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Community Housing Aotearoa, December 1, 2016 Newsletter

Community Housing Provider Capacity research report

CHA has now released a research report examining the institutional settings required for community housing providers to deliver 1000 new homes per year for the next 10 years.

The report was prepared by Strategic Lift Ltd (SLL) who interviewed seven growth-oriented Auckland-based community housing providers. Access to \$300m of equity per year, every year for the next 10 years, would activate a significant pipeline making the delivery of 1000 new social and affordable homes possible.

The report represents a significant shift in thinking – and suggests the next step for CHA and the sector is to develop a strategy to identify a range of equity tools – including sector-led social investment equity through a **Housing Impact Fund**, access to publicly-owned land, capital grants and inclusionary zoning tools. The report does not identify government as the lead but, instead one of the players. It suggests that CHA reset the timeframe for the Our Place goal of 'homes for 50,000 more New Zealanders' to be matched to the availability of equity.

[Read the report here.](#)

CHA-IMPACT conference date set



A date has been set for the next conference of 7, 8 and 9 June at Te Papa in Wellington. Please put this date in your diary for next year and we will let you know more details in the new year.

[Welcome to new members](#)

[Work and Income to pay out nearly \\$30m to clients](#)

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Government proposes social housing transfer in Christchurch

The Government is proposing to transfer up to 2500 social houses in Christchurch to community housing providers (CHPs), Ministers Bill English and Paula Bennett have announced. Government say their principle aims in doing this are to encourage more diverse ownership of social housing from providers who can more easily put tenant needs first. Another objective is for community housing providers to redevelop social housing to better match residents' needs. In Parliament's question session yesterday Paula Bennett commented that government were looking at four providers "who can demonstrate strong community links and the ability to upscale and improve the quality of the houses our tenants are living in".

The 24 November briefing identified community housing providers as central to the process. Interesting that government is also holding a briefing on this offer in Sydney on 12 December! We're looking to understand how the lessons from the Community Housing Provider Capacity report and the need for \$300m a year of equity to deliver 1000 new social and affordable places, can be delivered through an alternative stock transfer approach. The current stock transfer process doesn't appear to clearly take us toward that goal. Can the Christchurch opportunity be the one that works differently? Time will tell.

[Read more here.](#)

The Auckland Community Housing Providers' Network have a plan for Auckland.



18 for 4 has launched in Auckland with the goal to provide more housing choice to all Aucklanders by building homes they can afford in places they need to be.

Remember you can do your bit to support this campaign by sharing facebook posts and messages. ACHPN have prepared some wonderful video's to go with this campaign that can be viewed [here.](#)

Preparedness and resilience: how we respond to a future earthquake



The recent earthquake focused our small, central Wellington team on thinking about how we might respond to a similar event in the future. We've restocked our water and emergency supplies and refreshed our plans. With road closures we worked out that we might need to provide a bed to our non-Wellington work mates for a night or two if they aren't able to walk all the way home to Paraparaumu. But if they do – they'll have their walking shoes ready under their desks.

We've got each other's cell numbers on our phones so we can stay in touch and let each other know we are safe – if we need to.

What has your organisation done to prepare itself?

[Read more and link to some resources here.](#)

MSD extends social housing RFP process in Auckland

In November 2015 the Ministry of Social Development (MSD) sent out an open Request for Proposals (RFP) to provide 1,000 additional social housing places in Auckland's high demand areas, by December 2019.

The closing date for submissions for this RFP has now been extended from 25 November 2016 to 25 November 2017.

This new deadline allows time for more and new social housing providers to apply to the RFP. These changed terms are increasingly responding to provider needs as evidenced by the extra \$24.4 million government allocated in September. This funding allows community housing providers to get an upfront grant of up to 50% of the value of the development, or a weekly grant of up to 50% of market rent on top of the current government rental subsidies, or a mix of both.

