



TABLE OF CONTENTS

[Community Housing Aotearoa, June 30, 2016 Newsletter](#)

[National Māori Housing Conference registrations open](#)

[Building a model for alternative procurement or commissioning](#)

[Our Place and the United Nations sustainable development goals](#)

[Boffa Miskell focus on housing](#)

[Welcome to new CHA team member Marc Slade](#)

[Housing data supply survey update](#)

[Submissions to Government on proposed legislation](#)

[Housing certification achieved](#)

[Are you interested in becoming a certified housing professional, but still have some](#)

Community Housing Aotearoa, June 30, 2016 Newsletter

Your voices must be getting through.

We're hearing messages of "comprehensive housing plan" coming through when political parties talk about their various announcements. But too many pieces are still missing and CHA are working to cut through the noise by bringing out an updated **Our Place** plan over the next few months. It will include a mix of both immediate and long term actions. Having a clear plan will help reverse the tide – it's long overdue and the communities we serve deserve nothing less - **all New Zealanders well-housed**.

If you're on facebook please can you go in and [like our page](#). This is another way for us to communicate our sector messages and what we are doing.

National Māori Housing Conference registrations open



National
Māori Housing
Conference **2016**

Ma whero ma pango ka oti ai te mahi

Tauranga Moana National Māori Housing organising committee chair, Puhirake Ihaka announced that Tauranga Moana will host the 2016 National Māori Housing Conference.

The Conference will be held on **Thursday 29 September to Saturday 1 October at the ASB Baypark, Mount Maunganui**. "As

[questions?](#)

[CHA in the news](#)

[Transfer of social housing in Horowhenua proceeding to market sounding](#)

[Cross-party homelessness inquiry](#)

[Member news](#)

[Research](#)

[Calendar of events:](#)

ISSN 2463-2619

whānau, hapū and iwi here in Tauranga Moana we're excited to be able to host this bi-annual Maori housing conference.

This year's Māori Housing Conference theme is 'Ma whero ma pango ka oti ai te mahi' - collaboration and strategic relationships. The three day event will provide a platform to showcase leadership and local, regional and international housing solutions," said Mr Ihaka.

[Go here to register and for more information.](#)

Building a model for alternative procurement or commissioning

CHA asked Deloitte to assist with setting out an alternative model for community housing provider involvement in stock transfers that delivers on several fronts:

- a local response to delivery
- improved tenant choice across the housing continuum
- increases supply of both social and affordable housing
- and is phased to support provider growth and builds capacity.

This is a two-stage project. [The first stage report: 'Structuring Options' is available on the website here.](#) The survey of the seven organisations on the CHA Council were thought to represent a range of providers. A key conclusion is that the majority of community housing providers surveyed were not interested in the transactions currently on offer and that participating in risky transactions with uncertain financial outcomes was not considered appealing.

Surely there must be a better way.

Do you agree with this conclusion? [Go here to read the report and we'd love you to answer this question in the member -only discussion area.](#)

We'd also like to hear your feedback on the themes on pages 8-10.

Stage two of the Deloitte work involves outlining what an alternative approach could look like while complying with Government rules of sourcing. Initial thought is that it would seek recognition of the CHRA registration as a panel of suppliers and set out how that could work in practical terms. We are currently scoping this work and it is outlined on Page 12 of the report. We look forward to your feedback to help us in our engagement with Government to find workable solutions.

Our Place and the United Nations sustainable development goals

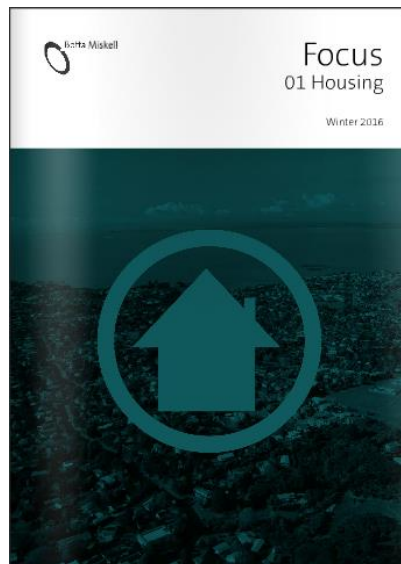


The United Nations has identified 17 global goals for sustainable development to achieve transformational change throughout the world by 2030.

These goals include ending poverty and hunger and the things we would want to see in a fair and equitable world. They also include 169 targets. So how does this affect New Zealand's community housing sector? Community Housing Aotearoa is contributing our sectors expertise to help set priorities and identify targets for 'affordable, safe and adequate housing' in New Zealand. A refresh of **Our Place** will inform the priorities and targets.

