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Community Housing Aotearoa, September 1, 2016 Newsletter

We'd love to see members on 25 and 26 October in Auckland for the three sessions on future directions for our sector, including the CHA Annual General Meeting.

- **Social Investment in Community Housing: moving beyond traditional grant making - 25 October**
- **Panel discussion and Annual General Meeting - 26 October**

You will find details on these and other events, below.

Co-design in practice - the Auckland city centre Housing First project



A project looking at chronic homelessness in central Auckland, using a Housing First approach, incorporates a co-design process in its

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implementation. The group are using their collective knowledge to explore ways of getting chronic rough sleepers into housing - as quickly as possible.

[Go here to read the article.](#)

Draft Productivity Commission report on better urban planning now available

The Productivity Commission is seeking feedback on its proposal for a future urban planning system in New Zealand. The Commission released its draft report Better Urban Planning last week. The inquiry examines the current urban planning system in New Zealand and the Commission's report suggests different ways of delivering urban planning.

CHA will prepare a submission focused on housing affordability- we welcome your suggestions.

3 October: Due date for submissions on the draft report

30 November: Final report due to Government

[Read more here](#)

Panel discussion and CHA annual general meeting



The Front Room, Spark New Zealand, 167 Victoria Street West, Auckland.

**Panel discussion on Our Place: A Housing Plan for New Zealand
- 26 October 9am- 1pm**

Here's what a real, comprehensive housing plan with multi-sector support would need to do to see all New Zealanders well-housed. There is no charge for this event. We are checking the policies of the

various political parties with the opinions of our stakeholders and advisors.

Community Housing Aotearoa AGM - 26 October 2-3pm

Community Housing Aotearoa (CHA) is **seeking to elect one Council member at the AGM for a two-year term**. The CHA constitution, updated in October 2015, provides for a maximum of five elected Council seats; four seats were elected last year. In addition there is one appointed seat reserved for Te Matapihi and up to an additional three appointments may be made by the Council.

Nominations open today and must be received by **20 September**. AGM papers and nomination forms will be mailed out in the next week. You can also [find forms here](#).

Cross-party inquiry into homelessness

Many of you attended the inquiry hearings or have made submissions to the inquiry. CHA is jointly presenting with He Kainga Oranga/Housing and Health Research Programme on Monday 5 September and you can find our submissions and our recent press release [here](#).

Sector news



Local authorities in Christchurch and Auckland last week took the process of property management by community housing organisations one step closer.

[Read more here.](#)

Christchurch City Council has celebrated the opening of eight new social housing units in Waltham, Christchurch this week. Carolyn Gallagher, Head of Housing, says the Council is following through on its commitment to build back quality social housing for the city that makes the best use of available land.

A warm welcome to new CHA members Nga Maunga Whakahii o Kaipara and Wellington Night Shelter.

Research

1. Severe housing deprivation in Aotearoa/New Zealand 2001-2013

By Kate Amore He Kainga Oranga/ Housing & Health Research Programme Department of Public Health University of Otago, Wellington

More than half of all homeless adults in New Zealand are working or studying, say University of Otago, Wellington (UOW) researchers in their analysis of the 'severely housing deprived' population, using census and administrative data.

In 2013, more than half (52 per cent) of homeless adults were working, studying, or both, up from 49 per cent in 2006," Dr Amore says. The research shows that the severely housing deprived or 'homeless' population has grown in size and scale over the last three censuses, at an accelerating rate. The prevalence of homelessness grew by 15 per cent between the 2006 and 2013 censuses, compared with a 9 per cent increase between 2001 and 2006. [See the report here.](#)

2. Request for information on Youth Housing Provision

A small group of organisations are providing housing for vulnerable young people (16-21 years) in Christchurch. This has been a challenging experience with some valuable lessons learnt. Before taking the next step these organisations want to explore the variety of models for youth housing currently operating, or that have operated in the recent past, in Aotearoa/ New Zealand and overseas.

The Wayne Francis Charitable Trust has agreed to fund a scoping exercise that The Collaborative, a research group specialising in working with young people, will be undertaking. Representative for the group, Jill Hawkey (Director of the Christchurch Methodist Mission), would greatly appreciate you getting in contact with her if:

- you are currently providing youth housing or have in the recent past, or
- you are aware of other organisations either nationally or internationally who provide youth housing, or
- you have access to studies that have been undertaken on youth housing.

[Contact Jill here.](#)

3. Elinor Chisholm and the rights of renters

Half of New Zealanders rent the home they live in, often experiencing insecure tenure and poor quality housing. So what can we do about it?

In July, Radio New Zealand asked this question to Elinor Chisholm, Research Fellow at the University of Otago, Wellington who has recently completed a PhD looking at individual and collective action

for healthy housing in New Zealand. She says, [here](#), the low limits of the accommodation supplement aren't helping renters who are the ones really losing out in this housing crisis.

Elinor Chisholm's Phd research shows that tenant representation can support health by helping tenants access secure, affordable, and quality housing. But tenants are limited in their ability to represent themselves.

The health disadvantages of tenants are inextricably linked to their power disadvantages. At an individual level, housing insecurity makes asserting their rights, as the legislation requires them to do, a risky endeavour, especially for low-income people.

