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Community Housing Aotearoa, August 4, 2016 Newsletter



Auckland Unitary Plan – why it needs to mandate affordable housing

The recommendations from the Independent Hearings Panel on the Auckland Unitary Plan were released on 27 July, 2016. They have revealed a plan for more widespread, higher-density housing than previously proposed – which we strongly support. Legislation requires the council to settle the plan by 19 August, or seek a one-month time extension.

The housing affordability requirements have not been included in the panel's recommendations.

There is still time for Auckland Council to put them back in! Read Peter Jeffries' speech at the launch of the More Homes Coalition on 1 August and CHA's letter to Mayor Len Brown and Auckland Council [here](#).

CHA encourages the Auckland Council to include essential affordable housing provisions when it adopts the recommendations of the

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independent hearings panel for the Auckland Unitary Plan. Affordability provisions requiring income-related and price-relative affordable dwellings will make an immediate impact on the most vulnerable victims of the housing crisis. They were left out of the panel's recommendations.

Read more on the recommendations and CHA's press release [here](#). Remember you can sign in with your member login and then go to the page to make a comment. We want to know what you think.

He Korowai Trust- Bringing heart and home back to the far North



Trust Chairperson Naida Glavish and Dame Tariana Turia at the recent sod turning

In July CHA members: He Korowai Trust officially opened their papakāinga built on the outskirts of Kaitaia, opened their headquarters in the former Kaitaia Hotel that includes 35 rooms for emergency accommodation, and the sod was turned for the building of a men's refuge to be opened in October. Read more about their work [here](#).

Supporting better housing outcomes



Community Housing Aotearoa applauds Government's move to invest \$9 million over the next two years into two internationally recognised models aimed at curbing homelessness.

It's an example of what we have all been asking for. Now let's make sure the procurement works well too. Chief Executive Scott Figenshow says the investment is a positive step forward to support the country's most vulnerable people. The funding will be partly used for a Housing First model which moves people into independent, permanent housing and provides additional support and services to address the issues underpinning homelessness. In addition, the Better Housing Outcomes funding will help providers prevent homelessness.

"What this does is put both services and houses at the heart of the healthy strong communities – if you fix housing you can fix a host of other social issues. New Zealand's social housing sector received a great insight into the Housing First model when it hosted American-based Dr Sam Tsemberis at the CHA conference last year, he says. Over the past nine months, community housing and emergency housing providers have formed a community of practice to develop best practice for implementing Housing First in New Zealand. It's great to see Government recognize the innovation and experience in New Zealand.

[Read more here.](#)

Build it... but can they come in?

[This is an opinion piece](#) from Geoff Penrose, General Manager of Lifemark, looking at the 'housing crisis' and how we are responding to it. In the solutions to this crisis, he asks, what will the dwellings be used for, what types of people will live there, what will they want and what duty of care is there to provide homes that adapt to the physical, social and cognitive needs of the occupants?

Sign into the website and tell us what you think in response to Geoff's thoughts on this area.

Employment New Zealand website updated

Employment New Zealand website updated Employment New Zealand is the leading source of information on employment in New Zealand, and the key channel for distributing information to help

employers and employees understand their rights and responsibilities. [Go here to see more.](#)

Update on standard for testing and remediation of methamphetamine contaminated properties



The committee that will develop the new standard for testing and remediation of methamphetamine-contaminated properties (NZS 8510) held its second meeting on 25 July 2016 in Wellington. The meeting included report back from five working groups each developing key parts of the standard. [Go here to read outcomes from this meeting.](#)

Drawing the line – how many state houses do we need?

Alan Johnson, Social Policy Director at The Salvation Army presented at the last Australasian Housing Institute event in Auckland on 21st July.

The presentation provided a critique of the current Government's stance that the overall numbers of state housing should reduce to 60,000 by 2017. Alan argued that the provision of state housing should be based on the type and extent of need and a clear understanding of the interventions required to address this need. He believes the underlying motive for Government to reduce dependence on housing, by moving people along the continuum, ignores the housing reality for many.

