

ALL NEW ZEALANDERS WELL-HOUSED



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Community Housing Aotearoa (CHA) Newsletter 05 October 2020

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

Included in this issue – Residential Tenancies Act presentations and upcoming workshop, housing issues in Election 2020, Notice of the CHA Annual General Meeting, new homes delivered by community housing providers, news, World Homeless Day 2020 and upcoming events.

Residential Tenancies Amendment Act 2020

The [Residential Tenancies Amendment Act](#) 2020 is now in force. CHA teamed up with *Kathryn Burton* to provide two Information sessions about the changes and how they impact community housing providers.

- **Phase 1** law changes for transitional and emergency housing, and rent increases took effect on 12th August.
- **Phase 2** law changes take effect from 11 February 2021 and include security of rental tenure, fixed-term tenancies and several other areas.
- **Phase 3** changes cover family violence and physical assault and will take effect from 11 August 2021 (or earlier if the government agrees).

The [presentation slides](#) for the information sessions can be viewed here.

MHUD have produced a [summary](#) of the RTA changes and [FAQs](#).

Tenancy Services information on the RTA changes can be viewed [here](#).

Tenancy Services have also provided [information](#) on the ending of the rent freeze on 26th September 2020 and how this combines with

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the new rule, already in place, limiting rent increases to once every 12 months. MHUD information on rent increases can be viewed [here](#).

Residential Tenancy Law Workshop 20 October 2020 - Wellington

Are you and your team ready for the new environment developing in the community housing space? Since December 2018 there have been numerous and significant changes to Residential Tenancy Law in Aotearoa New Zealand. Providers and advocates benefit from up to date information in order to fully support vulnerable tenants on their housing journey. Please sign up to spend the day exploring this evolving landscape.

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 for organisations to brainstorm the steps they need to take to be ready for this new landscape.

Workshop Content:

An overview of all the changes to Tenancy Law since December 2018 including damage liability and methamphetamine

An in-depth look at the most recent changes focusing on:

- Changes to the status of Transitional Housing
- Changes to termination of tenancy provisions
- Changes to fixed term tenancies and how this effects community housing providers
- Strengthening access to Tenancy Tribunal for vulnerable tenants
- Additional provisions to increase housing security

Consideration of how these changes will impact Community housing providers and their tenants

The challenges and opportunities presented by the law changes

Cost: \$150 + GST per person (includes lunch)
When: *Tuesday 20 October 9am-3.30pm*
Where: St Andrews Centre, 30 The Terrace, Wellington.

Register [here](#)

Please circulate this message around your networks to anyone you feel might benefit from attending.

I look forward to seeing you.

Regards
Kathryn Burton
Workshop Facilitator

Māori Housing Issues In Election 2020

Te Matapihi

The big issue of 2020 – COVID-19 – has sharply exposed the disparities between Māori and non-Māori, with access to adequate

and affordable housing remaining a critical issue for whānau Māori. So how will political parties across the spectrum respond this election year?

To read the full article click [here](#).

Te Matapihi is also reviewing party policies in the run up to the election. First up – Te Paati Māori. After a term out of parliament, a new team led by John Tamihere and Debbie Ngarewa-Packer are hoping to wrest back the Māori seats from Labour, and to once again be an independent voice for Māori at the tēpū. So how do the policies stack up? Te Matapihi provides a perspective.

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

Summary of Political Party Housing Policies

Community Housing Aotearoa has prepared a high level summary of the housing related policies as of October 5th. The [summary](#) can be read on our website.

Hold the Date Community Housing Aotearoa (CHA) - Notice of AGM

Notice of Community Housing Aotearoa (CHA) Annual General Meeting. Nominations to the CHA Council will open on 6 October and close on 27 October. More details will be sent directly to members.

CHA 2020 Annual General Meeting

Date: Tuesday 17th November 2020
Time: 11am – 12 noon
Via: Zoom

GETS: Additional Information for GETS Notice

Invitation to Partner for Emergency Housing Providers deadline extended. The deadline to apply to partner to deliver Emergency Housing has been extended to 29 January 2021.

Through an Invitation to Partner (ITP) process the Ministry of Social Development (MSD) established a panel of emergency housing providers to deliver additional emergency housing accommodation and accompanying services. The additional emergency housing accommodation may be either properties that the emergency housing provider supplies or Crown-owned properties that are made available to the emergency housing provider.

For full details see the [original notice](#) and the update on GETS RFX id: 18011607.

Congratulations to Bays Community Housing Trust



Te Whare Manawa Ora – Breath of life

Another *BCHT* project, providing quality, affordable rental housing for the Auckland North Shore community.

Congratulations to Gordon Duncan (Chair), John Tiy (General Manager) and everyone at the *Bays Community Housing Trust* on the opening of their latest amazing development of two 4 bedroom and three 2 bedroom homes for 14 people.

Opened by Hon Kelvin Davis MP Te Tai Tokerau and Deputy Leader of the Labour Party on 3rd October 2020, the homes were developed in partnership between Bays Community Housing Trust and the NZ government.

The Trust's Community Development Coordinators help to create "micro-communities" of tenants with a goal of empowerment, long term independence and wellbeing using the Te Whare Tapa Wha model.

