



## ALL NEW ZEALANDERS WELL-HOUSED



### Community Housing Aotearoa (CHA) Newsletter 30 November 2020

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

Included in this issue – CHA AGM and new Council Members, RTA and Healthy Homes Standards clarifications, Close down period 2020/2021, In the news and Events.

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### The race to year end - but then what?

Many of us are looking forward to the end of 2020 in anticipation of spending time with family and friends either at home or somewhere within New Zealand. For too many whānau, the festive season will be spent in emergency/transitional housing or a poor quality rental that they are afraid they can no longer afford.

The past few weeks have seen an increasing number of articles reflecting on the poor housing situation we face. See 'In the news' below for a range of views on the causes and impacts of our lack of affordable homes, along with examples of how iwi/Māori and community housing providers are responding.

The crises of 2020 proved **we can end homelessness** - at least temporarily. Let's make permanent the gains we have made. The new government received a strong endorsement from voters. Now is the time for bold action to invest in our people and homes, creating the wellbeing we all strive for and deserve.

In the Events section, there are two workshops CHA is hosting to spur discussion on tools which can support wellbeing. **Inclusionary Zoning** and the **Guidelines on the Right to Housing** can both contribute to reducing inequality. Join us to explore how.

**Australasian Housing Institute (AHI) Webinar 7 December 2020 - 2pm - 3:30 pm (NZ time)**

**Public Housing Supply Webinar with HUD**

**2021 Community Housing Aotearoa - Conference**

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Let's make 2021 the year we join as a nation to ensure all New Zealanders are well-housed.

## **Community Housing Aotearoa AGM and New Council Members**



Thank you to all of our members who attended the virtual Annual General Meeting on 17 November. The members present accepted the reports from the Chair (Bernie Smith, pictured above), CEO and Treasurer, confirmed nominations to our governing Council and maintained the current membership fee levels. You can read our Annual Report and the full Consolidated Performance Report on our [website](#).

Congratulations to the members who were nominated and elected as **Council Members**.

- Greg Orchard - Accessible Properties (re-elected)
- Craig Thomson - Trust House
- Gabby Clezy - Haumaru Housing

They join continuing members Bernie Smith, Anne Huriwai, Nic Green, Yvonne Wilson and Cate Kearney. The Council has selected officers for the upcoming year: Cate Kearney and Bernie Smith as Co-Chairs and Greg Orchard continuing as Treasurer.

## **RTA and Healthy Homes Standards clarifications**

Community Housing Aotearoa received several queries recently regarding the changes to the **Residential Tenancies Act** and the **Healthy Homes Standards**. We followed up with the **Community Housing Regulatory Authority** and received confirmation on the questions below. Thank you to Ethan Tucker and his colleagues at the Ministry of Housing and Urban Development for assisting with the information.

**Question:** Does the tenant portion of rent on an IRR unit come under the RTA limit of only one rent increase per year?

**Response:** *Registered Community Housing Providers* are exempted from the 12-month rent increase provision, under [s.94\(5\)](#) of PACHMA. The explanation is: '...the 12-month rent increase limit does not apply to CHPs. There hasn't been a change here. The previous law (6-month rent increase limit) didn't apply to CHPs or KO. The new law (12-month rent increase limit) also doesn't. The rationale for this is that IRR needs to be able to move up and down as the tenant's circumstances change. Applying the rent increase limits would frustrate this'.

Note: This is specific to IRR tenancies per s.94(5) of PACHMA.

**Question:** *Registered Community Housing Providers* are given a compliance date in 2023 to meet the Healthy Homes Standards. Can you confirm that applies to all of their owned/management tenancies and not just those receiving an Income Related Rent subsidy? (The date relates to the entity and not the type of subsidy, if any, for a unit).

**Response:** Yes that is correct, the changes apply to all **CHP properties**, not just IRRS tenancies. From the [Residential Tenancies \(Healthy Homes Standards\) Regulations 2019](#): Community housing tenancies are required to comply by 1 July 2023. A CHT is defined as 'a residential tenancy of premises that are community housing as defined in [section 2\(1\)](#) of the Housing Restructuring and Tenancy Matters Act 1992', and that definition of community housing is 'any premises that are let or to be let by or on behalf of a registered community housing provider for occupation by any person as a place of residence (whether or not the premises are owned by the provider or any other person)'.

**Question:** Can you confirm the **Healthy Homes Statements** required by 1 December 2020 are for new move ins or lease renewals on or after 1 December, but not for sitting tenants who are on a Periodic Tenancy?

**Response:** Yes that is correct. The requirement for the compliance statement only applies to new or renewed tenancies after 1 December 2020. A periodic tenancy is a tenancy with no end date which continues on until one of the parties terminates it in accordance with the Act. Therefore, it's not really possible to 'renew' a periodic tenancy (because it never has a set end date). Any periodic tenancies entered into before 1 December 2020 will not need to include the compliance statement. But any periodic tenancy entered into before 1 December 2020 and which continues out to 1 July 2024 will need to comply by that date. July 2024 is the 'drop dead' date by which any tenancies that haven't yet had to comply, must comply.

### **Healthy Homes Survey**

Two weeks ago, CHA circulated a survey to gauge the sector's experience with the **Healthy Homes standards** so we could tailor our resources, communications with government, and trainings to reflect the sector's voice. We have had some great responses and now we'd love to hear what you have to say.