Alan pointed out overseas studies of future demand for social housing combined with decreasing levels of home ownership and an aging population as indicators that the need for social housing, in New Zealand's case primarily provided by the state, will require a much larger investment – not a decreasing one.

He commented that the best response to the housing crisis we currently face is *“a well-supported state and NGO social housing system, based on the idea and ideal that we have a collective responsibility to support vulnerable people and families in and through housing in the hope that they can make the best of their lives as our fellow citizens.”*

You can read more on the [presentation here](#).

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.

Jenny Samms, CEO - Aboriginal Housing Victoria

Jenny Samms has been the CEO of AHV since 2013. She has had a career spanning 35 years in Federal and State Governments in areas such as education and training, labour market reform and employment programs, Aboriginal Affairs and social policy.

Tim Chatfield, Chairman - Aboriginal Housing Victoria

Tim Chatfield has been associated with Aboriginal Housing Victoria since its very early years and the Chair since 2006. He is also the CEO of Budja Budja Aboriginal Cooperative, a member of the Aboriginal Cultural Heritage Council Victoria and a former ATSIC Commissioner. He successfully advocates for the rights of Aboriginal people and has a long history in service delivery, economic development and cultural heritage.

Robert Byers, President & Chief Executive Officer - Namerind Housing Corporation

Robert Byers is a proud Canadian from the Little Black Bear Cree Nation. He is President and Chief Executive Officer of Namerind Housing Corporation, a not-for-profit Aboriginal housing provider in Regina, Saskatchewan, Canada. Prior to his work with Namerind, Robert had a long career in residential and commercial construction and procurement. He is a member of the City of Regina Mayor's Housing Commission, serves on the Regina Community Advisory Board for the Homelessness Partnering Strategy and is Board Member of the Canadian Housing Renewal Association where he chairs their Aboriginal Caucus.

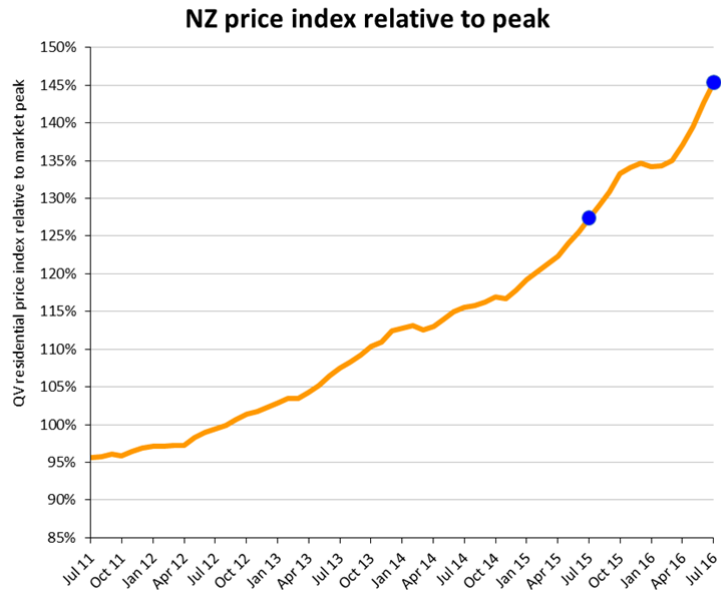
Robert J Hall, Aukai Pacific, LLC

Robert Hall has over 35 years of experience in Hawaii's Housing Industry. Before retiring from State government in 2011, he last served as the Deputy Director of the Department of Hawaiian Homes Lands, where he worked for over 15 years and is considered an expert on native Hawaiian housing programs, policy development, and overall management. During his tenure he guided the federally funded Native American Housing and Self Determination Act (NAHASDA) program and implementation of the Native Hawaiian Housing Block Grant (NHHBG), had oversight of the Homestead Services Division, which managed admissions and occupancy and

was instrumental in creating the department's Home Ownership Assistance Program, which prepared native Hawaiians for homeownership. From 1983 to 2003, he served in executive capacities with the Housing and Community Development Corporation and Hawaii Housing Authority.