The site is adjacent to Long Bay Baptist Church which has a long association with the Trust.

Click [here](#) for BCHT website. Photo credit Dirk Photography

Mahia Road - Case Study

Community housing partnership in South Auckland gets more Kiwis into new homes.

Wattle Park, a greenfield development of 112 new homes on Mahia Rd in Manurewa, was officially blessed at dawn on 4th Sept. 2020.

Wattle Park is a mixed-tenure residential subdivision, consisting of 53 homes owned and or leased by community housing providers (CHPs) Accessible Properties, Penina Health Trust, and Emerge

Aotearoa, alongside private properties including houses built for the Government's KiwiBuild programme.

Click [here](#) for the full article.

Call for Change campaign gains support

Community Housing Aotearoa (CHA) is pleased to be a part of the Call for Change campaign, and we are pleased to see these announcements bringing the property management industry inside the regulatory tent. This is a good step in building a well-functioning housing system, one that Community Housing Providers have been part of through the Community Housing Regulatory Authority since 2014.

Click here to view the Real Estate Institute of New Zealand's press releases on the proposed [Code of Conduct](#) and [Unit Titles Act](#).

Generate KiwiSaver Social Housing Investment

Generate makes a \$15 million impact investment into **The Salvation Army Community Housing**.

The Generate KiwiSaver Scheme has become the cornerstone impact investor in The Salvation Army Community Bond. The transaction – facilitated by Community Finance – means they are the first KiwiSaver provider to invest into the creation of these 118 new, warm, dry and secure houses for families without homes.

Click [here](#) to view the full Press Release.

In the news

- [REINZ Launches New First-time Renters Guide](#)
- [Housing crisis now 'housing chaos' - emergency housing provider](#)
- [Faafoi open to return of state housing to Wairarapa](#)
- [Housing waitlist jumps by 74 percent in Far North](#)
- [Labour promised big on housing - has it delivered?](#)
- [Tenants Move Into Westgate Salvation Army Housing Development](#)
- [Parties rating badly for social housing](#)
- [6,000 Homeless In Motels A National Disgrace](#)

World Homeless Day 2020 19th October

New Zealand's response to Covid-19 has driven some extraordinary outcomes – none more extraordinary than the work by community groups, with government support, that saw thousands of rough sleepers housed in motels and other temporary accommodation.

A potential public health crisis in April forced the adoption of a country-wide 'housing first' response, outside of its usual application:

over the following months, we have seen and heard many stories that demonstrate how giving people their own accommodation also gives them the opportunity to address other issues that are too hard to manage when they are facing the day-to-day struggle of life on the streets.

We have an opportunity to build on this good work. A motel unit is better than a shop doorway, a car, or a garage – but it is still only a temporary solution. Without cooking or food storage facilities, it's hard to eat well. Without a stable address, it's hard to build stable relationships, hold down a job or to make your place in the community.

Closing New Zealand's borders boosted the supply of temporary accommodation, as motels and short-term rentals around the country lay empty. How can we create a similar increase in the supply of permanent, affordable housing? An urgent level of need remained for those living without shelter, and many others living in circumstances that do not equate to their right to housing or their right to *home* being met. At the end of July there were 19,438 whānau (eligible applicants) on the public housing register.

A warm, safe, dry and permanent affordable home is a basic human right. It is also a necessary first step in addressing other social issues: child poverty, food insecurity, health and wellbeing, education, employment, social isolation.

10 October marks the tenth anniversary of World Homeless Day. People around the world will mark World Homeless Day in many varied ways and change the lives of homeless people in their local community.

On 9 October we will be releasing new material and commentary on homelessness to contribute to global advocacy for World Homelessness Day. Hear these voices and perspectives first by signing-up for a notification [here](#) or watch the Shift Aotearoa [website](#).

At CHA, we believe everyone has the right to a home to call their own. We acknowledge the work of all the individuals and organisations working to support homeless whānau in Aotearoa and to ensure that they and all New Zealanders are well housed.

Scott Figenshaw
CEO CHA

Hear firsthand how good, affordable homes give people hope, connection and stability:

- [Alex](#)
- [Joan](#)
- [Mau and David](#)
- [Christine](#)
- [Rozeena](#)

EVENTS

Homelessness and Housing in West Auckland Hui 2020

When: Wednesday 7th October 2020, 10.00am - 12.00pm

Where: Via Webinar [here](#).

The Purpose of the day:

- Supporting Long Term Tenancies - what resources are available to support people to maintain their tenancy?
- How is the Government and the Housing Sector working to meet the housing need and support long term tenancies
- What other ideas do we have to improve access to housing and support long term tenancies?

The hui will begin with a panel discussion on 'Supporting Long Term Tenancies' from a range of Government representatives including Kāinga Ora, Ministry of Social Development, and Ministry of Housing and Urban Development (HUD). We will have an opportunity to ask questions and gain clarity. Later, we will propose ideas of our own on how to improve access to housing and sustain long term tenancies. Bring along your ideas for the interactive activity.

Please contact **Lee Hickey** via [email](#) or phone **(09) 8371471** if you have any questions regarding the webinar hui.