[Read more about these targets here.](#)

Boffa Miskell focus on housing



The latest newsletter from urban design team, Boffa Miskell, is focused on housing and includes articles on community housing and the housing continuum, a look at Wellington City Council upgrading of its social housing stock, and the work Boffa Miskell are doing with Ngāti Whātua Ōrākei to developing a 30-house medium density village in Ōrākei. [Go here to see this great publication.](#)

Welcome to new CHA team member Marc Slade



We are delighted to have Marc join CHA for the next six months as a senior programme manager. Marc will assist with training on the Best Practice Guide and new standards for home ownership and emergency housing.

Marc has 25 years management experience in local and central government and in the not-for-profit sectors in the UK and New Zealand. He has experience in consultancy, social housing and central government policy. Marc has worked in housing consultancy, tenancy management, homelessness, stock transfer, policy and governance roles. He has also worked with the Community Housing Regulatory Authority in New Zealand and is a certified lead auditor for Global-Mark for the current CHA community housing accreditation scheme. Marc has a degree in housing studies and post graduate diploma in management.

Go to the events section to learn more about the best practice training that Marc is co-facilitating in Christchurch next month.

Housing data supply survey update

Victoria University student, Jordan Kendrick, will be undertaking an internship with CHA specifically looking at the data supply housing survey. Jordan will be available to assist in supporting housing providers complete surveys and to analyse results. Jordan can be contacted [here](#) or at 04 385 8722.

CHA is pleased to have received surveys providing data on nearly 2,200 homes owned, managed or developed by community housing organisations! We are now converting the addresses into census mesh blocks to prepare our first report – look for results in our next newsletter.

If you have not responded yet, do not worry. We won't be commencing our survey for the quarter ending 30 June until early August.

Submissions to Government on proposed legislation

CHA submission on proposed National Policy Statement on Urban Development Capacity (NPS-UDC)

The purpose of the proposed National Policy Statement on Urban Development Capacity (NPS-UDC) is to ensure regional and district plans provide adequately for the development of business and housing. This is to enable urban areas to grow and change in response to the needs of their communities. Community Housing Aotearoa made a submission on the NPS-UDC and you can read this [here](#).

Housing certification achieved



Congratulations to Liz Kemp of Dwell Housing for receiving Housing Professional certification through the Australasian Housing Institute accreditation process. AHI is the professional association of people working in the multi-disciplinary social housing industry in Australia and New Zealand.

Liz said the certification recognises the hard work put in by social housing professionals and highlights professionalism in the industry. For her to become accredited she had to be a member of AHI and to gain continuing professional development (CPD) points by attending seminars, housing events and completing housing related training. Her eight years of experience in social housing also contributed.

"The process is straight forward and it's easy to upload documents to gain points towards accreditation on AHI's website. AHI are helpful and come back quickly if they need further information," Liz says.

The one difficulty though, is the lack of relevant tertiary industry qualifications in New Zealand making it difficult to achieve level 3. *"That being said it's great to reach level 1 and I'm investigating training options to reach level 2 and 3."*

Are you interested in becoming a certified housing professional, but still have some questions?



Every three months the Institute runs a free introductory webinar that will guide you through the accreditation process and the next one is on tomorrow: **July 22 online 1-1.45pm.** [Go here to sign up for this.](#)

Besides regular networking events, two AHI professional development seminars are scheduled in New Zealand this year that will provide continuing professional development points required for accreditation:

22 September-Tenant Participation and Engagement Professional Practice Seminar

This seminar provides the opportunity to impart and explore strategy, methodology and good-practice to actively encourage tenant participation in community activities, engage and consult with tenants and involve them in the decision making and delivery of their housing. [Go here.](#)

29 November - Mixed Tenure Housing Professional Practice Seminar

This seminar provides an opportunity for social housing professionals to explore modern models of mixed tenure housing; and to explore approaches to manage place and tenancies within mixed tenure developments. [Go here.](#)

CHA in the news



Scott Figenshow, Director of Community Housing Aotearoa, talked to RNZ on 13 July about Government's use of kitset homes in South Auckland. Hear what Scott had to say [here](#).

In a press release on 8 July CHA commented that the Government now needs to complete the jigsaw by finalising a plan to deliver the needed permanent social and affordable homes so people have somewhere to go once their emergency is resolved.

See the [press release here](#).

Transfer of social housing in Horowhenua proceeding to market sounding

The Horowhenua District Council (HDC) and the Government are jointly undertaking a market sounding to seek feedback from community housing providers interested in delivering social and affordable housing in the Horowhenua District and Otaki. The information, released on GETS on 19 July, can be accessed [here under ID 17704791](#).

