



ALL NEW ZEALANDERS WELL-HOUSED



CHA Newsletter 17 February 2020

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Welcome to the fortnightly newsletter of Community Housing Aotearoa *Nga Wharerau o Aotearoa*.

Included in this issue – the Government pledges \$300 million to address homelessness, the UN Special Rapporteur hears firsthand about housing stress in New Zealand, and we tell the Government what's wrong with its Urban Development Bill.

Government homelessness announcement

The Government has announced a homelessness action plan backed by \$300 million of extra funding.

The package includes 1000 additional transitional housing places, extra funding for the Sustaining Tenancies programme, and \$20 million to work with Māori to prevent homelessness and expand housing supply. [More details are available here](#), including a link to the full plan on the Ministry of Housing and Urban Development website. The releases on the HUD website include the Cabinet papers and further explanatory documents. If you only have time to read one, look at the [Fact Sheets](#) on Immediate Actions.

CHA has welcomed the plan as a significant step forward in addressing homelessness. Like the Government's announcement last year on progressive home ownership, it addresses a particular area of housing need where it has the potential to make a real difference.

We were heartened to hear the Government acknowledge the importance of having an adequate supply of affordable homes for people to live in. Long-term, that's the solution to New Zealand's housing crisis that we all must aim for - permanent, affordable homes that are good to live in. The Cabinet papers clearly show that discussions are on-going regarding how to increase the supply of affordable homes. We anticipate the 2020 Budget will clarify the approach. Community housing providers are essential to achieving

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this, and we're expecting to work alongside government and the private sector to deliver.

Having a good home is a foundation for having a good life, and is a basic human right. Our sector is already providing thousands of homes for people in need, and we're ready and willing to be enabled to provide many more.

Coverage of the announcement includes:

- [Government announces \\$300m homelessness action plan](#)
- [Interview with Housing Minister Megan Woods](#)
- [Interview with Lifewise community services manager Peter Shimwell](#)
- ["I've rung hundreds of places to ask, you just get shut down."](#)
- [Government defends charging rent for emergency motel stays](#)
-

Visit by UN Special Rapporteur on the right to adequate housing

The past week has been very busy for the UN Special Rapporteur on the right to adequate housing, Leilani Farha, who is currently visiting New Zealand.

She has held a number of meetings and site visits with people experiencing housing stress and the providers working with them in Wellington, Auckland and Kaitiaia. She is in Christchurch today for more site visits and meetings before returning to Wellington for the end of her visit mid-week.

Last Tuesday she hosted a Wellington screening of the award-winning documentary *The Push*, followed by a discussion, and on Thursday she took part in a public seminar in Auckland on the connection between housing finance and wellbeing.

Ms Farha will hold an end-of-mission press conference in Wellington on Wednesday, which will also be [live-streamed](#).

CHA submission on the draft Urban Development Bill

CHA has made a submission on the Government's Urban Development Bill, which follows on from the Kāinga Ora - Homes and Communities Bill disestablishing Housing New Zealand.

[Our submission can be read here.](#)

The Urban Development Bill grants sweeping powers to Kāinga Ora, including compulsory land acquisition, streamlined consenting processes, setting and collecting development contributions and rates, and the ability to reconfigure infrastructure.

CHA's major concern is that there is nothing in the Bill requiring any housing developed to be affordable or social housing. Further, the Bill does not provide a robust, statutory mechanism to ensure that any affordable homes developed will be retained so that mixed housing and communities are maintained over time.

We think this is a fatal flaw, one that must be remedied as the Bill proceeds through Select Committee. Our submission indicates conditional support, subject to affordable and social housing being required in any development using the powers granted.

Further improvements we see needed in the Bill include:

- define affordable housing
- include registered community housing providers as both a key stakeholder and delivery agent
- add a third option for project selection – when put forward by local government
- create a SDP-lite process for these community-led projects
- expand the Betterment provisions to enable value uplift for affordable housing (by enabling tools like inclusionary zoning), in a community-led project.

Please send any questions or comments you have on the draft Bill to [Chris Glaudel](#).

CHRA: Financial viability review

Last year the Community Housing Regulatory Authority (CHRA) carried out a review to determine the best way to assess the financial viability of applicants and registered community housing providers. CHRA has provided the following update:

CHPs and peak bodies were consulted on the Financial Viability Review in draft, and several changes were made to the recommendations in the review as a result. The revised recommendations were approved in late 2019.

