



ALL NEW ZEALANDERS WELL-HOUSED



CHA Newsletter 9 December 2019

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

Included in this issue – Haumaru Housing marks a milestone in its Wilsher Village development, HUD's latest housing dashboard, the argument for better housing tools, Community Finance hangs up its shingle, and a few events you might want to lock into your diaries.

Thinking more deeply about the housing tools we need

I'm delighted to introduce an article by highly-regarded RMA practitioner David Mead in this issue of the CHA newsletter about the tools needed in housing. It helps us understand the background around several policy settings used in the past to respond to housing shortages in New Zealand, and their relevance – or otherwise – to the situation we find ourselves in today.

This is about giving us all 'news we can use' – information about what might help us provide more good quality, affordable homes in the numbers needed. I'm hoping that articles like this one will stimulate conversations about how to create the right policy settings and tools; for example, in the case of inclusionary zoning whether we're best to tackle that council by council or whether it would be better through a national framework that lets councils use the tools without fear of legal challenge.

And please, if you're reading this and you're working in central or local government, let's talk about how we can make this happen. There are tested, tried-and-true solutions out there and the community housing sector wants to partner with you to turn evidence into good practice.

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So pull up a chair. Make a cuppa. Let's have the conversation.

[Scott Figenshow](#), CHA Chief Executive

PERSPECTIVES



Introducing a new occasional feature in the CHA newsletter - commentary that offers fresh perspectives, insights and information about matters relevant to community housing. We'll hear from a variety of people who have been thinking about some of the issues affecting your work.

First up, here's one of the country's leading practitioners under the Resource Management Act. David Mead, a Director of Hill Young Cooper, talks about affordable housing and inclusionary zoning, and argues that it is time for some new tools.

* * * * *

With fundamental reforms of the Resource Management Act announced by the Labour-led coalition Government and the formation of the 'action-orientated' Kāinga Ora Homes and Communities, it is timely to consider whether the range of tools needed to address today's urban housing problems are up to the task.

A key issue facing many cities and districts is the supply of affordable housing. Presently, the Government is seeking to tackle this problem by:

- freeing up more land for cities to grow both up and out
- taking a more active role in housing development in selected areas (through Kāinga Ora Homes and Communities)
- assisting first time buyers through controls on foreign ownership, speculators, investors and helping with finances.

Experience suggests that reducing barriers to the supply of more housing is not enough on its own to improve affordability. Neither will Kāinga Ora have the scale or resources to address all needs. Sitting between these two ends of the spectrum – more market-led development and more state-led development - is a middle ground of 'market shaping' actions (rather than policies that seek to free up or replace the market). But the current tools to shape the market are restricted in their ambit.

Low interest rates and financial assistance to rent or buy a house tends to support house prices rather than reduce costs. Controls on foreign buyers, speculators and investors appear to have had some success, but are limited in their application by political factors.

As well as enabling more supply overall and the Government building more houses, we also need policies that ensure a range of house types and house prices are delivered by greenfields and brownfields developments. This is the concept of inclusionary zoning, which requires a proportion of new dwellings to be in an affordable price range. It is a technique that has been applied in Queenstown and Auckland, and is common in many overseas urban areas. It has become a core method of delivering affordable housing in many places as government resources get stretched, while the 'free up' the market approach gets less and less effective in stimulating the building of a range of houses.

New Zealand needs legislation to ensure inclusionary zoning can be applied consistently across the regions.

[The full article is available here.](#)

Housing legislation and dashboard

The Urban Development Bill has been tabled in Parliament, with Urban Development Minister Phil Twyford saying it will give Kāinga Ora-Homes and Communities the tools it needs to partner with councils, communities, mana whenua and private developers to build much-needed homes and infrastructure at pace and scale.

More information is [available here](#).

Meanwhile, HUD has released its [October housing dashboard](#).

Our members making a difference: Haumaru Housing's Wilsher Village

Construction of a new warm, dry, modern, accessible village for older people in Henderson is now complete, with a blessing held by mana whenua to ready the space before tenants start to move in.

Wilsher Village is a new four-storey building and is the first Panuku Development Auckland, on behalf of Auckland Council, has built for Haumaru Housing.

It is its first project to get more people into high-quality housing in the area to help revitalise Henderson town centre.

Haumaru Housing CEO Gabby Clezy is delighted that this development is now complete.

