

Community Housing Aotearoa Newsletter 21 September 2017

Dwell Housing and Ark Trust deliver innovative solution to preserve affordable housing



Dwell Housing Trust Chief Executive Alison Cadman, and Wadestown Ark Trust's Dr Brian Ensor celebrate Dwell's acquisition of five church homes in Wadestown, Wellington.

An initiative that has united two Wellington-based trusts in a common goal has been welcomed by those keen to secure housing for the city's more vulnerable residents.

Ownership of five homes built in the early 1980s by the Wadestown Ark Trust was transferred in late June to Dwell Housing Trust. The Ark Trust was originally established by the Wadestown Presbyterian Church, Wellington, in partnership with its neighbouring Anglican congregation, to provide affordable accommodation in the area.

The ownership transfer was required as the small Trust Board struggled to find the human resources within the churches to take on the responsibility for the homes, while changes to retirement village law and compliance requirements also impacted on how the accommodation was managed. Working with Dwell was seen as a solution that would preserve the Ark Trust's intent and offer security of tenure for residents. [Read more here.](#)

Reprinted with permission from Spanz, the magazine of the Presbyterian Church of Aotearoa New Zealand, spring 2017.

BRANZ developing guide for medium density development



Working alongside Beacon Pathway, [BRANZ have been developing an assessment tool to guide good practice for medium density development in New Zealand.](#)

The purpose of this project is to identify and quantify the benefits of medium density housing as a housing option. This could include the lower cost of medium density housing compared with standalone homes, as well as the fact that it is often closer to amenities and to inner-city workplaces. The project will run until 2018, and will have

several phases. It will start with work to identify the existing attitudes and perceptions of medium density housing. The next phase will assess insights around the pros and cons of medium density housing as a choice.

After reviewing nine of the most relevant existing approaches to the guidance and assessment of medium density and built form, they've identified key concepts which a New Zealand and medium density-specific framework would need. [You can read more about this here.](#)

Annual General Meeting of Community Housing Aotearoa

24 October 2-3pm Te Wharewaka, Taranaki Wharf, Wellington

Community Housing Aotearoa (CHA) will be electing four Council members at this year's Annual General Meeting.

[Please go here to read more about the AGM and find the nomination forms and agenda.](#)

Please note these dates:

- Council nominations received – 5pm, 26 September 2017
- Proposed amendments to the constitution – 5pm, 28 September 2017
- Proposed additions to the agenda – 5pm, 28 September 2017
- The slate of candidates and voting forms will be distributed on 5 October
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Workshop: Building our sector for 2030 - 24 October 10am-1pm

Preceding the AGM we are holding a workshop: 'Building our sector for 2030'.

This workshop will delve into the 'Taking Stock' report with Alan Johnson from the Salvation Army. We will then work together to determine the transformation your organisation might undertake to help build the thousands of new social and affordable homes required to meet need across New Zealand..

[Email us here](#) with your registration.

What it's really like for some of us

Pasifika people are one of the poorest and most disadvantaged groups in New Zealand, but they are bearing the brunt of the housing crisis, and their cultural stoicism often makes the problem invisible... Ask Why talked to Bernie Smith of Monte Cecilia and some of the women they work with in Counties Manakau. [See the video here.](#)

CHA submission on MBIE fire safety draft design guide

We have prepared our submission on the MBIE fire safety draft design guide which is of great interest to our members providing residential community housing.

Community Housing Aotearoa agree the need to develop a reasonable alternate solution to the requirements of the Acceptable Solution C/AS3 which came into effect in July 2014. We are one of the stakeholders who has worked with MBIE over the past three years to develop the Draft Design Guide. During that time we have engaged with our members to understand their concerns and keep them informed regarding progress toward an alternate solution.

In addition to our members, CHA has worked closely with the New Zealand Disability Support Network, the Disabled Persons Assembly and MBIE to develop [our response which can be found here.](#)

A housing plan for New Zealand



Here is an article written by James Goodhue for The Spinoff that looks at how New Zealand can get out of the housing hole we've found ourselves in. This is well worth a read.

James previously worked as a development manager for community housing provider, CORT, in Auckland, supporting the build of 50 housing units during his time with them.

In the article he puts forward a comprehensive plan and looks at affordability in-depth and within the context of the housing continuum. James reiterates the human right to decent housing. Affordable housing and balanced rental legislation are fundamental needs for an equitable society. Home ownership and secure housing tenure are important ingredients to well-functioning families, communities and neighbourhoods. [Read more here.](#)

New international platform set-up on social housing

A new website is being launched this week that is a resource on social housing initiatives world-wide.

Housing Futures is an open ended platform where those working in social housing can contribute ideas, articles and stories about the work they are doing. While concentrated on Europe and the US they are looking for submissions from other countries. Please consider sending articles (and we'd also love to include your contributions in our newsletter here). [Here's the link to this site.](#)

What the banks won't tell you - an opinion piece from Mike Fox

Mike Fox, is the Director of Easybuild Ltd and he attended a presentation by world-renowned financial commentator, John Kay, hosted by BRANZ.

Mike says, "It would be fair to say that what we heard in his 20-minute presentation was nothing short of jaw dropping. In his non-alarmist, often humorous and understated way, he delivered a very frank account of the way financial institutions conduct themselves and gave us an overview of the increasingly insular world that banks now operate in.

"The audience was a who's who of the construction, property and economic sectors and they hung off every word as the mysteries of the banking world were stripped bare in language that the non-banker can relate to." [Read more here.](#)

In the news

1. Throwing money at crisis responses to homelessness while ignoring social housing is a recipe for failure, an Irish expert on homelessness has warned Australia. [Go here.](#)
2. Dunedin is set to trial a youth housing facility to keep at-risk youth off the streets. Last week the Methodist Mission and Minister for Social Housing Amy Adams announced a transitional youth housing facility would open in the city in January. [Read more.](#)
3. Kapiti housing taskforce submit plan to Council- [read more here.](#)
4. James Widgery, chair of the Auckland Community Housing Provider Network, talks to Radio NZ about the Auckland Council development that will deliver more than 100 upmarket apartments but exclude social or affordable homes. [Read more here.](#)
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Events



Every day in New Zealand, agencies work together to help people experiencing homelessness with access to food, emergency accommodation, clothing, furnishings, counseling and other welfare support to address their financial, health, security and social needs.

But they could do much more with your help. So they've started 14 Hours Homeless. On Friday 13th October, you can join hundreds of other Kiwis around the country and sleep out in a car, on a couch or on cardboard and raise funds to help New Zealanders experiencing homelessness.

[Go here to join them.](#)

22-24 October NZCCSS and Community Networks Aotearoa Conference



EMPOWERMENT & SUCCESS conference for NGO/Community organisations. For more information go to the [Conference website here.](#)

World Green Building Week 25 Sept to 1 Oct



How will you be a hero this World Green Building Week? Join the NZGBC [here](#)

This year's theme for World Green Building Week is #OurHerolsZero.

Buildings account for over a third of the world's greenhouse gas emissions. But that can change. Buildings can be heroes in the fight against climate change – and so can you. This years' activities are designed to celebrate our buildings that are helping the fight against climate change. The NZGBC have a range of events throughout the country, from walking tours to panel events. [Click here to join in](#)

21 February 2018 - NZ Coalition to End Homelessness Conference



NZCEH is looking for abstracts for this conference [Read more here](#).

October 27 - Auckland AHI Asset Management Professional Practice Seminar



[This professional practice seminar](#) provides senior housing professionals with an interest in asset management the opportunity to exchange ideas and innovative practice methods to manage housing portfolios for sustainable stakeholder outcomes.