The Authority has published a Guidance Note on Financial Viability to provide definitive advice to the sector on what is required from registered CHPs in terms of best practice and how to evidence their ongoing financial viability. The Authority has also published a Guidance Note on Related Party Agreements, and amended the Guidance Note on Change and Disclosure Reporting, to provide definitive advice on these issues where they relate to ongoing financial viability. The guidance notes [may be found here](#).

The Authority has also published a Gazette notice under [section 176](#) of the Public and Community Housing Management Act 1992 in relation to the contents of financial statements and accounts to be provided by registered CHPs. The Authority expects compliance with the requirements in the Gazette notice to commence in the reporting year 2021/22. Some longer-term exceptions may be made for individual CHPs on a case by case basis at the Authority's discretion. The [Gazette notice may be found here](#).

How to use Homestar and HomeFit in your work

The [NZ Green Building Council](#) kindly hosted a webinar for CHA members on Homestar and HomeFit. This was well attended by

people in the community housing sector and provided an excellent overview of the benefits of certification and how these Homestar and HomeFit work.

Eion Scott at the NZGBC has provided the following information and you're also welcome to contact him directly by [email](#) or phone 027 440 9587 or 09 379 3996.

You can read about [the process to train a HomeFit Assessor](#). You'll need to fill in the [application form](#) and email it to education@nzgbc.org.nz. We run training webinars every few months and can add someone from your Council/suppliers to the waiting list if you're interested.

We are already working with several Councils and have been pleased to see that the HomeFit assessment tool has been adopted by Auckland Council, among others, to speed up progress towards every house in the country being warm, dry and safe.

Auckland Council in September unanimously passed a motion to include HomeFit in its annual plan consultation for the 2020-21 financial year, as a mandatory requirement for borrowing \$2000 or more on rates for home improvements.

We can work with you to tailor reports on improvements made by your customers as a result of the assessment and to provide discounts on certification fees with bulk uptake. We have trained more than 50 assessors around the country in using the tool and have training courses coming up that installers can take advantage of.

We recently launched a new service to enable assessors to incorporate HomeFit into their assessor software, hugely simplifying how they can take forward the assessment.

This means that at significantly lower costs & hassle assessor companies can now gain the advantages of HomeFit:

- the advantage of having HomeFit certified show up on the LIM (for Auckland properties from April 2020);
- the opportunity to use the HomeFit trustmark on oneroof, realestate.co.nz and other websites;
- backing of the NZ Green Building Council, an independent not for profit focused on healthy warm homes; and
- the ability to use the free HomeFit Online Check ahead of the an assessor's visit – helping to improve the likelihood of passing.

The [HomeFit Online Check](#) reports on how warm, dry, safe and energy efficient the home is, with lots of tips and recommendations to improve it. It provides a link to a HomeFit assessor who can visit and give a homeowner, landlord or tenant a more detailed report, which will include photographs of any issues they see. And once they're fixed, they will also get a HomeFit certificate to prove it, and to show that they meet the minimum rental housing standards under the Residential Tenancies Act and for the new Healthy Homes Standards.

Further information on the standards is [available here](#).

Your Community Housing Networks

Want to stay up-to-date with regional community housing matters and discuss strategic issues relevant to your work? You might like to consider joining one of the regional community housing networks up and running.

The networks meet regularly – please contact [David Zussman](#) at Community Housing Aotearoa to be put in touch with the network chairs. The Auckland network is only for registered CHPs and there is an approval process to join.

The Auckland network also has [its own website](#) with more information about its members and the range of housing solutions they provide.

Dates for the Auckland network's meetings in 2020 are:

11 March, 8 April, 13 May, 10 June, 8 July, 12 August, 9 September, 14 October, 11 November, 9 December.

Dates for the South Island network, Te Waipounamu, are:

2 April, 4 May, 16 July, 13 August, 22 October, 26 November.

Come @ us!

