

Welcome to The Gable

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4 August 2025

The Gable

Community Housing News and Events

Dear readers,

Thank you for taking the time to engage with our monthly newsletter.

Kia orāna – in what is Cook Island Māori Language week. The past few weeks have been very busy ones especially with a series of meetings in the political realm.

CHA and Te Matapihi met with Minister Potaka and officials from HUD and MSD last week, on behalf of the community sector, to discuss homelessness and a range of possible immediate, short-term and long-term actions that could be taken to improve the performance of our housing system for those most in need. That work is ongoing as the Minister's of Housing and officials consider options to improve outcomes both short and long term.

CHA also provides all political parties with the opportunity to discuss housing policy with our sector leaders – to test their thinking and ideas. Thanks go this month to Carmel Sepuloni for pulling together a Labour Caucus hui for this purpose. We gathered a diverse group of sector leaders (CHP CEOs, builders, academics, philanthropists, financiers and front line workers), and we enjoyed robust engagement with MPs. We had great feedback from people in the room. It was valuable time spent

together discussing priorities for the sector and how to make it work better. This offer remains open to all parties including those in Government.

Also in July a small working group of providers supported by CHA presented the results of the [Entry Point Survey Pilot Research report](#) to Minister Potaka and then a few days later issued a press release which talks to the reality we are seeing in communities across the country. We maintain a steadfast focus on solutions for people who need homes, and continued collaboration within the sector and with local and central government.

We celebrate and acknowledge the Australian Housing Institute Awards and NZ Property Council Awards – many community providers were recognised for their mahi and contributions to their communities – details are further down in this newsletter.

Finally we note with deep regret and concern intentions to stop the [Census](#) – our view is that population level data, real data, primary source data, is needed now more so than ever before. With respect, we ask that this decision is revisited. We believe that every life counts, and our homeless people are still people, and need to be counted. We are all in this life together, our fate as a nation and as people will be defined by how well we care for each other, especially our most vulnerable.

Paul Gilbert
Chief Executive, Community Housing Aotearoa

1 IN EVERY 1000 PEOPLE ARE LIVING WITHOUT SHELTER

Countless others suffer beyond statistical reach, their desperation unrecorded

Updated: 29 April 2025

HORRIFYING 81% SPIKE IN CRIMES AGAINST PEOPLE EXPERIENCING HOMELESSNESS

While offences committed by those without shelter increased by 7% since 2017

Updated: 29 April 2025

14 IN EVERY 1000 PEOPLE LIVE IN UNINHABITABLE HOUSING

No water, no electricity, no way to cook, no kitchen sink, no shower or toilet

Updated: 29 April 2025

OVER 112,000 PEOPLE ARE HOMELESS

With a 74% surge in people living in temporary accommodation since 2018

Updated: 29 April 2025

WHERE ARE OUR MOST VULNERABLE CHILDREN AND YOUTH SLEEPING NOW?

Admissions by Oranga Tamariki to in-service residence sharply declined in 2024

Updated: 29 April 2025

EVERY EMPTY SCHOOL DESK HIDES A HOUSING STORY WE FAIL TO TRACK

Zero data collected connecting housing situation to missed school attendance

Updated: 29 April 2025

130% INCREASE IN NUMBER OF PEOPLE HOSPITALISED WHO WERE EXPERIENCING HOMELESSNESS

Increase since 2017

Updated: 29 April 2025

HOUSING IS A HUGE WORRY FOR KIWIS AGED 18-40 YEARS

Ranks as the second biggest concern for those aged 18-34 and third for 35-40 yrs

Updated: 29 April 2025

386% INCREASE IN EMERGENCY HOUSING DECLINES ON BASIS PEOPLE 'CONTRIBUTED TO THEIR HOMELESSNESS'

Increase over 6 months following policy change on how MSD supports people in Emergency Housing

Updated: 29 April 2025

EMERGENCY HOUSING: WHERE ARE PEOPLE LIVING NOW?

