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EMAIL NEWSLETTER

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Dear Colleagues

Welcome to the CHA newsletter for 12 December 2014.

Several important announcements demonstrate that your voices are being heard-

- MSD calls for ROI's for new IRRS funding – due 5 Feb 2014
- MBIE fix to Trust Deed requirements when becoming CHRA registered
- Housing Accreditation course – 2-3 Feb 2014

Lots of news as well –

MSD requests Registration of Interest for new IRRS funding in Auckland

MSD wants to hear from CHRA-registered CHO's about what it would take for the IRRS to let you add new housing supply and services using the IRRS. This is a great opportunity to submit what the different contracting arrangements are that would work for your organisation – and from what you have all been telling us, those would include:

- Long term certainty –matched to the duration of any borrowing – say 25 years
- Flexible- tenants may change as their needs change, the CHO would still have contractual certainty

CHA has been calling for this opportunity for some time- and while we would like to see it be available for the whole country, this is a positive step.

The announcement was released on GETS last night - [here](#).

- **Demolishing State Homes: A Solution to Resistance**
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- **Housing Call to Action planning workshop for 2015 - 2016**

Information session is on Tuesday 16 December – Questions are due by 15 January, with proposals due by 5 February.

Technical change to the Housing Restructuring and Tenancy Matters (Community Housing Provider) Regulations 2014

MBIE will soon begin sector consultation on a minor technical amendment it is making to the above regulations. The change will enable both deemed and new applicants to register with the Community Housing Regulatory Authority, without having to make changes to their trust deed or constitution.

The change will remove the current restriction that applicants must provide evidence in their empowering document that it has an object of providing social rental housing or affordable rental housing.

The Regulatory Authority will look at the application in its entirety to determine whether an applicant is a genuine provider of social or affordable rental housing.

MBIE hopes to release the consultation document shortly and welcomes feedback from all community housing providers. The document will be sent directly to all providers that have had contact with the Regulatory Authority and it will also be advertised on the CHA website and through our newsletter.

In the meantime, the Regulatory Authority acknowledges the time it takes to put an application together and encourages all deemed providers to continue with this work while the technical change is being made.

CHA will be coordinating a submission on this as soon as we know the details.

Understanding Housing Accreditation: Course for Community Housing Organisations and Peer Evaluators

This two day workshop in Wellington, 2-3 February 2015 provides the opportunity to:

- Understand the NZ Community Housing Standards (Best Practice Guide and Assessment Booklet) and the accreditation process

- Be aware of the documents and records typically required for accreditation and the preparation required prior to the accreditation audit
- Understand the Continuous Improvement Process (CIP) to implement post audit and accreditation
- Learn more about the role of the audit team -with the opportunity to be trained and assessed as a Peer Evaluator on day 2.

Find out more [here](#).



Appointment of Acting CEO, Tamaki Redevelopment Company

Congratulations to Peter Fa'afiu who will be appointed as Acting CEO while the executive search for a permanent CEO is completed. Peter is currently the General Manager, Communications and Stakeholder Engagement for the company.

Learn more [here](#).

A huge thanks goes to Debra Lawson for steering TRC through its early years, and we wish her all the best with her future endeavours.

Featured member profile: Marlborough Sustainable Housing Trust

In the last three years the Marlborough Sustainable Housing Trust, a registered Class 1 – Social Landlord has built four Lifemark standard houses and developed an additional three sites ready for building.

The Trust has seven volunteer trustees, who are involved in all aspects of the Trust's activities as there are no employed staff. Their work includes everything from strategic planning, writing policies and procedures, applying for funding, project management of builds, to painting fences!

Read their full profile [here](#).

Pensioner Housing Portfolio For Sale Whakatane : Murupara

ADVANCE NOTICE OF RELEASE OF: REQUEST FOR EXPRESSION OF INTEREST JANUARY 2015

Whakatane District Council seeks Expressions of Interest for the purchase of their Pensioner Housing portfolio.

- 79 units – 72 in Whakatane, 7 in Murupara
- Within 6 villages

If you are a Registered Community Housing Provider or working towards registration with the Community Housing Regulatory Authority then this may be a great opportunity for you.

To register to receive REOI documents on release contact: Hope Simonsen: 027 7026333 or HSimonsen@propertygroup.co.nz

Demolishing State Homes: A Solution to Resistance

On Tuesday morning another state house in Glen Innes was demolished, one of many that have been demolished after their removal was met with resistance from the community. State houses have been removed from Glen Innes in preparation for a redevelopment that will replace the state housing stock with mixed tenure housing, the majority of which will be private housing.

