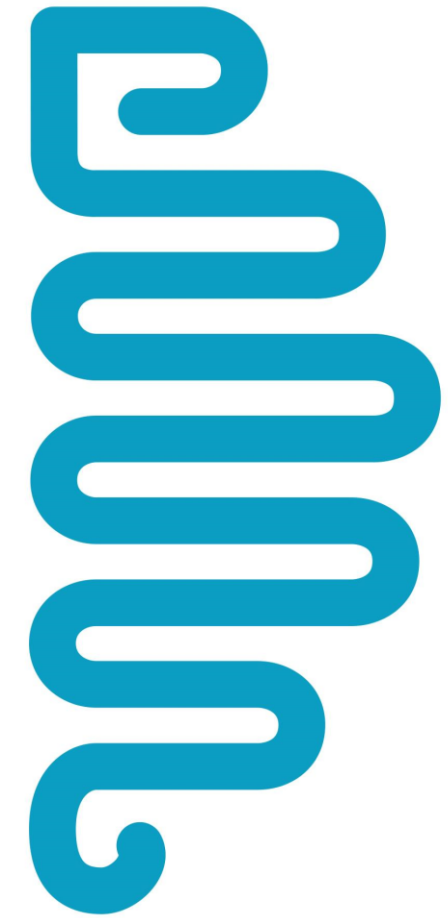


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Director, Community Finance

Director, Positive Capital – Impact Investments



Our place in the housing crisis

Public Trust: Growing influence of impact investing
11 May 2023

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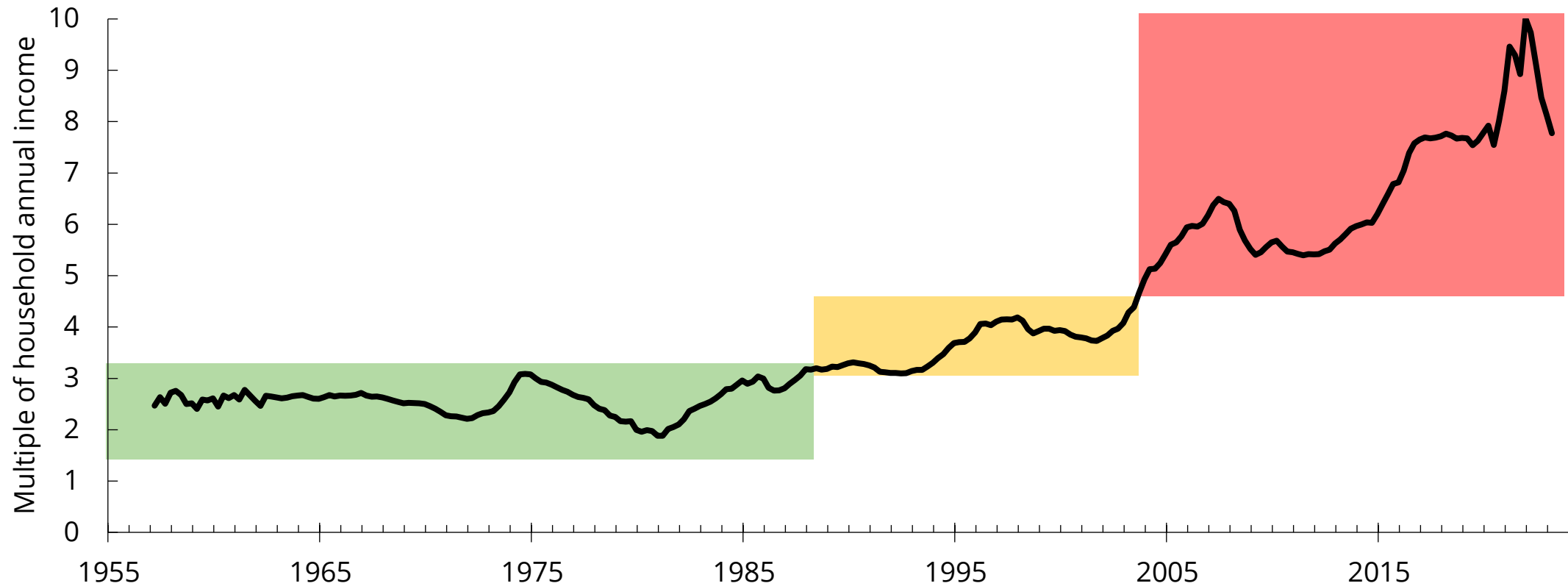
SENSE PARTNERS