Since 2020, EH declines have soared from 2% to 27%

Updated: 29 April 2025

SYSTEM IGNORES IMPACT OF HOUSING CRISIS ON TERTIARY STUDENTS

No data collected on how housing instability or homelessness affects students

Updated: 29 April 2025

HOUSING AFFORDABILITY HAS PLUMMETED

Visual: Housing First Auckland website



Visuals: Jacqui Chan

CHA NEWS AND EVENTS

New Zealand Certificate in Community Housing (Tenancy Management)

The CHA Workforce Capability Project has been working with two workforce development councils (WDCs) to develop a new qualification for community housing tenancy managers. Sitting at level four on the New Zealand Qualifications and Credentials Framework (NZQCF), it's currently named NZ Certificate in Community Housing (Tenancy Management). Having a formal NZQCF qualification will recognise the capability of our amazing tenancy manager kaimahi and assure a standard level of competence that the sector can rely on. Ringa Hora and Toitū te Waiora WDCs will publish the draft qualification for public consultation on their websites sometime in the next few weeks - you can see the qualification document [here](#).

CHA is working with Toitū te Waiora WDC to apply to the New Zealand Qualification Authority to approve the qualification and add it to the NZQCF. To help us make our

'case' for the approval, we have some questions for you regarding your interest in and support for this qualification. Please could you answer these questions by selecting the following link [Community Housing Tenancy Management Qualification Survey?](#) Your support is great appreciated!

If you have any questions about the qualification or the approval process, please reach out to the Workforce Capability Project Lead, Bridie Morell, at bridie.morell@communityhousing.org.nz. Please note that Bridie works part-time.



Wellbeing series: Daily wellbeing check-ins

As leaders, taking care of our kaimahi (staff) and supporting them to be their best selves at work is an important part of our role. Regular check-ins are not just a nice-to-have, or simply about performance review; they're an essential part of providing a supportive work environment.

Having regular check-ins gives you and your kaimahi an opportunity to connect, and for you to give them a chance to share what might be going on for them. As they say, “a problem shared, is a problem halved.”

Read more [here](#).



Asset Managers' Community of Practice

In June CHA hosted its first Asset Managers' Community of Practice. Future meetings will be held on the second Thursday of every month, with the next one on **Thursday, 14 August from 9-10am, via Teams.**

If you'd like to join the group and attend these meetings, please email Ruth Avery – support@communityhousing.org.nz

Going for Housing Growth submission

Te Tuāpapa Kura Kāinga/Ministry of Housing & Urban Development along with Manatū Mō Te Taiao/ Ministry of Environment released a [discussion paper](#) on 18 June seeking feedback on the Going for Housing Growth Pillar 1 proposals and how they could work in the new resource management system. The Going for Housing Growth programme is part of the Government's broader plan to tackle Aotearoa New Zealand's ongoing housing shortage. It's structured around three pillars that make system changes to address the underlying causes of the shortage. **These are:**

- Pillar 1: Freeing up land for urban development, including removing unnecessary planning barriers
- Pillar 2: Improving infrastructure funding and financing to support urban growth
- Pillar 3: Providing incentives for communities and councils to support growth.

Feedback on the discussion document will be used to inform officials' thinking on policy development for Phase 3 of resource management reform. Consultation closes on **17 August 2025 at 11:59pm.**

Community Housing Aotearoa is preparing a submission, and we are keen to hear your views. Please contact Chris Glaudel at projects@communityhousing.org.nz



MSD training series 2025

The purpose of this series is to provide relevant information to new and existing practitioners across the housing and homelessness sector. Through these sessions we will connect you with regional MSD teams across Aotearoa including Community Liaison Advisors and Regional Housing Managers. This year's series includes updated information and new sessions focusing on the following topics:

Sessions

Industry Partnerships – Digital Suite
Income Support – Main Benefits
Income Support – Supplementary Assistance

Dates - all from 9:30-10:30am

20 August
10 September
22 October

Register [here](#) for the online MSD training series.

Details for CHA network meetings and training dates are available on the Events Calendar [here](#).

