

ALL NEW ZEALANDERS WELL-HOUSED



CHA Newsletter 29 June 2020

Australia supports CHPs through low-interest bonds

Expressions of interest sought on Guidelines on the right to a Decent Home in Aotearoa project

New Zealand's affordable housing crisis - why is it near impossible to produce low-cost homes?

Webinar this week: Homestar v5 consultation

AHURI report: Supporting families effectively through the homelessness services system

Supporting older people who hoard in Canterbury

Have your say: ComVoices COVID-19 and State of the Sector survey 2020

Leadership role at SSPA available

CHA Newsletter 29 June 2020

Welcome to the fortnightly newsletter of Community Housing Aotearoa *Nga Wharerau o Aotearoa*.

Included in this issue – Australia supports CHPs through low-interest bonds, guidelines on the right to a decent home, invitation to Homestar v5 consultation, and a report on supporting families through the homelessness services system.

Australia supports CHPs through low-interest bonds



Our neighbours across the ditch are showing how government can provide new financial tools to support community housing providers (CHPs).

Last week, the National Housing Finance and Investment Corporation (NHFIC) [finalised the largest social bond - at \\$562 million - by an Australian issuer.](#)

The funds raised from the NHFIC bond will support 10 community housing providers (CHPs) across NSW, SA, Tasmania and Victoria, financing 2,736 properties, including 775 new dwellings.

In the news

EVENTS

Tenancy Case Law File
Forum

The third NHFIC bond will pass on the benefits of strong investor demand by providing a fixed rate of 2.06 per cent for 12-year interest only loans to the CHPs, which provide subsidised housing. In total, the bond is anticipated to save the participating CHPs more than \$80m in interest payments over next 12 years.

This is a great example of how government can support our sector here in New Zealand by providing access to low cost finance. The funds are used for both new and existing homes, freeing up capital for new investment by CHPs. This is the type of new response identified in the [Public Housing Funding Review 2019 report](#).

A similar finance approach to support New Zealand CHPs would be a welcome addition to our toolkit.

Chris Glaudel, CHA Deputy Chief Executive

Expressions of interest sought on Guidelines on the right to a Decent Home in Aotearoa project

The Human Rights Commission is preparing Guidelines on the Right to a Decent Home in Aotearoa.

We are working closely with the Commission in the development and consultation process of the Guidelines.

Brennan Rigby, the Shift Aotearoa project lead for CHA, is hosting two introductory meetings to discuss this work on:

Friday 3 July from 2-3pm
Tuesday 7 July from 2-3pm

These meetings will invite expressions of interest from anyone who would like to be consulted or involved in the project. Please contact [Brennan Rigby](#) if you would like to attend either of these meetings.

New Zealand's affordable housing crisis - why is it near impossible to produce low-cost homes?

Building Today columnist and EasyBuild director Mike Fox says there is a massive disconnect between supply and demand for affordable housing. So why, he asks, are we continuing to build larger homes on expensive land that are out of reach for the average home buyer?

You can [read his column here](#).

Webinar this week: Homestar v5 consultation

The New Zealand Green Building Council (NZGBC) is hosting a webinar this Wednesday (1 July) on its Homestar v5 consultation.

Details on how to register for the webinar are [available here](#).

The NZGBC says Homestar is becoming more and more successful. The last year was probably the biggest ever year for the standard, as thousands of homes were registered.

The NZGBC is looking to make version 5 even better, which is why it's running a [consultation process](#).

Feedback will help the NZGBC refine and improve Homestar, and will inform changes for the new revised version, which will be released in about six months.

Sam Archer, Director of Market Transformation, will talk through the process during the webinar and will be available for questions.

AHURI report: Supporting families effectively through the homelessness services system

The Australian Housing and Urban Research Institute (AHURI) has published a report investigating the homelessness services system, what works well for families, and where improvements could be made.

The report is [available here](#).

The report identifies a number of important aspects of well-functioning homelessness support services that operate in different areas at the local level, including access to permanent housing with support services (if needed), prevention and early intervention responses, and streamlined assessment processes to direct families to the most appropriate support.

Access to housing is essential to address homelessness in families, but long-term housing is not available to every family who needs it.

Key points include:

- The reliance of the homelessness service system on the Specialist Homelessness Services programme means that most support provided is intended to address individual risk factors and not structural drivers of homelessness. This could be addressed by increased housing supply, through better partnership arrangements between longer term housing providers and Specialist Homeless Services (SHS) providers and housing policies that resource those providers.

- The homelessness service system exists within broader factors associated with welfare systems and housing markets. However, the homelessness system is not generally defined to include those sectors that could address structural factors, such as long-term housing.
- In the absence of a service response that includes housing supply, the homelessness system will not be effective for all families who need it.
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Supporting older people who hoard in Canterbury

A report 'Enabling spaces: Supporting older people who hoard in Canterbury' brings together information from a range of perspectives to help understand what support for people who hoard might look like.

It was prepared with support from Canterbury District Health Board and the University of Otago.

The report is [available here](#).

Have your say: ComVoices COVID-19 and State of the Sector survey 2020

Community and voluntary organisations are urged to take part in the biennial ComVoices State of the Sector survey. CHA is a member of ComVoices and Chris Glaudel, CHA Deputy Chief Executive, is the current Chair.

The survey provides vital information about the wellbeing of community organisations which then helps ComVoices advocate effectively on your behalf.

In an election year it's more important than ever that politicians and decision-makers understand the value of the work we do for communities around New Zealand.

Please take some time to [complete the survey](#).

Your response will be anonymous, and it might be helpful to have your financial information handy before you begin. As all responses will be anonymous we cannot remove duplicate entries and ask that each organisation fills out the survey only once.

The survey is open until 5pm, 20 July 2020. ComVoices will then analyse the responses and report back in August 2020.

Any questions, [please email ComVoices](#).

Leadership role at SSPA available

A leadership role is becoming available with Social Service Providers Aotearoa (SSPA), and expressions of interest from people interested in a secondment or a fixed term role are being sought.

National Manager Brenda Pilott, who plans to step back from full-time work soon, says she's happy to discuss the role with anyone interested and can be contacted at 027 430 6016 or [by email](#).

SSPA is looking for someone who is politically astute, skilled at influencing, representation and advocacy, and preferably with standing in the social services area.

A brief overview of the role is [available here](#).

In the news

- [People on low incomes lonelier during lockdown, says report](#)
- [Accessible homes goal should be much higher, says Disability Rights Commissioner](#)
- [Govt's first home grant not enough for most first home buyers, figures show](#)
- [Should the foreign buyer ban be eased?](#)
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EVENTS

Tenancy Case Law File Forum

The Tenancy Case Law File is a monthly forum for people across the tenancy spectrum - tenants, landlords, advocates and social housing providers - to come together to discuss the ramifications of recent cases.

The next online forum will be held from 2pm - 4pm on Wednesday 8 July. It will discuss the following topics:

- damage to uninsured premises
- meth levels
- abandonment
- sector 5a - when does it apply?

Anyone dealing with tenancy matters is welcome. You're also welcome if you are interested in keeping up to date with relevant cases in the Tenancy Tribunal or would like to discuss a particular case you are grappling with.

The cost is \$30 + GST per person

Forum registration details are [available here](#).