DATA LOGIC ACTION

Housing is unaffordable



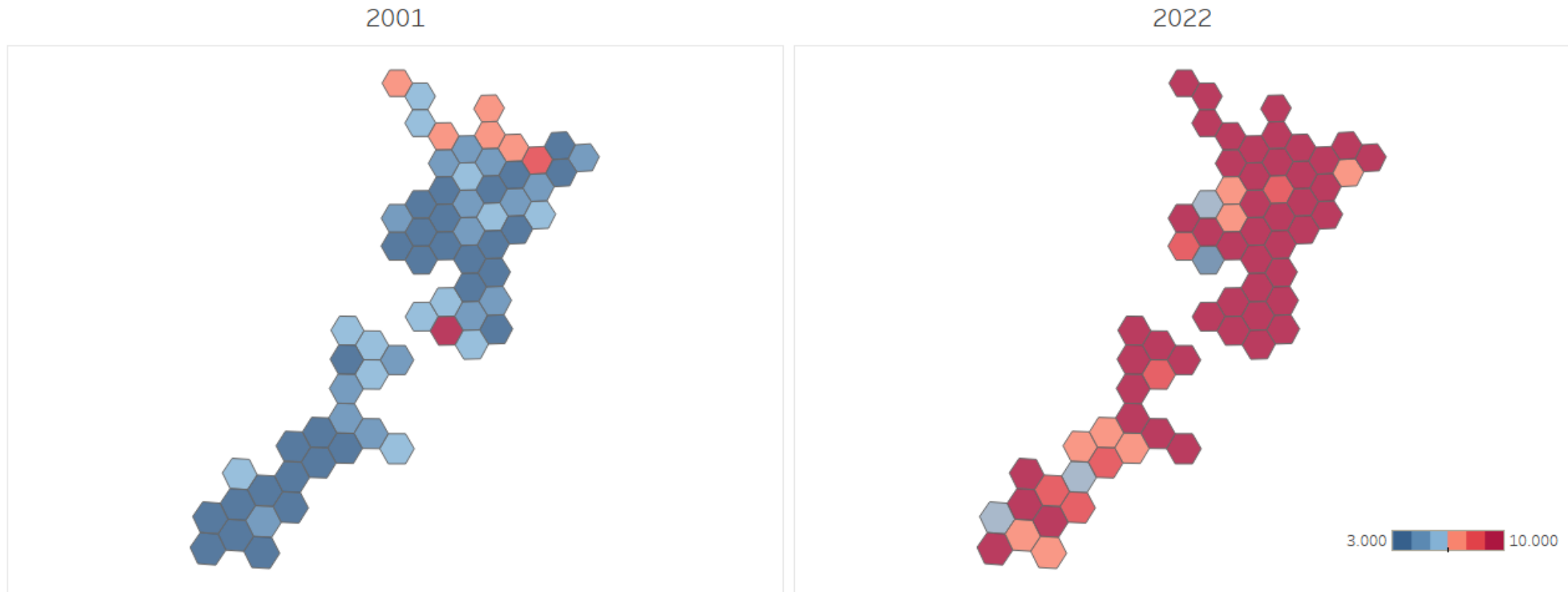
House price to income ratio



A blight on most of NZ



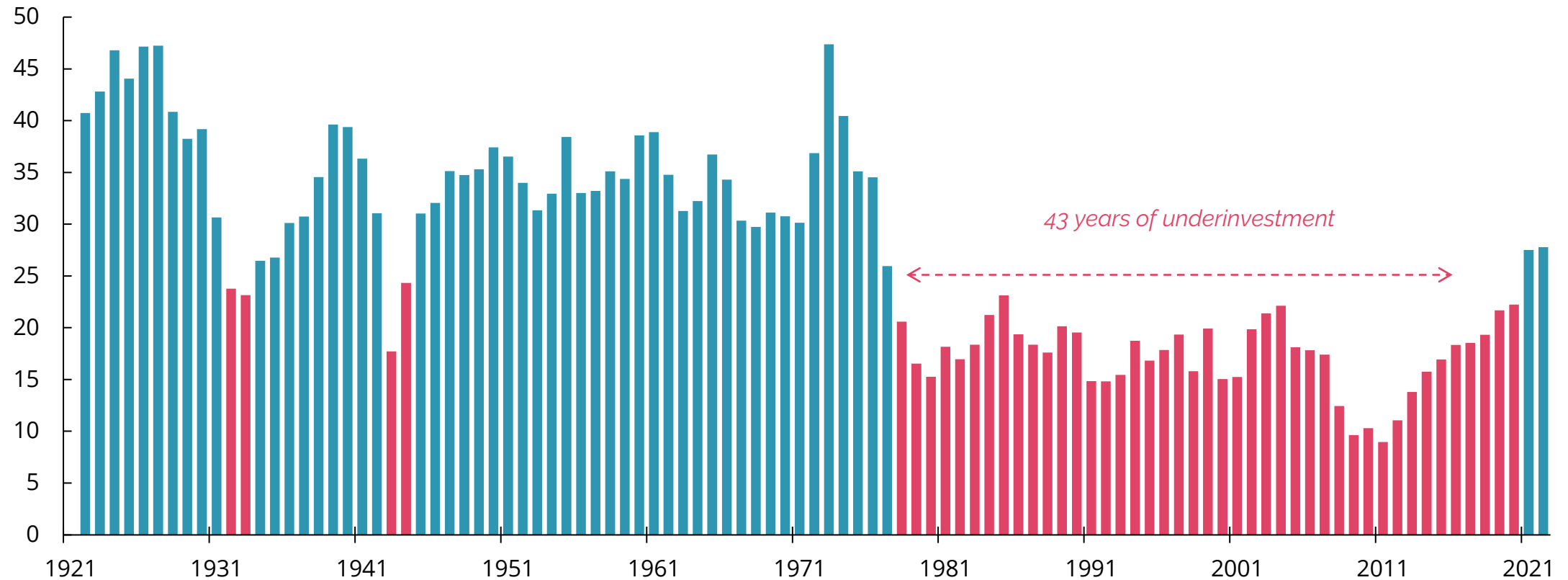
