



**MONTE CECILIA HOUSING TRUST**

# Vision Statement




Monte Cecilia House Trust has a vision of a society in which everyone in Aotearoa New Zealand has access to adequate, affordable, and secure housing as of right regardless of race, religion, income or social status

# Mission Statement



- Monte Cecilia House Trust promotes housing justice for everyone in Aotearoa New Zealand by:
- Nourishing hope for and advancing a vision of adequate, affordable, secure, healthy, and permanent housing
- Providing high quality and culturally appropriate services to families with a housing need, and
- Participating in housing action and political advocacy initiatives

# Current services

- 
- Residential housing programme for 12 families in Mangere
  - Own / manage 10 houses in Waitakere City
  - Own / manage 6 houses in S. Auckland
  - Housing support and advocacy services based in Mangere and Ranui
  - Political advocacy

# Homelessness



- Affordability & Overcrowding
- Transience and its impact
- Security in the private rented sector
- Substandard Housing
- Ending Homelessness in New Zealand by 2020. New Zealand Coalition to End Homelessness.

[www.nzceh.wikispaces.com](http://www.nzceh.wikispaces.com)

# Building Stronger Families.



- Focus on Waitakere Housing Service
- Established 2007 through partnership with RAP
- Monte Houses, Community Advocacy, Housing Issues

# More than just a home



- 2-3 years
- Housing plus support
- Tenancy agreement
- 75% market rent
- Good landlord
- Goal – stronger family in long term housing

# Behaviours



- Challenging and changing behaviours.
- Attitude to debt
- Driving Licences
- Education
- Problem solving



# Community Connections



- Gardens
- Library
- Adult Education
- Volunteering
- Cooking classes
- Community Resources

# Community Partnerships



- RAP
- Ranui Baptist Church
- Community House
- Waitakere City Council
- Eco Matters
- Sustainable Ranui
- Waitakere Law Centre

# Caravan Park



- Long standing issue
- No government agency response
- Some people call it home!
- Community Hub – a collaborative response

# Swanson Caravan Park



# Living in a Caravan



# Living in a Garage



# Private Rental



# HNZC Rental



# Boarding Houses



# Affordable Housing



- Social housing only 5% of total housing stock
- Private sector insecure and expensive
- Home ownership increasingly out of reach
- Affordable quality secure housing needed to fill the gap.
- Adds strength and stability to communities

# Monte Houses



- Housing New Zealand
- ASB Community Trust
- Individual Philanthropists
- Ownership
- Management
- Lease
- Future?

# Challenges



- \$s for Housing but not for support!
- Moving from short term to longer term tenancies
- Growing pains
- Scale – more houses, more support, more resources?

# Successful Families / Sustainable Housing Jan-Nov 09



- **Housed by HNZC – 15 (44)**
- **Housed in Private Sector – 13 (30)**
- **Housed by MCHT – 5 (10)**
- **Referred to other agencies – 73 (117)**
- **Mediation/negotiation to secure tenancy – 11 (27)**
- **Housed family members – 9 (18)**
- **Other such as WINZ/IRD support – 39 (119)**
- **Total no of closed cases – 164 (364)**