Tenancy Management Community of Practice

An opportunity to korero with like-minded professionals, a chance to connect with peers, a safe space to explore issues, a place to learn.

The Tenancy Management Community of Practice is all of these things.

At CHA we recognise that working in Community Housing can be challenging and sometimes we might feel isolated or in need of a different perspective. This is why we created the Tenancy Management Community of Practice. It brings people together from all over the motu to discuss current issues and explore solutions to the challenges we are all facing. This 90-minute Zoom hui looks at case studies in particular areas and offers the opportunity to discuss your own practice while learning about different practice approaches from others. It is open to anyone working in the Community Housing space and absolutely everyone is welcome.

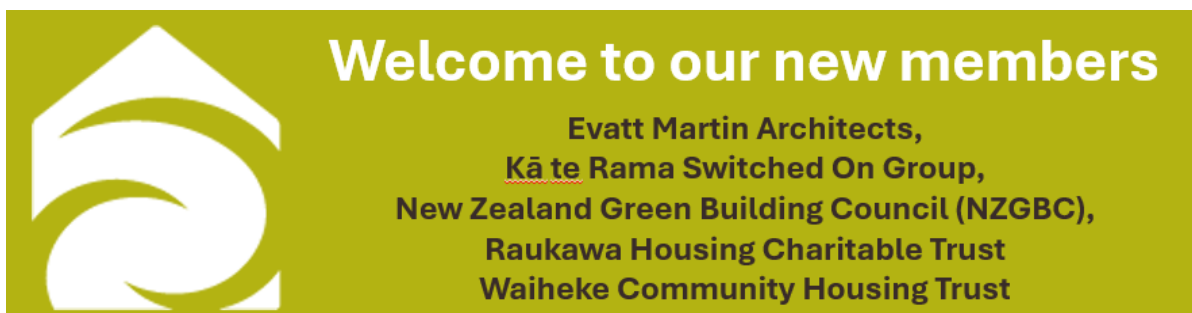
We hope you will join us for the following sessions from **2-3.30pm** on:

19 August – Tenancy Agreements, unlawful or unenforceable clauses.

16 September – Methamphetamine contamination current responses and updates.

4 November – The CHA Tenancy Management Capability Framework – update and discussion.

For more information and to register for one or all of the events please use this [registration link](#). Once you register, you will receive an email with your own unique Zoom link. **Please ensure that you save the Zoom link and date in your diary as it does not automatically update in Outlook.**



MEMBER NEWS

Collaboration sees community join official opening celebrations of Te Ramanui

Te Ramanui, a newly built 17 home community in Wainuiomata was officially opened in last month. The new community is the result of a collaboration between He Herenga Kura, Urban Plus and New Zealand Green Building Council.

The name Te Ramanui means beacon of light and was gifted by Kura Moeahu QSO. The name is drawn from an ancient karakia and will bring sustenance to those who live there. The two-storey townhouses each have Homestar 6 ratings from the New Zealand Green Building Council (NZGBC). The homes are now ready for families to move in. They have been handed over from Urban Plus to He Herenga Kura who will manage the homes and care for those living there.

This is a great example of community partnerships and the collective commitment to helping those in housing need.



Habitat for Humanity Northern Region scoop prestigious award for Warren Place homes

Congratulations to Conrad LaPointe and the team at Habitat for Humanity Northern Region who won the Kāinga Ora – Homes and Communities Community and Affordable Housing Property Award at the Property Council New Zealand Property Industry Awards for their Warren Place community.

Warren Place is a 22 home, medium-density community in Whangarei. Named after Warren Jack, former Director of Habitat for Humanity Northern, the site commemorates Jack’s contributions to his community offering affordable, stable rental homes for individuals and families facing housing affordability challenges.

Read more [here](#).



Designing healthier, more efficient homes: New tools for Community Housing Providers

More Community Housing Providers are embracing warm, dry, energy-efficient homes that support tenant wellbeing and reduce running costs. New training and guidance is assisting design teams to upskill.

