

ALL NEW ZEALANDERS WELL-HOUSED



Community Housing Aotearoa (CHA) Newsletter 2 February 2021

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

The housing challenges confronting New Zealand families do not show any signs of easing in the near term. The first three articles of our newsletter shed light on several parts of the housing continuum. They show what is working well, what requires adjustment and how the Government is approaching the provision of public housing.

Our hope is that readers look at this trilogy of articles and identify ways to recast what is currently not working so well (Accommodation Supplement) in innovative ways to better leverage public investment in home ownership (Secure Home) and for affordable rental homes.

Included in this issue – Accommodation Supplement research report; Home Ownership In Queenstown Now Truly Affordable With Housing Trust; Public Housing Plan 2021-2024; The Shift Aotearoa Conference 2021; Supported Accommodation RFP; In the News, and Events.

Research on the Accommodation Supplement finds “High Expenditure, Low Efficacy”

A National Science Challenge report into the Accommodation Supplement (AS) documents what many have suspected for years about these payments to households. The AS leaves too many households in severe affordability stress and “leaves unaddressed issues of crowding, poor quality housing and homelessness”. The research report is part of the Building Better Homes, Towns and Cities National Science Challenge: Affordable Housing for Generations and can be found [here](#). The authors are Kay Saville-Smith (CRESA) and Ian Mitchell (Livingston & Associates).

The reports' findings are based on data from the 2019 Household Economic Survey and enabled the researchers to look at the actual impacts of the AS which has almost \$2.4 billion allocated in the 2020 budget. The report is a must read for those who are interested in using evidence-based interventions to improve housing outcomes.

CHA began calling for a review of the AS in the first iteration of [Our Place](#) over five years ago. This report demonstrates that our concerns were well grounded.

To achieve better outcomes, the researchers suggest that “Government AS expenditure could be more effective if some expenditure was directed into other forms of housing assistance that:

- better leveraged household resources;
- stimulated the building of low-cost housing;
- opened pathways for households into intermediate tenures such as shared ownership or full owner occupation; and
- relieves pressure on an under-supplied rental housing stock.”

Please read the report and [tell us what you think](#)

Home Ownership in Queenstown now Truly Affordable with Housing Trust

Home ownership in Queenstown has never been more affordable thanks to the Queenstown Lakes Community Housing Trust’s (QLCHT) ground-breaking assisted ownership model [Secure Home](#).

QLCHT is currently in the process of allocating Secure Home units to 25 households from its waiting list, with prices starting from just \$200,000 for one-bedroom units.

QLCHT Executive Officer, Julie Scott, says average one-bed units are selling for \$220,000 and two-bedroom unit prices average \$320,000.

Public Housing Plan 2021-2024 Released

Housing Minister Hon Dr. Megan Woods released the [Public Housing Plan 2021-2024](#) on 22 January. This document sets out the Government’s public housing supply intentions for the next four years. It provides information about the location and number of additional public housing places that will be delivered by June 2024. The document supersedes the 2018 Public Housing Plan.

HUD will take both a kaupapa Māori (Te Maihi o te Whare Māori) and place-based approach to refine our understanding of local and community need, continue to identify priority focus areas for public housing supply, and deliver solutions that meet the immediate and long-term needs of vulnerable individuals, whānau and communities.

Reserve Bank of New Zealand LVR Reinstatement Submission

Community Housing Aotearoa provided a submission to the Reserve Bank of New Zealand on the proposed reinstatement of loan-to-value ratio restrictions on 20 January. We supported the reinstatement of LVR restrictions as a necessary step to meet the RBNZ’s focus on financial stability, but more importantly, to help ease pressures on lower income households to maintain a roof over their heads.

We again called upon the Reserve Bank to work with banks and financial institutions to provide preferential lending to the not for

dividend community housing sector that recognises they are not driven by the same economic factors as profit-oriented investors. Doing so will assist the government to achieve its stated goals in ending child poverty, and to see homelessness become rare, brief, and non-recurring. Doing so will also assist in the progressive realisation of the right to housing.

Please see our website to read the full [submission](#).

The Shift Aotearoa conference 2021 | engagement underway

Community Housing Aotearoa kicked off our engagement series on 26 January on two of the themes and workstreams for the Shift Aotearoa conference: narrative transformation and housing system settings. [Issues papers](#) were released ahead of the meetings and further issues papers will be released ahead of the next scheduled meetings on Tuesday 9 February.

Find the schedule of meetings [here](#).

For agenda, records of meetings, and further resources link to [the Shift Aotearoa](#) events page. The first issues paper on the constitutional transformation workstream will be released on that page later this week.

To register your interest for any of these hui or for the conference itself, and for zoom links, contact [Brennan Rigby](#).

