

**ALL NEW  
ZEALANDERS  
WELL-HOUSED**

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**Community Housing Aotearoa Newsletter  
2 March 2017****Feedback from survey**

Thank you to the 30 members who completed the CHA survey last week. Your feedback is invaluable and we will use this to inform how we work over the next year.

We heard from respondents that nearly 80% were either very satisfied or somewhat satisfied with what CHA does and the direction we are going. *“Keep up the engagement and constructive critique with government without fear or worry of compromising your position. Do not be afraid to speak out on the sector’s behalf!”*

There were several comments asking for CHA to *“broaden your focus beyond Auckland and Christchurch and work to connect the growing number of initiatives developing in other parts of NZ.”* We will explore how we can do this using a combination of online and member visits over the year.

Members want our focus for 2017 to be on representing the sector to support changes in the policy settings and in providing resources and information through the website and newsletter.

There was broad support for the conference themes and members want it to be practical with a combination of international speakers, interactive workshops and local case studies.

## CHA-IMPACT conference 7-9 June 2017 – key presenters announced



We're delighted to announce that **Wellington Mayor Justin Lester** will deliver the opening address on Wednesday 7 June at the conference.

You'll also want to join us to hear the keynote presenters who will be **Nan Roman of the US National Alliance to End Homelessness;** and **Mike Myers, Managing Director of Australia's National Affordable Housing Consortium.**

Book now – early bird open until 28 April – and see the preliminary conference programme [on line now here](#).

We wish to thank our Platinum level sponsors Wellington City Council, The Treasury, MBIE and Ministry for Social Development for their generous support and enabling this three-day conference to remain affordable.

Here's more on our key presenters:

### Nan Roman



**Nan Roman** is President and CEO of the National Alliance to End Homelessness, a public education, advocacy and capacity-building organisation. She is a leading voice on the issue of homelessness in the US. Under her guidance, the Alliance has successfully identified and promoted innovative strategies for ending homelessness that have been adopted by communities across the country. In her role, Ms. Roman works closely with members of Congress and the Administration, as well as with officials and advocates at the state and local levels. She collaborates with Alliance partners to educate the public about the real nature of homelessness and effective solutions. Taking an evidence based and planned approach to ending homelessness, we'll learn from Nan Roman about her work in the US and explore how this can be applied here in New Zealand.

### Mike Myers



Mike Myers has spent over 30 years in senior roles in social and affordable housing in Australia. This has included public housing, policy development, legal and advisory services in the UK and in Australia. From 1998 Mike was the Executive Director of a community housing peak body in Queensland and served for 10 years on the Community Housing Federation of Australia Board. He also spent five years on the Board of the Australian Council of Social Services, the national peak body. He is the founder and Managing Director of the National Affordable Housing Consortium, which was established in 2008. NAHC is one of Australia's not-for-profit leaders in the provision of affordable housing with over 3,500 new affordable rental homes built in the last seven years and attracting \$1.3Billion in private investment. NAHC has recently established a shared equity home ownership program to assist people transition from renting to buying. At the conference we will hear from Mike about his experiences with capacity building in the Australian community housing sector and we will discuss what this means in a New Zealand context.

## **Luke St opens**



**The Monte Cecilia team at the opening – Dennis, Cecilia and Bernie**

The first stages of a new emergency housing development have been officially opened in Auckland's Otahuhu, giving more families a warm and safe place to stay in times of need. The site will ultimately comprise 43 two, three and four-bedroom houses, next to schools and with an on-site playground. The homes will accommodate

families for between 12 and 24 weeks and are well laid-out, fully insulated, double glazed and furnished.

The **Salvation Army, Monte Cecilia and Vision West** will lease around a third each of the properties and support families transitioning to permanent homes. An on-site security person will also live at the premises. "Luke Street is the first Housing NZ purpose-built emergency housing development under the Government's \$303.6 million emergency housing funding announced in November 2016," Social Housing Minister Amy Adams says. When complete, around 210 people, mainly families with children, will be housed in the Luke Street properties. Three houses are now tenanted, with another nine being tenanted in a few weeks. The remaining 31 houses will be completed in stages over the coming weeks.

