

ALL NEW ZEALANDERS WELL-HOUSED



CHA Newsletter 3 March 2020

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IN THE NEWS

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

Included in this issue – video case studies show how good homes transform lives, CORT celebrates opening of housing development, and improving Māori access to affordable homes.

COVID-19 information

Many of you will be following closely the developments with COVID-19 in relation to its potential impact in New Zealand.

General information and advice about COVID-19 is available on the [Ministry of Health website](#). This includes links to the 0800 Healthline number 0800 358 5453.

While there is no information specific to the work of community housing providers with transitional housing, the closest we can find is the Ministry of Health's [advice for people working in hotels](#).

The Auckland Regional Public Health Service has also provided the following [information for workplaces](#).

CHP contribution to addressing housing human rights crisis

Please take a few minutes to watch the video case studies profiled in this newsletter. These stories are testament to the hard work of community housing providers in delivering good homes where they're needed, and the courage of the people interviewed in talking frankly about their search for somewhere decent to live.

Folks, we're in an election year and the need for permanent affordable homes is more pressing than ever. There's a huge

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AHI Housing First Finland study tour May 2020

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National Homelessness Conference 2020

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challenge ahead for our politicians to understand what needs to happen to fix this human rights crisis. Having a decent home is a fundamental human right.

These videos tell us about the difference a good home makes, and the contribution of community housing providers. Watch them. Share them. Talk about them. We need a well-functioning housing system that ensures all New Zealanders have good homes.

Scott Figenshow
CHA Chief Executive

Our members making a difference: Video case studies released

**“They’re breathing life back into us, filling our lungs with air”:
Video case studies show how good, affordable homes give people hope, connection and stability**

From life in an airless basement to being able to watch the sunset through a window and enjoy a cup of tea with neighbours – a set of videos released today by community housing providers shows the difference having a good home makes.

The short videos feature interviews with people who have been helped into permanent, affordable homes by several community housing providers: [The Salvation Army](#), [Haumarū Housing](#), [the Housing Foundation](#), and the [Monte Cecilia Housing Trust](#).

The videos tell the stories of:

- [Alex](#), who lived in a basement after being diagnosed with brain cancer. The basement had no windows and a piece of cardboard was all that separated his living quarters from the car fumes of the garage.
- [Joan](#), whose housing situation became unsettled and frightening after a series of events resulted in changes to her living circumstances.
- [Mau and David](#) considered moving to Australia with their young family after having to move from their rental home after a number of years. Getting a mortgage in Auckland seemed impossible, until they were offered a pathway into home ownership.
- [Christine](#), who moved in with family after having a stroke. When this did not work out, she turned to Haumarū Housing for help.
- [Rozeena](#), who needed immediate housing support after a fire ravaged the rental property she and her children lived in. After a period in transitional housing, she was helped into a permanent home.

The videos show that, with assistance, people can go from feeling despairing about their circumstances to feeling settled, connected to their neighbours, and well-supported.

Having a good home is a foundation for having a good life, and is a fundamental human right.

CHA CEO Scott Figenshow says the videos illustrate some of the housing pressures observed by Leilani Farha, the UN Special Rapporteur on the right to adequate housing, during her visit to New Zealand in February. [Ms Farha described New Zealand's housing crisis as a human rights crisis, and called on the Government to take bold action to address it.](#)

"Too many people are living in poor quality, substandard and unaffordable housing because that is what is available. We have to change the way we think and talk about housing in New Zealand."

CHPs are helping thousands of New Zealanders into good, affordable homes each year and want to provide even more homes in partnership with government and the private sector.

CORT opens affordable housing development



CORT CEO Peter Jeffries with Housing Minister Megan Woods.

[CORT](#) recently celebrated the opening of 33 new affordable homes in Takanini.

Spread across two distinct developments separated by a public park, 14 homes were completed prior to Christmas and a further 19 were recently opened by the Minister of Housing Megan Woods.

