



## The Gable: Community Housing news & events

Kia ora koutou,

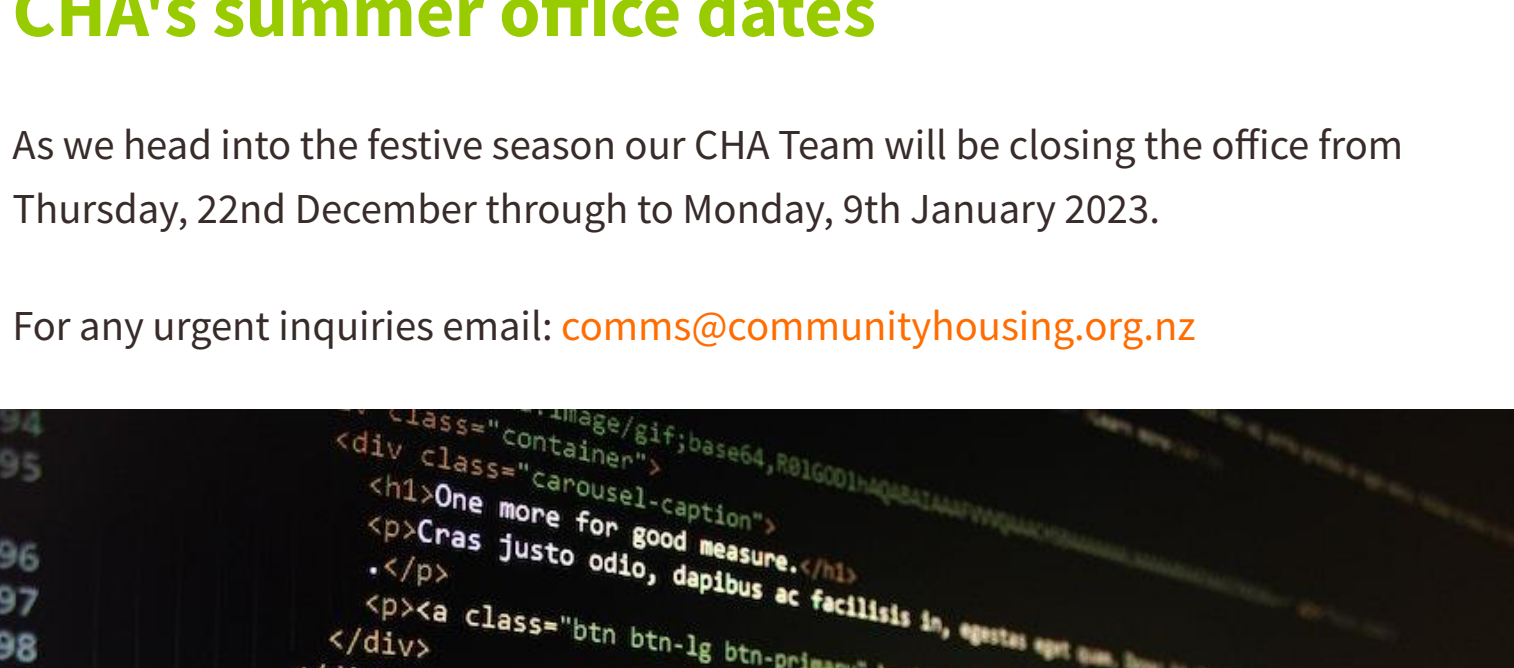
Welcome to the final 'Gable' for 2022. It is also my final sign off as CEO and I wanted to extend heartfelt thanks to our members, partners and supporters. It is almost hard to believe that this time last year we were coming off the back of long lockdowns and a COVID-dominated work program, as so much has happened since then. However, with illness still prevalent and the demand for our members' services ever-growing, we are reminded once again this holiday season that we are, as a sector, absolutely critical to supporting the wellbeing of our communities. While we may not be in acute crisis response mode, we are still dealing with the long-game of crisis management – which is often harder and more exhausting. So my wish for you all as you come to the year end is rest and respite. There is much work to do coming into what will be a highly contested election and we need a strong, collective voice.

