

[Web Version](#) | [Update preferences](#) | [Unsubscribe](#)



TABLE OF CONTENTS

- [Dear Colleagues](#)
- [Partnering for progress: How to accelerate the development of Social and Affordable Housing at scale in New Zealand](#)
- [Update on taxation issues](#)
- [Technical change to the Housing Restructuring and Tenancy Matters \(Community Housing Provider\) Regulations 2014](#)
- [Emergency Housing Funding Review](#)
- [Supported Accommodation for Youth](#)
- [MSD Purchasing Intentions Feedback](#)
- [Social Services Committee 2013/14 annual review of Housing New Zealand Corporation](#)
- [Summary of Networking Event with Hon Paula Bennett](#)
- [Skills NZ Feedback Sought on Draft New Zealand Certificate in Residential Property](#)

Dear Colleagues

With all the attention this week on the Salvation Army's assessment of the true cost to deliver housing properly, our calls for a sector strategy and a stable, secure long term working environment are even more critical. It's all go at MSD these days – three articles show action being taken on the emergency housing, youth housing and purchasing intentions. While we see engagement and action on these important issues, the permanent solution to the tax issue is still not with us. I'm feeling like we need something to get easier, to become certain, to get fixed. Aren't you? Then join us on 15 April as see if we can move this debate forward.

Pressing on,
-Scott
Scott Figenshow, Director

Partnering for progress: How to accelerate the development of Social and Affordable Housing at scale in New Zealand

CHA, in partnership with the New Zealand Council for Infrastructure Development (NZCID), and with support from Auckland Council, invite you to an upcoming forum hosted by Beca to discuss how to accelerate the development of Social and Affordable Housing at scale in New Zealand.

Wednesday 15 April, 3pm registration for a 3.30pm prompt start. Refreshments and the Speed Dating networking will conclude the event at 6pm.

This event is free to attend and is limited to a maximum of two people per organisation.

It's an opportunity to meet colleagues in the private sector who are

Management (Level 4)

- **Member Profile:
Nelson Tasman
Housing Trust**
- **A Safe Pair of Hands**
- **Rules Reduction
Taskforce**
- **IN THE MEDIA:**
- **\$500,000 Boost for
Emergency Housing
Providers**
- **State House Sale Plan
'Sugar Coated'**
- **CHA Calls For Mind
Shift From
Government In
Housing Debate – 23
March 2015 media
release**
- **New Social Housing
Builds Under Way**
- **Accessible Properties
Committed to Social
Housing**
- **State housing:
Government put
pressure on us -
Salvation Army**
- **Govt to ease ex-state
housing rules**
- **Social housing
providers want more
detail on state house
sales**
- **Salvation Army
rejects buying state
homes: 'Housing NZ
is making a mess'**
- **Transitional,
Emergency is
Welcome News**
- **Tenant fear state
housing sales will
harm vulnerable
people**
- **New state houses -
minus the view**

genuinely interested in partnering with CHOs to deliver social and affordable housing. Although the event is located in Auckland, this is very much part of a nationwide discussion on how we can truly partner, find the right role for each partner, and deliver better outcomes.

To view the flyer click [here](#).

Please RSVP to Leonie.Armstrong@nzcid.org.nz by 7 April.

Update on taxation issues

The application date for new tax rules applying for de-registered charities is being deferred.

Part of the solution officials arrived at for addressing the potential tax liabilities faced by community housing providers, in the wake of the Queenstown Lakes Community Housing Trust decision and the new income tax exemption of "Community Housing Entities", was for Charities Services to complete a review of all community housing providers who are registered charities by 31 March, 2015. The purpose of the review was for Charities Services to deregister entities that did not have a charitable purpose before the commencement of new tax rules. Deregistration will result in possible tax on the net assets of a deregistered organisation. The commencement date of these new rules is currently 1 April 2015.

Read the full update on this matter [here](#).

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

This amendment has been approved and will come into effect on 14 April 2015. It removes 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 Community Housing Regulatory Authority will assess an application in its entirety to determine whether an applicant is a genuine provider of social or affordable rental housing, and means applicants do not need to make changes to their trust deed or constitution.

Emergency Housing Funding Review

The Ministry of Social Development has just begun a review of the funding arrangements for emergency housing and is seeking input from emergency housing providers and other interested groups (such as organisations who provide services to people in emergency

housing) to get a better understanding of the pressures facing the emergency housing sector.

