



**ALL NEW
ZEALANDERS
WELL-HOUSED**



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Community Housing Aotearoa, December 15, 2016 Newsletter



Keep in touch with what we've been doing and the latest community housing news by going [here](#). You can read our 2016 annual report [here](#) or follow us on [Facebook](#).

MSD Purchasing Strategy released – a positive step toward the long term pipeline of new supply

We're pleased to see that the updated MSD Purchasing Strategy has been released. It covers the next four years and signals MSD purchasing an additional 3,800 social housing places, above and beyond the 2,600 currently in the pipeline.

This is a call to all providers to look seriously at what you can deliver in your regions.

If you are facing any barriers or constraints for that delivery, please bring those concerns forward and talk with MSD about how they can help resolve them. Also let us know, here at CHA, what those concerns are.

I'm very pleased to say that the new DCE Social Housing, Scott Gallacher, is very committed to working with CHA and providers across the sector to activate this much-needed delivery. By issuing this purchasing strategy with a four-year lifespan, MSD sees this as the signal to give the sector and our commercial partners confidence that the resources will be there over the long-term. [Please see the purchasing strategy here](#), and a further list of key messages released by MSD.

Requests for proposals for social housing outside Auckland

Alongside the Purchasing Strategy, MSD released an RFP seeking new social housing places. It is a variation on the Auckland IRRS plus capital funds scheme which is now available in the five additional communities of Whangarei, Hamilton, Wellington, Lower Hutt and Christchurch. CHA understands this is a trial open only through to 31 March 2017, with a cap of \$6.6M in funding. [Please see the full notice here](#).

CHA have commented to MSD that it should have confidence in the combination of rent subsidy, upfront funding and services funding; and to make these settings available across New Zealand on a permanent basis. We've also stated these should be based on local need and without any specific deadline. We have heard loud and clear, that in order to give community housing providers confidence, you need to know that the funding door is open - next year, the year after that and well into the future. So this recent announcement doesn't go far enough to build that confidence – however, it could help to build MSD's capacity if we show there is a strong demand going forward.

Please look seriously at taking up this offer and let CHA know what works or what doesn't work in this scheme. Responses are due by 31 March, 2017 and all homes are expected to be delivered by December 2019

Given the release of the Purchasing Strategy showing need beyond the communities listed in the RFP, providers should not feel constrained by the RFP. Instead, use the guidance in the Purchasing Strategy to meet your local needs.

Christchurch Stock Transfer Information Memorandum Released

The Treasury released the Information Memorandum commencing the market sounding stage of the transaction process. You must register with GETS to access the documents which are found [here](#). Responses are due by 3 February 2017.

The document signals the intent to transfer up to 2,500 properties through a single transfer. These properties are in the suburbs of Shirley, Bryndwyer and Riccarton. It also signals the importance of

niche providers, while not requiring a local presence. Redevelopment and reconfiguration are also prominent in this transaction.

CHA will be supporting the Te Waipounamu Network of providers on a response to the Market Sounding IM by 3 February. Please contact us by 30 January with your views.

National Māori Housing Conference 2016



National
Māori Housing
Conference **2016**

Ma whero ma pango ka oti ai te mahi

More than 300 delegates from all over Aotearoa met over three days to:

Showcase local, regional and national case studies of successful Māori housing initiatives – celebrating successes and sharing lessons learnt

Share ideas on how to improve Māori housing outcomes

Listen to other indigenous peoples from Canada, Hawaii and Australia share their inspirational journeys

Meet in forums to discuss the implementation of “Te Whare Āhuru He Oranga Tāngata” – The Māori Housing Strategy

The proceedings from the conference have been released.

[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.

CHA council changes



Community Housing
Nga Wharerau o Aotearoa

The CHA council going forward into 2017 will be chaired by Julie Nelson and Allan Pollard. Carrie Mozena will take over the treasurer position and Warren Jack will be working with Scott Figenshow on the CHA constitution. They are joined by Victoria Kingi, Moira Lawler, Garry Moore, Rau Hoskins, and Julie Scott.

