

EMAIL NEWSLETTER

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Our Place: All New Zealanders well-housed

Newsletter 18 February, 2016

Dear Colleagues

I hope that you are enjoying the extended fine weather this summer. This week I met with Christchurch providers and it brought into focus how much is being achieved. Know that we are here for you as the challenges of shaky ground continue - not to mention shaky policy and shaky mental health funding. Enough already! When will it all settle down?

Warm regards

Scott Figenshow

RTA regulations submission



Last week CHA submitted to MBIE on the proposed Residential Tenancies Act regulations.

This submission reinforced CHA's previous submission last month on the RTA amendment Bill with the following key points:



- The proposed Residential Tenancies Regulations should be set to achieve the World Health Organisation (WHO) minimum air temperature standard of 18 degrees Celsius.
- That the proposed regulations should be expanded to include a fixed source of energy efficient heating and proper ventilation.
- The proposed enforcement mechanisms are too weak and should not rely on tenants or landlords, but through a third party Housing Warrant of Fitness inspection process. [Go here to see the submission.](#)

Emergency housing update

Auckland Council supports coordination of emergency housing

Community Housing Aotearoa and Auckland Council are pleased to announce Council's financial commitment to fund a half-time equivalent position to improve the effectiveness of local responses to the growing demand for emergency housing in Auckland. The coordinator will work closely with Council's Community Empowerment Unit and local emergency housing providers (EHPs). Graham Bodman, General Manager for Arts, Community and Events at Auckland Council, stated that "The demand for emergency housing in Auckland is growing. This is stretching EHPs and for the most part, putting EHPs in a reactive rather than a proactive position to best meet the needs of the community. Whanau-based and informal providers may not have had an opportunity to engage with the emerging EHPs. The EHP Coordinator would assist EHPs better respond to the rapidly-changing social housing sector and the expectations of both the Crown and local government, as well as the local community."

Scott Figenshow, CHA Director, announced that CHA's senior programme manager, David Zussman, will lead this initiative. He said "David has a unique combination of experience, passion and policy expertise to support Auckland EHPs and we are thrilled to have him join the team. CHA is pleased to confirm the initiative includes policy support from Paul Barber and the New Zealand Council of Christian Social Services.

" David's first order of business will be to meet with the Auckland Emergency Housing Providers Network to learn their priorities and how he can help to deliver improved outcomes including:

- better utilisation of current provision so that more homeless families are assisted into homes more quickly

- a policy framework for emergency housing that ensures fully resourcing providers to deliver quality services with a goal to ending homelessness in Auckland

- support to enhance the capacity of best practice sharing by emergency housing providers.

David can be contacted [here](#).

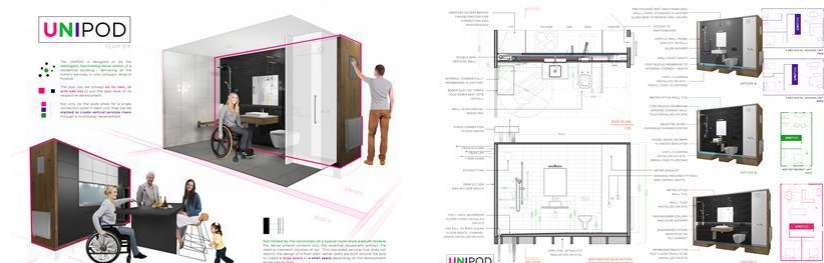
Unipod: Universal bathroom pod

What if your bathroom and kitchen came to your building site in one-piece like a giant piece of Lego? That's exactly what the UniPod is all about. The UniPod is an open-source universally accessible bathroom pod – designed specifically for multi-unit homes such as social housing, retirement villages, and apartment buildings.

PrefabNZ is pleased to announce the winning entry of the UniPod design competition -Wellington's First Light Studio.

