

## ALL NEW ZEALANDERS WELL-HOUSED



### Community Housing Aotearoa Newsletter 30 November 2017

#### Increasing the number of homes for New Zealanders – how do we do it?

Community Housing Aotearoa are now a member of the [NZ Construction Industry Council \(NZCIC\)](#). This involvement aligns with our work supporting community housing providers and their growing capacity to supply more homes for New Zealanders.

We are heartened by the depth and extent of work the NZCIC and its members are doing on improving procurement – and we have a valuable role to play in feeding in housing provider solutions and concerns to the broader industry transformation work underway.

You might like to read this article by Geoff Hunt, chair of the Construction Strategy Group and David Kelly, president of the New Zealand Construction Industry Council.

They call on the centralisation of a number of services and responsibilities: *“We cannot afford the construction sector to be marginalised and responsibility spread across various ministers and split between an already overburdened department, the Ministry of Business, Innovation and Employment (MBIE), and other state agencies.”* [Read more here](#)

#### The Getting Ready Project moves forward

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7-9 March in Auckland CoLab2018

ISSN 2463-2619

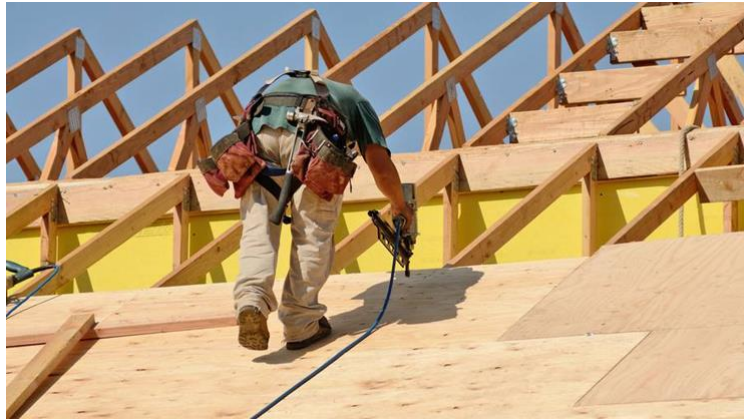


Photo NZ Herald

A group of representatives from 17 community housing organisations met for a workshop facilitated by Leonie Freeman on 23 November. This workshop, the Getting Ready Project, builds on the impetus from the CHA IMPACT conference in June.

Four areas were identified as key for the sector to focus on over the next 100 days and participants agreed they could offer Government a parallel system that can be scaled up to deliver around 40% of the Government's overall KiwiBuild target of 1,000 social and affordable homes, working alongside Housing New Zealand that would deliver the other 60%.

The four areas are:

1) **Central purchasing / procurement at-scale:** agreement to utilize a procurement structure with a set of prefabrication builders, by using a common floorplan book, with agreed pricing to drive up quality and keep costs low, while still offering 'mass customisation' within agreed parameters.

Providers want to commit to a pipeline of at least 15,000 units over 10 years, and use that bulk purchasing agreement to be available to any registered CHP. This means letting go of a small degree of modification in exchange for group benefits.

2) **Treating the land differently:** recognizing that holding land by community housing trusts, and not expecting a market return, is a good use when they deliver affordable rental and ownership options.

3) **Capital: backing a Housing Impact Fund** that brings socially responsible private capital to work alongside government capital and bank debt, to activate the shared ownership and rent-to-buy opportunities.

4) **Ending homelessness:** making homelessness rare, brief and non-recurring by delivering enough great quality affordable homes and building strong communities, which will happen as we use our capital and treat land differently, activating prefabrication capacity to deliver.

[Read the executive summary and more detail here.](#)

## Tenant engagement recognised in award



Congratulations to last night's award winners at the Australasian Housing Institute's awards for social housing. The Community Action Programme provided by City Housing, Wellington City Council won the award for leading community engagement practice. Proof yet again that this is a great programme.

## CORT Community Housing celebrates 30 years



***Patrick and Litia in front of their new unit in Mount Wellington  
2014-2015***

Over its 30 years of existence Auckland's CORT Community Housing has experienced the troughs and peaks of social housing and seen some extraordinary changes over this time. From precarious finances to stability, from small beginnings to a place as one of New Zealand's larger social housing providers with a current balance sheet of \$66 million worth of property and a plan to build 100 new homes a year for the next three years – or until funding runs out. And they want to do this alongside setting a high standard in caring for their tenants and in the design of new homes.

CORT are an example of what good social housing can be when given the chance to grow. [You can view the history of their journey in the booklet online here.](#)

## **RFP on Income Related Rent Subsidy for Housing Services in Auckland – extended**

An addendum has been issued on GETS for IRRS Housing Services in Auckland that was to close on 25 November. It has now been extended to 31 March 2018.

This will enable MSD to continue to receive and consider community housing provider proposals for new housing supply in Auckland, prior to the roll-out in 2018 of MSD's new procurement approach and contract framework for the provision of housing supply and services.

[To access the information and documents on this go here.](#)

## **Review of tenancy agreements for emergency and transitional housing**

Community Housing Aotearoa (CHA) is reviewing the occupancy and tenancy agreements used by emergency and transitional housing providers to support the development of best practice in the use of these documents. We are working alongside the Wellington (Emergency) Housing Network, Te Waipounamu Housing Network, the Auckland Emergency Housing Network and the Tenants Protection Association, Christchurch.