With a mix of one and two bedroom homes, all of the units have been allocated to single people, couples and families from the Public Housing Register. The homes have been completed to an exceptionally high standard by CORT's build partners McMillan &

Lockwood and Miles Construction. They exemplify what best practise medium-density affordable housing can be.

Housing Minister Megan Woods opened the homes and described CORT as a valuable partner for the Government in delivery of public housing. Her media release can be [read here](#).

CEO and Housing Leaders Forum



A group of community housing sector leaders met in Wellington on Friday 27 February to discuss a range of issues including housing policy, finance, partnerships with government, and workforce development.

Responding to the urgency of NZ's housing crisis for Māori with innovation and courage

The biennial National Māori Housing Conference at the end of April is an opportunity to connect and share with others working to improve Māori access to good, affordable homes. More information about the conference, including how to register, is in the events section of this newsletter.

Wayne Knox, the General Manager of *Te Matapihi*, discusses the history and impact of the conference – and what needs to happen next.

The first National Māori Housing Conference (NMHC) was held in Rotorua in 2010. The purpose of the conference was to develop strategies for advocating for Māori housing outcomes to central and local government. Following the inaugural conference it was agreed that a trust would be set up as an independent, national advocate for Māori housing and this is how Te Matapihi was established. Since then the NMHC has been held biennially with anchor sponsorship

from Te Puni Kōkiri. A tikanga has been adopted whereby there is a tono (request) by different iwi to host the conference in their rohe, and hence it has travelled to Te Taitokerau, Whanganui, Tauranga Moana and most recently Waikato, where a tono by Ngāti Kahungunu to host the 2020 conference was accepted.

Q. The theme this year is 'Providing shelter and a foundation for whānau' – can you explain what that means in the context of this conference?

'Providing shelter and a foundation for whānau' is a translation of the Māori title – "Hei tuanui, hei whāriki". Literally the tuanui is the roof of a whare, and in a whare tūpuna, for example, it symbolises the act of the ancestor providing shelter for their descendants. Shelter in this sense has deep emotive and cultural associations for Māori, and evokes the aroha we have for our whānau who are without adequate shelter. The Tuanui is also a metaphor for our ancestral mountains and for Ranginui, both of whom tower above us and provide us with spiritual sustenance.

Whereas a whāriki is a fine woven mat that adorns the floor of the whare, which in olden times were of course earthen. The whāriki symbolises the act of 'whakarangatira', of humbling oneself to exalt one's manuhiri and make them feel special. It is the contact point between the person within the whare and Papatuanuku, who embodies stability and support. In this way the whāriki evokes foundation, and again speaks to our innate motivation to look after our whānau and help them to feel safe, secure and happy.

Q. Who is the Conference aimed at, and what impact would you like to see it have? What would you like to see change as a result?

In Māori thinking a hui is defined by its kaupapa. The kaupapa for this hui we have discussed, "He Tuanui, He Whāriki", and therefore the conference is for all those who feel called by that kaupapa. The conference has in the past proven to be a showcase for Māori housing innovation across the whole spectrum of housing and related fields (eg, health, sustainability, whānau social and economic development, Māori land). It is also a platform for national advocacy, especially to central government ministers and senior officials. The NMHC is therefore an important milestone for assessing progress (or otherwise) on key Māori housing issues. At the last conference it was announced that a Māori Housing Unit would be established within HUD and that Hon Nanaia Mahuta would become the Associate Minister of Housing (Māori). There have been some important recent announcements around the Homelessness Action Plan that signal the scale of the government's commitment to address the housing crisis, and other innovative initiatives such as the development of the Government's progressive home ownership scheme. Iwi Māori providers of Kaupapa Māori housing services are an essential part of the solution for whānau experiencing housing stress. Personally I would like to see an increased commitment to equitably funded Kaupapa Māori housing initiatives led by Iwi Māori providers arising from the conference.