I want to acknowledge the CHA team and their efforts in supporting and raising that voice. We have achieved much in the past 18-months, but what I am most proud of is the way we have pulled together as a team to organise, prioritise and do some big mahi on behalf of our members. He tāngata, he tāngata, he tāngata.

I wish everyone well, especially our newly-appointed CEO, Paul Gilbert, who I know will step in with energy and foresight.

Ngā mihi,

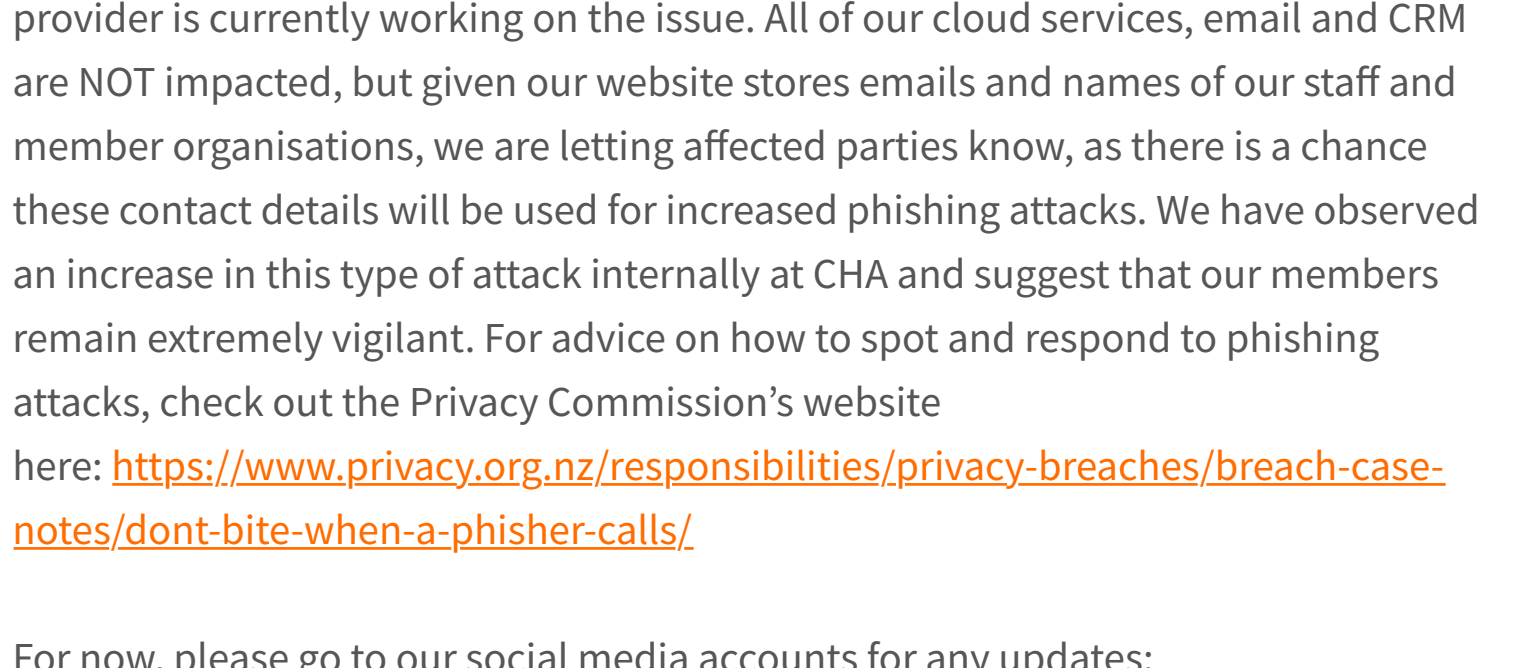
**Vic Crockford | CEO**



## CHA's summer office dates

As we head into the festive season our CHA Team will be closing the office from Thursday, 22nd December through to Monday, 9th January 2023.

