

ALL NEW ZEALANDERS WELL-HOUSED



Community Housing Aotearoa (CHA) Newsletter 29 March 2021

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

Articles in this issue include Government's Housing Announcement; WAI2750 - Waitangi Tribunal for Homelessness; Local Innovation and Partnership Fund; NZ Staff Concluding Statement of the 2021 Article IV Discussions; Churches Build a Home Together; Webinar update; Incorporated Societies Bill 2021; News and Events.

If you have any questions about the content, please [email us](#) your feedback.

Government's Housing Announcement

Last week the Government announced a variety of tax and funding decisions aimed at improving housing affordability and increasing the supply of new homes. Much of the media attention has been on how this might impact first home buyers and property investors. Indeed, much of the detail to date has been specifically about changes to tax settings (extending the bright-line test to 10 years, the removal of tax deductability of mortgage interest) and support for first home buyers (increase to First Home Loan and Grant income and price caps, funding for infrastructure). Less attention has been given to announcements that may enable community housing providers and others to deliver more long-term rental housing.

The Government has committed an initial \$3.8 billion for a Housing Acceleration Fund. This will be complemented by government support for Kāinga Ora to borrow \$2 billion for a Kāinga Ora Land programme; and a refocussed \$350 million Residential Development Response Fund.

- Full details on the Housing Package are available [here](#)

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- Full details on the Housing Acceleration Fund are available [here](#)

This is a combined \$6.15 billion to support housing provision. All three components speak to supporting a broader range of affordable housing options for rental and home ownership. We understand the policy detail on these programmes is still being developed and we anticipate HUD will engage with providers and the broader sector in the coming weeks.

Our call to providers is to engage with HUD on the affordable rental settings so that we have a robust, long-term programme which facilitates movements within the continuum in the same home and retention of this public investment into permanent affordable homes.

We applaud the signalled intention to begin addressing the need for long-term below market, affordable rental properties – a space where community housing providers have long occupied but which has had no direct investment since the end of the Social Housing Fund in 2014. Once this is rolled out, we will have direct Government investment across the entire housing continuum from addressing homelessness to home ownership. This is what the sector has been calling for.

There is still a lot of detail to be worked through which could go horribly wrong. Or not. Meanwhile, we have a role to play in ensuring that decisionmakers can easily opt in to doing the right things, informed by your knowledge and evidence of what works.

At a systems level, we've all taken a massive step forward. We applaud that. Our Government has taken a bold step to tackle the financialisation of housing. A big step forward indeed.

WAI2750 – Waitangi Tribunal Hearing Starts with Focus on Homelessness

Hearings for the WAI2750 Waitangi Tribunal Kaupapa Inquiry into Māori housing policy and services have begun and have revealed that the number of whānau in emergency or transitional housing or on the social housing waiting list is soaring.

Te Matapihi provided evidence supported by frontline Māori practitioners. They have observed that the tone of the hearing has been constructive and compelling.

- Read full press release [here](#)
- View Te Matapihi's documents and recordings of livestreams [here](#)

Local Innovation and Partnership Fund

Last week the Hon Marama Davidson Associate Minister of Housing (Homelessness) announced funding support for new initiatives that will prevent and reduce homelessness around the country. A number of our members successfully applied for this fund and will partner with government to provide solutions in designated areas.

Read the full media release [here](#)

Churches Build a Home Together



A newly-established social housing development in the Christchurch suburb of Shirley has brought together the city's Methodist and Anglican church social agencies to back a radical new model for supported family living.

The full article is available to read [here](#)

Webinar on Self-determined Housing Options For Youth Leaving Care

Last week's youth webinar featuring Bianca Johanson from Manaaki Rangatahi and Brook Turner from VisionWest was positively received by the attendees joining in to hear about the experience, insights and knowledge on this very important topic.

We are currently creating a video of the webinar recording. This will be shared on social media and on our website. We will also include a link in the newsletter when the video is complete.

Incorporated Societies Bill 2021 Introduced to Parliament

The Incorporated Societies Bill 2021 was introduced to Parliament on 17 March 2021. No doubt there will be many conversations and discussions about the changes. We will bring those to your attention as they come to hand.

Key Notes

- Once passed, societies will have 18 months to comply;
- Accounting practices appear to be more in line with Aotearoa's standard practices;
- Societies are required to nominate one person who the Registrar may contact about matters relating to the society

You can read the Bill [here](#). If you have any comments or feedback on the Bill please send them to [Chris Glaudel](#) who will be working on our submission.