This market sounding relates to the transfer of HDC's 115 community housing properties and 249 of Housing New Zealand Corporation properties. **Those who register as participants through GETS will be invited to the market sounding meetings in Levin (28 July) and Wellington (29 July) with Government and HDC officials and advisors.**

Cross-party homelessness inquiry

People who are homeless, those who were once homeless, those working with the homeless and concerned New Zealanders are being asked to share their experiences and solutions to this growing issue with the cross-party homelessness inquiry of Labour, Māori and Green Parties. Submissions will initially be heard at four locations: Te Puea Marae in Auckland, Tauranga, Wellington and Christchurch between the end of August and early September. [Read more here](#).

Member news



Carrie Green reads 'Bubble of Happiness' by Farheen Amber Ayaz Photo: Voice Arts Trust / Nicola Pauling

WCC Council tenants tell tales on radio (and in a book)

Maria's heart was beating fast. "What have I done, there is a stranger in my house!" This is the gripping opening of an audio drama written by a first-time author and a resident living in a Wellington City Council Housing unit. It is one of five pieces created by City Housing tenants, in a project developed and facilitated by Voice Arts and featured on RNZ National's Nine to Noon readings 20 to 24 June.

Small Windows on Big Stories is the name of the project. The stories, which offer diverse, touching and humorous perspectives, are fictional, yet based on real experiences of settling into New Zealand and into social housing. The project aims to increase understanding about people from other cultures by giving glimpses into the lives of tenants who have migrated to New Zealand, whether as skilled migrants, refugees, or to join family. First written for radio, the stories have been adapted into a book with a foreword by Nine to Noon presenter Kathryn Ryan and an introduction from Wellington Mayor Celia Wade-Brown. [Listen to the stories here.](#)

Research

1. Transforming public housing in a federal context

[This is the first research report](#) from the AHURI Inquiry into Australia's affordable housing industry capacity. This research examined the transformation of public housing in four federal states: Austria, Germany, Canada and the USA and found Austria to be a leading example of a sustainable affordable housing industry.

2. Private rental brokerage programs in housing outcomes for vulnerable Australians

[This research](#) explored Australian private rental brokerage programmes which provide assistance in securing and sustaining

private rental tenancies for disadvantaged tenants. The research identified a diverse range of activities tailored to individuals and local circumstances, but lacking common terminology, measures and reporting making it difficult to assess the overall success of these programmes beyond specific programme outcomes.

3. Massey University Housing Affordability report June 2016

In the latter months of 2015, Massey University reported an improvement in home affordability across the nation. This trend has continued. However, the past three months to June show a significant reversal (9.2%). The NZ median house price in May last year was \$460,000 and even though a year later this increased by \$46,000, actual affordability improved by 6%. The region that shows a noteworthy annual and quarterly decline in affordability is Central Otago Lakes (19.6% and 22.5% respectively), and to a lesser extent Waikato/Bay of Plenty (2.5% and 1.7%).

Housing affordability has been assessed by comparing the average weekly earnings with the median dwelling price and the mortgage interest rate. The earnings figure represents the money available to the family, or household unit, and the median dwelling price combined with the mortgage interest rates provide an indicator of the expense involved.

[Go here to read more.](#)

Calendar of events:

Month/Date	Event	Location	Duration
July			
21	CHA: Best Practice Guide to Accreditation (1/2)	Auckland (Newmarket)	2-5pm
21	AHI: Alan Johnson- Estimating future demand for social housing	Auckland	5.30-7pm
August			
11	CHA: Best Practice Guide to Accreditation (2/2)	CHCH	TBC
23	AHI: Networking Event (3)	CHCH	2 ½ hrs
September			
22	AHI: Tenant Engagement seminar	Wellington	
29-1 Oct	National Maori Housing Conference	Tauranga	
November			
29	AHI: Professional Practice Seminar: Mixed Tenure	Auckland	
29	AHI: Networking Event (4)	Auckland	
December			
tbc	AHI: Networking Event (5) – Christmas	Wellington	

Joint Community Housing Aotearoa and Australasian Housing Institute professional development calendar 2016

Go [here](#) to register for any CHA events and here to register for [AHI events](#) . See below for other professional development opportunities and more detail.

11 August– CHA Best Practice Guide to Accreditation

CHRISTCHURCH

This participatory workshop will present the updated **Best Practice Standards** setting the requirements for accreditation under the Community Housing Accreditation Programme administered by GlobalMark. The standards have been revised to reflect best practice and the regulatory settings in New Zealand aligning with the Community Housing Regulatory Authority (CHRA) registration criteria.

Join us to learn how your organisation can embark on the journey of continuous improvement to earn accreditation. The workshop is designed to assist organisations to identify the policies they need, the processes to implement them and the documents which record their progress toward excellence in community housing provision. RSVP by Friday 5 August [here](#).



24-26 July- [LGNZ Conference](#):
Dunedin

7-9 September - [Property Council New Zealand conference](#): Dunedin

21-23 September-[Master Builders Conference: Constructive](#)

29 September-1 October - [National Māori Housing Conference](#)

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