For any urgent inquiries email: [comms@communityhousing.org.nz](mailto:comms@communityhousing.org.nz)



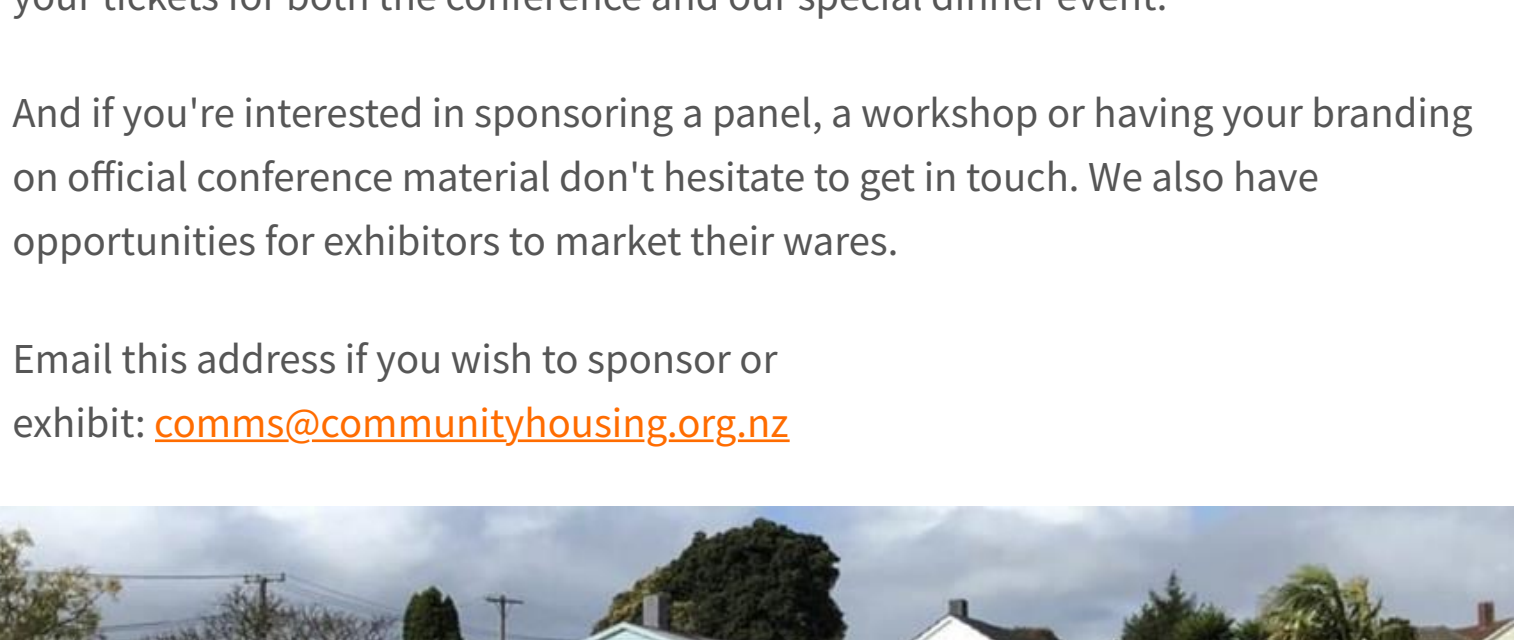
## Cyber Security Incident: Website down

Due to a cyber security incident the CHA website is unavailable. But our website provider is currently working on the issue. All of our cloud services, email and CRM are NOT impacted, but given our website stores emails and names of our staff and member organisations, we are letting affected parties know, as there is a chance these contact details will be used for increased phishing attacks. We have observed an increase in this type of attack internally at CHA and suggest that our members remain extremely vigilant. For advice on how to spot and respond to phishing attacks, check out the Privacy Commission's website

here: <https://www.privacy.org.nz/responsibilities/privacy-breaches/breach-case-notes/dont-bite-when-a-phisher-calls/>.

