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## Community Housing Aotearoa, August 18, 2016 Newsletter

Save the dates – 25 and 26 October - Auckland

Three sessions on future directions for our sector all to be held at Spark City, Victoria st West.

1. **Social investment in community housing: 25 October 10am-4pm**

Community Housing Aotearoa and Philanthropy New Zealand invite you to workshop two new funding prototypes, both of which provide an alternative to traditional grant making: an equity product and a working capital debt product. Registration \$200.

2. **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.

3. **Community Housing Aotearoa AGM - 26 October 2-3pm**  
Nominations for Council members will open on **1 September** and must be received by **20 September**. The AGM is a chance to influence the CHA work plan.

Details on all three Auckland events will be available in the next newsletter. Please send enquiries [here](#).

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Several of you emailed us this cartoon from the New Zealand Herald on August 17 – has it struck a chord?



## Cross-party inquiry into homelessness



CHA worked with He Kainga Oranga/Housing and Health Research Programme to prepare a two-part submission for the inquiry. You can read the submissions [here](#).

## Preferred bidder for HNZC properties in Tauranga announced

Congratulations to Accessible Properties with the announcement they are the preferred provider for Housing NZ houses in Tauranga.

Accessible Properties was one of three shortlisted respondents asked to submit a formal proposal to purchase the 1124 properties and take over the management of their tenancies. The Government is now working with Accessible Properties to finalise the agreement. It is expected negotiations will be completed by October with a final decision to be made shortly after.

CHA chief executive, Scott Figenshow, says:

*“It’s great to see one of New Zealand’s long-standing, respected and registered charitable community housing providers come through a competitive tender process that included international and for profit competition. Accessible Properties has been a founding member since the early days of CHA and it is great to see their commitment to tenant well-being come through. The Government has acknowledged that HNZ did not do as good a job as they could have done for these families and we are confident that Accessible will deliver and do a great job.”*

CHA continues to reflect the sectors concerns with the current process – the two unsuccessful bidders have tremendous experience and capacity that isn’t being put to use. That’s wasting opportunities to solve our housing crisis. [See more here.](#)

## Auckland Unitary Plan



Auckland Council completed decisions on the Independent Hearings Panel recommendations on the Auckland Unitary Plan this week.

CHA strongly supports the efforts of our members and the Coalition for More Homes to making the Unitary Plan operative. However, we are very concerned the adopted plan will not provide a meaningful response to the lack of affordable homes anytime soon. The removal of affordability requirements represents a missed opportunity to ensure a steady supply of affordable homes to families currently locked out of the market.

The affordability requirements were far from perfect, yet they would have set the cornerstone for an evolving framework where some of our land supply-with value retained by CHPs- is affordable to people based on their income. The Governing Body decisions are summarised [here](#).

More detailed information on what was debated can be found in the agenda available on [Auckland Council’s website](#).

Only 7 out of 21 Councilors voted to put affordable housing provisions back into the plan- you can see the list of how people voted [here](#).

We need to learn from this three year journey and put forward the best practice approach for retained affordable housing and inclusionary zoning. Our future generations depend on it.

[Here’s the live discussion](#) on the affordable housing provisions.

[Go here to read](#) the CHA media release and the legal opinion prepared by Tom Bennion for CHA on the legality of putting the affordability provisions back into the plan. Scott talked to Todd Niall on Radio New Zealand last Friday. [Listen here](#).

## How should the Supporting Better Housing Outcomes funding work?

CHA is engaging with providers and Government on what the funding parameters should look like when funding supportive services. [Here](#) is a proposed overview for procurement via Supporting Better Housing Outcomes funding. We think solutions will come from high-trust arrangements that foster innovation backed up by clear and transparent measurement. Email us [here](#) with your views.

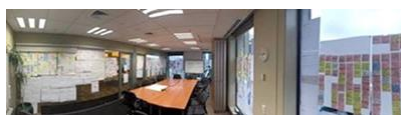
## We have solutions – harder now without Unitary Plan support



Tenants of community housing provider, New Zealand Housing Foundation, talk about the home they are buying through a rent-to-buy scheme in Auckland's Waimahia Inlet. The Housing Foundation scheme has provided a pathway for the family to retire debt to prepare them to buy their home. [Go to this page to see the video.](#)

Waimahia inlet is a special housing area, delivering around 60% retained affordable housing. It is this sort of success story that becomes harder to replicate with the removal of the Auckland Unitary Plan affordability provisions. The NZ Herald reported on 17 August that the affordability requirements in up to half of Auckland's special housing areas look set to lapse because developers have not even applied for consents ahead of the areas disappearing next month. The revelations have sparked claims of land-banking and at least one developer is seeking legal advice on whether the affordable housing rules will still stick after that date. Auckland Council data supplied to the Herald under the Official Information Act shows developers had applied for building consents in only 57 of the 154 special housing areas (SHAs) by August 5. [See more here.](#)

## Update – New Zealand's long-term Future



CHA is pleased that Treasury has allowed us to share the interim feedback from their June workshops conducted around the country to update their economic narrative. See the feedback [summary here.](#) We understand that Treasury will be an engagement document which will be released along with the Long-Term Fiscal Statement later

(which we intend to release later this year). We look forward to sharing the link to these documents when they are publically released. Well done Government – this is exactly the kind of open information sharing people are asking for – we're glad you realized it needn't be considered confidential.