House price to income ratio



Source: REINZ, Statistics NZ, Sense Partners

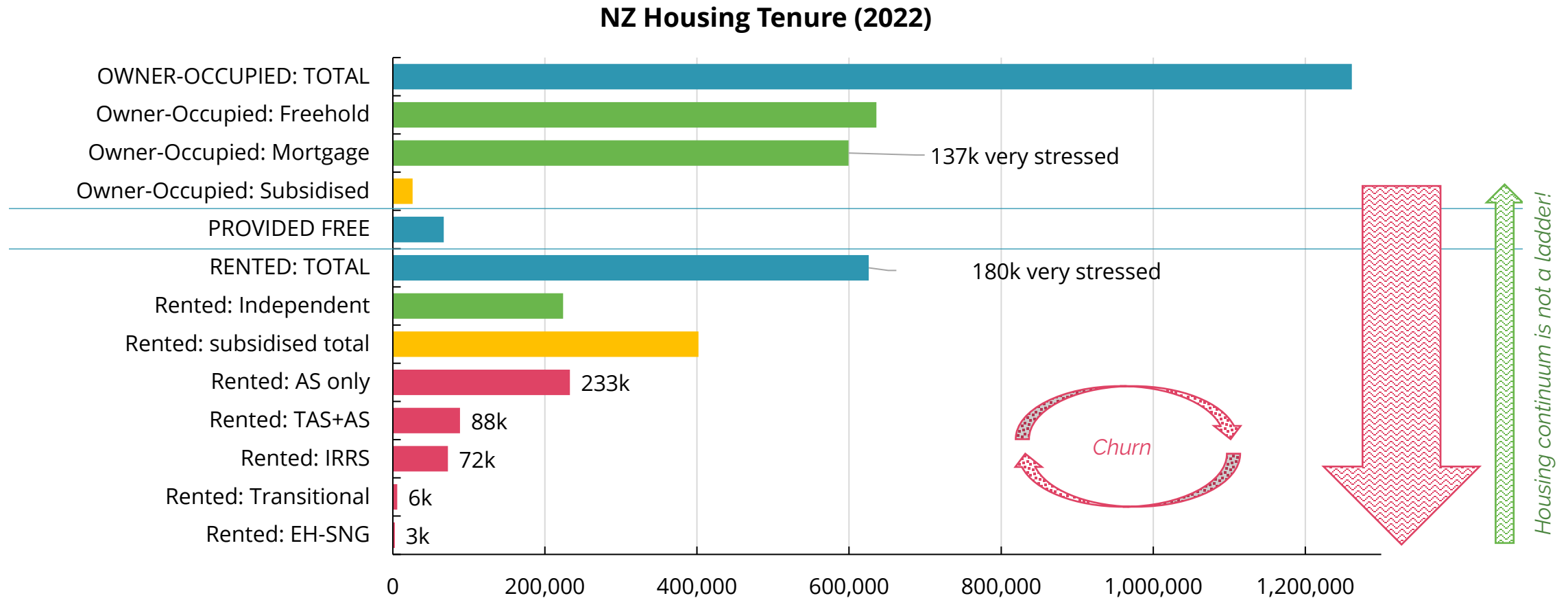
Decades of neglect, greed & policy failure

