

**ALL NEW
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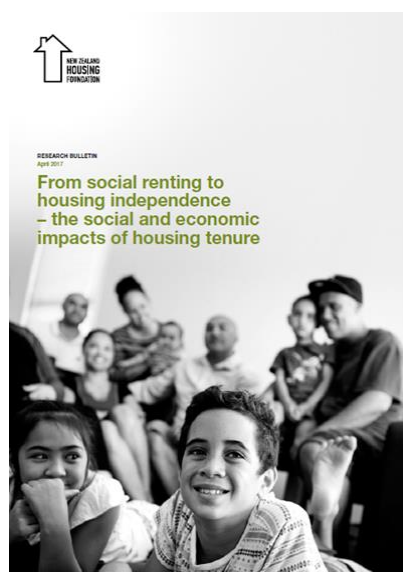
Community Housing Aotearoa Newsletter 13 April 2017

Release of the EOI on Christchurch stock transfer

Government issued an Expression of Interest to community housing providers interested in taking over ownership of up to 2500 social houses in Christchurch this week. The proposed transfer can be found on [GETS \(18484774\) here.](#)

The Te Waipounamu Community Housing Providers Network provided feedback into the [Market Sounding on 8 February.](#)

From social renting to housing independence – supporting the case for the middle of the housing continuum



This research was commissioned and funded by the New Zealand Housing Foundation with support from The Tindall Foundation. The FCSPRU (Family Centre Social Policy Research Unit), BERL (Business Economic Research Ltd) and NEXUS Research carried out these three independent research studies.

FCSPRU undertook a literature review which drew together more than 120 international studies that explored the associations between housing tenure and social, economic and health outcomes. In particular, the review highlighted the results of studies that measured the effects of housing tenure and security on health, employment, crime, welfare, wealth and education outcomes.

The second study involved BERL analysing the associations between housing tenure and fiscal costs for health, crime, welfare benefits and tax paid in New Zealand, using Statistics New Zealand's Integrated Data Infrastructure (IDI). Per capita costs for people residing in Auckland were estimated under the three tenure groups of social renting, renting, and owner occupancy. These per capita costs were based on statistics including hospitalisations, corrections, benefits, and PAYE.

The third study by NEXUS Research was an independent survey of residents in a new community about their experiences of moving from predominantly rental circumstances through a range of rental and ownership tenure options, towards independent home ownership.

This research shows that market-tested, affordable rental, rent-to-buy and shared equity schemes are an important part of the solution to New Zealand's housing crisis. [You can read more on this research by going here:](#)

Community housing providers, procurement and the building industry



External Research Report
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Report ER21

Community Housing Providers, Procurement and the Building Industry

Kay Saville-Smith, Nina Saville-Smith and Bev James

Project LR0485
Centre for Research, Evaluations and Social Assessment Ltd (CRESA), funded by the Building Research Levy



Research briefing 9 May 4-6pm in Auckland

This seminar recognises the importance of the community housing sector commissioning from the building industry, homes that are liveable, affordable and contribute to our communities.

It is an opportunity to celebrate but also drive forward the sector's commitment to building decent homes for vulnerable people that work

for them through all ages and stages of their lives. Three researchers will share learnings from research in New Zealand and Australia:

- **Kay Saville-Smith, CRESA**, will present the findings of BRANZ Levy Funded research into 'Community Housing Providers, Procurement and the Building Industry'
- **Professor Bruce Judd**, Director, the Australian School of Architecture and Design, University of New South Wales, will share with us his research on multigenerational living and its implications for the community housing sector
- **Associate Professor Catherine Bridge**, Director of the Home Modifications National Clearinghouse, and researcher leader of the Enabling Built Environments and Smart Cities Programme, University of New South Wales, will demonstrate the ways in which home environments can be made more functional and homely both in new builds and in retrofit situations.

This will be followed by a discussion on how we support the case for capital investment into social and affordable housing, based on the CRESA procurement research and the recent research presented by the New Zealand Housing Foundation.

[More details here](#) and please RSVP here support@communityhousing.org.nz

Auckland emergency housing network update



The Minister for Social Housing, Amy Adams, met with the Auckland Emergency Housing Network (AEHN) on 31 March, at the end of a busy day of meeting, greeting, visiting and celebrating with Pacific and community housing providers.

Welcomed by Bernie Smith from Monte Cecilia, Minister Adams was introduced to members of the network. The long standing work of network members and their proven track record within their local communities was acknowledged by Bernie.