For now, please go to our social media accounts for any updates:

• LinkedIn (<https://lnkd.in/gk5yvjy>), Twitter (<https://lnkd.in/g2HnCa56>) Facebook page (<https://lnkd.in/gT-y9XV6>) or email [comms@communityhousing.org.nz](mailto:comms@communityhousing.org.nz) or whoever you normally deal with at CHA directly with any queries you may have.



## Conference 2023: Registrations now open

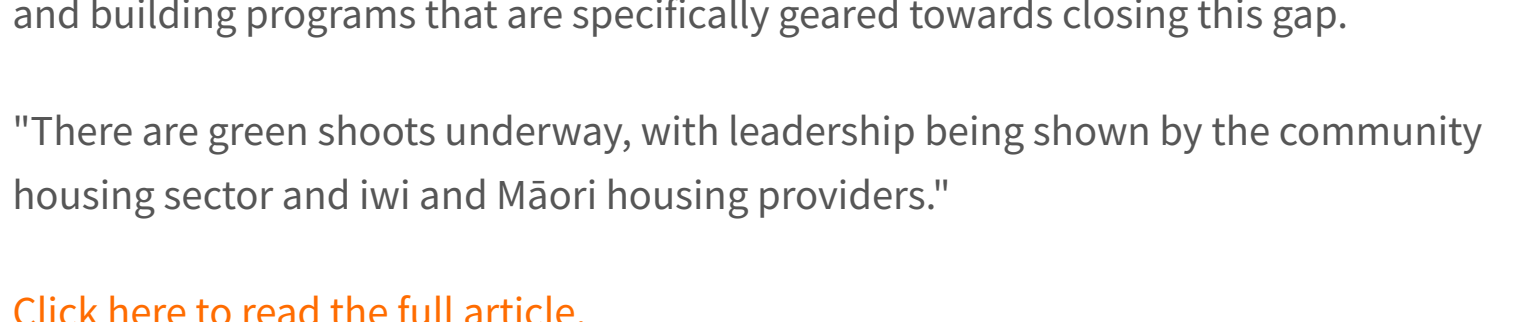
### Sponsors and exhibitors welcome

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](mailto:comms@communityhousing.org.nz)



## Newsroom Op-ed: Waste not, want not

### Vic's last Newsroom opinion piece

As many of us know, the social and community housing sector is leading the way with innovative designs and techniques that increase energy efficiency and reduce waste and in Vic's last opinion piece as our Chief Executive she outlines some of these practices in our sector.

As she writes: "Our homes have a profound impact on our planet. When it comes to carbon, construction industry emissions have **increased by 66 percent** in the decade from 2007 - 2017. Overall, our built environment is **responsible for 20 percent** of the country's carbon footprint.

"Now and in the coming decades, we need to implement policies and design homes and building programs that are specifically geared towards closing this gap.

"There are green shoots underway, with leadership being shown by the community housing sector and iwi and Māori housing providers."

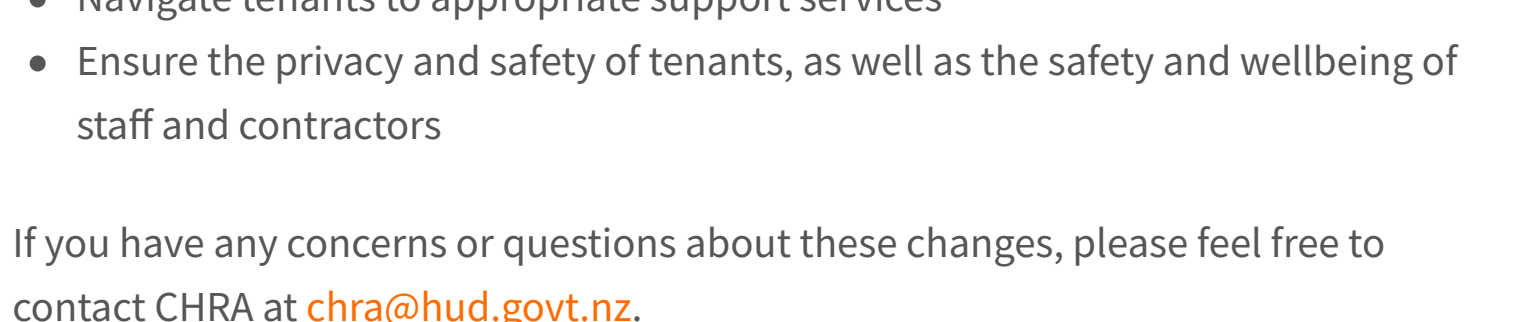
[Click here to read the full article.](#)