To help gather this information MSD is running an online survey to get feedback from the emergency housing sector. More information about the review and a link to the survey is available at the following link [here](#). The survey is open until Friday 1 May. MSD is keen to hear from as wide a range of providers as possible so would greatly welcome your participation in this survey and your help in raising awareness of the review and survey within your networks.

Results from the survey will be used to help understand the issues facing the emergency housing sector and develop options for the future funding of the sector. The review will be completed by mid-2015. If you have any questions about the review then feel free to contact MSD at emergency_housing_review@msd.govt.nz

Supported Accommodation for Youth

The Ministry of Social Development released a Request for Proposals 19 March on GETS. According to the posting; The Ministry of Social Development (MSD) seeks to engage providers to deliver a supported accommodation service for young people aged 16 to 20 years that are on the Social Housing Register (Service). The aim of this Service is to provide a stable and safe living environment for up to 20 young people (at any one time) for the duration of their need to assist that young person towards independent living and to reduce demand on the Social Housing Register. The funding is intended to make the Service viable and financially sustainable.

Proposals are sought for areas throughout New Zealand with a youth housing need, but particularly for Auckland and Christchurch as most of the young people currently on the Social Housing Register are in these areas. MSD intends to commence housing young people off the Social Housing Register by 30 June 2015.

Responses are due Thursday, 23 April 2015. The posting can be found [here](#).

MSD Purchasing Intentions Feedback

As a member of MSD's Housing Assistance Reform Feedback Group, CHA was asked what type of information members would like to see in the April release of its Purchasing Intentions. What we have heard from you and relayed to MSD is that greater certainty is required for you to make investment decisions. We conveyed that members are interested in understanding the following:

1. The specific locations where MSD intends to purchase *additional* social housing places as detailed as possible – ideally by suburb in

larger cities, but city level is fine for smaller towns. For these locations:

- household size(s) and required number(s) of bedrooms;
 - type of support needs required by the tenants;
 - anticipated rental payment standard for each housing size/type; and
 - forecast of future demand by household size and support needs over 3, 5 and 10 year timeframes.
2. Specific locations where MSD has identified a *stable* demand for social housing places – including the same bullet point info as above for stable purchasing.
 3. Specific locations where MSD has identified *falling* demand for social housing places – including the same bullet point info as above for reduced purchasing.

This will not be the only opportunity for feedback. Once the Purchasing Intentions are released MSD will continue to engage with stakeholders to provide the information required to ensure appropriate housing choices are available.

Social Services Committee 2013/14 annual review of Housing New Zealand Corporation

The Committee report provides a brief summary of HNZN activities and performance for the 2013/14 operating year. The full report can be found [here](#). Of note is the Corporation's reported \$575 million to invest, including \$320 million of insurance payments from earthquake claims. The Corporation estimates home costs, in addition to the cost of land, are about \$300,000 for a two-bedroom home and \$400,000-\$500,000 for a three- or four-bedroom home. These costs seem high in comparison to what CHOs have delivered through the Social Housing Fund, where the average Crown capital investment from the Crown was about \$160,000 per home **including land** with an average bedroom count of 2.7 per home.

Summary of Networking Event with Hon Paula Bennett

The New Zealand Branch of the Australian Housing Institute (AHI) and Community Housing Aotearoa (CHA) hosted a relaxed evening discussion with the Hon Paula Bennett, Minister for Social Housing, on Tuesday 17 March. Approximately 60 people from the sector attended the event and listened to the Minister share her insights on the Social Housing Reform programme and reflect on her time as Social Housing Minister. The Minister said she believes there is a place for CHOs to be bigger where government doesn't have capacity, acknowledging that CHOs have a better ability to work alongside tenants by providing wraparound services and support. She expressed her hopes for CHOs

to have an easier ride, with more influence on policy, direction and keeping the focus on the tenants.

Some other points the Minister made were:

- CHOs need to build their financial autonomy
- If we don't get the house right we can't work on the complexities that cause long term dysfunction
- Willing to commit to some tenants long term with something along the lines of a 'social contract'
- Have to be careful with mixed tenure developments, these need to be well thought out - we need to continually test ourselves about what is best for those that we serve and think about what it will look like in ten years

When questioned about the future of the proposed rental WOF, the Minister said it is still on the table and is currently being 'argued out'. She personally thinks it will end up somewhere but they are exploring the unintended consequences which could negatively affect tenants if it were put in place. In response to a question about whether she thought there was a need for a housing strategy, she said to come back to her in 12 months as they still have questions to answer.

CHA Director Scott Figenshow and AHI Board Member Greg Orchard expressed gratitude to Minister Bennett and invited her to "turn on all the switches" to see the housing reforms work better for tenants and the community housing sector.

