

## ALL NEW ZEALANDERS WELL-HOUSED



### CHA Newsletter 26 November 2019

#### TABLE OF CONTENTS

#### CHA Newsletter 26 November 2019

#### Housing and wellbeing: making the connections

#### Change in senior management in HUD

#### Using inclusionary zoning to provide affordable housing

#### 27 years of the Wellington Women's House

#### Your community housing networks

#### Rent arrears assistance

#### Changes to the Residential Tenancies Act

#### Selwyn District Council property

#### Come @ us!

#### IN THE NEWS

#### EVENTS

#### PowerHousing Australia conference November 2019

#### Housing First Partners conference March 2020

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

Included in this issue – joining the dots between good housing and wellbeing, a change in HUD's senior management, using inclusionary zoning to provide affordable housing, and 27 years of providing safe places and advocacy at the Wellington Women's House.

### Housing and wellbeing: making the connections



CHA Deputy Chief Executive Chris Glaudel reflects on two conferences in the past week that joined the dots between good housing and wellbeing.

Both the Ageing Well National Science Challenge conference and the Child Poverty Action Group 2019 Summit provided strong reminders of the connection between housing and other areas of people's lives: as you all know, housing is essential for wellbeing but can't be viewed in isolation.

The Ageing Well conference presented research specifically on the critical role of housing in wellbeing for Māori and Pacific households, and for older people. This research looked at their mental health and wellbeing, their perceptions of safety and so on, and contrasted this with how people felt when they were living in poor housing, homes that were cold, too expensive to heat, or unsafe. Not surprisingly, when folks reported that their homes were affordable, easy to

Property Council  
conference March 2020

NZGBC Housing Summit  
May 2020

National Māori Housing  
Conference May 2020

AHI Housing First Finland  
study tour May 2020

LGNZ annual conference  
July 2020

ISSN 2463-2619

maintain and comfortable, their wellbeing indicators were much better.

A few days later the Child Poverty Action Group summit in Wellington convened a number of stimulating discussions around the following central question: when it comes to reducing child poverty, where to from here?

Again, the answer to that question was not simple. Being housed well was essential to any meaningful attempt to address child poverty, but more was also needed. It was heartening to see a number of community housing providers in the audience and/or presenting at the Summit, including Moira Lawler, Chief Executive of Lifewise, and John Zois, a beneficiary advocate and peer support volunteer with Lifewise who has lived experience of homelessness and surviving on a benefit.

They talked about the work they were doing to address homelessness, which also included building the life skills and supports people needed to transition into paid work but doing it in a respectful manner that did not expect people to go from living on the streets into a 40-hour a week desk job. They were very mindful of the realities of people's lives. It was especially great to have John Zois there as someone who lived on the streets for a decade and is now an outreach worker, able to bring his own lived experience to his interactions with people experiencing homelessness.

One of the things that came through strongly from this conference session was to do with the penalties that come into play when someone is transitioning from welfare into work. The settings are out of date and well overdue for adjustment. In addition, it was possible for people to end up in a less secure situation financially once things like having to pay for rent, a phone and electricity – to name a few – were taken into account. The stability of having a home doesn't automatically translate into economic stability when you have experienced homelessness for a long time. We need to change that.

CHPs are doing amazing work in this area. We need to keep trying to understand the pressures and barriers built into our current welfare system so that we can advocate effectively to change them, so that people are able to realise their full potential.

[Chris Glaudel](#)

CHA Deputy Chief Executive

## **Change in senior management in HUD**

Scott Gallacher, Deputy Chief Executive Funding and Programme Delivery at the Ministry of Housing and Urban Development, has advised he is leaving HUD at the end of the year. Chief Executive Andrew Crisp will be considering his replacement in the lead-up to Christmas. We wish Scott Gallacher all the best for the future.

## **Using inclusionary zoning to provide affordable housing**

CHA Chief Executive Scott Figenshow argues inclusionary zoning is an essential tool for councils looking to increase affordable housing in their communities.