Tāmaki Regeneration Company (TRC) announce shortlist for next phase of redevelopment

In August, TRC issued an invitation for expressions of interest for the first phase of a programme to redevelop approximately 1000 existing social homes into approximately 2500 new social, affordable and private market houses in northern Tāmaki. This includes a development partner responsible for design, delivery and sale of housing; and a partner to provide long-term investment in the rebuilt houses. The three shortlisted respondents are:

- A Ngāti Paoa-lead consortium with support from local and international constructors and financier
- The Tūhono Tāmaki Consortium members are Fletcher Residential, Fletcher Building, Ngāti Whātua Ōrākei Whai Rawa Limited, Programmed FM NZ Ltd, Macquarie Capital (New Zealand) Ltd and Public Infrastructure Partners II LP
- The Exemplar Communities Consortium members are AV Jennings, Capella Capital, AMP Capital, Spotless, Universal Homes and Classic Builders A Request for Proposals (RFP) will be issued to shortlisted respondents this month with a closing date for responses of May 2017. The preferred respondent will be announced next September and construction is expected to get underway in late 2017. [Read more here.](#)

In the news

Scott Figenshow talked to Radio New Zealand

This week about housing policy under the incoming Prime Minister, Bill English. In this interview, Scott says we need to see a long term pipeline for affordable housing supply in line with the recent Strategic Lift report for 1,000 homes per year but that it doesn't all need to come from Government. Assisted ownership and assisted rental areas still need to be addressed, including a review of the accommodation supplement. When asked about Paula Bennett's performance as Minister of Social Housing, Scott commented that Paula Bennett has done a great job, "she's brought more into the community housing sector in the last year than we've seen in a decade." [Listen here.](#)

Affordable housing on offer for Bay hapu

Nga Potiki a Tamapahore Trust has formally launched Manawa - the heart of Papamoa, at Mangatawa Marae, Tauranga. The 50 acre, residentially zoned development is on Te HouHou settlement land in Papamoa. The project will include 240 house sites, 30 per cent of which will be set aside for Nga Potiki hapu members. The area has been designated a Special Housing Area. Manawa has been designed to reflect the historical and cultural connections the hapu has to the land, while providing much-needed quality, affordable housing for Nga Potiki members, as well as a commercial return on the remaining sites, which will be sold to national group builders for release to the general public. [Visit their website.](#)

Housing Connect proposal not picked up by politicians

Leonie Freeman introduced her Auckland housing plan at the CHA seminar on 26 October where we heard how she wanted to bring together multiple stakeholders to address housing affordability in Auckland. She called the effort Housing Connect and proposed to tackle the multiple issues preventing delivery of increased supply affordable across the housing continuum. On 7 December, citing lack of interest from central and local government, Leonie announced she was scrapping the initiative. [See the full article here.](#)

However, the day after Leonie's announcement, Auckland mayor Phil Goff confirmed he is setting up a wide-ranging taskforce to tackle the city's housing shortage. Mr Goff said central government representatives would be included in a mix of private and public input, and the taskforce would meet in the New Year to look at what should replace the Auckland Housing Accord. [Read more here.](#)

New social housing for vulnerable families



A new development in Auckland is an example of community housing providers and agencies working together to house vulnerable families. The new 15-unit apartment block for transitional housing in Glen Eden is the result of a collaboration between Housing New Zealand and providers VisionWest, Monte Cecilia and Airedale Properties, with support from LifeWise. "The families and individuals who have moved into these homes will be given the support and help they need to transition into permanent, stable housing independence. Tenants will be able to access a range of services including social

work support, advocacy and budgeting, counselling, parenting courses, back to work training and youth education. [Read more.](#)



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NOMINATIONS NOW OPEN
ENTRIES CLOSE: TUESDAY, 28 FEBRUARY

[Go here](#)