

ALL NEW ZEALANDERS WELL-HOUSED



Newsletter 5 March 2018

Thanks to those who took part in our newsletter survey. It seems for the most part we are on track but there is always room for improvement. Feel free to [email us](#) at any time with any comments, feedback, good news stories or suggestions.

Delivering Good Medium Density Community Housing



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Advisors focus is home
performance – think
warm, dry and efficient

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Community Housing Aotearoa and Beacon Pathway jointly facilitated an afternoon session on what good practice medium density looks like from a community housing perspective.

Medium density housing is rapidly gaining momentum throughout New Zealand as a way to deliver more affordable dwellings. When done well, it can provide quality, affordable and sustainable housing in liveable communities. Research is identifying what good practice medium density looks like, and new community housing developments are trialing medium density in real life.

Held in Auckland, the event was attended by over 110 people from a broad range of sectors - community housing, developers, central and local government, designers, with some making the trip from Hamilton and Tauranga. We're looking at holding future events in Christchurch and Wellington.

The afternoon covered:

Session 1 - What makes for good medium density?

- Defining medium density: Recent BRANZ work scoping and defining the context for medium density housing in New Zealand
- Key aspects of successful medium density: Beacon Pathway outlined learnings from recent study tours and from its medium density assessment tool
- Lessons learned from recent developments: Boffa Miskell

Session 2 - Facilitated panel discussion: Exploring tools for success
Facilitated by Hope Simonsen, Emerge Aotearoa, the panelists were:

- Jade Kake - Te Matapihi
- Anahera Rawiri - Ngāti Whātua Ōrākei Whai Rawa Limited
- Bernadette Pinnell - Compass Housing Services
- Peter Jeffries - CORT Housing

Questions, themes and topics of conversation included:

- Inspired by overseas models / examples – grounded by New Zealand context and experience
- How do we turn missed opportunities (affordable housing above public buildings) into realised opportunities?
- Community Housing Providers are in it for the long-term – not just designers and developers but managers of housing with long-term commitment to the local community
- Adaptive reuse
- Medium density typologies – there are a range!
- Wider context of community – capacity, balance, infrastructure, services
- Role of local government? Other councils have waived development contributions...
- Slow / long-term money / equity.

The event concluded with an opportunity for informal networking. Initial feedback highlighted the benefit of hearing directly from community housing providers not only about their successes but also the barriers and challenges they face.

Methamphetamine Contamination Status Update 5 March 2018

CHA has recently seen an increase in enquiries from our members about methamphetamine contamination (Meth). There is a lot of misinformation and no definitive guidance for members at this time. This article gives an update on the changes in the law currently taking place, guides providers on good practice, and is an invitation to

providers to take part in a working group to assist CHA's work in this area.

Read more on our [website](#).

UK government promises to build 1.5 million homes by 2022

In the UK, the Secretary of State promised a 'wide-ranging, top-to-bottom review of the issues facing the sector.' A Social Housing Green Paper is being developed to set out a plan to bridge the 30,000 homes per year gap between current supply and objectively-assessed need, with the aim of reducing the cost of housing for low-income families.

The UK is committed to delivering one million homes between 2015 and 2020, plus half a million more by 2022. Compare that with New Zealand where we'd like to deliver 100,000 by 2030.

Their government talks about a 'step-change' in their thinking, realising the need to provide significantly more low cost housing for both the rental market and for buyers. Sounds similar.

As one participant of the survey that was undertaken to assess need said *"I just couldn't make it work. I had to choose, what do I pay this month, do I pay the rent? Do I pay the electricity? Do I buy some food? And it just snowballed."*

The Social Housing Green Paper must include measures to reduce the cost of housing for low-income families by increasing the supply of low-cost rented housing. It must also answer important questions about the location of supply, levels of rents, and management.

Read the story [here](#).

2018 is the Year of the Right to Housing

Housing conditions around the world may never have been this fraught, with homelessness on the rise including in most affluent countries, forced evictions and displacement continuing unabated, informal settlements that lack basic services and security of tenure growing, and housing markets forcing poor and low-income households out. At the same time States have committed to ensure access to adequate, affordable, secure housing for all by 2030 in both the Sustainable Development Goals and the New Urban Agenda.