CHA's Twitter handle is [@HousingAotearoa](#)

IN THE NEWS

- [Simon Bridges pledges changes to housing and renting rules](#)
- [Councils fear Kāinga Ora ability to authorise new developments](#)
- [New shelter for women experiencing homelessness](#)
- [Housing policy as if young people mattered - and voted](#)
- [Housing a major concern in Dunedin](#)
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EVENTS

Housing hui for people with disabilities, their whānau and caregivers

You are warmly invited to a hui with Ministers Carmel Sepuloni and Kris Faafoi, hosted by the Community Housing Collective (Disability Connect, Mangere East Family Services, Otara Health Charitable Trust, Complex Care Group, Yes Disability, Children's Autism Foundation, IHC, Cerebral Palsy Association, Te Manawa Respite Care, Auckland Disability Law).

The hui will be held on Friday 28 February from 1-3pm at the Otahuhu Town Hall, Main Street, Otahuhu, Auckland.

More [information is available here](#) and you can [RSVP here](#).

Enquiries: 09 636 0351

The Australasian Housing Institute - Workshops 2020



The Australasian Housing Institute will be running workshops in Auckland and Hamilton in March on the subject of working with complex and demanding clients.

AHI says the workshops will help housing staff in direct contact with clients to develop their strategies and communication skills to work more effectively in difficult situations.

By the end of the workshop, participants should be able to assess complex situations, defuse and de-escalate situations, use assertiveness skills, self-manage, and learn from local knowledge of appropriate agencies for additional expertise and referral.

You can [register here for the Auckland workshop](#) on Thursday 5 March and [register here for the Hamilton workshop](#) on Friday 6 March.

Housing First Partners conference March 2020

The Housing First Partners conference will be held in Seattle from 17-19 March 2020.

The first biennial conference was held in 2012 to further the conversation among practitioners about Housing First as a proven model for ending homelessness for those with chronic health conditions and long stints of experiencing street homelessness.

Since then, Housing First has been implemented across many elements of the crisis response and homeless systems and is being successfully applied in diverse interventions and as an overall community approach to addressing homelessness.

More information is [available here](#).

Property Council conference March 2020

The Property Council is holding a conference themed 'City Shapers 2020 - Creating communities' in Auckland on 25 March 2020.

The focus will be on shaping cities where communities thrive, and the conference will include analysis of the political landscape and legislative environment, innovative case studies in urban design, and the blurring of lines between traditional development and emerging residential sectors such as Build to Rent.

More information is [available here](#).

KĀINGA 2020 – the Auckland Māori Housing Summit

The Independent Māori Statutory Board is holding its second summit in Auckland on March 30-31.

Over 2 days the summit provides opportunities to share, learn, inform, and challenge approaches to improving housing outcomes for Māori in Tāmaki Makaurau. The agenda is designed around the Kāinga Strategic Action Plan – the only targeted regional housing strategy for Māori in the country: where have we got to, what has been achieved and what are the barriers still in place.

This offers a launching pad into bigger and broader questions: how is Kāinga Ora going and how will they deliver better outcomes for Māori; what kind of partnerships are underway; what approaches to community development are being implemented and how will they be evaluated, what has happened since the KiwiBuld reset; and what has changed for families?

A lot has changed in the last 2 years, and the summit offers a chance to survey that changing landscape and contribute to shaping it. Please visit their [website](#) for your RSVP invitation to join.

NZGBC Housing Summit May 2020

The New Zealand Green Building Council's next Housing Summit will be held in Auckland on 19 May 2020.

More information is [available here](#).

National Māori Housing Conference May 2020

The national Māori Housing Conference will be held in Hastings from 30 April to 1 May 2020.

The theme is: Providing shelter and a foundation for whānau.

The conference is a biennial event and provides an opportunity for regions to showcase their leadership and contribution to housing initiatives and developments.

It also provides a platform for Māori and stakeholders to share ideas, information, network and to formulate strategies to assist Māori into quality, affordable housing.

[More information, including the programme and registration details, are available here.](#)

AHI Housing First Finland study tour May 2020

The Australasian Housing Institute is supporting a Housing First Finland study tour from 11-15 May 2020. Applications closed on 28 November 2019, but you can still be added to the wait list if there are cancellations.

The study tour is an opportunity to examine first-hand Finland's Housing First application and how Finland's lessons might work in an Australasian context.

More information is [available here](#).

LGNZ annual conference July 2020

The 2020 Local Government New Zealand annual conference and excellence awards will be held in Blenheim from 16-18 July.

The conference website, with information about the programme and registration details, will open in February 2020.

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Level 1, Southmark House, 203 Willis Street
PO Box 11543
Wellington 6142

Phone: (04) 385 8722