## New episode with CHA Co-Chair Cate Kearney

In the latest episode of our Right at Home podcast, CEO Vic Crockford talks with CHA Co-Chair and Chief Executive of Ōtautahi Community Housing Trust Cate Kearney. In this episode they discuss 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.

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



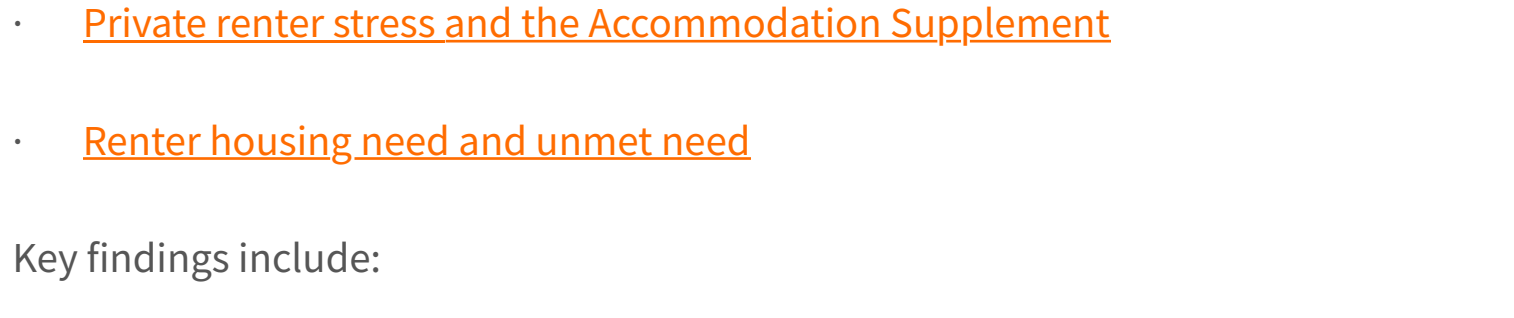
## CHRA notice on Regulations for Family Violence and Physical Assault

The Community Housing Regulatory Authority has provided a [helpful notice](#) regarding amendments to the Residential Tenancies Act 1986 allowing tenancies to be ended in cases of family violence and landlord assault. Regulations supporting these changes were recently finalised and come into effect on 29 December 2022. The regulations provide detail about what types of evidence are permitted to support the withdrawal or termination notice and what happens after the tenant has withdrawn from the tenancy.

The Community Housing Regulatory Authority (CHRA) requires that registered community housing providers update their policies, processes, and procedures to reflect these changes. Providers may also wish to consider how they might:

- Help rehouse a withdrawing tenant (in the event of family violence) if it is within their capacity to do so
- Navigate tenants to appropriate support services
- Ensure the privacy and safety of tenants, as well as the safety and wellbeing of staff and contractors

If you have any concerns or questions about these changes, please feel free to contact CHRA at [chra@hud.govt.nz](mailto:chra@hud.govt.nz).



## Research project on alternative housing tenure

### Alternative affordable housing tenures in New Zealand – enablers and barriers to future growth

Ian Mitchell with Livingston and Associates is leading a research project funded by the Building Research Levy which focuses on affordable alternative housing tenure models and the factors which either enable or limit their growth in a New Zealand context. The project's research team includes Chris Glaudel from Community Housing Solutions, James Berghan from Otago University and Daniel Du Plessis from BRANZ.

