

# UNLOCKING LOCAL



Community Housing Aotearoa  
NGĀ WHĀRERĀU O AOTEAROA



Making the shift from crisis to transformational change

CONFERENCE 2023 | MAY 23-25

CHRISTCHURCH TOWN HALL

# CONFERENCE PROGRAMME

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# UNLOCKING LOCAL



## Making the shift from crisis to transformational change



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# Welcome

**W**elcome to Ōtautahi, Christchurch. Welcome to the 2023 Community Housing Aotearoa Conference. Welcome to your conference, and our first in-person gathering since 2019. It has been a long time coming, so let's make this gathering a raging success by every measure. This is a chance to reconnect face-to-face, to deepen our relationships with each other, to share our knowledge, to weave our talents together and to deepen our understanding of what works, what doesn't, and why.

Our time together provides us with an opportunity to celebrate successes and to shine a bright light on the things that we are doing within the New Zealand housing system that are working well, so that we can do more of them, more often and in more places. We all know about the problems, the challenges, the barriers, the crisis, the catastrophe. Let's use this time together to talk about what we are doing about it. Lift our eyes to the stars for guidance and direction towards a better future for all our people.

I would like to take this opportunity to offer thanks to all those who have contributed to getting us this far. Thanks to those of you who work in the sector and support this space. The team at CHA acknowledges and deeply thanks its partner Te Matapihi, the Māori voice for housing and homing in Aotearoa. We are also grateful for the work and leadership that has preceded me stepping into this role. Thanks to Scott Figenshow and to Vic Crockford. I will also take this opportunity to acknowledge two mighty leaders in our space, Dr. Moana Jackson who was a keynote speaker at our 2019 conference, and the late great Ricky Houghton, both of whom have passed away since we last met in this forum. Both left huge legacies and made profoundly helpful contributions to our collective cause. They are deeply missed. They would be encouraging us all to boldly keep going with our Kaupapa and our mahi.

We have three key themes running through the programme and we have a lot of work to do together. So, let's get started.

As we unlock the power of local we will ask ourselves:

- What is the unique role of Community Providers in the NZ housing system?
- What does this role look like in observable behaviour and outcomes in the places, communities and contexts where we work? (A community and place-based approach) and,
- How do we sustainably fund and finance this critical work, as we move from crisis management to transformational positive housing system change?

We will not shy away from the obvious requirement for growth. The tikanga Māori housing providers need to continue to grow and develop, Kāinga Ora needs to continue to grow, and so too do we. The scale of our persistent unmet housing need is enormous, but it is a manmade problem and can be unmade. Our success will be in direct proportion to our development of collaborative capacity. These last five years we have seen significant investment into new affordable housing supply for the first time in decades. We applaud these investments and express our strong commitment to ongoing momentum.

We are here together because we believe in a housing system that provides warm, safe and affordable housing for all New Zealanders – especially those currently excluded from adequate housing. We are here together because we believe in working to end family and child poverty for good. Let's get into it.