First Light is a team that originated from Victoria University of Wellington's School of Architecture to become the first southern hemisphere entrant in the United States Solar Decathlon competition in 2013. They sent their Meridian First Light House to the United States to place third overall, and also took out podium spots for five of the ten competition areas – architecture, engineering, market appeal, hot water and energy balance. The runner-up was Welhaus from Christchurch and the two remaining finalists were from Ron Seeto at MCP Auckland Architects and Neil Cudby of Cudby Homes in Tauranga.

[See more here.](#)

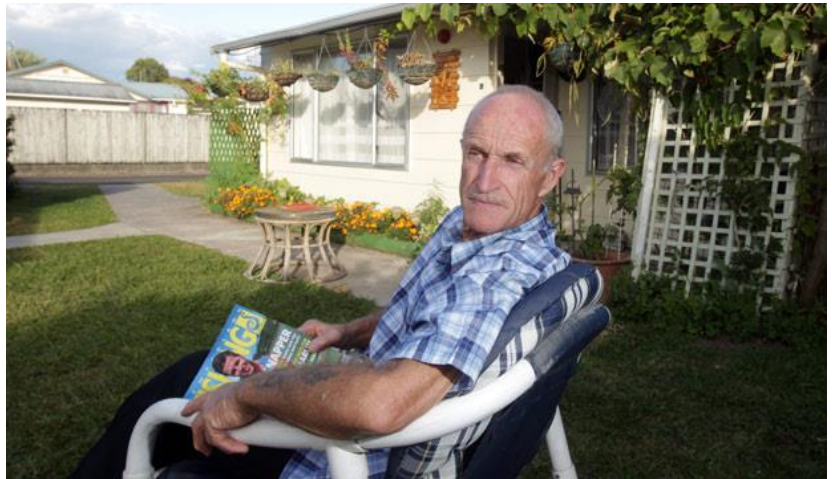


The prize winning UNIPOD

In the news

- Nearly five months down the line and none of the \$2million earmarked for Auckland's emergency housing needs have been spent. Listen to Wednesday's Radio New Zealand report on this [here](#).
- Horowhenua District Council is to seek community feedback on a proposal that it no longer provides pensioner housing as a core service. The council has housing stock of 115 units across eight complexes throughout the District. If Council decides to no longer provide pensioner housing, it would then seek expressions of interest from Community Housing Providers. [Read more here](#).

Local authority housing



This is our second article on local authority housing. Here we look at some of the trends in this housing provision and how seven local authorities have responded to the trends we can see: aging stock; changing demographics; and increasing operating costs. [Read more here](#) and [here is a link to the CRESA paper](#) on local government housing produced for CHA in 2014.

New website coming



CHA are working with Auckland Company, Gravitare to produce a new, dynamic website. In development now, the website will be very visual and will be an excellent vehicle for profiling your organisation and the work of the community housing sector. **But we need to populate the site with your photos.** If you have current photos of people in their homes that your organisation has been part of creating – please email us the jpeg images with some detail of who is in the photo, location, organisation and date. We expect you will have permission for use from anyone in the photo. [Send your photo's here or let us know if you want to be part of the website test group.](#)

Research

The opportunity of residential property investment vehicles in enhancing affordable rental housing supply

This AHURI research released in January 2016 examined residential investment vehicles introduced overseas to encourage investment in rental properties. It explored the opportunity to develop an effective residential investment vehicle in Australia oriented to enhance the supply of affordable rental properties. - [See more.](#)

Exploring effective systems responses to homelessness This E-book produced by the homeless hub looks at the effectiveness of system responses to ending homelessness in Canada. It includes a chapter on system planning in a housing first context. [Read more here.](#)

State of the Nation 2016



The Salvation Army released their 2016 State of the Nation report this week. The housing section was prefaced by the following: “Despite polite warnings from the Reserve Bank, most New Zealanders

appear indifferent to the emerging housing bubble in Auckland. Government’s policy responses have been unconvincing as it continues to rely largely on deregulation as a way of driving a supply-side solution. Although new house building is climbing back to adequate levels in Auckland, the background of migration flows into and around New Zealand are not being considered that closely, thus the demand side is being ignored. The consequence for Auckland is more of the same, with a growing shortage of affordable housing, house prices at previously unseen levels, and rents rising much faster than wages and salaries. Auckland’s housing shortage appears to be spreading to other places, such as Waikato and Wellington, although the pressure on Christchurch is waning as the re-build replaces housing stock destroyed by the 2011 earthquakes.”