[Read](#) Leilani Farha's report that was presented to the UN Human Rights Council on 28 February 2018. Watch her youtube video on our [website](#).

2018 Ian Axford Fellowship - joint MSD and Community Housing Aotearoa project



Jeffrey Mosley from the US has joined us until August to complete a Fulbright Scholarship managed project.

Jeff will be examining multi-sector financing strategies for housing development and building community capacity, with the Ministry for Social Development, Community Housing Aotearoa and Te Puni Kōkiri. Jeff plans to tour around Aotearoa to meet with Housing stakeholders.

He hot desks between offices and while cycling around Wellington is quickly figuring out how not to become a car bonnet ornament.

Jeff is Director of Training and Technical Assistance at the Housing Assistance Council in Washington, DC. Office life in DC is a lot more formal than here and Jeff's trying to figure out what Business Casual actually means. *(You're not the only one Jeff. Ed)*

We look forward to working with you Jeff and the insights you will bring to our business.

Research

AHURI's inquiry into social impact investment for housing and homelessness outcomes addresses the question: What are the actual, potential and perceived opportunities and risks of social impact investment (SII) for housing and homelessness policy in Australia?

It examines different SII finance options and uses financial modelling and case studies to address this question with a focus on access to housing and support for vulnerable households. Read the report [here](#).

Skilled HNZ intern joins Dwell



L-R: Alison Cadman and Ingrid Downey

Here's an excellent example of a community housing organisation partnering with Housing New Zealand.

The Department of Internal Affairs run an annual Community Internship Programme which provides grants for community organisations to employ skilled workers as interns. Grants are used to pay people while they are away from their own workplace doing the community internship.

Dwell successfully applied to employ Ingrid Downey from Housing New Zealand, where she is a Technical Advisor in HNZ's Business Advisory Team. Ingrid has worked with HNZ for nine years and in housing in the US before that. Ingrid will assist Dwell with their asset management systems and strategies. An asset management strategy is a critical business tool to align Dwell's property assets with their strategic goals, including the need to provide more homes.

Paul Commons, Housing New Zealand's Chief Operating Officer, says this initiative is just the start of a closer working relationship between the two organisations.

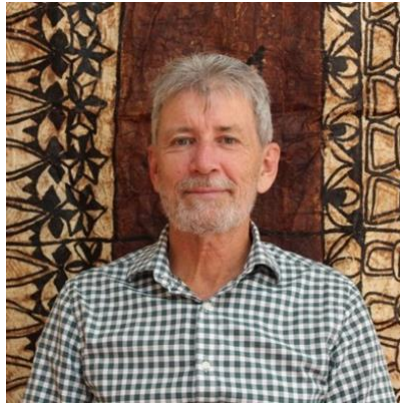
"One of our key goals for Housing New Zealand this year is to strengthen our relationships with Community Housing Providers. We're thrilled to have the opportunity to share our know-how in providing public housing for New Zealanders and look forward to learning more from Dwell as Ingrid goes through this experience," said Mr Commons.

"This initiative will facilitate a continuing close relationship between us and Dwell, and a model for Housing New Zealand to support other Community Housing Providers."

Dwell CE, Alison Cadman, commented: "We are incredibly excited to be able to partner with Housing NZ in this way. This is a unique way for us to learn from them and for us both to combine our strengths and experiences. We know that HNZ will gain too, when Ingrid returns with greater understanding of the sector from this experience. We hope too that what we achieve will have benefits for the wider community housing sector.

"Huge thanks to DIA – we still can't believe we have Ingrid full-time for six months. To be able to step up and achieve our strategic goal of More Homes we need extra resources, this addition to our team is significant."

Spotlight on our Council



Bernie Smith is CEO of [Monte Cecilia](#) and a new member of our Council. We find out a bit more about Bernie's workday.

What does your role involve?

Managing a not for profit business with a social heart. With 21 staff catering for 545 families who had 919 children seeking our services. That required housing 236 families into sustainable housing using our emergency housing, housing first or social housing to find a housing solution. Only 62 of those families housed were via our emergency housing. Monte Cecilia has 65 social housing and 38 emergency housing options. Working across South and West Auckland with 10-15 enquiries per week, every week is different.

Tell us your best work story...