I roto i te manaakitanga

**Paul Gilbert**  
Chief Executive Officer  
Community Housing Aotearoa



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## DAY 1: Tuesday 23 May

9:30	<b>Registrations Open – Entrance Foyer</b>		
10:30	<b>Mihi Whakatau – James Hay Theatre</b> Welcome address mana whenua <b>Maaka Tau</b> Te Ngāi Tūāhuriri Rūnanga		
10:45	Welcome from <b>Paul Gilbert</b> CEO of Community Housing Aotearoa		
10:55	<b>Kay Saville Smith – CRESA – Striving for an Adaptable Sustainable Housing System: CHPs, Diversity and Housing Success</b>		
11:30	<b>Panel 1: CHPs, Diversity and Change Community Housing Providers - Alison Cadman</b> (Dwell), <b>Greg Orchard</b> (Accessible Properties), <b>Yvonne Wilson</b> (Te Rūnanga o Kirikiriroa) and <b>Victoria Carroll</b> (Manawa Community Housing Trust) discuss how this could work for NZ. Then open Q&A from the floor - facilitated by <b>Cate Kearney</b> (CHA Co-chair and CEO Ōtautahi Community Housing Trust)		
12:30	<b>Lunch and Networking – Entrance Foyer</b>		
13:30	<b>Keynote 1 – Māori Aspiration and Action – James Hay Theatre</b> Update on Whai Kainga Whai Oranga and the National Māori Housing Conference <b>Wayne Knox</b> – General Manager Te Matapihi		
13:55	<b>Keynote 2 – James Hay Theatre</b> <b>A Political Perspective</b> <b>Chris Bishop</b> National Party spokesperson and <b>Tama Potaka</b> associate spokesperson on housing (social housing) and Māori Development The National Party shares its position on how to tackle the housing crisis, including BTR policy settings, Kāinga Ora's urban development agency powers and its stance on NPS-UD implementation. Facilitated Q&A		
14:10	<b>Panel 2 – Making The Invisible Visible – A Gendered Approach to Homelessness – James Hay Theatre</b> As an introduction to Workshop 1C <b>Helen Robinson</b> (Auckland City Mission), <b>Jo Cribb</b> (Wellington Homeless Women's Trust) <b>Jill Hawkey</b> (Christchurch Methodist Mission) <b>Caroline Herewini</b> (Te Whare Tiaki Wahine Refuge) and <b>Vic Crockford</b> discuss housing and homelessness through a gendered lens, in particular people who identify as women and will raise the invisibility of women's homelessness in our key strategies and plans.		
14:25	<b>Afternoon Tea and Networking – Entrance Foyer</b>		
14:50 – 15:10	<b>Keynote 3 &amp; 4 – James Hay Theatre</b> <b>Pacific People and Housing Futures</b> Aspiration and Action Improving Housing Outcomes for Pacific Peoples <b>Hon. Barbara Edmonds</b> Minister for Pacific Peoples, Associate Minister of Health (Pacific Peoples), Associate Minister of Housing <b>Roine Lealaialoto</b> CEO of Penina Health Trust		
15:15 – 16:10	<b>Workshop 1A – Avon Room</b> <b>Pacific Housing Engagement</b> <b>Peter Stowers</b> and <b>Talavao Ngata</b> from Community Housing Aotearoa discuss establishing a Pacific Housing collective. <ul style="list-style-type: none"> <li>Bringing together Pacific leaders/ organisations</li> <li>What is the opportunity, how can CHA provide support and advocacy?</li> <li>Advancing Pacific housing aspirations through collective action.</li> </ul>	<b>Workshop 1B – James Hay Theatre</b> <b>Partnership Approach for Supported Housing</b> Rapua Te Āhuru Mōwai (Rapua) is a collaborative multi-agency pilot with Te Toka Tumai (ADHB), Mahitahi Trust and CORT Housing, which is leading to a dramatic decrease in acute re-admissions for whaiora (mental health patients). CORT's approach to providing long-term homes as a community housing landlord. Facilitated by: <b>Makinsie Baker, Billie Morgan, Jade Thorne, Kalo Tekii and Zoe Truell</b>	<b>Workshop 1C – Victoria Room</b> <b>Making the Invisible Visible – A Gendered Approach to Homelessness</b> This workshop aims to: <ul style="list-style-type: none"> <li>Bring together people who are/want to take action on women's housing and homelessness to share experiences, knowledge and practice</li> <li>Highlight key issues and test the appetite to work collectively to address these issues.</li> </ul> Facilitated by <b>Vic Crockford</b>
16:15 – 17:10	<b>Workshop 2A – Avon Room</b> <b>Pacific People and Housing Futures</b> ALALAGA: A regenerative design framework for developing living environments with Pasifika communities in Aotearoa. A practice-led study as part of the "Homes & Spaces for Generations" workstream at Building Better Homes, Towns, and Cities. Presented by <b>Tau Lelaulu</b>	<b>Workshop 2B – James Hay Theatre</b> <b>CHA Data initiatives</b> CHA is developing new tools to support members. Learn about our new Pipeline Development tool; an Amenity and Risk mapping platform developed by Urban Intelligence for CHPs; and our work with SPM Assets to enable smaller member orgs to access SPM's asset management software. <b>Ben Lee-Harwood, Tom Logan, Mitchell Anderson and Tom Clarke</b>	<b>Workshop 2C – Victoria Room</b> <b>Research and Evidence</b> He Kāinga Oranga. A Māori Wellbeing Framework applied to the design and development of social housing by <b>Guy Penny</b>
17:15	<b>Summary of the Day – James Hay Theatre</b>		
17.20 – 18.30	<b>Networking Function – Entrance Foyer</b> Hosted drinks and canapes		

