



EMAIL NEWSLETTER

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IN OTHER NEWS

Isn't it time for a strategy?

Thanks to your persistence and encouragement, CHA is pleased to release the draft of “Our Place – All New Zealanders well-housed”, setting a proposed direction for the community housing sector.

The goal of the document is twofold: to put forward the “Details Matter: Sector Stocktake” data about the sector that we collected last year with your help, and more importantly, to outline what a strategy would need to include for our sector to work towards “All New Zealanders Well Housed”.

Does this document move us towards that direction? We invite you to have your say through to 30 August 2015. In July and August, we would welcome the opportunity to discuss this with you and your regional colleagues, so let us know when you have upcoming meetings and we'd like to come along and discuss it further.

We are seeking comment and endorsement to build this as a cross sector strategy, which would be launched at the 21-23 October 2015 **CHA IMPACT** conference in Wellington.

Access the documents [here](#)

New Zealand Housing Bonds Director Recruitment

CHA is pleased to announce that it is advertising for qualified directors for the to-be-formed New Zealand Housing Bonds Limited (NZHB). This marks a significant step forward in our work to deliver a new source of lower cost capital to the sector. Supported

by a partial guarantee from Auckland Council, the first issuance will be in Auckland later this year. The position descriptions can be found [here](#) and on both the Institute of Directors and the Appoint websites. Background information on New Zealand Housing Bonds can be found on the CHA website [here](#).

Reserve Bank proposes changes to LVR restrictions

The Reserve Bank of New Zealand released its latest Financial Stability Report on 13 May. Citing on-going increases in Auckland's median home prices, the Bank's Governor Graeme Wheeler announced proposed changes to the current Loan to Value Ratio restrictions to become effective 1 October. The proposed changes will:

- Require residential property investors in the Auckland Council area using bank loans to have a deposit of at least 30 percent.
- Increase the existing speed limit for high LVR borrowing outside of Auckland from 10 to 15 percent, to reflect the more subdued housing market conditions outside of Auckland.
- Retain the existing 10 percent speed limit for loans to owner-occupiers in Auckland at LVRs of greater than 80 percent.

The Reserve Bank is also proposing to define an investment property as one which is not owner occupied. We anticipate that the required 30% deposit will apply to CHO's in the Auckland market. Clearly the sector will need to access equity (whether through retained affordable land value leveraged through the Housing Bond, capital grants, or other means) to avoid this becoming a significant hurdle when using the Income Related Rent Subsidy. The full Financial Stability Report can be read [here](#).

Salvation Army Report

The Salvation Army released the "Mixed Fortunes" report examining the geography of advantage and disadvantage in New Zealand on Tuesday 12

May. Authored by Alan Johnson of the Social Policy and Parliamentary Unit, the report offers “empirical evidence of the mixed fortunes being experienced by people and communities across New Zealand”. It provides compelling information about the life of ordinary New Zealanders outside of the major urban centres. The full report can be found [here](#).

Opinion article on Social Housing Reform

In an opinion piece article in the Dominion Post, Dr. Richard Norman and Bernard Teahan assert that additional funding for Community Housing Organisations is required for the Government’s social housing reforms to work. Their contention is based on Victoria University student research they supervised in the summer of 2013-14 that investigated the challenges of growing community housing. They cite the experience of CHA member organisations Dwell Housing Trust and Trust House to illustrate the challenges. The full article can be read [here](#).

CHA Membership Renewals

The annual membership year for CHA is from July 1 to June 30. You should receive your renewal notice invoice via email by the end of May. We hope you will choose to express confidence in the work we do by renewing your membership (or joining for the first time). Read more about CHA membership [here](#)

Tax Hearing

CHA Director Scott Figenshow and Council member David Cole (Queenstown Lakes Community Housing Trust) presented our concerns regarding tax issues to the Finance & Expenditure Select Committee on 6 May. We were asked by the Committee “Why are we so far into the social housing reforms and this issue hasn’t been resolved?” That is a very good question. This followed on CHA’s formal written submission outlining sector concerns on the Taxation (Annual Rates for 2015-16, Research and Development, and Remedial Matters) Bill 2015 which

can be found here. Committee members expressed genuine interest in the issues facing the sector and concern about the impact on organisations.

Winston Churchill Memorial Trust's Fellowship Opportunity

In a press release, Community and Voluntary Sector Minister Jo Goodhew has announced that applications for the 2016 Churchill Fellowships are now open. "Churchill fellowships offer the opportunity for New Zealanders to travel abroad to enrich their personal and professional development." Mrs Goodhew said. "Fellowships are open to New Zealanders at all stages of their career, in all professions, industries, occupations and trades." The press release with additional details and links to the application can be found [here](#). Alison Cadman of Dwell Housing Trust has completed her fellowship, the report of which is available [here](#).

Best Wishes to Beba McLean

CHA expresses our gratitude to Beba McLean who has masterfully produced our newsletters and maintained our website, under contract from Dwell Housing Trust where she is employed. Beba has started her maternity leave in anticipation of becoming a mother in a few weeks. We wish Beba and her growing family all the best! We are recruiting a Communications Coordinator to take over this role and expect to announce an appointment in an upcoming newsletter.

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