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## Community Housing Aotearoa (CHA) Newsletter 10 May 2021

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

A reminder the next **RTA and Tenancy/Property Management Community of Practice** will take place this week on **Thursday, 13th May** from 2:00pm to 3.30pm. Register your attendance [here](#) and receive information about joining the meeting.

Articles in this issue include Updated Inclusionary Zoning Paper; SHIFT Aotearoa Conference - Online Schedule Now Available; Reserve Bank's Concerns About Housing Prices; Monte Cecilia Housing Trust Case Study; Community Partnership Approach Receives National Award; Landing Press Publishers - Invitation to Writers and Poets; News and Events.

If you have any questions about content in this issue, please [email us](#)

## Updated Inclusionary Zoning Paper Released for Feedback

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Community Housing Solutions Ltd has released the second paper in its series on inclusionary zoning. Titled "[Enabling Inclusionary Zoning: What can we learn from the repealed Affordable Housing: Enabling Territorial Authorities Act of 2008?](#)", the paper analyses this legislation from a previous Labour government enabled Councils and Community Housing Providers to develop affordable housing by resolving conflicts across the RMA, Local Government Act and related legislation. We think there are lessons applicable today that may improve the success of the pending Resource Management Act reforms. CHS is releasing this draft for peer review to encourage our colleagues across the public sector and research communities to challenge and test the findings we make, to inform a more fulsome discourse on the issues.

There is now wide recognition that the RM reforms are the right place to enable Inclusionary Zoning. We are engaging with HUD and in the informal LGNZ-convened central/local govt affordable housing working group including Treasury, HUD, MSD and Kāinga Ora.

LGNZ have been a great partner in this work and have done a good job convening the central/local govt discussions.

In addition, you may have seen the discussion between [Minister Robertson and Shamubeel Eaquib](#) in a public forum a few weeks ago (Passcode: 93oA=84u). Robertson says [paraphrased] Inclusionary Zoning is exactly what the second RM reform Act is designed to do.

You can find the first paper we released in November 2020 on our website [here](#).

## **SHIFT Aotearoa Conference - Online Schedule Now Available**

The programme for the 2021 SHIFT Aotearoa conference is now available to view on the [conference website](#).

On 15 June there will be half day on the Right to Housing. Between now and then we are expecting the Human Rights Commission Guidelines to be launched. Listen to Human Rights Commissioner Paul Hunt's speech from the [2019 Shift Aotearoa conference](#).

Many of you will be familiar with former UN Special Rapporteur Leilani Fahar's [End of Mission Statement](#). The UN will soon be releasing their final report on this mission to New Zealand in 2020.

The trailer for #righttohousing will be released on our Youtube channel in coming weeks. Make sure you subscribe so you see it first!

## **Reserve Bank Concerned About House Prices**



It is great to see the Reserve Bank of New Zealand is turning its attention to out of control house prices. Their [release on 6 May](#) acknowledges what the community housing sector has been saying for years. Historically low interest rates, tax incentives for investors and high levels of household debt are a risk to families and the broader economy. We are heartened that the Reserve Bank appears to be acknowledging the human [#righttohousing](#) in their statement that “Everyone needs a place to live, whether that is through renting or home ownership, and a significant share of income is spent on housing”. Their [plain language summary](#) also shows the risks of interest rate rises. An increase to 5% (still well below New Zealand’s historical average) would see a typical recent borrowers debt servicing ratio increase from under 30% to nearly 50%. There is good reason for concern. This doesn’t even begin to dig into the impact on lower income renter households who are being priced out of their homes and often moved into motels as accommodation of last resort.

## Monte Cecilia Housing Trust Working To End Housing Crisis





For almost forty years Monte Cecilia Housing Trust has been a voice for housing justice. The Auckland based Trust provides emergency supported housing for up to 12 weeks to whānau who are homeless or have a serious housing need. With the country's housing crisis showing no signs of easing, the Trust say it's more important than ever before that people and the government listen to what they're saying.

Read the full case study [here](#).

## Community Partnership Approach Receives National Award

Last week Hastings District Council received the BERL Award at the Local Government Professionals Aotearoa Awards in recognition of their work and approach around place based housing. The award acknowledges the Council's collaboration with community partners which has seen them complete three new papakāinga developments; progress with major residential subdivision developments; develop dedicated seasonal worker accommodation to take pressure off the rental market; undertake changes to district plan rules to encourage higher density and inner city housing; and secure Crown funding for accelerated social housing projects.

A huge shout out to the Hastings Place Based Housing Plan partners particularly our members Te Taiwhenua o Heretaunga, Whatever it Takes Trust and Emerge Aotearoa.

Click [here](#) to read the full article.

## Landing Press Publishers - Invitation to Writers and Poets

In our last issue we extended an invitation to our readers from Landing Press Publishers to contribute to a collection of poems about housing. If you or any of your clients are interested in participating in the book and would like to find out more about the project, please get in touch with [David Zussman](#).

## In the News

- [Partnership Approach Recognised With National Award](#)
- [Tax Changes Yet To Dampen Red-hot Housing Market](#)
- [12 New Homes Built For Community's Vulnerable](#)
- [Thriving Rangatahi Digital Tool Enables Data-driven Insights To Reduce Youth Experiencing Disadvantage](#)

## EVENTS

### Where Will We Live in the Future?

Research on the Unmet Housing Needs of Disabled People, their Families and Whānau.

When: Tuesday 11th May 2021 10:30am -11:30am

Where: Ōtara Music Arts Centre (OMAC), 48 Fair Mall, Ōtara, Auckland.

Disabled people, their families and whānau are frustrated and hurt that their voices are not being heard. If we don't listen to them, we run the risk of missing a once in a lifetime opportunity to build homes that address true social and economic poverty in our country.

This event presents the results of Disability Connect's research project conducted throughout 2020 with the support of Alan Johnson from the Child Poverty Action Group into the unmet needs of disabled people in New Zealand.

All welcome to attend. Morning tea will be served at the conclusion of the launch.

Please RSVP with access needs, including sign language interpretation to [here](#).

Note: We are not planning to live stream this event. The report will be released after the launch.

Further information can be found via this [website](#) link.

## Green Property Summit 2021

Hosted by Property Council New Zealand and the New Zealand Green Building Council (NZGBC), the Green Property Summit will present and discuss the latest initiatives, policies and opportunities for building green.

- **When:** Tuesday, 16th May 2021, 7.45 am - 6pm
- **Where:** Level 1 - Hunua Room, 50 Mayoral Drive, Aotea Centre

Follow [this link](#) to register.

## Acute Drug Harm in Temporary and Community Housing

Community Housing Aotearoa will host a zoom call (link [here](#)) with the Drug Foundation and the Ministry of Health on 31 May at 2pm to talk about acute drug harm with a particular focus on housing providers.

The purpose is to set the foundation to build capacity and awareness of acute drug harm issues within community housing settings. This call is an opportunity to share evidence, tools and resources that are available to support responses to acute drug harm, as well as giving light to some of the great initiatives, practice and insights that are [already in place](#).

### UPCOMING ZOOM CALL

Acute Drug Harm in Temporary and Community Housing

**Monday 31 May, 2:00pm – 3:00pm**

Brought to you by Community Housing Aotearoa

Please register in advance [here](#).

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