## DAY 2: Wednesday 24 May

8:00	<b>Registration and Refreshments – Entrance Foyer</b>		
8:45	<b>Welcome to Day 2 – James Hay Theatre</b> Christchurch Deputy Mayor <b>Pauline Cotter</b> introduced by <b>Jade Kake</b>		
9:00	<b>Keynote 1 – James Hay Theatre</b> Minister of Housing <b>Hon Dr. Megan Woods</b> introduced by <b>Paul Gilbert</b>		
9:15	<b>Panel 1 – James Hay Theatre</b> Unlocking local – the Christchurch place-based plan <b>Jill Hawkey, Cate Kearney, Chris Chamberlain, Nathan Beale</b> - Te Waipounamu Network		
9:55	<b>Haahaetu Barrett</b> (CEO Lifewise Trust) providing an update on Housing First		
10:15	<b>Keynote 2 – James Hay Theatre</b> Research and Evidence <b>Philippa Howden-Chapman</b> - He Kāinga Oranga. Public Housing and Urban Regeneration research programme		
10:45	<b>Morning Tea and Networking – Entrance Foyer</b>		
11:15 –11:40	<b>Keynote 3 – James Hay Theatre</b> A perspective on the New Zealand Housing System – progress and opportunities <b>Andrew Crisp</b> CEO, Te Tūāpapa Kura Kāinga		
11:45 –12:10	<b>Keynote 4 – James Hay Theatre</b> <b>Hon. Marama Davidson</b> , Associate Minister Housing (Homelessness)		
12:10 –13:00	<b>Lunch and Networking – Entrance Foyer</b>		
13:05 –13:45	<b>Panel 2 – James Hay Theatre</b> <b>A Korero on Rangatahi / Youth Homelessness, Why it Matters, and How we Must Respond</b> Facilitator: <b>Brook Turner</b> , Manaaki Rangatahi and Head of Service Development and Partnerships at VisionWest Community Trust Panellists: <b>Bianca Johanson</b> (Manaaki Rangatahi), <b>Jacqueline Paul</b> (Generation Kāinga, Building Better Homes, Towns and Cities), <b>Kendra Horning</b> (VisionWest), <b>Mahera Maihi</b> (Ma Te Huruheru), <b>Kirimangu Tautogia</b> (QES)		
13:50 –14:25	<b>Workshop 1A – James Hay Theatre</b> <b>Finance Structures for Private Investment into IRRS Housing</b> A series of speakers present current models and discuss the future pathway to delivering more homes and how CHP's can prepare. <b>Stephen Hart</b> CORT, <b>James Palmer</b> Community Finance / Positive Capital, <b>Natalia Garstecka</b> MHUD, <b>Adelaide Brown</b> KPMG, <b>Judith Bullin</b> Parry Field Lawyers	<b>Workshop 1B – Avon Room</b> <b>Manaaki Rangatahi Pūrākau and Reflections of Preventing and Ending Youth Homelessness in Aotearoa</b> Following on from the earlier panel discussion this is an interactive, solutions-focused workshop for people interested in responding with youth housing solutions. Bring your questions, curiosity and innovative thinking. Facilitator: <b>Bianca Johanson</b> , Manaaki Rangatahi	<b>Workshop 1C – Victoria Room</b> <b>Building Accessible and Affordable Homes</b> Delivering accessible homes and affordable homes are often seen as competing outcomes. <b>Ratenesh Sharma</b> from Homes of Choice and <b>Tony Emmett</b> from ADAPT will present their approach and experience. <b>Bev James</b> will discuss a new BBHTC research programme on <b>Functional, Accessible, Affordable, Buildable Small Homes (FAAB Small Homes)</b>