At the political level, group representation by tenants is limited by resource constraints and policies that make home-ownership the rational option for anyone who can afford to. The thesis makes the case that improving tenant health requires interventions that account for power disparities, and suggests that tenants are important allies in working towards healthier housing.

[Read more here.](#)

Poor foundations - full story: testing homes for meth gone awry



The NZ Drug Foundation say that the current noise around testing of housing for the presence of methamphetamine (meth or P) is based on a miss-interpretation of Ministry of Health guidelines.

They note the Ministry guidelines were never intended for testing for the presence of chemicals after meth is used. The standard being used is set at a level 25-30x too low according to Massey chemist Dr Nick Kim. He advocates for a safe level of meth residue: *"I wouldn't go up to the number I've mentioned of 12.5, but I could imagine a number of 3.0 micrograms per 100 cm² or six times the current guideline."*

Meanwhile, across New Zealand tenants are losing their homes and possessions – or receiving debilitating bills – because their houses are found to be meth contaminated. In this article [here](#), Russell

Brown looks at this situation that is putting vulnerable people out onto the street.

New standard on the testing and remediation of methamphetamine-contaminated properties — progress update

The committee developing the new standard (NZS 8510) held its third meeting on 23 August 2016 in Wellington. They heard from two guest presenters, considered comments on the first working draft of the standard and discussed further developments on key parts of the standard being prepared by the five working groups of the committee. You can see more detail on the standards progress by going [here](#).

Consultation on the recommended standards will progress towards the end of the year.

CHA/AHI and Te Matapihi events and continuing development opportunities

Month/Date	Event	Location
September 22	AHI: Tenant Engagement seminar	Wellington
29-1 Oct	National Maori Housing Conference	Tauranga
October		
4	Networking Event with Jenny Samms, CEO of Aboriginal Housing Victoria (AHV) 4:30-6:30 pm	Wellington
25	CHA/Philanthropy NZ: Social investment in community housing	Auckland
26	CHA: Our Place- a housing plan for New Zealand and AGM	Auckland
November		
29	AHI: Professional Practice Seminar: Mixed Tenure	Auckland
29	AHI: Networking Event (4)	Auckland
December		
tbc	AHI: Networking Event (5) – Christmas	Wellington

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.

AHI tenant participation and engagement - professional practice seminar 22 September



This seminar provides social housing practitioners, researchers and leaders 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.

Confirmed speakers in Wellington include:

- TIUMALU PETER FA'AFIU | Partner | Navigator
- ROSIE GALLEN | Community Action & Engagement Manager, City Housing | Wellington City Council
- BOB HARDIE | Senior Advisor | Otautahi Community Housing Trust
- RENÉE MARTIN | Stakeholder Relationship Manager – Central | Housing New Zealand Corporation
- HAL PAWSON | Professor of Housing Research and Policy & Associate Director of the City Futures Research Centre | UNSW (Australia). [Go here to see the programme.](#)

National Māori Housing Conference registrations open



National
Māori Housing
Conference **2016**

Ma whero ma pango ka oti ai te mahi

The Conference will be held on **Thursday 29 September to Saturday 1 October at the ASB Baypark, Mount Maunganui**. The programme features key speakers from Hawaii, Canada and Australia.

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

Networking Event with Jenny Samms, CEO of Aboriginal Housing Victoria (AHV)



Tuesday, 4 October 2016, 4:30-6:30 pm, Wellington

The **Australasian Housing Institute, Community Housing Aotearoa and Te Matapihi** would like to invite members and friends to attend this event with Jenny Samms, CEO of Aboriginal Housing Victoria. Aboriginal Housing Victoria is a registered community housing association in Victoria, Australia. Hear about their experience in building organisational capacity and in preparing for registration as part of a planned transfer of 1,300 public housing tenancies from the Office of Housing. The first tranche of these properties has been handed over to AHV. An especially relevant experience and story for New Zealand at this time. [Go here for more information and to register.](#)

Social Investment in Community Housing: moving beyond traditional grant making



This is a unique opportunity to be part of the solutions that drive new investment in community housing by joining forces with like-minded funders, providers and investors.

10am – 4pm, Tuesday 25 October, the Front Room, Spark New Zealand, 167 Victoria Street West, Auckland.

The goal of the workshop, co-hosted by Community Housing Aotearoa and Philanthropy New Zealand, is to develop an investment proposition that will accelerate the delivery of social and affordable housing across New Zealand. To help kick-start the discussion you will be invited to assess two new funding prototypes, both of which provide an alternative to traditional grant making: an equity product and a working capital debt product. You will also have the chance to hear from a wide range of speakers with experience in funding and building community housing.

[Go here to register.](#)



Social housing funding forum- 27 September Auckland

Developing social and affordable housing at scale is vital for addressing New Zealand's housing shortage. Join NZCID and co-hosts BECA for this panel discussion that includes keynote speaker Brendan Lyon, Infrastructure Partnerships Australia, Scott Figenshow CHA, with colleagues from Treasury, Tamaki Regeneration Company and international housing providers Horizon, Compass and Pinnacle. [See more here.](#) Enquiries [please go here.](#)



7-9 September - [Property Council Conference](#)

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

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

21 September 12.30-1.30pm- [Alternative Market Housing Futures](#)

Prefab NZ have organised a free public conversation as part of Architecture Week about future housing modes that are purpose-designed for papakainga, social and community clients that can't access market-led options. [Go here.](#)

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