

**ALL NEW
ZEALANDERS
WELL-HOUSED**



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Community Housing Aotearoa (CHA) Newsletter 28 April 2021

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

As part of event planning for the second half of 2021, we have revised the conference plan for the SHIFT Aotearoa conference and the Community Housing Aotearoa (CHA) engagement series. Importantly, the new conference dates will be 15 & 17 June. More details are available in this newsletter along with a summary of the key sector engagement events that CHA is planning this year.

Other articles in this issue include State of the Sector Report; New CEO for CHA; Salvation Army case study; New dates for SHIFT conference and CHA engagement series; Salvation Army case study; Official opening of the Westlight development; Invitation from Landing Press publishers; The Magic of Curtains; News and Events including updates on the Self-determined Housing Options for Youth Leaving Care webinar by Brook Turner and the Tenancy Management Community of Practice.

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

State of the Community Sector Report

Pressure Creating Diamonds: How Covid-19 impacted New Zealand's community sector

The community sector contributes \$12.1 billion to the national economy, of which \$4 billion is attributable to volunteer labour. But in 2020, the community sector continued a long-term trend of doing more with less. 80% of surveyed organisations saw ongoing, increased demands in workload without corresponding funding - and

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80% of those with government contracts were forced to over-deliver on the services and programmes they were funded to provide.

As a result, over 45% needed to increase their paid staff to meet demand. At the same time, the pandemic impacted their fundraising, donations and availability of volunteers, with 54% of organisations reporting reduced income and 46% reporting increased costs.

Further information is available on the Comvoices [website](#) or view the full report [here](#)

Scott Figenshow Stepping Down as CEO at Community Housing Aotearora

After serving CHA since July 2013, Scott Figenshow has announced he will step down as CEO at Community Housing Aotearoa on 30 June 2021.

"I've come to the view that it's time for me to pursue new opportunities, while opening up the possibilities new leadership can provide. I care deeply about the issues we work on through CHA and CHS, and want to ensure we are effective, and operate at the top of our game.

This is a great time to make a transition to a new leader. In addition to the passionate, dedicated and highly effective staff team, we have an exceptionally strong Council, holding a vast mix of governance capability, diversity of experience and thought, and deep sector knowledge. My heartfelt thanks for our shared mahi and achievements.

I hope you'll support the CHA Council and staff in this opportunity to take the sector peak body to the next level. After taking a few months off to recharge, there may be opportunities where I can contribute towards New Zealand's well-functioning housing system. In particular, how we hold and utilise land value for wellbeing outcomes will underpin my work over the coming years. My passion for the work that is at the heart of CHA is unending.

The drivers for this change are wholly personal. I'm looking forward to spending more time with my recently retired partner and managing my family's farming business on its journey toward regenerative agriculture.

Thank you for your support for CHA and to me personally over the years. Together, we have achieved a lot and your growth and success as a community housing provider is our evidence."

Recruitment for the new CEO is underway. More details about the role are available [here](#)

New Dates for SHIFT Aotearoa Conference & CHA Engagement Series

- **SHIFT Aotearoa Conference – 15 & 17 June**
- **Regional Events Series – June, July, August**
- **National Symposium – 7 & 8 October**

We have fully revised this year's conference plan and are pleased to confirm the following dates for the SHIFT conference and CHA engagement events. Please note the new dates replace the 8 – 11 June dates you may have been holding.

SHIFT AOTEAROA CONFERENCE

Tuesday 15 & Thursday 17 June

(Short-format online conference)

Tuesday 15 June, 1:00pm – 4:00pm, online: The right to housing. This curated online content will provide a refresher from the 2019 conference and an entry pathway for others. Content will cover recent progress in Aotearoa and current and future opportunities, as well as the important link with financialisation and ethical finance. Speakers will be announced soon.

Thursday 17 June, 1:00pm – 4:00pm, online: How we talk about housing in Aotearoa. How do we best talk about the housing system that works better? Most change activists agree one way to move toward change is to explore and re-imagine the way we think and talk about housing. We've convened conversations and presentations from a range of Aotearoa voices to shed light on this Kaupapa. Speakers will be announced soon.