Tāmaki Housing Group believe that these homes are being demolished because there has been resistance in the community.

Read the full Tamaki Housing Group press release on Scoop [here](#).

Tenancy bond payments to go online next year

Building and Housing Minister Dr Nick Smith today welcomed the signing of a contract between the Ministry of Business, Innovation and Employment (MBIE) and information technology company Unisys to build a new system that will enable landlords to lodge tenancy bonds online.

Read more on Scoop [here](#).

Auckland Housing Bonds guarantee approved – media coverage

- 4/12/2014 - NZ Herald - [Council underwrites housing bond issue](#)
- 4/12/2014 - Radio NZ News - [Fund to provide 200 Auckland homes](#)
- 4/12/2014 - Radio NZ Morning Report - [Auckland launches initiative to increase affordable housing](#)
- 3/12/2014 - Auckland Council Media Release - [Auckland Council's initiative to increase affordable housing](#)
- 3/12/14 – CHA Media Release - [Innovative approach to building](#)

new affordable homes in Auckland

Christmas arrived early for Clarke St residents

Clarke Street is buzzing this week as 20 excited residents moved from dated, inaccessible and poorly positioned accommodation into brand new functional homes. Chris Johnstone, Tauranga Community Housing Trust Manager says the new homes will bring much joy to these Gate Pa residents and families who will now be settled before Christmas. "Modern, affordable and warm dry housing for over 20 people with a serious housing need has been achieved, and we are delighted," she says. "The fact it looks so good, is a huge bonus." Read the full press release on Scoop [here](#).

Council wants more Government help with homelessness

Auckland Council, in a briefing to the new Government, is asking for more help as it tries to deal with the growing issue of homelessness and the need for emergency housing. The briefing paper asks the Government to recognise homelessness as a significant national issue and to take a multi-sector approach to addressing both the short and long term issues facing the voluntary sector that supports the homeless.

Read more on Scoop [here](#).

Insight for 30 November 2014 - Future state of social housing

Teresa Cowie explores whether the government's sell off of state housing will lead to better homes for the poor.

Listen to the Radio NZ report [here](#).

Why we must break the cycle

David Zussman, Monte Cecilia Housing Trust speaks about breaking the cycle of homelessness.

We can all agree with Social Housing Minister Paula Bennett when she said in October that "it is not suitable for families to have to sleep in caravans, cars, garages or caravan parks". It's more than that - it's unacceptable. But what are we doing about it? Almost nothing that's having a discernible impact. This inactivity speaks louder than words. What it says is that it's okay, and we don't care enough. We will talk about it, but we won't make the hard decisions and investments that will break the cycle.

Read the full article on Stuff [here](#).

Read the accompanying article Boarding Houses of Scandal and Shame [here](#).

Increase in housing costs outpaces household income

Spending on housing is growing at a faster rate than incomes, Statistics New Zealand said today. And people are spending more of their money paying off their mortgage principal, rather than just interest. The latest Household Economic Survey (Income) shows average annual household income rose 9.1 percent in the two years to June 2014, from \$81,227 to \$88,579. In the same period, average household weekly spending on housing costs rose 11.1 percent, from \$256 to \$284.

Read the Statistics New Zealand press release on Scoop [here](#).

Pensioner units to be sold to social housing providers

At its meeting today, Hamilton City Council resolved to sell its pensioner housing to social housing providers with an amendment that reflected greater certainty for existing tenants. After considering community feedback, the Council agreed that the pensioner housing units will not be sold on the open market, and instead only be offered for sale to social housing providers. Conditions of any sale will be that existing tenants are able to remain within the pensioner housing portfolio indefinitely and that the units remain as social housing for the next ten years.

Read the full press release on Scoop [here](#).

Roundtable discussion to respond to plans to sell state housing stock

Monday 9 February 2015, 12.00 - 2.30 pm, Waitakere WEA, 9 Henderson Valley Road, Henderson.

“Take part in a roundtable discussion to implement a strategy to respond to plans to sell State Housing”

Phil Twyford - MP for Te Atatū - Spokesperson for Housing
Carmel Sepuloni - MP for Kelston - Spokesperson for Social Development

Kelvin Davis - MP for Te Tai Tokerau - Spokesperson for Regional Development

Housing Call to Action planning workshop for 2015 - 2016

Wednesday, February 4th at 1.30pm - 3.30pm, Community Waitakere Resource Centre, 8 Ratanui St, Henderson.

Join us in planning the actions of the Housing Call to Action for 2015 - 2016. Phone Lee or Gaylene on 8371471 or email

housingc2a@gmail.com for more information.

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