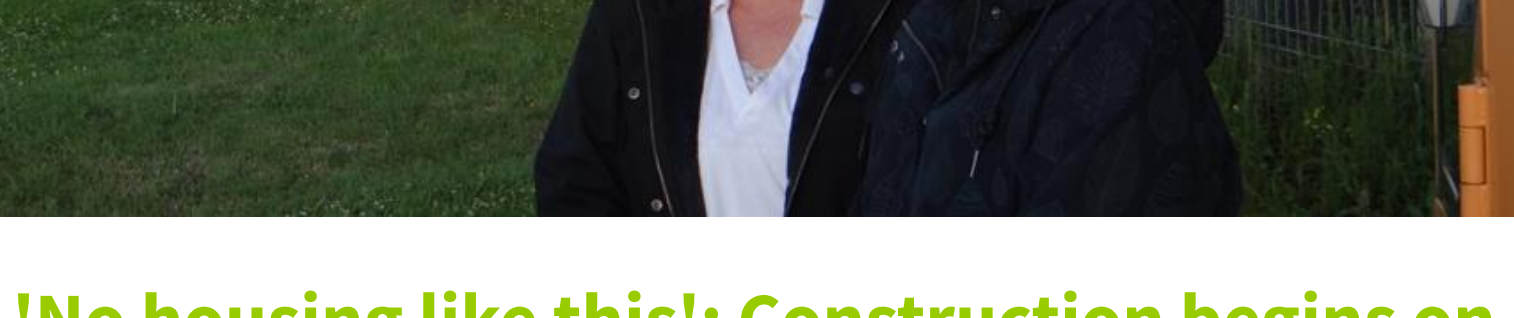
Three research bulletins have been released detailing findings to date across these topics:

- [Intermediate housing market](#)
- [Private renter stress and the Accommodation Supplement](#)
- [Renter housing need and unmet need](#)

Key findings include:

- The number of intermediate households increased by 36%, or 75,900 households between 2018 and 2022 and now totals 289,300
- 78% of all stressed private renters (households paying over 30% of income in rent) earn less than 80% of the regional median household income
- 140,300 households (26% of all private renters) were paying more than 40% of their gross income in rent
- Household income relative to housing costs is the key issue with an over representation of Māori and Pasifika households in the need statistics.

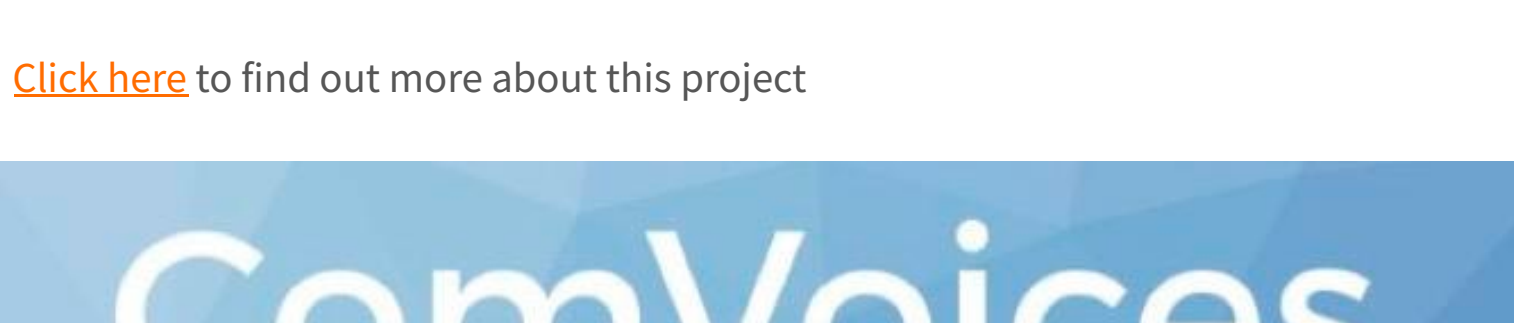
If you would like to receive these research updates on this project directly please email: [ian.mitchell@livingstonassociates.co.nz](mailto:ian.mitchell@livingstonassociates.co.nz)