He makes the case for the benefits of inclusionary zoning in a podcast interview with Thomas Simonson from Local Government New Zealand.

[The full podcast can be heard here.](#)

Scott says it's about councils using the planning system to their advantage. Every time a council approves a new development, resulting in a significant increase in the land value, it makes sense to ensure some of that value is able to be used for community services, including affordable housing.

Historically New Zealand has prioritised its finance tools, such as the state housing programme or state advance loans, over use of the planning system to provide affordable housing, which is defined internationally as requiring no more than a third of income in rent or mortgage payments.

He says one of the most important things councils can do is to understand the housing need in their communities and where it sits on the housing continuum from emergency shelter through to assisted rentals and pathways into home ownership. This involves finding out, for instance, how many people are experiencing homelessness in the council's area, how many households are in paid work but cannot afford to rent or own a home, how many people are living with high needs, and so on.

The podcast is part of a series produced by Local Government New Zealand.

## 27 years of the Wellington Women's House



The Wellington Women's House recently marked 27 years of providing safe places, support and advocacy for women to move beyond homelessness.

CHA Deputy Chief Executive Chris Glauzel was delighted to attend the celebrations.

WWH provides low-cost, temporary housing for women on low incomes or in transition, often during a difficult time in their lives. A dedicated team supports women to access services and entitlements,

and provides advice to ensure their next step is affordable, permanent accommodation.

[Find out more about their work here.](#)

Photo, left to right: Marama Davidson (Green MP), Liz Lester (WWH Chair), Brooklynne (WWH outreach worker), and Jan Logie (Green MP).

## 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.**

## Rent arrears assistance

The Ministry of Social Development has advised of a new option to help people stay in their homes when their tenancy is at risk because of overdue rent.

A new Rent Arrears Assistance payment is now available from MSD, which the Ministry says may be able to help some people who don't already qualify for other MSD rent arrears support.

More information is [available here](#).

## Changes to the Residential Tenancies Act

The Government has announced a suite of changes to the Residential Tenancies Act that Associate Housing Minister (Public Housing) Kris Faafoi says will give tenants greater security in their rentals.

The changes include limiting rent increases to once a year, removing a landlord's right to use no-cause terminations, and letting tenants make minor changes to make their rental properties safer and more liveable.

More information is [available here](#).

## Selwyn District Council property

Selwyn District Council is reducing its housing stock and is disposing of a property in Darfield. The Council is seeking registrations of interest from New Zealand registered charities interested in providing social housing in Selwyn. More information is available on the GETs website at [gets.govt.nz](http://gets.govt.nz) notice number 21977555. ROI close on Friday 13 December 2019 at 3pm.

## **Come @ us!**

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

Our handle is [@HousingAotearoa](https://twitter.com/HousingAotearoa)

## **IN THE NEWS**

- [Salvation Army home for more than 1800 Kiwis at Christmas](#)
- [New housing part of support for Kaumātua](#)
- [Changes to Building Better Homes, Towns and Cities](#)
- [Govt couldn't sell KiwiBuild homes to HNZ due to design standards](#)
- [Healthy Homes requirements could see pensioner homes in Northland demolished](#)
- [Nearly a third of people in social housing can't access internet](#)
- 

## **EVENTS**

### **PowerHousing Australia conference November 2019**

The annual [PowerHousing Australia conference](#) in Canberra 25-27 November is an opportunity for community housing providers on both sides of the Tasman to share international, national and local best practice in delivering affordable housing.

The conference theme focuses on PowerHousing's role as building on international and local best practice in social impact and building resilient communities.

Keynote speakers include Matthew Bailes (Group Chief Executive, Paradigm Housing – UK), Callahan Seltzer (Deputy Director, Housing at Local Initiatives Support Corporation LISC – USA), Mike Mantle (Managing Director Global Sustainable Finance, Morgan Stanley – USA) and Ria Bailes (Group Director of People & Change, One Housing Group – UK).

CHA Deputy Chief Executive Chris Glauzel will be attending and will report back afterwards.

### **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.