If you would like to participate, clicking the link [here](#) will take you to the 5-10 minute survey. If you have any questions, please [email](#) Ben Lee-Harwood.

## Community Housing Aotearoa (CHA) Close Down 2020/2021

Community Housing Aotearoa (CHA) will be closing down for the Christmas and New Year Holiday | Close down period

Monday 22nd December 2020 till Tuesday 5th January 2021

### In the news

- [This crisis is too big; we cannot wait any longer](#)
- [Papakāinga Provides Critically Needed Homes In Hastings](#)
- [Twenty years of inaction have led to a toxic NZ housing market](#)
- [Q&A: Who is to blame for the housing crisis?](#)
- [Review Housing Settings](#)
- [Reg Stillwell Place housing officially opened](#)
- ['I don't want my kids seeing me like this': The homeless mothers trying to maintain their mana](#)
- <https://www.cpaq.org.nz/news/progress-on-welfare-reform-unjustifiably/>
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### EVENTS

#### Housing Call to Action West Auckland - Christmas Lunch Invite

Its time to celebrate us, the **HC2A**, and the wonderful work of those in the housing sector. As usual we will have a few games and our world famous housing quiz and time to catch up with colleagues and friends.

**When - 2 December 2020** from 1pm - 2:30pm

**Where - Pukeko Cafe** 308 Henderson Valley Road, Henderson

Please RSVP by email [here](#) or phone 09 837 1471

#### Inclusionary Zoning Workshop | 7 December 2020

**NCLUSIONARY ZONING Public seminar & workshop** **Monday 7 December 2020** 10AM – Midday  
Waihorotiu Room, Aotea Centre, Auckland

Please join us for a discussion on whether this planning approach can create a sustainable pipeline of affordable housing supply in New Zealand

CHA Inclusionary Zoning discussion [paper](#) [Nov 2020]:

Confirmed Speakers include:

- Shamubeel Eaqub - Economist
- Phill Reid - Auckland Council
- Benno Blaschke - Local Government NZ
- Imogen Schoots - Society for Alternative Housing Development
- Chris Glaudel - CHA

Click here for the [Inclusionary Zoning Auckland](#) flyer. Feel free to circulate to your networks.

Information and RSVP: [email](#) Brennan  
Stay informed: @ShiftAotearoa

## Guidelines on the Right to Housing Workshop | 7 December 2020

Brennan Rigby, Manager Systems Shift @ Community Housing Aotearoa, will introduce the Human Rights Commission's draft guidelines on the right to housing: how do they help change our housing situation; where do they fit in our advocacy?

Click [here](#) to view full information from HRC website.

## Australasian Housing Institute (AHI) Webinar 7 December 2020 - 2pm - 3:30 pm (NZ time)



The **Australasian Housing Institute** is holding an online event offering an in-depth analysis and forecasting of the Australian and New Zealand social, community and affordable housing sector, in a comprehensive, condensed format.

The main speaker is **Dr. Tony Gilmour**, the founder and president of the *Housing Action Network* who has done work across Australia and New Zealand. **Scott Figenshow**, CEO of Community Housing Aotearoa is joining **Kim Sinclair**, CEO of SEARMS Aboriginal Corporation and **Jamie Muchal**, COO of Brisbane Housing Company as panelists.

All **details and registration information** for the event is [here](#).

# Public Housing Supply Webinar with HUD

**Date:** 8 December 2020

**Time:** 2:30-4pm, via Microsoft Teams

Te Matapihi, Community Housing Aotearoa and the Ministry of Housing and Urban Development are collaborating on a series of workshops. On 16 November HUD presented an update on their contract settings for Public Housing to registered Community Housing Providers.

Please join us next week for an introduction to the public housing new supply process for registered Community Housing Providers (CHPs).

This session will cover:

- What we do and how we do it
- The workflow through the application process
- Value for money considerations and framework
- The 'market'
- Introduction to the Design Standards

Please share with your memberships and other interested organisations.

We plan to continue this webinar with a series of follow up sessions in early 2021. The future webinars will go into detail about the commercial settings and the related delivery.

Please email [Chris Glaudel](#) with CHA or [Jen Deben](#) with Te Matapihi for a link. We look forward to your participation.

## 2021 Community Housing Aotearoa - Conference

We have started talking about our **2021 sector conference** and where it sits in a broader strategic approach across the next 5 years. We'd like to frame it up to build on 2019, and carry on the practice of using the conference as a strategic stepping stone.

It will be a different kind of event: we are working with the provider to develop a plan for a digital conference which can be complimented by regional in person events if that is possible.

More importantly, we want to use the conference to drive the key idea of developing a national housing strategy, with you and our associated sectors, with New Zealanders, and government, by 2023.

The national strategy approach offers a few key opportunities: to embed the right to housing in legislation; to establish responsibility on a Minister to create and maintain a strategy with the support of a commission; and to undertake widespread discussion about where we want our housing system to be within a longer-term perspective – say 30 years, and how to get there.

The key opportunity for the sector to contribute expertise is in defining the system settings and policies that should frame

investment and direction through the strategy.

Between February and June, **Brennan Rigby**, Manager Systems Shift @ Community Housing Aotearoa, will be convening a series of meetings with a view to identifying and surfacing a suite of 5 or 6 critical settings for our housing system which will promote the reach and efficacy of the community housing sector, and underpin a great housing system.

At the 2021 conference we will then look forward across the next 2 years, to agree next steps.

For more information please contact Brennan Rigby via [email](#) or to discuss things further [here](#).