## Taupō District Council development opportunity

In an ROI released on December 9, the Taupō District Council is seeking a single developer or development consortium with a proven track record to construct around 300 dwellings and associated infrastructure in Taupō, on land owned by Council, as a single integrated project. The development includes co-design of the neighbourhood with the developer, and is intended to deliver around a third of the dwellings as affordable housing. Council can remain as landowner throughout the project so the developer will not necessarily be expected to purchase the land. Broader outcomes in iwi participation, local procurement and environmental outcomes are also being sought.

See the [GETS posting](#) for full details. Closes 17 December.



## 'No housing like this': Construction begins on new development

### Homes designed for larger families in mind

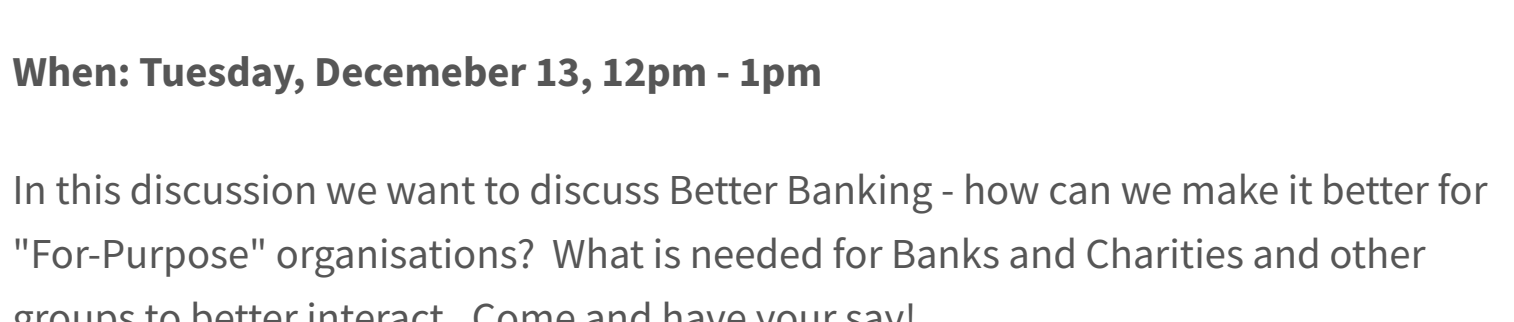
A pre-dawn ceremony last month marked the start of the building of three four-bedroom homes by the Marlborough Sustainable Housing Trust.

Chair Bev James says the Hutcheson St project which began in 2019 will see three families currently in transitional housing living in modern, energy-efficient homes by this time next year.

"There's really no housing like this available like this in Blenheim. Most social housing new builds are 1-2 bedroom units whereas our homes have 4 double bedrooms," she says.

"The trustees were very clear that our houses should look no different to good quality family homes in the community, were fully accessible, provided suitable amenity for a large family and helped address power poverty. At the same time, we wanted them to be secure, warm and future-proofed for changes in the way we live."