Dwelling consents per 1000 households



Source: Statistics NZ, Sense Partners

1-in-4 subsidised; continuum a lie



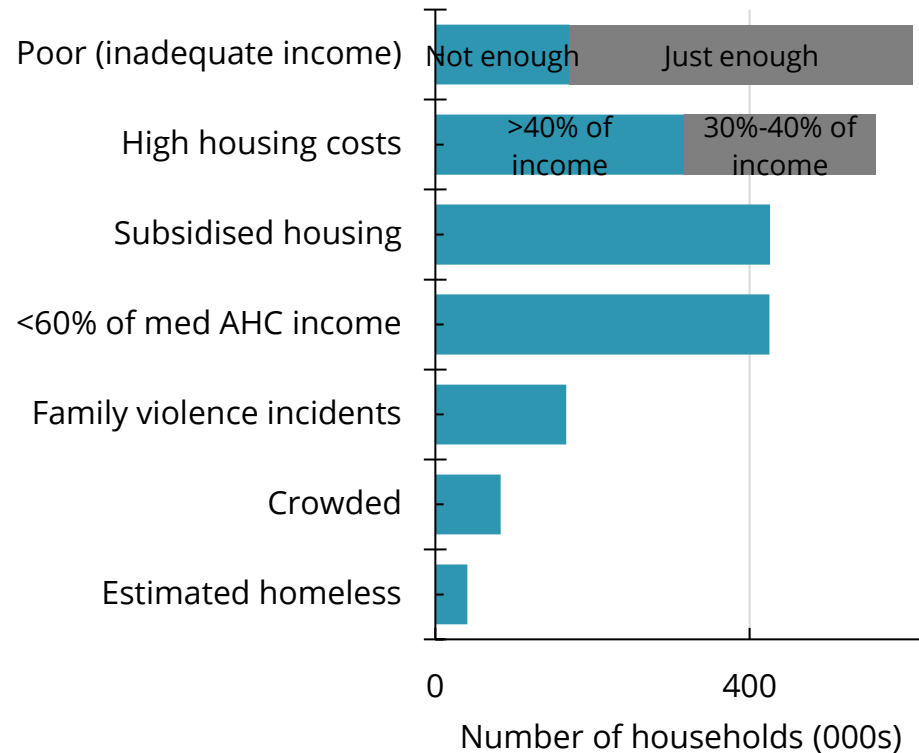
Sources: Statistics NZ, Sense Partners

Sources: HUD, MBIE, Statistics NZ, Sense Partners