Supported Accommodation RFP – Oranga Tamariki

Oranga Tamariki – the Ministry for Children is seeking a suitable provider(s) to deliver a Supported Accommodation service (the Service) for eligible rangatahi in the Canterbury region. Rangatahi leaving care or Youth Justice residences are among the most vulnerable in New Zealand. They are likely to have complex health needs, insufficient housing and insufficient support when attempting to engage with education and employment. The deadline for proposals is 12:00pm noon, Friday 12 February 2021.

Please see the GETS notice [here](#) for full details.

In the news

- [CHA Welcomes the Update of The Public Housing Plan and Urges the Government to Redouble New Zealand's Response to Housing Crisis](#)
- [Worsening Housing Crisis Must Prompt Action](#)
- [Urgent Community Builds Needed to Stop Unaffordable Rent Hikes](#)
- [Auckland's Rental Market Ends Year Near \\$600 Per Week Mark](#)

EVENTS

Simple steps to healthier more sustainable homes - New Zealand Green Building Council

(NZGBC)

Wednesday 3 February 2021, 11:00am –
12:00pm

Please join us for an online discussion with Andrew Eagles, NZGBC CEO and Cate Kearney, Otautahi Community Housing Trust CEO, regarding how community housing providers can build, upgrade and maintain their portfolios to meet health and sustainability goals. This will be a timely discussion as the Ministry of Housing & Urban Development indicated during the new supply webinar on 8 December that they will be engaging with the sector on design criteria. Sustainability features will be critical to reducing operating and maintenance costs, as well as helping New Zealand meet climate change goals.

Click [here](#) to join via Zoom. No account is required. Alternately use the information below to sign in.

Meeting ID: 846 6633 5217

Passcode: 052858

Symposium | Eviction and its Consequences

Thursday 18 February 2021, 9:00am – 5:00pm

University of Otago, Newtown, Wellington

Do you work in housing, community and whānau health and wellbeing, law, public health or social justice? We invite you to join us to hear the latest research on Eviction and its consequences.

For tenants, eviction is a feared experience that can cast a long shadow on their health and well-being. This symposium will present the results of a wide-ranging study of past and present eviction processes and experiences in Aotearoa New Zealand and provide opportunity to discuss and consider local and international solutions.

- Who is evicted in Aotearoa and what are their experiences?
- Are our legal processes regulating eviction fair?
- What are the local and international solutions to eviction?

For more information: [Eviction and its Consequences](#)

Hei Tuanui He Whaariki

National Māori Housing Conference

Thursday 25 February & Friday 26 February 2021

Club Hastings, Napier

Providing shelter and a foundation for whānau is the theme of the 2021 National Māori Housing Conference.

Kia piki te kaha! Kia piki te ora! Kia piki te wairua!

The theme of providing shelter and a foundation for whānau was developed by Ngahiwi Tomoana, chair of Ngāti Kahungunu Iwi Incorporated. His concept encourages us to support, build and nurture communities that put people first. Quality, affordable housing is important for whānau. It not only fulfills a basic human need for shelter, but it also contributes to the overall wellbeing of the whānau.

The Community Housing Aotearoa team look forward to this important event and hope to see many of our readers there.

Registration and programme information is available on the [conference website](#).

The Changing Environment of Residential Tenancy Law

This workshop delivered by Kathryn Burton takes an in-depth look at changes to the Residential Tenancies Act and the impact they will have for both tenants and housing providers. We will explore the full range of changes in the past two years including:

- Tenant liability for damage
- Methamphetamine
- Healthy Homes
- Changes to termination of tenancy provisions
- Changes to fixed-term tenancies and in particular how this affects Social Housing Providers
- Strengthening access to the Tenancy Tribunal for vulnerable tenants
- Additional provisions to increase housing security

Workshop 1 – Delivered via Zoom

Cost: \$120 + GST per person
Wednesday 24 February & Thursday 25 February
9:00am – 12:00pm noon

Register now: <https://tenancy-law-update-zoom-february-2021.lilregie.com/>

Workshop 2 - In Person Opportunity: Napier

Cost: \$150 + GST per person (includes lunch)
Tuesday 9 March 9:00am – 3.30pm
The Salvation Army – 56 Tait Drive, Greenmeadows, Napier

Register now by clicking the link [here](#):

Upcoming Australasian Housing Institute Training

[SIX THINKING HATS](#)
THURSDAY 4 FEBRUARY

[MANAGING NUISANCE COMPLAINTS](#)
WEDNESDAY 10 FEBRUARY

[PREVENTING DEBT AND RECOVERING ARREARS](#) -
TUESDAY 16 FEBRUARY

[HAVING MONEY CONVERSATIONS WITH TENANTS](#) -
THURSDAY 18 FEBRUARY