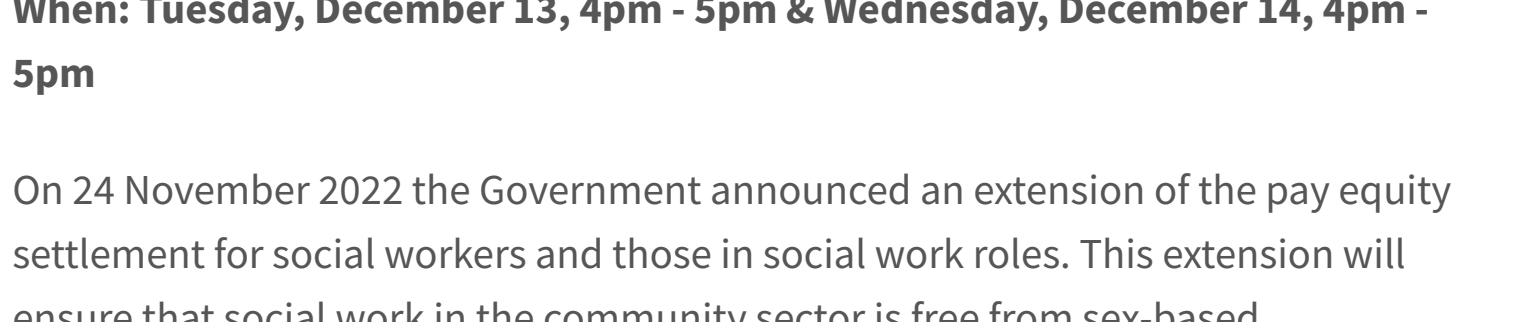
[Click here](#) to find out more about this project



## Fifth biennial State of the Sector Survey

With the help of Community Networks Aotearoa, Comvoices has launched its fifth biennial State of the Sector Survey, calling on all entities within the Community and Voluntary Sector to take part. The survey is released every two years to provide a consistent snapshot of the financial and operational health of this Sector. Please share this post to all Community Organisations in your network. All organisations in the Community and Voluntary Sector are invited to respond. The survey should take no more than 20 minutes to complete. Participants are recommended to have their Annual Report at hand to help answer some questions. The Survey is open now until December 31st 2022.

[Click here](#) to take part.



## Community and Partner events

### Better Banking: Creating ease of banking for the For-Purpose sector

**When: Tuesday, December 13, 12pm - 1pm**

In this discussion we want to discuss Better Banking – how can we make it better for "For-Purpose" organisations? What is needed for Banks and Charities and other groups to better interact. Come and have your say!

Steven Moe will be in conversation with Dr Jane Horan and also Ros Rice the Eo of Community Networks Aotearoa on this topic.

You can fill in the survey about Banking here: <https://airtable.com/shrxXsmXV...>

Community Networks Aotearoa <https://www.communitynetworks.a...>

Steven's bio on LinkedIn: <https://www.linkedin.com/in/stu...>

Seeds podcast [www.theseeds.nz](http://www.theseeds.nz)

Zoom link will be emailed out. [Click here to register](#)

### Webinar on the Extension of the Pay Equity Settlement for Social Workers

**When: Tuesday, December 13, 4pm - 5pm & Wednesday, December 14, 4pm - 5pm**

On 24 November 2022 the Government announced an extension of the pay equity settlement for social workers and those in social work roles. This extension will ensure that social work in the community sector is free from sex-based undervaluation. The first step in the extension process will be identifying all community and iwi organisations that are funded by government agencies and employ social workers or those in social work roles.

The Pay Equity Taskforce at Te Kawa Mataaho Public Service Commission is leading this work. You can find information about this on our website [here](#).

To register for a webinar to hear more about the extension, next steps, and what we will need from your organisation please contact the Pay Equity Taskforce directly:

**Ph:** 021 730 092

**Email:** [payequityextension@publicservice.govt.nz](mailto:payequityextension@publicservice.govt.nz)



## IN THE NEWS

- A long-running crisis - By Shamubeel Eaqub
- How Kiwi billionaire Nick Mowbray wants to tackle housing affordability
- Radical rethink necessary to rebalance housing demand
- Funding Boost For Kaupapa Māori Response To Homelessness
- Finally, A Place To Call Home
- Build-to-rent is seen as affordable, but it's unlikely to help those most in need
- Blenheim's latest social housing project targets larger families in need
- Tauranga Region To Benefit From New Funding And Financing Tool
- NZ's Community Trusts Vow To Use Collective Might To Tackle Nationwide Issues
- Tauranga's housing crisis: Demand for social housing soars 360%
- National architecture awards: Marae, cafe, social housing among 29 winners
- Housing crisis: 820 families on Qtown waiting list