See more about this [here](#). For more information contact Eva Taka-Rodger at MSD [here](#).

In the news

• [Proposed Horowhenua housing NZ transfer not to proceed](#)

• [Horowhenua District Council](#) will continue to seek expressions of interest from registered Community Housing Providers for its pensioner units in Levin, Foxton and Shannon.

• [More social housing in Auckland](#)

- Congratulations to Victoria Hearn and Lifewise Trust who will receive Vodafone Foundation support this year to design and develop different housing and support models that meet the needs of young people experiencing homelessness.

- [New data from the Reserve Bank](#) shows that the average first home buyer is borrowing a record \$390,000, up by 43 per cent from \$273,000 in just two years. LVR rules requiring a 20 per cent minimum deposit mean the average first home now costs around half a million dollars.

Housing Data Supply Project

Thank you to all those who have already responded to the housing data supply survey so far this year. This survey has been set up by CHA to document the scale, activities and growth of the community housing sector.

We are currently collecting data for the period ending September 30. For the community housing providers who responded to us in the first quarter, the process should be much easier now. Your data from quarter one has been resent and you only need to make changes if there have been subsequent changes with your housing stock. This time we'd like you to try and upload the information to the database yourselves.

The link to the [database is here](#) and instructions on how to upload your data has been sent to your contact email. We are continuing to follow up with community housing providers who have not yet provided information, especially those with a significant property portfolio.

Completing the survey can be as simple as copying from your current records and pasting into our survey template. If the process proves too complicated or time consuming you can do a data dump into an excel spreadsheet and send it here to CHA. We will make it fit the template and upload it for you. It is important that as many community housing providers take part in this survey as possible, so we have the data to reinforce the messages of better allocated resources and growth for the sector.

Contact Jordan [here](#) for support or phone the office on 04 385 8722

CHRA Annual Monitoring and Reporting Framework

For the first time, the Community Housing Regulatory Authority (the Authority) has published its Annual Monitoring and Reporting Framework. It sets out the Authority's approach to the monitoring and reporting requirements for registered Class I Social Landlords. It describes:

- what annual monitoring is
- the annual monitoring and reporting process
- how the Authority assesses compliance with the Performance Standards
- what enhanced monitoring is and when it is used
- the requirements for disclosure and change reporting by registered Community Housing Providers

- the protocols around sharing information with other agencies involved in social housing.

The framework can be viewed on the Authority's website [here](#).

Everything is community: the Waimahia model for great community housing

Waimahia Inlet is an affordable housing development located on the edge of the Manukau Harbour, 23km south of the Auckland CBD and 5km southwest of Manukau City centre. On completion, Waimahia Inlet will be Aotearoa's largest third sector housing development with 295 dwellings, approximately 70% of these being either assisted homeownership or homes retained by community housing providers as affordable rental accommodation.

The development arose out of the shared interests of the consortium partners to provide good-quality, affordable housing for lower income New Zealand households. This report presents the findings of a study on the establishment phase of the development. [Go here to read the report.](#)



Welcome to new members

Marama Hou Ministries

Project Strategy Ltd

Modcom Portable Buildings

Work and Income to pay out nearly \$30m to clients

Work and Income found there was an error in some people's Accommodation Supplement payments. Some people were overpaid, and others were underpaid. The error affected people who received Accommodation Supplement from Work and Income before December 2014, and who moved between renting, boarding and living in their own home.

WINZ are putting this right as follows:

- Anyone who was underpaid their Accommodation Supplement is now getting the correct amount
- People who were overpaid won't have to pay the money back

- Payments are now being made to people owed money because of this error.

Current clients (including people getting NZ Super) don't need to do anything. Those owed money will be paid automatically by the end of November. From 28 November, former clients will be able to use a simple tool on the Work and Income website to check if they're owed money. If they are, the tool will submit their enquiry for final checking and payment processing. These enquiries can only be made through the website. [For more information go here.](#)



[Go here](#)