[Read the report here.](#)

Events

Unitech cohousing course

Cohousing is intentional clustered housing with some common facilities and shared neighborhood life. Unitech will be offering a course on cohousing in March over 12 weeks, eight hours a week on a Friday afternoon and Saturday morning. Coordinators are Paola Trapani (Unitec) and Robin Allison (Earthsong). [Contact ptrapani@unitec.ac.nz](mailto:ptrapani@unitec.ac.nz)

25 February - Programme on future directions for retirement villages, healthcare and aged care in New Zealand

Held in Auckland this workshop will look at the dementia needs of New Zealand's ageing population. [Go here for more information.](#)

25 February – Call for contributions to March HousingWORKS

HousingWORKS is the quarterly magazine of the Australasian Housing Institute. It is a practice journal highlighting the work and interests of people involved in housing across Australia and New Zealand. More contributions from New Zealand are needed so [go here to find out how to contribute.](#)

25 February to 11 May— Consultative seminars on proposed changes to the Incorporated Societies Act

Hui E is organising a series of consultative seminars to get feedback on proposed changes to the legislation covering incorporated societies. There are 25 seminars planned in eight cities. [Go here to read more.](#)

7 March - Home energy awareness courses

The next level 1 certificate in the home energy awareness course is 7 March 2016 with the level 2 home performance advisor certification course on 4 - 6 April 2016. [More information is available here.](#) Email [here](#) . Closing date of 19 February.

6-8 April: PrefabNZ CoLab

This is an event that highlights innovative construction methods, focusing on offsite/prefab projects brought to life by international experts, local heroes, site visits, fun interactives and social events. CoLab is jam-packed with interactive site visits, provocative presentations and keynote conversations on inspiring projects from local heroes and international experts. It's all about fun provocation, interactive hands-on experience and future-forward innovative thinking. [See more here.](#)

29 April – 2016/17 World Habitat Awards applications due

The World Habitat Awards recognise innovative, sustainable and scalable solutions to key housing challenges facing communities around the world. They want to hear about projects that:

- focuses on affordable and adequate housing
- are in progress or have been completed in the last ten years
- have been designed and/or delivered in close collaboration with the residents/local community

[Go here for more information.](#)

May 26: Government budget released

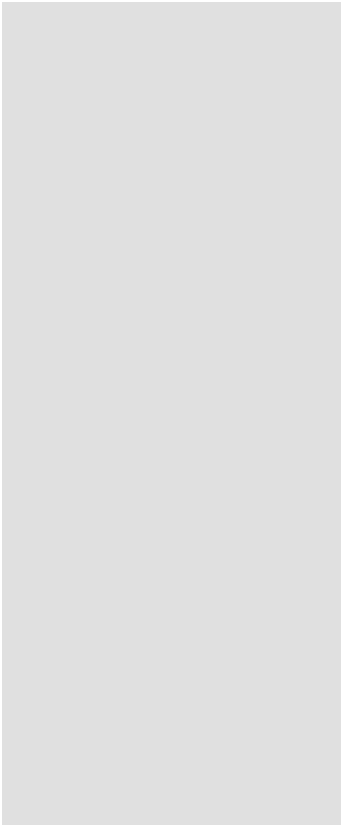
June 15-16: Sustainable housing summit 2016

New Zealand Green Building Council event in Christchurch and Auckland. [See more here.](#)

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