## DAY 2: Wednesday 24 May

<p><b>14:30 –15:00</b></p>	<p><b>Workshop 1A Continues</b></p>	<p><b>Workshop 2B – Avon Room</b>  <b>Luke English</b> and <b>Maria English</b> with Impact Lab present on how we can measure and report on the positive outcomes we deliver. Housing outcomes can be measured for social value. Housing outcomes should be measured – here are the reasons why. Housing outcomes for families can be used as KPI's in housing/families' contracts.</p>	<p><b>Workshop 1C Continues</b></p>
<p><b>15:00 Afternoon Tea and Networking – Entrance Foyer</b></p>			
<p><b>15:30 –16:10</b></p>	<p><b>Workshop 3A – Victoria Room</b>  <b>Workforce Development</b>          Working session on developing workforce capability and staff retention in the community housing sector by <b>Bridie Morell</b></p>	<p><b>Workshop 3B – Avon Room</b>  <b>Research and Evidence</b>          Building Better Homes, Towns and Cities          He tātai whetu ki te rangi, he rangatahi ki te kāinga: Rangatahi pathways to safe, secure and affordable homes. <b>Maia Ratana, Jacqueline Paul, Hanna-Marie Monga, Pania Newton</b></p>	<p><b>Workshop 3C – James Hay Theatre</b>  <b>Research and Evidence</b>          He Kāinga Oranga          Nevil Pierse will speak about Housing First 2–5-year outcomes data (overall and specific groups, e.g. Māori, women) and the importance of collecting consistent data to undertake research. Clare Aspinall will talk about the implementation of Housing First and systemic changes.  <b>Nevil Pierse and Clare Aspinall</b></p>
<p><b>16:15 –17:00</b></p>	<p><b>Keynote 5 – James Hay Theatre</b>  <b>State Investment in Home Ownership and Intergenerational Wellbeing 1950-2023</b>          A review by <b>Charles Waldegrave</b> (The Family Centre)</p>		
<p><b>18:00 –22:00</b></p>	<p><b>Conference Dinner – Limes Room, Christchurch Town Hall</b>  <b>MC – Greg Foster</b> (Salvation Army)          Keynote address dinner speaker – <b>Shamubeel Eaqub</b> (Sense Partners)</p>		