"This new village enables Haumaru Housing to offer affordable rental homes to yet more seniors in need of safe, secure and permanent housing within their local community," she says.

The new building will provide 40 homes for singles or couples, each having their own one-bedroom, self-contained apartment with a floor area of 45 sqm plus a terrace. It is designed with the lifestyle necessities of older people in mind.

More information about the project and Haumaru Housing s [available here](#).

A home for Atalia and her daughter

The latest Monte Cecilia newsletter includes the stories of several people the Trust has worked with recently.

Atalia* and her daughter contacted Monte Cecilia for help because they were living in a car for the past three months and couch surfing at friend's homes. Their situation was highly stressful for Atalia's daughter who was getting strep throat constantly and feeling down about not having a place to call home.

Monte Cecilia were able to source a Monte Cecilia Community Housing house and move the family straight into this long-term housing solution, skipping transitional housing altogether. Atalia has said that her and her daughter are incredibly happy in their new home, and that Atalia's daughter has already begun being creative in setting up her own bedroom for the years to come.

*Atalia not her real name.

More stories are on [Monte Cecilia's website](#).

CORT Annual Report

Just over 300 properties housing 471 people throughout the Auckland region, and with plans to build another 108 new homes - it's been a busy year for CORT Community Housing (Community of Refuge Trust).

[CORT's Annual Report is available here.](#)

Community Finance launches

CHA has welcomed the arrival of Community Finance as a low-cost funding avenue for community organisations working to provide good homes for New Zealanders.

Community Finance launched last week, with James Palmer as Chief Executive and Paul Gilberd as General Manager. Their intention is to link investors wishing to make a positive impact in the community with housing providers to help build more affordable homes.

[More information about Community Finance is available here.](#)

CHA Chief Executive Scott Figenshow says Community Finance will be a valuable addition to the range of funding options for community housing providers looking for capital to build homes.

"Access to capital and land are ongoing challenges for community housing providers so we are really glad to see the arrival of a company with strong connections in the sector and a commitment to the ethics and principles underpinning community housing."

Change to MSD forms

The Ministry of Social Development advises of a change to MSD's application forms.

At the moment, MSD asks all clients to advise if they're male or female on their applications. From 2 December 2019, MSD is introducing a third option for people who don't identify as either male or female. This option will extend to all clients, including the children of applicants for public housing.

MSD says community housing providers will not need to do anything differently as a result of the change but may have questions about how it will affect things such as the bedroom allocation system for children, which is based on gender. The answer is that when an applicant has a child who is gender diverse, MSD will talk to them to determine the bedrooms they need.

If you have any questions, please contact [Laura McVicker at MSD](#).

Equally Well turns five

The Equally Well collaborative is celebrating its 5th birthday. The collaborative aims to influence change to achieve better physical health outcomes for people affected by mental health and addiction issues.

More information about Equally Well 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 in Auckland and the South Island.

Both networks meet regularly – please contact [David Zussman](#) at Community Housing Aotearoa to be put in touch with the network chairs.

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:

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

JOB VACANCY Te Āhuru Mōwai

Te Āhuru Mōwai is an exciting new organisation currently being established to deliver on a new 25-year plan for social housing redevelopment program in the Porirua area.

Established as a result of a partnership between Ngāti Toa iwi and the Government, the opportunity will enable Ngāti Toa to become an established iwi lead community housing provider with the outcome of providing warm and safe public housing outcomes for all tenants in the Porirua region.

The board is seeking an exceptional **Whare Rangatira Kaiwhakahaere - General Manager** to lead and implement the vision and Strategic Plan.

To apply online quote reference number 61283 and click [here](#).

For more information, requests for job descriptions can be obtained from Chri Gilchrist of OCG Search on 027 555 2074 or via [email](#).

Come @ us!

CHA is now on Twitter and we're looking forward to following y'all and sharing your achievements.

Our handle is [@HousingAotearoa](#)

IN THE NEWS

- [Transitional housing provides much needed support for Chatham Islands whānau](#)
- [Wairarapa housing trust labels rental inequity as unfair](#)
- [Once affordable Dunedin now facing growing numbers of people experiencing homelessness](#)
- [Ngāti Whātua prepares to sell first stage of Auckland housing development](#)

EVENTS

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](#).

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 calling for expressions of interest for a Housing First Finland study tour from 11-15 May 2020. Applications close on 28 November 2019.

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