



January 25, 2023



The Gable: Community Housing news & events

Kia ora koutou,

Warm greetings to all of you. This is the first newsletter for 2023, a year that has already been full of change. I am deeply grateful for the warm welcome I received yesterday as I officially joined the team here at CHA. Thank you for the messages of support we have received for the work we do.

Today is one of those magically still and sunny Wellington days that lifts our spirits and energises us as we launch into 2023. We enter the year full of hope and also fully aware of the housing and other significant challenges that we face as a nation. The unmet needs in many of our communities have never been greater. We have growing cost of living challenges, inflation concerns and a very significant and ongoing lack of adequate homes for our people.

For many families and Community Housing Providers, the cost of finance has tripled in the last two years. In social housing provision, the cost of finance is now between five and ten times the cost of delivering the tenancy and property management services associated with looking after those same families and their homes - as numerous Governments have discovered.

As we all re-engage with renewed energy to address these systemic issues I encourage each of you, regardless of your role or resources, to do whatever you can to be part of the many and varied solutions we have available to us. It is our collaborative capacity above all else that will unlock better outcomes for all of our people. Let's all do more, and be better, as after all, the service of others above oneself is the greatest source of joy in the world.

In this first edition of 'The Gable' in 2023, we highlight some of those solutions and opportunities to make a difference. Our conference registrations are live and our website is up and running again, after being down over summer due to a cyber attack. And as you warm back into work, I strongly recommend checking out [our podcast](#) as well as reading the recently published [Pacific housing](#) report by Stats NZ.

Ngā mihi,

Paul Gilbert | CEO



Website update: We're back!

As many of you may know, due to a cyber security incident the CHA website was down over December. But thanks to the sterling work of our website services provider, our site is back up and running.

Here's the link if you forgot: <https://communityhousing.org.nz/>.

However, we are still updating some aspects of the site which were lost, and so bear with us as we work to have the website fully back to normal.

Also make sure you follow us on our social media platforms:

• LinkedIn(<https://lnkd.in/gk5vlyj>), Twitter (<https://lnkd.in/g2HnCaS6>) Facebook page (<https://lnkd.in/g7Y9Xvk>).



Conference 2023: Registrations now open

Sponsors and exhibitors welcome

The theme for our conference is **Unlocking Local: Making the shift from crisis to transformational change** and it's going to be at the Christchurch Town Hall from May 23-25, 2023.

Registrations are now live on [our new conference website](#), so check it out to book your tickets for both the conference and our special dinner event.

And if you're interested in sponsoring a panel, a workshop or having your branding on official conference material don't hesitate to get in touch. We also have opportunities for exhibitors to market their wares.

Email this address if you wish to sponsor or exhibit: comms@communityhousing.org.nz



Podcast with CHA Co-Chair Cate Kearney

If you're wanting to warm up your brain for 2023, why not check out our Right At Home podcast.

In our last episode, Vic Crockford talked with CHA Co-Chair and Chief Executive of Ōtautahi Community Housing Trust Cate Kearney. They discussed building better quality homes that will last longer, how do community housing providers support tenants with mental health and addiction issues and how we can ensure that everyone can access beautiful, well-designed homes.

And we will have another episode out in February, so make sure you subscribe or follow us via [Spotify](#), [Apple Podcast](#) or [Anchor](#).

[Click here to listen to the latest episode.](#)



Report highlights Pacific housing challenges

The growing and youthful Pacific populations of Aotearoa New Zealand are often unsupported by our housing system, particularly in Auckland and urban areas where Pacific communities are most likely to be located. This has been highlighted in a recent report from Statistics New Zealand, supplementing the Housing in Aotearoa: 2020 report. It provides the latest Census data on housing and wellbeing for Pacific peoples and explores how housing outcomes for Pacific peoples interact with dimensions of wellbeing, as well as the impacts of the COVID-19 pandemic.

You can download and read the report here: [Pacific Housing: People, Place and Wellbeing in Aotearoa New Zealand](#)



K'aute Pasifika Village opening a historic milestone for Waikato's Pacific community

New Zealand's first Pan-Pacific village hub was officially opened on January 17, with more than 1500 people in attendance, including Minister for Pacific Peoples Hon Aupito William Sio.

Located in the heart of Kirikiriroa Hamilton, K'aute Pasifika Village will provide Pacific-focused holistic, wraparound services, including an early learning centre, integrated wellbeing services and fale for community and cultural events.

Twenty-four years ago, the Waikato Pacific community met to discuss why they were not accessing mainstream health services. People felt they were not understood, and their Pacific culture and values were not appreciated.

K'aute Pasifika Trust was created in response to this need, with the vision clearly set to create dynamic, healthy, strong, educated, collaborative, sustainable Pacific communities living to their full potential.



Tenancy Services updates

Ending a tenancy due to family violence or landlord assault.

The Residential Tenancies Act 1986 was amended in 2020 to include changes that:

- enable tenants to withdraw from a tenancy by giving at least two days' written notice to a landlord where a tenant has been subjected to family violence while a tenant
- enable landlords to terminate a tenancy with at least 14 days' written notice where the tenant physically assaults the landlord, the owner, a member of the landlord's or owners' family, or the landlord's agent.

The regulations to support these changes came into effect on 29 December 2022, providing further clarity and guidance on how to use the provisions.

More information on the new regulations, the approved forms you'll need to complete, and other templates you may wish to use, are available on the [Tenancy Services website](#). The Community Housing Regulatory Authority has also provided [information](#) on their requirements for Registered Community Housing Providers to comply with these changes.

Want to know what a mediation or tribunal hearing looks like?

Videos about mediation and Tenancy Tribunal hearings are now available in the Disputes section of our website.

These short recordings provide insight into what you can expect if you're considering applying for (or are scheduled to attend) mediation or a Tenancy Tribunal hearing.

The videos cover the following topics:

- [What is mediation?](#)
- [Why mediation?](#)
- [What happens in a mediation](#)
- [When is a Tribunal hearing needed?](#)
- [How to prepare for a hearing](#)
- [What happens in a hearing?](#)



Launch of new housing booklet 'Reflections'

The Ageing Well National Science Challenge has released a new publication 'Reflections on Kaumātua, Pakeke, and Seniors Housing'. It was launched at the Moa Crescent Kaumātua village developed by long-time CHA member Te Rūnanga o Kirikiriroa in early November.

'Reflections' is a helpful informational resource that aims to promote the need for better housing for our growing ageing population and was the idea of Ageing Well researcher, Dr Kay Saville-Smith.

Ageing Well was proud to contribute to this project and help facilitate the important kōrero and mahi that is required if all older New Zealanders are to age well and reside in adequate and acceptable housing designed to meet their needs.

[Download yourself a copy of 'Reflections'](#)



IN THE NEWS

- [Aotearoa's Housing Often Unsuitable To Pacific Families](#)
- [Has social housing demand peaked? Ballooning waitlist now trending down](#)
- [New Zealand's first multigenerational state homes a Pasifika game-changer](#)
- [KiwiSaver Scheme Invests \\$14 Million To Support Kiwi Housing](#)
- [Waiheke's housing woes worsen as another social housing project off island](#)
- [Kāinga Ora pays \\$4.5m for six houses in Northland](#)
- [NIMBYs go BANANAS over young singles in their area](#)
- [Interest in community gardens on the rise as food prices soar](#)



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