Afflicts 400k+ families

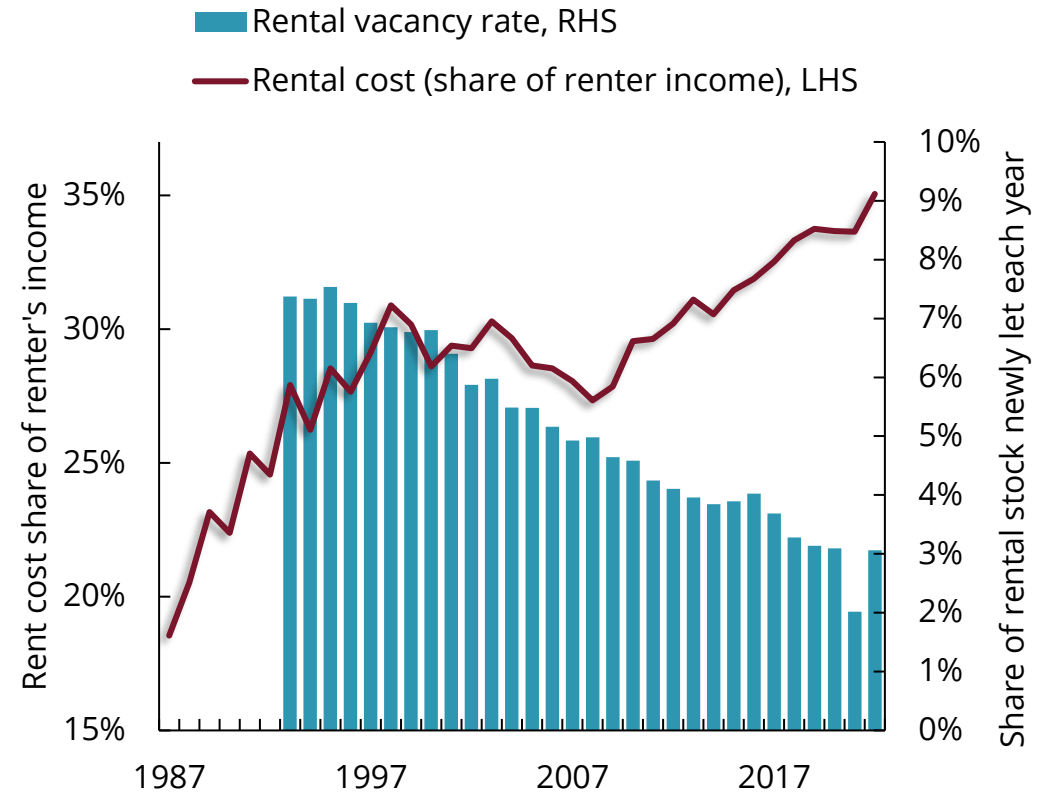


Measures of housing stress



Sources: Statistics NZ, HUD, MSD, RNZ, Sense Partners

Rental cost & availability

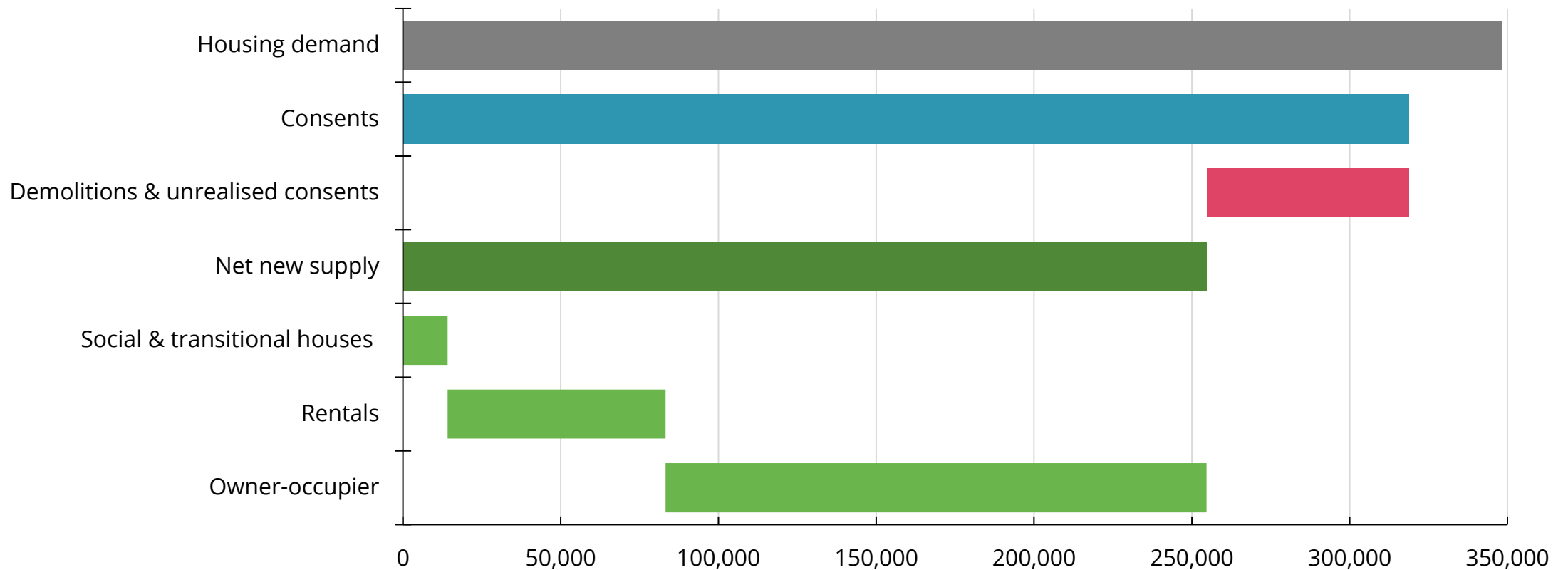