- The New Zealand Green Building Council has [training available](#) to build in-house modelling expertise, so your team can refine designs while ensuring homes stay comfortable year-round. The course also helps you ensure you can meet H1 requirements cost effectively.
- The newly released free [Homestar Design Guide](#) offers a clear, practical roadmap to achieving verified healthy homes. It includes real-world case studies, outlines the specifications needed to meet Homestar standards and the costs for each product.
- When design is considered early, costs [range from 0–1% above standard Building Code requirements](#) as this quantity survey report from Kwanto and Aurecon shows.

CHPs across the motu are leading the way – Queenstown Lakes Housing Trust, Te Āhuru Mōwai, Homes for Choice, Urban Plus, CPC, Tāmaki Regeneration, Ōtautahi Community Housing Trust, Accessible Properties, CORT and others are already delivering homes to Homestar helping ensuring families gain healthier homes and lower running costs.

Want to learn more? Get in touch with [Matthew Cutler-Welsh at NZGBC](#).



New shared homes from Homes of Choice

Buckland Road, Māngere East, Auckland/Tāmaki Makaurau

Homes of Choice has recently completed six purpose-built independent units in a small-scale two storey-building. The property comprises two two-bedroom units and four one-bedroom units. There are common/shared cupboards and ground floor apartments have access to backyards. Building occupancy is six-eight people.



Ōwhata 2B & 7 Trusts bringing more whānau into safe, warm and new homes

Frank Street Housing Acquisition Marks Major Step Forward for Iwi-Led Affordable Housing

Ōwhata 2B and 7 Ahuwhenua Trusts recently announced the unconditional purchase of 39 homes in Frank Street, Koutu, Rotorua. This acquisition is by the Trusts' subsidiary, Kōhanga Rākau Housing no 2 LP (“**KRHno2 LP**”) of 27 completed homes and 12 vacant lots, where new homes will be constructed. The purchase marks a major expansion of the Trusts' affordable housing portfolio where the need and demand in Rotorua remains high.

This milestone builds on the success of the Ōwhata Kōhanga Rākau housing initiative where the total number of affordable rental homes under the Trusts' stewardship will grow to 77. It reflects a strong commitment to supporting whānau with safe, warm and well-designed housing rooted in community values and ancestral whenua.

Read more [here](#)

SECTOR NEWS



New, free community resource to measure and share social impact

Tūhono Impact is a new free resource made by community, for community, for measuring and sharing social impact.

Tūhono Impact supports organisations across Aotearoa New Zealand to understand, track, and communicate their social impact in ways that are useful to them and their communities. It's a free-to-use 'DIY' resource and is a first step in addressing the uncertainty and confusion about the current social investment approach. This will mean communities are prepared for whatever comes next.

The approach and materials were co-developed with community and kaupapa Māori organisations, evaluators, and researchers. By including practical worksheets and Aotearoa examples, the tool moves beyond a theoretical framework, to practical guidance that can help identify areas where more attention is needed.

Find out more [here](#)



ahi: Brighter Future Awards 2025 New Zealand winners

Congratulations to all the winners at this year's AHI 2025 Awards especially our members:

- **Excellence in Social Housing**
Te Puawaitanga o Te Whakaaro
Te Rūnanga o Kirikiriroa Charitable Trust
- **Future Leader ([Sponsor: Unis Goh](#))**
Shalom Haenga
Sheeran Associates Ltd
- **Leading Asset Management ([Sponsor: SPM Assets](#))**
Vansh Bagga
Home in Place
- **Leading Community Engagement Practice**
Nga Kalinga Manaaki
Tauhara North Kainga Ltd, Te Kainga Atawhai, Mahurehure Marae
- **Leading Housing Development Project ([Sponsor: SEMZ](#))**
Papakainga Developments
Sheeran Associates Ltd
- **Outstanding Achievement**
Tracey and David Panapa

Te Kainga Atawhai, Mahurehure Cultural Marae, Ahikiwi Marae

- **Leading Innovation**

Marae Housing 'Build, Own, Operate and Transfer' Model
Tauhara North Kainga Ltd.