“Each service provides a one-on-one individual/family/child focused, empowering and strengthening service. Each with a story to tell of the

people who came through their door who were broken, lost, with a sense of hopelessness and no worthwhile future to look forward to. But today those same people are in employment, health issues resolved, kids at school, own their own home and who now have a future and hope; who have broken their generational cycle of poverty and homelessness and are no longer sitting and waiting in WINZ offices or queuing for motel emergency accommodation.”

Bernie acknowledged and welcomed the significant government initiatives over the last 18 months while urging the Minister to continue to work alongside the sector to better align policy and create service connections centred on the needs of whanau first. You can read more of Bernie’s speech here. The stories of two homeless families were presented by Jan Rutledge of De Paul House and Aneta Rangirangi of Te Whanau Rangimarie. Both families had spent time in Australia and when things hadn’t worked out had returned to New Zealand homeless.

[You can read their stories and Bernie's speech here.](#)

About the network

The AEHN meets every six weeks Members are: Monte Cecilia Housing Trust; De Paul House; Emerge Aotearoa; Island Child Trust; Manurewa Marae; Salvation Army; Te Manawanui; Te Whare Marama; Te Whanau Rangimarie; Vision West; and Whanau Resource Centre o Pukekohe. [CHA Senior Programme Manager, David Zussman](#) provides operational support to the network, thanks to funding from Auckland Council.

Inclusionary Zoning

Research finds that having an affordable home next door provides wider community benefits with no negative effects. New research has found that there is no significant impact on house prices where inclusionary zoning was used to deliver affordable homes in local neighbourhoods.

The research prepared by Sense Partners economist Shamubeel Eaqub analysed Queenstown Lakes District house price data from 2008 to 2016. It focused on houses within a 150m radius of an affordable home provided through inclusionary zoning policies, and compared these with other houses in the area, broken down by number of bedrooms and type.

The result was that there was an insignificant impact on house prices as a result of including affordable housing in the local neighbourhood. *“Some opposed to including affordable housing in new developments have often argued it brings down the price of the rest of the neighbourhood, says Scott Figenshow, Chief Executive of Community Housing Aotearoa. On the other hand, some argued that it makes the other homes more expensive. This research shows that both of these fears are unfounded.”*

[Read more here.](#)

CHA IMPACT Conference – Early Bird closes 28 April



HURRY HURRY – MAKE THE MOST OF EARLY BIRD REGISTRATION

We know that you'll be busy with Easter this week and there's a lot going on at the moment– but there's only two more weeks to get the earlybird reduced registration of \$450 + GST for a three day conference. Members, this is a saving of a third of your registration so make the most of these considerable savings before it closes on **28 April**. [Register here.](#)

Sponsorship opportunities are being snapped up, but there are still opportunities available so contact us now.

Thank you to all our sponsors so far:



Member news



Bernadette Pinnell, General Manager of Compass Housing Services, with CHA Chief Executive, Scott Figenshow at its new mixed tenure



development. Compass has two developments in Papatoetoe and Mangere East, each site has 36 furnished studio units.

The Compass team now includes Bettyanne Crawford, Housing Manager for Auckland.



Scott Figenshow and Julie Scott at the opening of Queenstown Lakes Community Housing Trust's new development of 44 homes in Shotover Country, Queenstown on 9 April. The welcome was provided by QLCHT's co-chair Martin Hawes, with greetings from Mayor Jim Boulton and local MP Todd Barclay.



Julie Scott said, "It was fantastic to see various stakeholders, who all played an important role in the creation of this development, celebrate alongside many of the 44 families we've helped into one of our houses here. A big thank you goes out to the subdivision developer, Shotover Country Ltd, who transferred the land to the Trust and ultimately made this project possible."

In the news

- [Pacific Island community housing network set up and supported by CHA](#)
- [Emergency housing providers concerned about winter and the lack of emergency housing places for homeless](#)

AHI/CHA network meeting 5 April



31 people attended a meeting with Minister of Social Housing, Amy Adams, on 5 April. The Minister addressed a joint AHI and CHA networking event and talked about the importance of measuring outcomes and backing the sector to provide better social outcomes through the provision of good housing.

[10 May 2017 – Wellington - The Not-For-Profit Finance Forum](#)

A dynamic one-day event that will provide guidance, hope and inspiration for CFOs, accountants, finance leaders, CEOs and board members grappling with addressing common questions and goals.

[23 July to 25 July 2017 Creating pathways to 2050: liveable spaces and loveable places - LGNZ conference- SKY CITY Convention Centre Auckland](#)



[4th - 5th May MELBOURNE: Implementing the New Urban Agenda: Making cities and human settlement inclusive, safe, resilient and sustainable.](#)

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Level 1, Southmark House, 203 Willis Street
 PO Box 11543
 Wellington 6142

Phone: (04) 385 8722