[Read more here.](#)

## How far is too far – are we over reacting with the new P standards?



A news item from last week strikes a note of concern about how far testers are recommending landlords and new owners to go to rectify contamination after signs of P use in properties "A brand new home in the Waikato had to be decontaminated following positive signs of methamphetamine use by tradesmen involved with its construction."

There's a great deal of ambiguity on how landlords should manage the issue of decontamination of properties where methamphetamine has been used or manufactured and there's a lack of clear evidence and guidance around how landlords should deal with use in properties as opposed to manufacture. Tenancy Tribunal decisions have been contradictory and added to this confusion. Hence the attempt by Standards New Zealand to establish clear standards for landlords is welcomed – but will they go far enough?

In our submission on the proposed standards, [that you can read here](#), CHA has stated that we do not support the draft standards as proposed. We believe that there needs to be far clearer guidance and a regulatory framework for property owners covering this issue to protect the interests of both landlords and tenants. Anecdotal evidence suggests that in the absence of specific standards regarding use only landlords are defaulting to applying the guidance relevant to clandestine labs (clan labs) to properties where there is no evidence that manufacture has occurred.

The application of the existing guidelines and the proposed standards will continue to result in negative social and economic outcomes for

tenants and landlords. Both landlords and tenants have faced significant additional costs, adversely affecting tenant well-being and landlord ability to provide housing. Community Housing Aotearoa recognise that methamphetamine can be harmful to those who use it and potentially to others, especially children-, who live in the home. However, based on our understanding of the research it is our view that the health implications of living in a house in which methamphetamine has previously been smoked have not been properly assessed.

The standards as they are drafted will have wide-ranging negative impacts on social housing tenants and their families, as well as on third parties, that we believe are not justified by the weight of available evidence.

## Housing First in Auckland



Link People, Vision West, Affinity Services, Lifewise and Auckland City Mission are now launching Housing First programmes throughout Auckland.

**This collective group, along with Community Housing Aotearoa, wish to invite you to an introduction to Housing First with Dr. Sam Tsembaris at the Auckland City Mission, 140 Hobson Street Auckland on Wednesday 22nd March, 3 – 5 pm.**

Dr. Sam Tsemberis is considered to be the 'Father of Housing First' and we are fortunate to have him conduct this workshop. Dr. Sam Tsemberis founded Pathways to Housing in New York in 1992 based on the belief that housing is a human right. At Pathways, Dr. Tsemberis developed the consumer-driven, evidenced-based Housing First model that is now being implemented in Auckland. Housing First is an approach that prioritises providing people experiencing homelessness with independent and permanent housing, as quickly as possible, and then connecting them to the supports they need to keep their housing and avoid returning to homelessness. Space for this workshop is limited. [Please RSVP here](#) by 10 March.

## MBIE campaign for student renters



MBIE's aim is to inform students of their rights and responsibilities. They want students to know to look for an insulation statement when they sign up for new tenancy agreements and to check their flats for working smoke alarms. You can go [here](#) to download campaign resources and help distribute this message to students.

## Member news



Congratulations to Penina Health Trust for becoming CHRA registered. Penina Health Trust plan to provide housing to individuals and families in the South Auckland area with a primary focus on Pacific people and Māori who are in need of social housing.

Pacific People's Minister, Alfred Ngaro, also Associate Minister of Social Housing, has welcomed the news saying Penina is the first Pacific group to become a community housing provider.

*"I'm thrilled to see that Penina has decided to build on the services they already offer and stepped up to take part in social housing," says Mr Ngaro. "Pacific people represent about 13% of the housing register and a quarter of social housing tenants so it's really important that we also have Pacific representation amongst providers." [Read more here.](#)*

New CHA members, Windows Trust, were also recently registered. Windows Trust aim to provide social housing across the Hutt Valley, Wellington and Hawkes Bay areas.

## In the news

- **High use of emergency housing special needs grant.** In its first three months of availability, October to December 2016, 9,000 grants were made to 2,600 families needing government's new emergency housing grant. Government expected 1,400 homeless families to need the grants to pay for a week's accommodation in a motel with an expected cost of \$2million a year. Instead it spent nearly \$8 million in three months. [See the MSD grant data here.](#)

## Events



[Go here for the Green Property Summit.](#)



[March 21-22 -PrefabNZ CoLab in Auckland](#)

[April 5- AHI Asset Management – professional practice seminar Sydney, Australia AHI](#)

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