Q. What needs to happen to assist Māori into quality, affordable housing?

This is a big-question, which I will answer in brief by referring to some of our current strategic priorities:

- Investment in the capability of the Māori housing sector and the establishment of more Māori housing providers, including transitional

housing providers and CHPs

- The development of a National Māori Housing Strategy (led in partnership by both the Crown and Iwi Māori) which is supported by a suite of Māori housing policies, initiatives and services that address the entire housing continuum
- A Māori housing funding mechanism that opens up significant capital to be invested in increasing the supply of housing available to Māori, including on papakāinga, eg, via concessionary loans, loan guarantees or progressive home ownership products.
- A Treaty partnership approach to responding to the housing crisis for Māori, which includes co-design of solutions and equitable investment in kaupapa Māori initiatives.

Like anyone who is familiar with the reality of housing deprivation for whānau, I am continually confronted by the urgency and magnitude of the housing crisis for Māori. However, that is balanced by the courageous and innovative solutions that I see Māori continue to develop, usually out of great need, usually with little resources. As it is said, “He toa takitini” – a strength of many; “Nau te rourou, naku te rourou ka ora ai te manuhiri” – by your foodbasket and mine together shall our visitors be sustained.

No reira e te iwi, nau mai, haere mai, tomo mai to tātou whare kōrero – And so in closing friends, welcome, please join us in our house of discourse.

Insurance for leased properties reminder

The Homelessness Action Plan released earlier this month has a focus on reducing reliance on motels as emergency accommodation.

In the short run, this will require increasing the number of homes leased from private landlords while additional permanent homes are built.

If your organisation will be leasing additional homes, please remember to confirm insurance arrangements with the owner early in your negotiations.

When an organisation enters a commercial lease for a home with the intention to use it as transitional housing for families, the form of insurance required changes. The owner’s insurer will consider the commercial lease as a change of use from a residential activity to a commercial one, requiring a commercial policy and resulting in a higher premium. It is important to clarify this with the owner and their insurer up front, to avoid problems or unexpected costs.

If you have any questions, please contact [Chris Glaudel](#) or [David Zussman](#).

Sustaining Tenancies - Invitation to Partner

The Ministry of Housing and Urban Development released an Invitation to Partner on GETS for the Sustaining Tenancies programme. You can access the notice [here](#).

The Sustaining Tenancies service is a prevention programme which provides funding for community-based providers to support individuals and whānau in private or public housing who need help to sustain their tenancy and address any issues that are putting their tenancy at risk. The existing service has been redesigned with national stakeholders. The redesigned service will support up to 4,650 individuals and whānau in both public and private rental housing over three years from 1 July 2020.

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

- [Wait list for public housing nears 15,000 households, despite hundreds of new state houses](#)
- [When governments sell out to developers, housing is no longer a human right \(Leilani Farha commentary\)](#)
- [Minister approves affordable housing change](#)
- [Pressure points: here's where NZ is lacking houses](#)
- [Plight of Auckland man with cerebral palsy highlights crisis point over access to housing](#)
- [Auckland rental with no kitchen advertised for working families for \\$450 a week](#)

- [Dunedin housing shortage issues hotly debated](#)
- [Some way from 'disruptive' action](#)
- [Minister announces tailored 'place-based' housing in Rotorua](#)
- [The people living in Rotorua's Kuirau Park: Inside their lives on the street \(paywalled\)](#)

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EVENTS

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 two 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.

Visit the conference [website](#) for information about the programme and registration details.

National Homelessness Conference 2020

AHURI and Homelessness Australia are pleased to announce that the 2020 National Homelessness Conference will be held in Canberra from 10 to 12 August.

The conference will be held at the National Convention Centre in Canberra.

As the meeting place for the Federal Government, the 2020 Conference will present a unique opportunity to engage with national

leaders across all political parties on the state of homelessness in Australia.

For more information click [here](#).