## DAY 3: Thursday 25 May

8:00	Registration and Refreshments – Entrance Foyer		
9:00	Welcome to Day 3 – James Hay Theatre		
9:15	Spoken Word Performance: Daisy Lavea-Timo – James Hay Theatre		
9:30 –10:10	<p><b>Workshop 1A – James Hay Theatre</b> <b>Alternative Tenures – PHO and Beyond</b></p> <p>The number of stressed renter households is increasing. Alternative tenures can provide pathways to secure tenure with ownership like outcomes. Current research led by <b>Ian Mitchell</b>, Livingston and Associates</p> <p><b>Jen Deben</b>, Te Matapihi <b>Victoria Carroll</b>, Manawa Community Housing Trust <b>Sophie Watkins-Goosens</b>, UoC</p>	<p><b>Workshop 1B – Avon Room</b> <b>Regulating Social Housing in England: What's Going On Over There?</b></p> <p>PHD Researcher <b>Carl Makin</b> from York University will provide an update on regulation in England.</p>	<p><b>Workshop 1C – Victoria Room</b> <b>Peer Support – its not an add on, its for the work we do!</b></p> <p>A Peer Support worker is someone who brings their own journey of lived experience to their work and supports whānau to flourish. This workshop demonstrates the mana, uniqueness and value of peer support roles in Housing First programmes in Ōtautahi, Pōneke and Tāmaki Makaurau.</p> <p><b>Awatea Hawke</b>, <b>Rami Alrudaini</b> (Housing First Auckland), <b>Nukuroa Ngatamariki</b>, <b>Angela Becker Anania Tawhi</b> (Housing First Ōtautahi) <b>Clifton Raukawa</b> (Downtown Community Ministry), <b>Richard Turipa</b> (Auckland City Mission)</p>
10:15 –11:00	<p><b>Workshop 1A Continues</b></p>	<p><b>Workshop 2B – Avon Room (10:15 – 10:35)</b> <b>Research and Evidence</b></p> <p>He Kāinga Oranga.</p> <p>Master's study on people's experience during COVID while living in community housing by <b>Rachel Dohig</b></p>	<p><b>Workshop 1C Continues</b></p>
11:00	Morning Tea and Networking – Entrance Foyer		
11:30	<p><b>Keynote 1 – James Hay Theatre</b> <b>Resilient Housing in Uncertain Times</b> <b>Paul Gilberd</b> CEO Community Housing Aotearoa</p>		
11:45	Panapa Ehau (Hikurangi Enterprises)		
12:00	<p><b>Keynote 2 – James Hay Theatre</b> <b>Climate Change Strategy</b> <b>Dr. Rod Carr</b>, Chairperson Climate Change Commission</p>		
12:35	<p><b>Panel 1 – James Hay Theatre</b> <b>Planning for Uncertainty, Lessons from Flood Events, Covid and Christchurch Earthquakes for the Future</b> <b>Craig Dixon</b> (Naylor Love) to share story and then <b>Lan Pham</b> (Environmental Scientist) and <b>Hope Simonsen</b> (Emerge Aotearoa) join the panel to discuss wider implications</p>		
13:15	<p><b>Conference Close – Poroporoaki</b> <b>Maaka Tau</b> Te Ngāi Tūāhuriri Rūnanga</p>		
13:30	Lunch and Networking – Entrance Foyer		
14:30 –15:30	<p><b>Post conference field trips collaboration workshops</b></p> <ol style="list-style-type: none"> <li><b>Christchurch Methodist Mission - Guild Street Community:</b> this housing community for 15 families was opened in December 2020 using relocatable houses previously used by people having their earthquake repairs done. This beautiful spacious site has been leased long-term from Anglican Care, with the development being undertaken by the Christchurch Methodist Mission. With a focus of 'building communities, not just houses', CMM purchased a 16th house for use as a community house and has received funding from a philanthropic organisation for a community development worker. A developmental evaluation is assessing the impact of having an intentional community development approach as part of a housing complex.</li> <li><b>Christchurch Methodist Mission - Wesley Village:</b> is a community in Papanui for older adults, most who have rented all their lives. The complex dates back to the 1980s with some new builds being opened in 2021 (with funding through the Te Tūāpapa Kura Kāinga). A community led development approach is central to Wesley Village with tenants producing the Village Voice newsletter, movie nights and Saturday markets to raise money for a coffee machine. With a growing number of people reaching retirement age while renting, the demand for a unit at Wesley Village is extremely high.</li> <li><b>Oxford Terrace Baptist Church's</b> new housing community is a short walk from the conference venue. Opened in February this year, the community is made up of 11 residential apartments dedicated to a mixture of social housing, student flats, accessible units, and general housing. There is also a church auditorium, offices, shared community spaces and a cafe on site including new office spaces for VisionWest Community Trust.</li> <li><b>Ōtautahi Community Housing Trust (ŌCHT) - Brougham Street:</b> opened in 2021, this is the largest building project ŌCHT has undertaken. It was also the largest development undertaken by any non-government community housing provider that year and offers a mix of 1, 2, 3 and 4-bedroom, energy efficient homes linked by green spaces and shared amenities. The development of 90 homes recently won awards with judges acknowledging that by "putting the needs of its tenants at its heart, the positive social and environmentally sustainable outcomes of this project meet the principles of manaakitanga that guide the Trust's work."</li> <li><b>ŌCHT - Coles Place, St Albans</b> is made up of 33 homes designed to achieve the NZ Green Building Council's Homestar 7 rating. Opened in April last year, the community comprises 1 x 4-bed, 1 x 3-bed, 3 x 2-bed, 28 x 1-bedroom homes. The site has had social housing for nearly 70 years with the modern homes replacing 20 weatherboard-clad social housing units built in the early 1950s. The houses have private courtyards and share communal spaces including communal vegetable gardens, fruit trees and grassed gathering spaces.</li> </ol>		