The scope for this piece of work [can be found here](#). If your organisation wants to participate in the review then please [email copies of your agreements, rules and related documents to Jordan Kendrick by December 20.](#)

## **Leasing to increase supply of community housing**

A number of community housing providers have found setting up long-term leases with landlords one way to increase the number of homes available to sublet to their tenants. In a housing market characterised by insufficient rentals, finding ways to attract new socially minded landlords is crucial. We are looking at ways to support Linkpeople and other members who may also be wanting to increase their supply. [Please email us here if you are interested in](#)

[being included](#) in the contact details of any articles we write on this or if we are contacted by landlords.

## New resources from Tenancy Services



Tenancy Services have a number of new resources to share with tenants and landlords. These videos are available on [Tenancy.govt.nz](http://Tenancy.govt.nz), and are a fun and informative way to help tenants and landlords understand their rights and responsibilities when renting.

The videos outline some key things to remember about starting and ending tenancies, how to get help with disputes, and how to keep rentals healthy. Each little story has houses sharing information about renting, in a situation which is common for New Zealand tenants and landlords.

**parity**  
OCTOBER 2017 VOLUME 30 – ISSUE 8  
ISSN 1322-6770



Responding to Homelessness  
in Aotearoa New Zealand

[You can read it online here.](#)

## In the news

- [Disabled tenants locked out of social housing \(RNZ 22 Nov\)](#) Auckland based Disability Connect wants the Government to earmark a portion of social housing for disabled people to leave home and live in the community.

- [It's time to take the politics out of it – Judge Becroft on RNZ](#)

The government is moving to set child poverty reduction targets into law. The Children's Commissioner Andrew Becroft says the time is right for all political parties to come together to improve the lives of tens of thousands of children - and he's ready to broker talks.

- [Minister commissions stocktake of New Zealand's housing need](#) Housing and Urban Development Minister Phil Twyford has commissioned Shamubeel Eaqub, Philippa Howden-Chapman, and Alan Johnson to provide an independent stocktake of the housing crisis.

- [In this Spinoff article, Jenny McArthur, says KiwiBuild effectively sets a price floor in the housing market that may shut out a large share of the population for good.](#) KiwiBuild's affordability criteria is

much lower than the average price in Auckland, she says, but affordable is not a relative term. If a price is beyond your means – whether it's the current median of \$1 million or the KiwiBuild affordable price of \$500,000 – it makes no difference since you can't afford it either way.

• **The Reserve Bank is undertaking a modest easing of the LVR restrictions**

From 1 January 2018, the LVR restrictions will require that:

1. No more than 15 percent (currently 10 percent) of each bank's new mortgage lending to owner occupiers can be at LVRs of more than 80 percent.
2. No more than 5 percent of each bank's new mortgage lending to residential property investors can be at LVRs of more than 65 percent (currently 60 percent).

## Events

### The Future of public housing in New Zealand 1 December

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Hon Phil Twyford, Minister for Housing and Urban Development

invites you to an address on the

**future of public housing in New Zealand**

The Minister's speech will outline his vision for the sector.

10.00am  
Friday, 1 December 2017

At the Salvation Army Church, Manukau Corps 16D Bakerfield Place, Manukau

Please RSVP to [housing@msd.govt.nz](mailto:housing@msd.govt.nz)  
Please advise if you need any special assistance

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## 6 December - Salvation Army State of Our Communities Report Release



The Honourable Kris Faafoi MP for Mana

Warmly invites you to join with the Honourable Judith Collins MP for Papakura, and Poto Williams MP for Christchurch East, to the launch of:

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The Salvation Army Social Policy and Parliamentary Unit's  
**STATE OF OUR COMMUNITIES REPORT**

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Featuring up-to-date analysis of the real experiences, aspirations and social and economic indicators of three communities around the nation  
—Papakura, Porirua and Linwood.

Please join us at

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7.30am  
Wednesday 6 December 2017  
Banquet Hall  
Parliament Buildings  
Wellington

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Breakfast served at 7am. Presentation begins at 7.30am

RSVP to [Vanessa\\_Kingi@nzf.salvationarmy.org](mailto:Vanessa_Kingi@nzf.salvationarmy.org)  
by no later than 29 November 2017 as admission to Parliament buildings has to be pre-authorized.



**Social Policy &  
Parliamentary Unit**  
Working for the eradication of poverty in New Zealand



**21 February 2018 - NZ Coalition to End  
Homelessness Conference**

**NZ COALITION to END HOMELESSNESS**  
He tūrangamōhio kore he whānau whare kore

**HUI CONFERENCE 2018**  
WEDNESDAY 21 FEB

He whānau whare kore, he kai mate hau  
Addressing whānau homelessness

Auckland University of Technology City Campus  
Conference Centre - Sir Paul Reeves, WG Building

**PRESENTERS FINALISED**

**Presenters include:**  
Prof. Jenny Lee-Morgan  
Rau Hoskins & Hurimoana Dennis  
Brooklynne Michelle, Hope Simonsen, Toa Faneva  
Tycho Vandenburg & Dr Shiloh Groot  
Lisa Roberts & Housing First team

Go to [www.nzceh.org.nz](http://www.nzceh.org.nz) to register

Hui Conference partners: NZ Coalition to End Homelessness, AUT, Auckland Council, Te Puni Kōkiri

Go here to register [Read more here.](#)

## Property Council - Residential Development Summit 21 February

**RESIDENTIAL DEVELOPMENT SUMMIT 2018**

Wednesday 21 February 2018 | Aotea Centre, Auckland

[Aotea Center, Auckland more information here.](#)

## 7-9 March in Auckland CoLab2018



International presenter: Prof. James Murray-Parkes, Director of the Advisory Committee for the MCCB, on the development of the Handbook for the Design of Modular Structures and what it means for the industry.

[Keep up to date on the website here.](#)



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