For a full list of the awards click [here](#)

Housing dashboard – June 2025

The Housing dashboard has now been updated with June 2025 data: [Public homes - Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development](#)

RESEARCH AND REPORTS

- Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development has released the latest [Homelessness Insights Report](#).
- Many low income households across Aotearoa are now living below the income floor, with increasingly fewer households able to cover the bare essentials, according to new research released recently by Child Poverty Action Group (CPAG). Read [Below the Income Floor: Modelling Income Adequacy for Low-Income New Zealand Households, 2018 – 2026](#).
- [New report from Retirement Commission: Soup, Super and survival: The reality of growing old in New Zealand](#).
- Māori economies offer powerful leadership. This new report showcases how Māori economic approaches provide a positive, values-led alternative to the current, broken business-as-usual model. Download a copy of [Amplifying Māori Approaches: The Transformative Potential of Māori Economies](#).
- Community Networks Aotearoa is looking to improve experiences with banks for community organisations in the Non-for-Profit Sector. Download a copy of their report [Better Banking For All](#).
- Last month Ian Mitchell, Dr Bev James, Dr Fiona Cram and Chris Glauadel presented a webinar on the findings of their BRANZ research: Housing solutions for low moderate income households. View the webinar [here](#). Research Updates 1-4 are available under the resources tab on CHA's website. Download copies [here](#). The final report is available on BRANZ website. Download a copy [here](#).

Paradigm shift? When a health response meets a homelessness crisis

Recent AHURI research looked at the lessons learned from collaborations between health and homelessness services during COVID-19. The report identifies how the sectors could continue to work together moving forward.

‘A key lesson is that health agencies and services must take an active role in addressing homelessness as an urgent and ongoing public health crisis—not just as a social issue,’ says Dr Chris Hartley, lead researcher from The University of New South Wales. Read more [here](#)

COMMUNITY EVENTS AND RESOURCES

Addressing homelessness on the North Shore

You are welcome to join Iain and Cathy at this meeting that is now being held on **Friday 15 August at 1.30pm** at Takapuna Methodist Church, 427 Lake Road, Takapuna.

Please RSVP to Iain or Cathy Fraser [here](#).

Onewa Christian Community, Birkenhead

Māori Wellbeing: A Guide for Housing Providers

Māori Wellbeing: A Guide for Housing Providers was developed at the New Zealand Centre for Sustainable Cities by Dr Guy Penny (Tāmaki Makaurau/Ngāti Kahungunu ki Te Wairoa) and Dr Lori Leigh in 2024. It was originally developed in response to requests from primarily non-Māori housing providers within the Public Health and Urban Research Programme who were interested in incorporating concepts from the [Whakawhanaungatanga Māori Wellbeing Model for Housing and Urban Environments](#) into their own practices.

Find out more or order a copy [here](#)

Māori Wellbeing

A Guide for Housing Providers

New Zealand Centre for
Sustainable Cities
Otākou Whakaiti Waka
University of Otago,
Wellington

Guy Penny and Lori Leigh



Tenancy Law Series

Kathryn Burton is offering the Tenancy Law series which covers a different topic each month. These three-hour sessions have been designed to provide deep dives into areas of concern to advocates and social housing landlords. Each session looks at the law, current application in the Tenancy Tribunal and potential practice models. They have a practical focus and plenty of opportunities for participants to ask questions about specific situations. Sessions run from 9am–12pm and **cost \$100 +GST per person for a single session**. There is a further discount if booking more than three people from an organisation.

[Register Now](#)

Wednesday 27 August

Methamphetamine

Wednesday 24 September

Sweating the Small Stuff

If you would like more information or to discuss a session specifically for your staff, please contact Kathryn at kathryn@kburton.co.nz.

National Māori Housing Conference 2025

Date: Monday 20 October – Thursday 24 October 2025

Venue: Waitangi

View the Draft [Programme](#)

Register [Here](#)



[European Housing First Partners Conference](#)

Registration is now officially open for the first-ever [European Housing First Partners Conference](#), taking place **6-7 November 2025** in **Berlin, Germany!**

The European Housing First Partners Conference will bring together changemakers, practitioners, researchers, and advocates from across Europe and beyond — all passionate about Housing First, homelessness solutions, and policy innovation.