Sources: HUD, MBIE, Statistics NZ, Sense Partners

Not all supply is equal



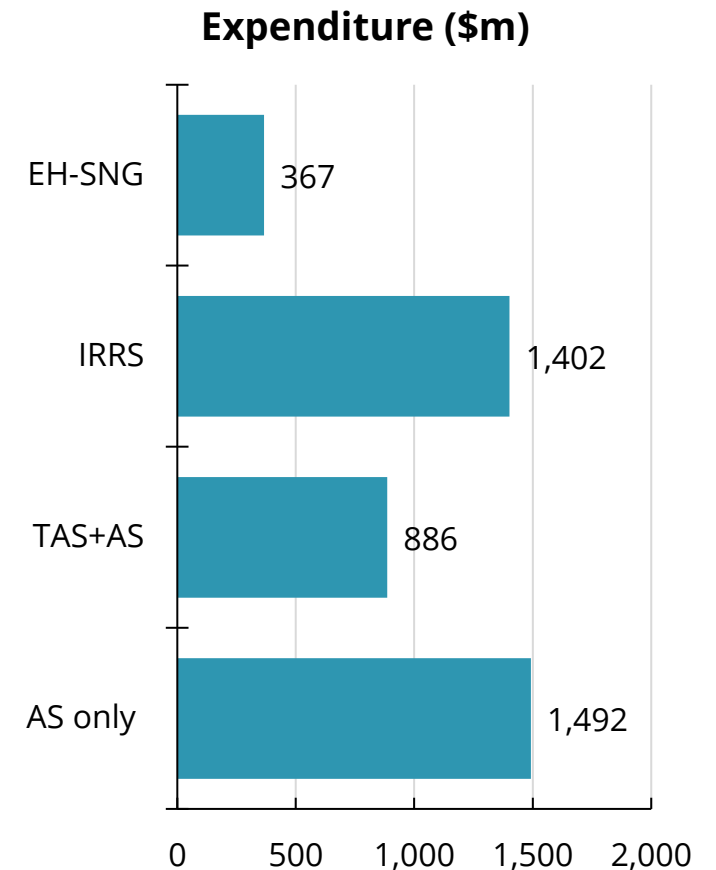
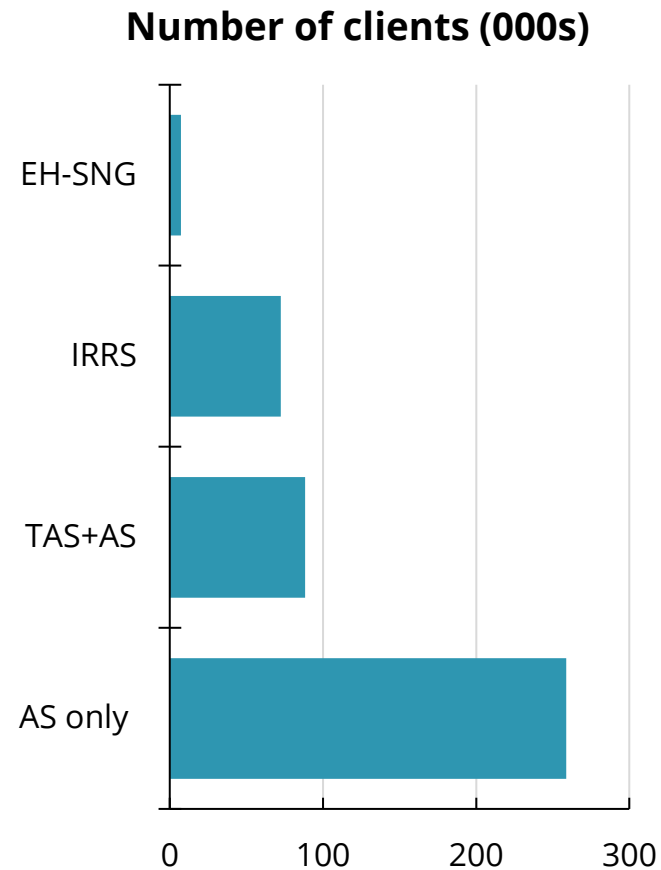
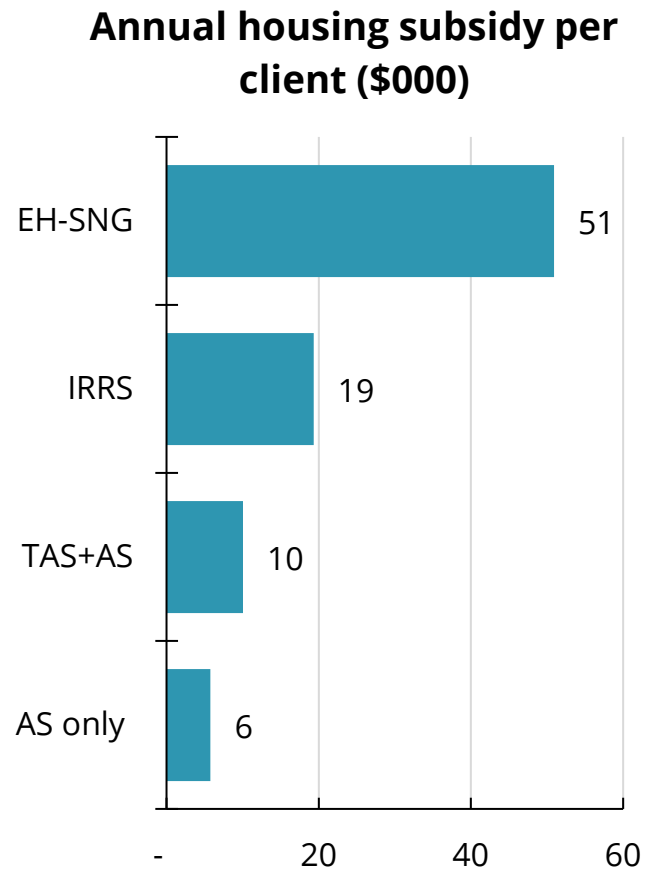
Demand & Supply Change (2012-2022)