REGIONAL EVENTS SERIES

June, July, August

(Locally hosted, in-person events)

Housing, sector, and community issues and priorities vary across the country. Between late June and August, CHA will support you to convene and deliver regional events that help surface locally, and draw together your connections around your priorities. Format, venue, and content are all up for discussion, and we encourage you to see this as an opportunity to celebrate your own regional work, as well as your staff, colleagues, partners and tenants. We have already had some expressions of interest and welcome more. We will be transparent about the nature of support we will offer and will help manage the risk of conflicting dates and events. For more information or to express interest please [send us an email](#).

NATIONAL SYMPOSIUM

Thursday 7 & Friday 8 October,

Location TBC (In-person event)

The third part of our engagement series brings together the content, priorities and narratives surfaced by the sector, highlights the cross cutting big themes, and where possible, works toward a cohesive view of housing's system-wide priorities.

Official Opening for Westlight Development



Last week, Compass Housing New Zealand and the Ted Manson Foundation held the official opening of the Westlight Building in Glen Eden. The event was attended by the community, industry and government representatives with the Minister of Housing and the Minister of Social Development & Employment participating in official celebrations.

The new, mixed-tenure development contains 163 units in total, a mix of one and two bedroom units and seven townhouses. 90 of the apartments are managed by Compass Housing for community housing residents. This includes 41 one bedroom and 49 two-bedroom apartments. There are also 75 freehold apartments and 7 townhouses, including 36 properties under the government's KiwiBuild programme.

Social housing tenants are located across the development and include a mix of older and single person households, couples and families with children. The development has also achieved a Homestar 6 accreditation making them healthier to live in and more affordable to run. The development includes a community hub and an open space area. Read more about Westlight [here](#)

Community Partnerships and Innovative Funding Driving New Developments



The Salvation Army has spent many years advocating for better housing for New Zealanders. They are now working with the government and Community Finance to build more new warm, dry, affordable community houses for whanau in Auckland. Read more about their latest work [here](#)

Invitation From Landing Press Publishers to Housing Writers and Poets

Landing Press is a small Wellington not-for-profit publisher. In October this year, they are planning to publish a book of poems about housing. They have invited Community Housing Providers and others across the sector, to be involved in this project.

The collection of poems will cover every aspect of housing including ownership, renting, homelessness, memories of houses, houses lived-in in other countries, political, funny nostalgic, painful. Their goal is to bring together experienced writers and first-time writers in one book. If you are interested in being involved, find out more [here](#)

Understanding the 'Magic' of Curtains



Research on the effectiveness of curtains has recently been completed by Beacon Pathway, BRANZ, the Home Performance Advisor training programme (HPA) and Sustainability Trust. The study confirms effective curtains are essential to locking-in heat and keeping homes warm and dry. The study was undertaken to support the work of curtain banks who are providing whānau with curtains for their homes. More information on “Understanding the magic of curtains” is available [here](#)

In the News

- [Alcoholics, drug deals, gang affiliations, domestic violence' - Emergency housing labelled as dangerous](#)
- [Young People In Emergency Accommodation Say They Felt Safer On The Street](#)
-

EVENTS

Self-determined Housing Options for Youth Leaving Care

Addressing youth homelessness is one of the key actions to prevent long-term homelessness in adult populations.

In March, Manaaki Rangatahi Ki Tāmaki: Youth Homelessness Collective and Community Housing Aotearoa co-hosted a webinar on Self-determined Housing Options for Youth Leaving Care by Brook Turner. Brook is a member of the Manaaki Rangatahi collective and is the Head of Service Development and Partnerships at Visionwest Community Trust.

Brook is currently completing his Master's research on Self-determined Housing Options for Youth Leaving Care and looks at what we are doing here in Aotearoa and internationally to address this as well as painting a comprehensive picture of the need many youth face without adequate housing, while also highlighting the importance of listening to what young people want. To listen to Brook's presentation please click [here](#). In addition, please click [here](#) to see a factsheet based on the webinar.

Bianca Johanson, coordinator Manaaki Rangatahi Ki Tāmaki and Youth Strategy & Development Co-ordinator at Lifewise also spoke about the importance of a collective youth voice and the collectives three goals to end youth homelessness:

- More research to understand the size and scope of the youth homelessness issue
- Increase the supply of appropriate supportive housing for youth
- Create a national youth strategy and action plan to end youth homelessness.