In the News

- [Are investors starting to step back from the housing market?](#)
- [The Rental Crisis Affects Us All - And It's Crippling NZ's Progress](#)
- [The Squeeze: Much-awaited seniors' housing could be Picton charitable trust's last venture](#)
- [Housing policy: What the changes mean for homeowners, investors, first-home buyers, renters and bach owners](#)
- [Housing policies: Tilting towards supply, away from landed gentry](#)

EVENTS

Reminder Ngā Kōrero Speaker Series takes place tomorrow



NGĀ KŌRERO AT ST PETER'S ON
WILLIS PRESENTS

HOUSING AND POVERTY: CAN WE FIX IT?

Tuesday 30 March 2021

5.30pm Refreshments / 6pm Speakers / 7.30pm End

St Peter's on Willis, cnr of Willis and Ghuznee Sts

ALL WELCOME

RSVP at bit.ly/ngakorero13



Come along tomorrow and hear from Minister of Finance Hon Grant Robertson and economist, author, and media commentator Shamubeel Eaquad.

Speakers: Hon Grant Robertson, Minister of Finance, Deputy Prime Minister Shamubeel Eaquad, economist, author, media commentator.

Date and time: Tuesday 30 March, 5.30pm Refreshments/6pm Speakers /7.30pm End.

St Peter's on Willis, 211 Willis St, Wellington

We will be live-streaming the event on our Facebook page for those who can't make it in person. This is a free event, koha towards our ongoing activities is appreciated. [Please register](#) for catering purposes.

Building for climate change and understanding life cycle analysis: are we building for today or for the life of the house?

Climate change is happening and we need to ensure we are prepared. Join us for a discussion with Nick Collins who is a spokesperson for the New Zealand Manufacturing Alliance and CEO of Metals New Zealand on these important issues.

You are invited to this zoom meeting on **15th April 2021 from 2-3pm**

Register in advance for this meeting:

<https://us02web.zoom.us/join/zoom/register/tZwtcu-grz0sGt1zLmLtuQAmjEhK7PNx9RXd>

After registering, you will receive a confirmation email containing information about joining the meeting.

Green Property Summit 2021

Hosted by Property Council New Zealand and **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.

Shift Aotearoa Conference

The next engagement hui will be held on Zoom:

Narrative Transformation
Tuesday, 13 April at 10:00am

Housing System Settings

Tuesday, 13 April at 1:00pm

[Email to register](#) your attendance.

Further information about the Shift Aotearoa conference is available [here](#)

The Changing Environment of Residential Tenancy Law Workshops

If you would like to ensure you and your team are up to date and confident in dealing with housing issues as they arise, Kathryn Burton is offering a number of workshop opportunities.

The Changing Environment of Residential Tenancy Law:

Since December 2018 there have been numerous and significant changes to Residential Tenancy Law in Aotearoa New Zealand. This **one-day workshop** takes an in-depth look at law changes and the impact they will have for both tenants and housing providers. As well as putting the new legislation under the microscope, there will be an opportunity to brainstorm the steps needed so your organisation is ready for this new landscape.

This workshop is designed for those already familiar with basic Tenancy Law who want to stay up to date with the latest changes.

In Person Opportunity: Auckland

When: Wednesday, 7 April 9am-3.30pm

Where: Manukau City Baptist Church, 9 Lambie Drive Manukau

Cost: \$150 + GST per person (includes lunch)

Register [here](#)

Zoom on-line Session:

When: Wednesday, 5 May and Thursday, 6 May;

9:00am – 12:00pm each day

Where: Delivered via Zoom

Cost: \$120 + GST per person

Register [here](#)

Tenancy Law Fundamentals:

This extensive and in-depth workshop will take participants through the Residential Tenancy Act covering everything from rent, records, damage, healthy homes, methamphetamine, and bonds right through to navigating the Tenancy Tribunal process. This 12 hour workshop is initially being offered via Zoom and will take place over four, three hour sessions held across two weeks. I am also seeking expressions of interest from those who would be interested in attending an in-person session which would be held over two days in Auckland.

Zoom Date: Tuesday 13, Wednesday 14, Tuesday 20 and Wednesday 21 April

Zoom Time: 9:00am – 12:00pm each day

Zoom Cost: \$250 +GST per person

Register [here](#)

Auckland Date: Wednesday 28 and Thursday 29 April

Auckland Time: 9:00am – 3.30pm each day

Auckland Cost: \$350 + GST per person

Bookings will open at a later date.

To register interest, please email kathrynburton@xtra.co.nz

AHI Brighter Future Awards

The Australasian Housing Institute award nominations are due in two weeks on April 9.

Since 2004, the awards have recognised the wonderful contribution made by dedicated housing professionals across Australia and New Zealand.

The Brighter Future Awards allows you to nominate a company, a project or a person from one of 14 categories, including four new categories. View the full list of award categories and submit an award nomination [here](#)