

## ALL NEW ZEALANDERS WELL-HOUSED



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## Community Housing Aotearoa (CHA) Newsletter 24 August 2020

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

Included in this issue – a summary of the housing webinar CHA hosted last Thursday, a raft of funding-related announcements, important reminders on changes to the Residential Tenancies Act, Danielle Bergin profiled on "Good Sorts", an Auditor General follow up report on housing, news and upcoming events.

### Housing webinar a success

On Thursday 20th August **Community Housing Aotearoa** hosted a housing webinar with presenters from 5 political parties to ask them about their housing policies and how they will work with the community housing sector to provide more of the affordable homes New Zealanders need.

Facilitator Rawdon Christie was joined by John Tamihere (Māori Party) Marama Davidson (Green Party), Karen Chhour (ACT Party), Simon O'Connor (National Party) and Geoff Simmons (The Opportunities Party).

Questions were asked about increasing the supply of affordable homes, building the capacity of Māori and Pasifika providers, supporting the community housing sector to build more homes, security of tenure, providing warm, safe and dry homes for tamariki and responding to the youth homelessness crisis.

Proposed policy responses included taxing ghost homes, transferring housing stock to community housing providers, reform of the RTA, building 5,000 social homes a year to clear the housing register, free up land, speed up consenting, by Māori for Māori housing response, Te Tiriti and community development focus, establishment of a Māori Housing Development unit, development funding for CHPs and

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government guarantee for CHP development finance ... and much more.

To find out who said what the webinar can be viewed in full [here](#).

David Zussman | Senior Programme Manager | Community Housing Aotearoa

## **HUD Local Innovation and Partnership Fund announced**

The Ministry of Housing & Urban Development announced the opening of the Local Innovation and Partnership Fund on 21 August. Applications are due by 16 October.

As part of the development of the [Aotearoa/ New Zealand Homelessness Action Plan](#) and through working with the Sector, the Government has made \$16.6 million available for the Fund over three years to support local initiatives to respond to and prevent homelessness.

The Fund is open to partnerships of two or more local providers or organisations. Applications must be made by the lead organisation of a partnership. The partnership must be made up of two or more organisations (local or nationally based) with an interest in responding to homelessness, for example:

- Māori providers, hapū and iwi
- community organisations
- not for profit organisations

You can find the [application form and guidelines](#) for completing your application on the Ministry of Housing and Urban Development website.

## **Applications for He Taupua fund open**

Te Tūāpapa Kura Kainga – the Ministry of Housing and Urban Development is calling for applications from Whānau and Ahuwhenua Trusts, hapū, iwi, and registered Māori housing providers seeking support to strengthen their delivery of kaupapa Māori focussed initiatives and building capability to enhance their delivery. The new fund opened on 4 August 2020 and closes at 5.00pm on 29 September 2020.

He Taupua (the fund) will contribute to successful applications that seek to support the implementation of MAIHI by strengthening the delivery of kaupapa Māori approaches and building the capability of whānau and Ahuwhenua Trusts, hapū, iwi, and registered Māori housing providers.

A total fund of \$3 million is available for 2020/2021 (FYE 30 June 2021) seeks to invest in initiatives that provide support to whānau facing housing insecurity and/or experiencing

homelessness. Applications for He Taupua funding will be up to a maximum of \$500,000 (GST excl.).

The funding link is available via the HUD website [here](#).

## **Lottery COVID-19 Community Wellbeing Fund and the MSD Community Capability and Resilience Fund information.**

Minister Tracey Martin has announced that a new lottery fund worth **\$40 million** has been established to focus on community and social initiatives in response to COVID-19: The Lottery COVID-19 Community Wellbeing Fund.

This money sits alongside the **\$36 million** of grants already announced in the Community Capability and Resilience Fund by MSD.

## **Government gives \$10million for social housing and park in central Wellington**

The [Government announced](#) \$10 million in funding for a 'shovel ready' project to deliver social housing and a park in central Wellington on August 21. CHA supports new social and affordable housing supply, and has asked HUD to clarify how this project is funded - Is it a capital grant? Underwrite? 25yr IRRS contract?

If combined with IRR does it come with upfront funding? Is it funded as Transitional Housing?

Is a CHP involved? Should providers be submitting to the Shovel Ready fund instead?

We'll let you know what we learn so the many "shovel ready" projects you have told us about can follow the same path to delivery.

## **Foundation North makes \$2 million impact investment into Salvation Army Community Bond**

Foundation North, the community trust for Auckland and Northland, has made its first impact investment towards the creation of 118 new homes for families facing housing insecurities.

Foundation North has invested \$2m through impact-investing platform Community Finance, to support The Salvation Army, an existing grantee of the Foundation, to finance three social housing developments in Royal Oak, Westgate and Flatbush.

See the announcement [here](#).

## Major changes to the Residential Tenancies Act

Following Royal Assent on 11 August 2020, the Residential Tenancies Amendment Act 2020 came into force on 12 August.

It makes a number of changes to the Residential Tenancies Act 1986 that affect both tenants and landlords. Two of these changes came into force on 12 August, while all other changes will come into force later.

### Law changes in effect from 12 August 2020

- **Transitional and emergency housing:** Accommodation provided for these purposes, which is funded by the government or part of a special needs grants programme, is exempt from the Residential Tenancies Act.
- **Rent increases:** Rent increases are limited to once every 12 months. This is a change from once every 180 days (six months). There continues to be a freeze on rent increases, which means landlords cannot increase rent until after 25 September 2020. Any rent increase notices given to tenants from 12 August must comply with the new 12-month rule.

The [Tenancy Services website](#) contains more details. CHA is working to set up some online information meetings for providers to explain and discuss these changes. We expect to have dates to announce in our next newsletter.

## Good Sorts: Former homeless woman dedicates life to helping others out of similar situation

**Danielle Bergin** has made a village of 13 tiny houses in East Auckland, which has since become a sanctuary for people - and their pets - who find themselves without a home.

Watch her amazing story of generosity in the [video](#).

If you would like to contact Danielle or If you need more information about **Island Child Charitable Trust New Zealand** contact the team via the link [here](#).

## Auditor-General report on public housing

The Auditor-General released a report on 4 August looking into *Using information to improve public housing services – Progress in responding to the Auditor-General’s recommendations*. This is a follow up to a prior report. In 2017, the Auditor-General published a report describing how well Housing New Zealand Corporation used information to manage tenancies, maintain its properties, and manage and invest in new and existing public housing. They've now

published a follow-up report that looks at how well Kāinga Ora, the Ministry of Social Development, and the Ministry of Housing and Urban Development (HUD) have responded to the recommendations in our 2017 report.

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

## In the news

- [Urban Growth Partnership Formally Established In Western Bay Of Plenty](#)
- [Ban Evictions During COVID-19 Pandemic, UN Expert Urges.](#)
- [Manaaki Rangatahi Finds Youth Left Out In The Cold](#)
- [Council Celebrates Housing Funding](#)
- [New Infrastructure Funding Will Support More Housing For Hastings](#)
- [Local Government Votes On Remits](#)
- [Public and Māori housing to trial renewable energy technology](#)

## EVENTS

### Upcoming Australasian Housing Institute Training 2020

#### September 2020

1st September 2020 - Dealing with Complex and Difficult Clients

3rd September 2020 - Wellness Virtual Workshop

To make sure the **Membership discount is applied**, please log in to the website as a member and click Lookup button at the event registration window.

If you're **experiencing any issues with registration**, please [email](#) or call +61 2 6494 7566 for assistance.

For more information click [here](#) to see all the details on the Australasian Housing Institute website.