Sources: Statistics NZ, Sense Partners

Sources: HUD, Sense Partners

\$4b housing subsidy bill...

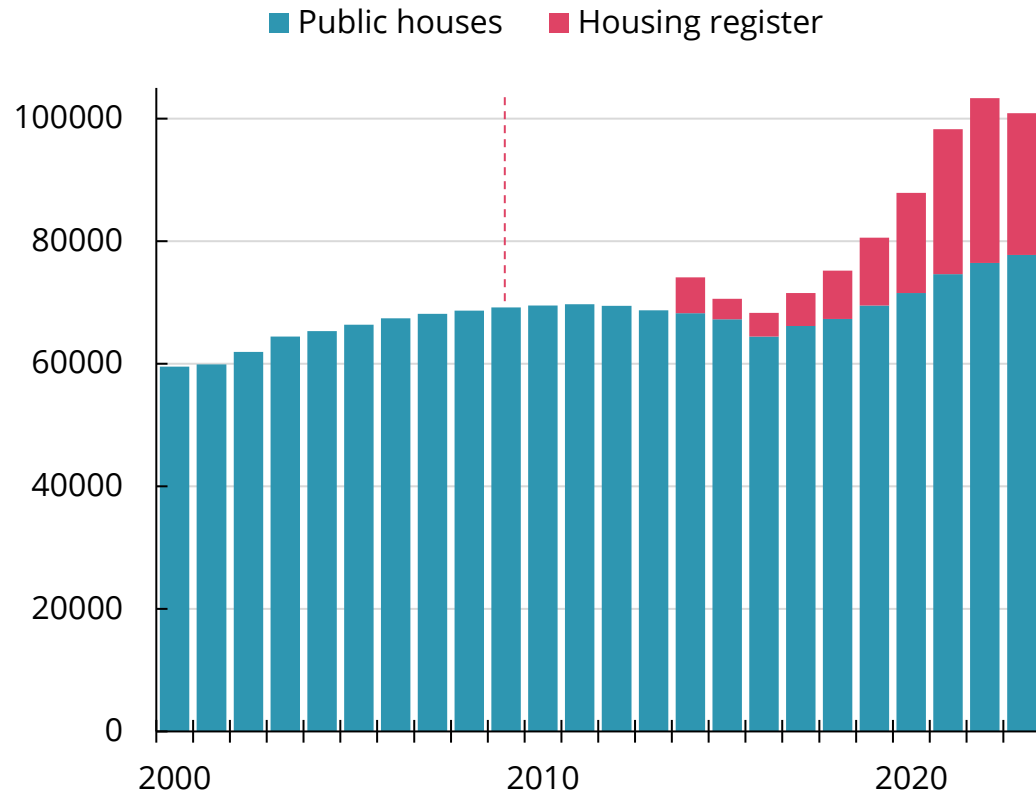


Source: HUD, Sense Partners

...will get bigger; but constrained

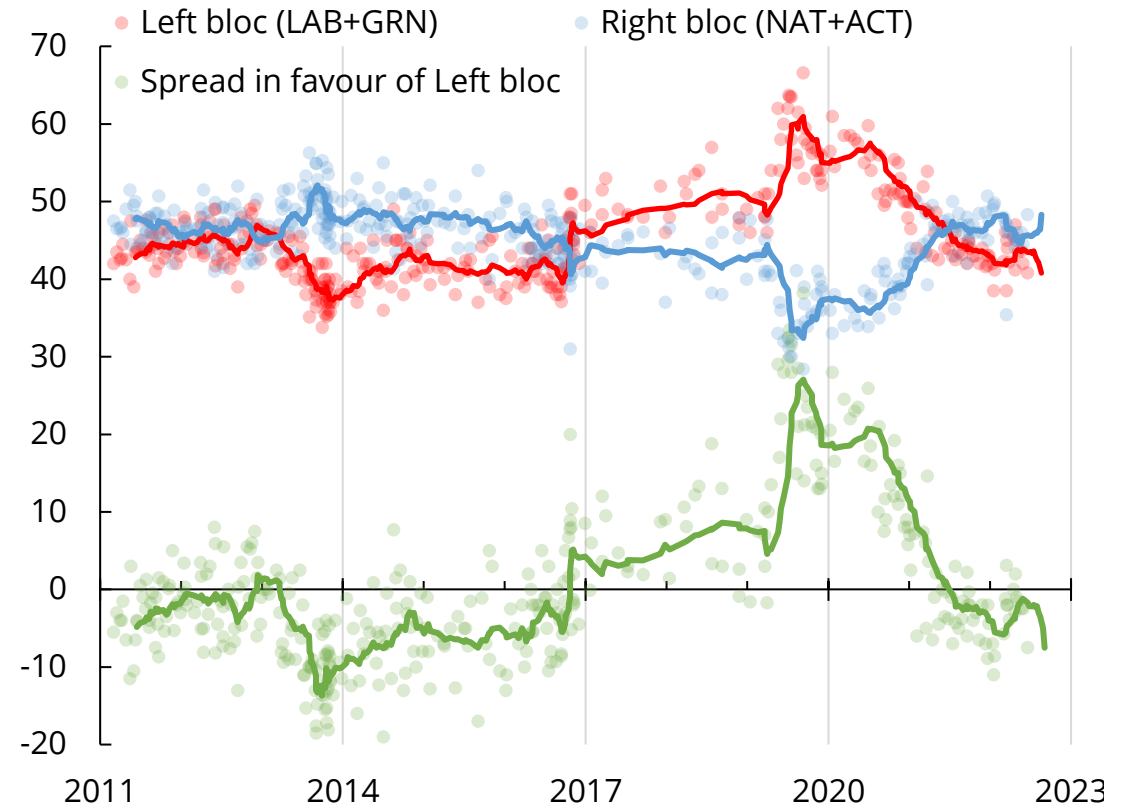


Public housing & Register



Source: NZ Treasury, Sense Partners

NZ Political Polls



Source: Sense Partners compilation from various polls

Finland ends homelessness



- Finland's success is not a matter of luck or the outcome of "quick fixes."
- Rather, it is the result of a **sustained, well-resourced national strategy**, driven by a "Housing First" approach:
 - Provide homeless with **immediate, independent, permanent housing**, rather than temporary accommodation.
 - **Supply of rentals** to host previously homeless people, by converting some existing shelters into independent apartments or by building new flats by a government agency.
 - **Building flats is key**: otherwise, especially if housing supply is particularly rigid, the funding of rentals can risk driving up rents thus reducing the "bang for the buck" of public spending.

OECD Ecoscope (2021) Finland's Zero Homeless Strategy: Lessons from a success story.

<https://oecdecoscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/>

Our place in the housing crisis



Housing market is broken

Expensive
Insufficient
Unmatched



Need to fix supply

Land
Infrastructure
Home across continuum (social + retained affordable rentals)



Policies are changing

Not fast enough
Not joined up enough



What's needed

Courageous capital
Speed.

Thank You.