- Engage with leading voices in the field
- Meet with innovative practitioners from Europe and North America
- Participate in dynamic workshops, site visits, and networking events
- Help shape the future of Housing First

Dates: 6-7 November 2025 **Location:** Kosmos, Berlin, Germany. [Register Now](#)

21st International Conference on Urban Health - Call for Papers is now Open!

17–21 November 2025, [Tākina Convention and Exhibition Centre, Wellington](#)

Co-hosted by the International Society for Urban Health and the University of Otago, ICUH fosters a global exchange of ideas with experts from across the world. This year's theme *Healthy Cities, Resilient Futures: Weaving Climate Action, Equity and Wellbeing from Asia Pacific to the World* focuses on five key areas:

1. Healthy Built Environments and Equitable Cities
2. Climate-Smart Food Systems and Natural Landscapes

3. Cultural and Local Approaches to Urban Wellbeing
4. Inclusive Health and Healthy Ageing Across the Lifespan
5. Indigenous and Pacific-Led Solutions in Urban Health.

This three-day conference gathers leading voices from across disciplines and continents to share insights and solutions that address the pressing challenges of urbanisation, climate change and health inequities. There are pre-conference events on Monday 17 November and on Friday 21 November there are conference-related tours.

The ICUH call for papers is now [open](#).

Share your news and stories

Our monthly newsletter is a great way to share your news. We love hearing from CHA members about your latest work and any upcoming activities/ projects taking place in your community. Send your photos, news or any feedback on this issue to

[Wendy Marr](#).



IN THE NEWS

PRESS/ONLINE

- [Capital market consequences from New Zealand's social housing reforms](#)
- [Urgent action called for to address homelessness crisis](#)
- [Homelessness: Government reluctantly open to policy backdown as it seeks 'urgent' advice amid rough sleeping rise](#)
- [Infometrics' Brad Olsen takes a closer look at the Census data for the changing patterns of homelessness that affects more than 110,000 people](#)
- [Increase in number of Pacific families being evicted from social housing](#)
- [Tenants given 48 hours to leave, property managers 'didn't want blood on their hands'](#)
- [The benefits of stable social housing](#)

- [When cost savings cost us all](#)
- [Dunedin night shelter supports NHDP and local MSD team](#)
- [Former rough sleeper's homeless art goes on display at library](#)
- [How Norway Is Proving That Homelessness Is a Solvable Problem](#)
- [Sharp rise in homelessness prompts Salvation Army call for action](#)
- [One in every 1000 New Zealanders without shelter - Salvation Army](#)
- [More Mokopuna Made Homeless In Te Tai Tokerau, Kia Ora E Tama](#)
- [Greens Call On Housing Minister To Be Honest About Homelessness](#)
- [‘What happened to me can happen to anybody’: Eight months homeless in Auckland](#)
- [My Perspective: Government cost cuts shouldn't cost lives](#)
- [New members bill drawn for boarding house landlords](#)
- [‘A broken promise’: Govt to sell land earmarked for 90 affordable homes](#)
- [Auckland woman horrified council tried to take rough sleepers' tents, sleeping bags](#)

RADIO

- [Paul Barber Salvation Army Social Policy & Parliamentary Unity talks to Mike Hosking on why homelessness is at its highest level in years](#)
- [Home affordability and rent levels improving - Massey University](#) - here's a link to the Massey [report](#)
- [More women living without shelter in Aotearoa](#)
- [More Pasifika households denied emergency housing - report](#)
- [Homelessness numbers are rising faster than NZ's population](#)
- [Auckland councillors call on govt to take action on growing homelessness](#)

TV

- [Govt seeks 'urgent advice' as rough sleeping increases](#) (interview 15:15 – 18:24).
- [Warm in the Beehive, Frozen on the Streets](#)
- [Is a blanket enough?](#)
- [‘Many’ link Govt's emergency housing policy to homelessness rise - minister](#)