Nicola Bowden, Practice Lead in the Street to Home service at Auckland City Mission and Aaron Hendry, Youth Housing Team Leader at Lifewise also highlighted some of the challenges they face

in their roles to respond to youth homelessness.

Housing is a right for our rangatahi. Unstable and unsafe living circumstances for children in care leads to greater vulnerability of homelessness as adults. Brook said if there was one thing to take away it is "by addressing care leaves housing needs and youth homelessness we will address adult homelessness".

Thanks to Brook, Bianca, Nicola and Aaron for sharing their knowledge, research, insights and learnings on this important topic.

Tenancy Management Community of Practice

The first Tenancy Management Community of Practice was held via zoom on 19 March with over 40 participants joining representing 30 different organisations.

A community of Practice is a way of bringing together people and organisations that work on the front line to share knowledge and good practice, discuss issues and work out how best to collaboratively overcome them. The idea is that we are all experts in the work we do so we all have something to contribute and, by working together, we are strong and able to make more progress towards our collective goals.

The views and opinions discussed as part of the session are not definitive – it will still be up to each individual/organisation to determine the appropriate interpretation and/or practice for them. CHA will seek to provide additional guidance and more information where questions are raised and gaps identified, including raising with our colleagues in government.

The session started with an introduction to the main RTA changes in 2020. Summaries are available on the [Tenancy Services website](#) and from the [Ministry of Housing and Urban Development](#)

Kathryn Burton, well known for her RTA training, provided an update on the evolution of tenancy law in relation to Tenancy Tribunal cases. Kathryn covered suppression orders (all parties currently obtaining these where requested and not just the successful applicant), damages and compensation, and highlighted some cases that are worth looking at more closely. For instance, methamphetamine contamination. This recent case - [NZ TT Manukau 4281668](#) - could be helpful for those designing policy and procedure for their organisations. It outlines the Tribunal's current thinking on Methamphetamine levels and provides clarity about how they are reaching decisions. Although we are still waiting for official guidelines in this area, this case allows us a degree of expectation that policies aligned with this decision are less likely to result in adverse consequences for providers.

[Tribunal orders | New Zealand Ministry of Justice](#)

There was some discussion about the new anti-social behaviour notice requirements although there is little case law on this yet. Evidence requirements and noise nuisance were a focus. It is clear that for behaviour to be considered under these provisions it must happen after 11 February 2021. Establishing a pattern of anti-social behaviour from before that time probably will not be a consideration

at Tribunal.

Damages and compensation awards were also discussed. On the one hand there was scrutiny on the reasonableness of damages – hourly rates for trades, and adjustments required for depreciation. On the other hand awards of compensation for tenants claiming under section 45 were high. The tribunal appears to have clear expectations that landlords can evidence any costs claimed and that those costs will be kept as low as possible.

Further information is available on [depreciation](#) calculator and [interpretation statements](#)

The new Healthy homes requirements were also a focus of discussion with requests for a single issue workshop including expert and official advice. CHA will look to set this up.

Transitional and Emergency Housing is now exempt from the RTA. A code of Practice is to be developed by government, and CHA is working with providers to develop an initial guidance document. One item to consider is the appropriateness of referring to tenant / tenancy in relation to any agreement that sits outside of the RTA!

[Register here](#) for the next RTA and Tenancy/Property Management Community of Practice on Thursday, 13th May 2021 from 2:00pm to 3.30pm.

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

Australasian Housing Institute (AHI) Hosting Online Workshops

Influencing Without Authority

Date: Thursday 29th April 2021, at 1pm to 4pm.
Register [here](#)

Customer Experience (CX) Workshop

Date: Friday 30th April 2021, at 1pm to 3pm.
Register [here](#)

Preventing Debt & Recovering Arrears

Date: Wednesday 5th May 2021, 1.30pm to 4.30pm.
Register [here](#)

Social Impact and Social Housing: Measuring What Matters

Date: Thursday 13th May 2021, 12.30pm to 2pm.
Register [here](#)

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.