There are many stories where you celebrate with individuals and families as they achieve milestones toward self-sustainability and it's these stories that have kept me in social services for over 40 years.

One such story:

It is often said that Christmas is a time for giving. A previous client family phoned us wanting to pay it forward in some way in early December 2017.

This family was assisted by Monte Cecilia back in 2009.

They told us over the past few years they had recounted to their daughter how Monte Cecilia had played an important role in their lives and given them a hand up when they needed it when she was only a year old.

They explained the main reason for their call was to ask if there was anything that they and their daughter could do to assist Monte Cecilia this Christmas. In fact, it was their eight-year-old daughter who said she really wanted to help families this Christmas just like they had been helped.

The family helped at last year's Christmas party in mid-December. Wanting to be directly involved, the daughter helped her mum do some baking specifically for the kids at the party. Dad and family assisting in running activities along with providing prizes.

And that's awesome. Nine years later they're doing really well as a family unit and wanted to give back. We were delighted to have them take part in helping make this day special for other families. A great

reminder as an NGO that often we have one opportunity in people's lives that can positively bring about generational change.

What's your career highlight?

There are many because I take delight in empowering the disempowered. One highlight that made headlines was that I created an earning, learning and housing model for Indigenous people in Queensland, deemed a first for Australia. Creating a model that created sustainable long-term employment through on the job training that provided certifications and included apprenticeships, through to homeownership. One apprentice became Apprentice of the Year in Queensland.

For those in public housing being able to get the first right of refusal before Government sell off, included a financial mentor, and capped rent for two years to allow for a savings plan.

Why did you want to be on our board?

To offer my skill base and assist where I can. To encourage and facilitate change along with thinking outside the box. It is not business as usual when we are seeing homelessness at a rate never experienced before in New Zealand history.

What's the best thing about working in the community housing sector?

Seeing families housed into long-term sustainable, warm and dry housing, an option many felt was only a dream but to facilitate the reality is amazingly awesome.

What do you do to relax?

I enjoy gardening and landscaping.

Your favourite quote?

This quote has been my favourite for many years:

Never doubt that a small group of committed people can change the world; Indeed, it is the only thing that ever has.

Margaret Mead (Anthropologist)

In the news

[Fast track for Tauriko West](#)

[The future of NZ housing is prefabs, and 180,000 'tiny' homes](#)

[Building begins on 82 state houses in New Lynn](#)

[New National leader says there is a housing crisis in NZ](#)

[10-year plan seeks to deliver on Wellington's housing vision](#)

[The state of our homes](#)

[Meth moral panic continues under proposed tenancy changes](#)

Webinars

FREE webinar on 13 March 2018 from 11am -12.15pm

Māori-Led Development: What's working for Whānau, Hapū & Iwi

In this webinar Dr Chelsea Grootveld, Marama Tākao and successful Māori development grantees of the J R McKenzie Trust discuss what they are learning from Te Kāwai Toro.

Nan Wehipeihana will present an evaluation report which weaves together some learnings from Te Kāwai Toro's projects and initiatives.

FREE webinar on 28 March 2018 from 1-1.45pm NZ time

AHI Webinar: Becoming a Certified Housing Professional

Becoming a Certified Housing Professional webinar guides AHI members through the process to become accredited through the Australasian Housing Institutes professional recognition program.

Events

7-9 March - PrefabNZ's CoLab 2018



CoLab is about modernising the NZ building sector - how to raise productivity with innovative design and construction methods.

Register [here](#)

8 March - Homelessness and Housing in West Auckland – Glen Eden

The purpose of the day is to:

- Learn how the Government housing process works
- Explore the reality of housing in West Auckland
- Connect the housing sector with other community and social sectors
- Create a shared understanding of the services available and how to access them.

Hon Phil Twyford and Hon Carmel Sepuloni will be able to answer any questions you may have.

Please RSVP with any dietary and/or access requirements along with any questions for MSD or HNZ to housingc2a@gmail.com or phone (09) 8371471.

20 March - Eco Design Advisors focus is home performance – think warm, dry and efficient



Eco Design Advisors focus is home performance – think warm, dry and efficient. As best practice landlords, their 2018 conference would be an effective way to upskill your staff on building well performing homes, retrofitting existing stock and supporting your tenants to 'sail their homes' well.

Register [here](#).

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