Skills NZ Feedback Sought on Draft New Zealand Certificate in Residential Property Management (Level 4)

Skills NZ have been working with industry and subject matter experts in residential property management and community housing to further develop the New Zealand Certificate in Residential Property Management (Level 4). The draft qualification certificate has been prepared for feedback and is available for review [here](#). Please submit your feedback to Skills NZ by Thursday 2 April 2015 by email to [Leilani Unasa](#).

Member Profile: Nelson Tasman Housing Trust

Nelson Tasman Housing Trust recently celebrated its tenth anniversary, having been set up in 2004 as a community response to a Social Wellbeing report that identified housing affordability as a critical issue in Nelson Tasman.

Nelson has been the third least affordable region of New Zealand throughout this century. Nelson Tasman Housing Trust (NTHT/The

Trust) is a registered charity and a registered Community Housing Provider. The Trust have been an active member of Community Housing Aotearoa's national council for ten years, it is governed by seven trustees from the business and community sectors and employs three part time staff.

Read NTHT's full member profile [here](#).

A Safe Pair of Hands

CHA has provided a one-page Snapshot of the Community Housing Sector in New Zealand, based on the data released in the CHO and local authority sector stocktake reports released in December. Read the full 'snapshot' [here](#).

Rules Reduction Taskforce

Submissions are sought from the public on property regulations and local rules that don't make sense. In particular property owners, builders, tradespeople and businesses who have experienced the issues created by irrelevant or unnecessary regulations, can now report these to a Rules Reduction Taskforce which will identify pedantic and unnecessary rules that frustrate and hinder.

CHA has met with the task force, and will be preparing a submission on the broader themes facing the sector. If you make a submission regarding a local rule, please send us a copy so we can better understand and inform a sector viewpoint - find out more about making a submission on the DIA website [here](#).

Written submissions are due by 1 May 2015.

IN THE MEDIA:

\$500,000 Boost for Emergency Housing Providers

Social Housing Minister Paula Bennett today announced details of the Government's funding boost for emergency housing providers, and a comprehensive funding review of the sector.

Read the NZ Government press release [here](#).

State House Sale Plan 'Sugar Coated'

The Government is being accused of exploiting charities to push through its state house sell-off plan.

Read the full story from Radio New Zealand [here](#).

CHA Calls For Mind Shift From Government In Housing Debate – 23 March 2015 media release

“Many in the sector have been saying that the only way they can make the sums work is if they are transferred at close to nil value. This will provide equity to the sector from which it can leverage regeneration, and deliver better outcomes for tenants and families. Our members are very concerned about the families they work with, and are only interested if they can do a better job than HNZA. Read the full CHA media release [here](#).

New Social Housing Builds Under Way

Christchurch City Council is ploughing ahead with replacing its earthquake-damaged and red-zoned social housing, with three new developments under way in as many weeks. Read the full Christchurch City Council press release [here](#).

Accessible Properties Committed to Social Housing

Accessible Properties remains committed to pursuing the purchase of housing from the New Zealand Government. Read the full press release from Accessible Properties [here](#).

State housing: Government put pressure on us - Salvation Army

The Salvation Army says it felt pressured into carrying out expensive, time-consuming research on buying unwanted state houses because the Government repeatedly referred to the charity as a likely buyer. Read the NZ Herald article [here](#).

Govt to ease ex-state housing rules

The Government is set to loosen a requirement that former state houses be kept as low-income rentals for those most in need. Read the full Dominion Post article [here](#).

Social housing providers want more detail on state house sales

CHA Director Scott Figenshow is interviewed in this report.
Listen to the report by Radio New Zealand's Morning Report [here](#).

Salvation Army rejects buying state homes: 'Housing NZ is making a mess'

Social provider admits it lacks 'expertise, resources', leaves field open to property developers, financiers.
Read the NZ Herald article [here](#).

Transitional, Emergency is Welcome News

Christchurch City Council Housing Taskforce Chair Glenn Livingstone says that Minister Paula Bennett's announcement (March 15) of a short-term housing response for vulnerable families and single people in need of housing is welcome news.
Read the full press release from Glenn Livingstone [here](#).
Read the NZ Government press release [here](#).

Tenant fear state housing sales will harm vulnerable people

CHA Director Scott Figenshow comments on Radio New Zealand's Morning Report.
Listen to the story from Radio New Zealand's Morning Report [here](#).

New state houses - minus the view

Double garages, big decks on list of banned features in draft Government policy for subsidised rent properties.
Read the NZ Herald article [here](#).

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