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

In the news



The latest monthly QV House Price Index (2 August) shows that nationwide residential property values for July have increased 14.1% over the past year. Values rose by 6.1% over the past three months and are now 45.4% above the previous market peak of late 2007.

When adjusted for inflation the nationwide annual increase drops slightly to 13.7% and values are now 23.5% above the 2007 peak. The average value nationwide has now ticked over the \$600,000s and is \$602,434. The Auckland market has increased 16.0% year on year and 5.2% over the past three months. Values there are now 81.6% higher than the previous peak of 2007. When adjusted for inflation values rose 15.5% over the past year and are 54.2% above the 2007 peak.

The average value in the Auckland is now \$992,207. Read more [here](#).

An update on the Māori Housing Network



Te Puni Kōkiri

Māori Housing Network

It's been a busy year for Te Puni Kōkiri's Māori Housing Network. With funding going to 87 projects a range of initiatives have been funded that include: emergency housing, infrastructure development, feasibility planning, housing repairs, papakāinga building, capacity building, housing facilitation and papakāinga workshops and new builds.

The regional breakdown of projects into: Ikaroa-Rāwhiti, Tāmaki Makaurau, Te Tai Hauāuru, Te Tai Tokerau, Te Waipounamu and Waikato-Waiariki can be found [here](#).

The network was been set up to support the energy, enthusiasm and entrepreneurship in the Māori housing sector with information, advice and practical support to build capability. Its funding focus is on smaller scale projects that: • improve the quality of housing • build capability and capacity in the sector, and • increase the supply of affordable housing.

Extention of delivery of time frame for 1000 social housing places in Auckland

An addendum has been issued for GETS RFx Id: 17027338, MSD 2015.067 - IRRS Housing Services Auckland (Closing on 25/11/2016 12:00PM).

Please note the targeted time frame to provide an additional 1000 social housing places in priority Auckland suburbs where vacant possession is available by June 2018, **has been extended by 18 months, from June 2018 to the new date of December 2019.**

CHA has contacted MSD and Ministers offices suggesting that the real fix is to also extend the application date beyond November 2016. If we want to build a genuine pipeline of social and affordable housing there should be no closing date, and an open process for at least 5000 additional IRRS places - open until filled.

To access the addendum and download any attached files please select the following link [here](#).

Proposed Charities Act could remove the right to appeal

Proposed amendments to the Charities Act, being considered right now by the Government Administration Select Committee, would remove the ability of charities to appeal any decisions of the Chief Executive of the Department of Internal Affairs.

Read the CHA Submission and the evidence provided by Sue Barker Charities Law, [here](#).

It's not too late to stop this happening go [here to sign the petition](#).

Member news



Social housing tenants have new homes in Glen Innes

Five new social housing homes were opened in Glen Innes, Auckland this week. These units have been built by Accessible Properties, a division of IHC New Zealand. The homes will be used for affordable rental by people with social support needs, including placements from the Government's social housing register. [Read more here](#).

Hamilton City Council win community engagement award for its central city safety plan

Congratulations to Hamilton City – the whole city – Wise Group, the People's Project and the coalition for pulling together and winning the Local Government New Zealand community engagement award for its central city safety plan, specifically the work on the People's Project. It's a testament to the leadership shown by this group and CHA applauds you for going ahead and building a coalition across local government, central government, service users and many service agencies to introduce a housing first project and bringing the end of homelessness within sight in Hamilton- well done. [Read more here](#).

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



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.](#)

housing provision. RSVP by
Friday 5 August [here](#).

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Level 1, Southmark House, 203 Willis Street
PO Box 11543
Wellington 6142

Phone: (04) 385 8722