## Tax, charitable organisations and community housing

Are you looking for information about tax status options for organisations providing community housing? Our website Resources page holds helpful information. [Have a look here.](#)

## The new performance reporting for tier 3 and tier 4 charities



A question Charities Services often get asked is "why do charities have to complete an annual return and a performance report? Isn't this doubling up?" It can feel like a duplication of effort, but there are reasons why both must be completed.

Your charity's performance report is a detailed document about your organisation that contains non-financial information about your activities during the year. It also shows financial information, including notes and policies, and anything else your charity considers useful for the reader. The annual return form on the other hand, only includes a snippet of the information contained in your performance report. It captures the information that is relevant at a high level, and that is useful for gathering information about the sector and informing policy.

The process of filling out an annual return form and attaching financial information is not new in terms of reporting to Charities Services. There has always been a requirement to do both. However, you now attach your performance report instead of your financial statements.

For financial years ending 31 March 2016 and onwards, Charities Services have updated the annual return form so that the financial information fields in the form mirror the minimum reporting categories found in the **Tier 3 and Tier 4 standards**. This makes it simpler as there is no need to translate your financial information into two different formats. The preparation of a performance report is not an additional document you have to produce. A performance report is instead of any previous form of financial reporting that you used to prepare.

These reporting standards are now the legal requirement for registered charities. The standards form best practice for the not-for-profit sector and are the correct way of preparing your financial information under the Charities Act 2005. There is a wealth of information on this on the [Charities Services website here](#) to guide you through preparing your performance report and completing the annual return.

## Sector news

### **New Zealand Green Building Council announce a change of chief executive**

Chief Executive Alex Cutler announced her resignation after six years in the role and Andrew Eagles will become NZGBC chief executive at the end of September. Andrew is a Kiwi returning home after more than 13 years in the UK and is keen to bring back his international experience. He has a breadth of technical skills relevant to the property, building and construction industries from his time most recently as CEO of the Brick Development Association and prior to that as Managing Director of Sustainable Homes for nine years. Andrew has been directly working in the field of sustainability for more than 13 years. At Sustainable Homes, Andrew led a business focused on providing sustainability solutions for the built environment, with core services in consultancy and professional training.

### **Job well done in Tamaki**

CHA adds our congratulations to Brian Donnelly for successfully leading the board of Tamaki Regeneration Company during his term. Our best wishes to the incoming Chair and Directors. [Read more here.](#)

## Research

### **Neighbourhood social mix and outcomes for social housing tenants: rapid review**

A Superu commissioned report prepared last year (November 2015) by CRESA, looks at what the evidence shows about the proportion of social housing in an area and outcomes for social housing tenants, and what factors mitigate possible negative outcomes.

The CRESA report found that the relationship between concentrated social housing and outcomes for social housing tenants does not necessarily have negative outcomes for the tenant. Rather, the authors found that: Evidence around low concentrations of social housing and resulting benefits for social housing tenants is weak, benefits are mixed or remain undemonstrated (p.31).

CRESA's analysis of the overseas literature highlights issues that need to be addressed irrespective of social mix proportions, that is, important factors that might mitigate negative outcomes for social housing tenants. These include:

- Design of both dwellings and the surrounding environment
- Allocation and tenant management
- Neighbourhood services, amenities and policing

- Retention of housing and community opportunities for social housing and low income households (p.34).

See the full [CRESA report here](#).

## Events and continuing development opportunities

Month/Date	Event	Location
<b>September</b>		
22	<a href="#">AHI: Tenant Engagement seminar</a>	Wellington
29-1 Oct	National Maori Housing Conference	Tauranga
<b>October</b>		
25	CHA/Philanthropy NZ: <b>Social investment in community housing</b>	Auckland
26	CHA: Our Place- a housing plan for New Zealand and AGM	Auckland
<b>November</b>		
29	<a href="#">AHI: Professional Practice Seminar: Mixed Tenure</a>	Auckland
29	AHI: Networking Event (4)	Auckland
<b>December</b>		
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.

## 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.](#)



**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.](#)