

Community Housing 101

An Introduction to the Principles and
Practices of Community Housing



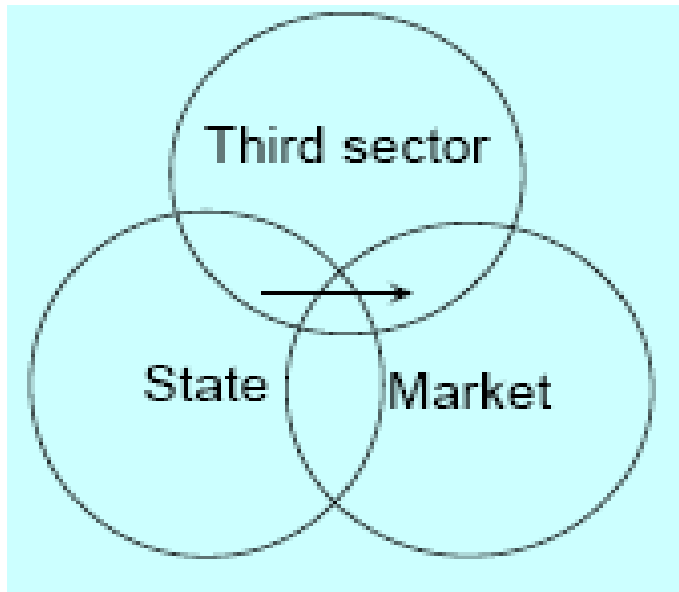
History of the Third Sector in NZ

One Minute History Lesson!

- In NZ, it all started with the state and the “Workers Dwellings Act” in 1905.
- Post-WWII, CH was mainly churches providing night shelters and supported accommodation
- CH really got traction in the 1980’s with rising levels of poverty, homelessness & inadequate govt. housing
 - Rental housing co-ops
 - Govt. housing leased to not-for-profits
 - Greater tenant participation
- Where are we at now?



Growth of third sector



- An international trend
- Neither state nor market
- Social purpose
- Non distribution of surpluses
- Independent from public sector
- Borrowing not part of public spending
- Filling the gaps in welfare
- Connecting with civil society



What Is Community Housing Aotearoa?

We are the national umbrella organisation for the not-for-profit community housing sector across NZ

Our vision is to:

- expand and strengthen the community housing sector
- to give all New Zealanders a broader choice of **quality and affordable and secure housing options.**



What Does CH Do?

Increase capacity of the sector with workshops and learning/operational products

Developing and raising standards for housing providers

Promote and advocate for community housing at the local and national level

Develop research and data collection on housing issues

Coordinate forums keeps the sector informed of current events



What are some issues affecting our country?

- Affordability for rented and home ownership
- Homelessness
- Suitable housing for different cultures
- Maori/iwi and Pacific Islander issues
- Assistance for older persons (baby boomers)
- Safe, Secure, Healthy and Sustainable Housing
- Housing conditions
- Supply



What is community housing?

*“Housing Opportunities and Services
Delivered through a Community”*

Official CH Definition

Housing Opportunities

Housing Services

Delivered through a Community

* community housing is also known as the third sector with the first sector known being the private market and the second sector being state housing



Why Invest in Community Housing?

The “Added Value” of Community Housing and how our work complements HNZC objectives

Examples....

- Provision of greater choice for tenants
- Greater responsiveness to needs
- Flexibility to design specific housing models
- Increased opportunity for tenant participation in mgt.
- Potential for CH organisations to contribute alternative sources of funding
- Opportunity for better coordination of support services



Community Housing Examples

Ideas and examples?

- Rent to buy models - *Habitat for Humanity*
- Assistance for the elderly - *Abbeyfield*
- Assistance for intellectual disabilities - *IHC*
- Maori housing - *Te Runanga o Te Rarawa*
- Social Service - *Presbyterian Support*
- Developers - *The Wellington Company*
- Affordable housing - *Wellington Housing Trust*



Who Is Our Typical Member?

- Academics
- Churches
- Community Groups
- Consultants/Architects
- Developers
- Emergency Housing Providers
- Environmental Groups
- Ethnic Groups
- Governments
- Health Boards
- Individuals
- Intellectual and Physical Disability Providers
- International Organisations
- Low Cost Rental Providers
- Maori/iwi
- Mental Health Providers
- Elderly Housing Providers
- Pacific Islander Groups
- Political Parties
- Private Businesses
- Real Estate Agents
- Rent-to-buy Housing Providers
- Tenants Rights Associations
- Transitional Housing Providers



Where Can You Find CH in NZ?

There are providers in almost every city and town throughout the country!

Examples....

- Ngati-Hine Forestry Trust - *Whangarei*
- North Shore City Council - *Auckland*
- Helping Families Ltd. - *Tologa Bay*
- Wellington Housing Trust - *Wellington*
- Te Runanga O Ngati Kahungunu Ki Murihiku - *Invercargill*



Similarities of CH and HNZC

Examples....

- Provision of housing to the disadvantaged households
- Assist with community renewal
- Increasing emphasis on responsiveness to tenants and involvement in management,

We are both in the business of assisting people to improve their lives!



Differences of CH and HNZC

Examples....

- Management style
- Ownership of the housing stock
- Focus on local needs vs. National policy
- Diverse funding sources vs. One source
- Flexibility in response vs. Official policy
- Narrower client base vs. Broad scale assistance
- Small scale operations vs. Large scale
- Volunteerism vs. Paid staff



- Community housing organisations
- Local Council
- Central Government
- Developers
- Financial institutions
- Private enterprise





- Identified local needs through housing needs assessments
- Local initiatives - **key workers**
- Niche market
- Intermediate Market - **shared ownership**





Community Housing
Nga Wharerau o Aotearoa

Community Anchors



Questions?
Comments?
Ideas?





Community Housing
Nga Wharerau o Aotearoa

THANK YOU!

