

PHT AGM 25 November 2023  
Chair's report - Linda McLaughlan

Tena koutou, tena koutou, tena koutou katoa,

As we mark another year of the Paekākāriki Housing Trust, we have much to celebrate. It has been a year of changes and completions. We have had long time trustees stepping away and into other projects, farewelling our first and fantastic coordinator and welcoming a new one, wrapping up two big housing projects, despite numerous barriers thrown in the way, and a steady year of property management.

As always, our tag line 'A good community is no accident' continues to ring true. It is a big scary world out there, with enormous pressures on our planet and its people in all directions. Access to affordable, secure housing continues to be deeply stressful for many, not least Paekākāriki's mana whenua, Ngāti Haumia ki Paekākāriki. It is very easy to feel impotent as individuals. However, like many other groups in this village, the Paekākāriki Housing Trust lives this mantra. Don't sit on your hands feeling wretched. Get involved, however you can. Working together, we put energy into not just making a community that is just good, but one that is intentionally kind, brave and alive.

### **Tilley Road**

In August, we sold the property that kick started this gutsy trust in 2017. We formed to stop a beloved whānau being lost from the village due to their rental being sold. The plan was for the trust to own and maintain the house for five years, then sell it to this whānau. We achieved this because the community got behind the concept and was done in three huge moments of generosity and the tenacity and time of the founders of the Trust, particularly Tina Pope, Keith Johnson and Mark Galbraith.

Moment one: To buy the trust some time, one couple in the village bought the house outright from the landlord, to give us one year to establish the trust properly, get our governance in place, and most importantly, somehow find the money to the funds together to buy it from them.

Plan A was to crowdsource a deposit for the house, and then a mortgage. Moment two was Paekākāriki residents committing to providing a 40% deposit through a mixture of gifts and investments.

Moment three came when we discovered no bank was prepared to lend the un-tested Trust money. 30 people from within Paekākāriki and beyond invested the remainder of the funds needed to buy the house.

Five years later, the whānau bought the whare, all 30 investors were paid back, with up to 4% return on their investment, with most people opting for far less, or no interest at all (which was donated to the housing trust for future projects).

### **Te Miti St**

In October, ownership of a property in Te Miti St was transferred from the trust to Te Ahuru Mowhai, the housing arm of Ngāti Toa Rangitira. Te Ahuru Mowhai have committed to housing members of Ngāti Haumia ki Paekākāriki who are on the housing register in this home.

This property was originally owned by KCDC, and one of only a very small handful of council owned properties in the village. We are thrilled that KCDC, Te Ahuru Mowhai and the trust were able to work together to find a way for it to be secured as community housing, after it nearly being sold on the open market. This is an example of how light on our feet we are as a Trust. We are small, but we are innovative and able to move quickly to find a solution. We are also relentlessly optimistic and don't take no for an answer.

The back story – a few years ago, after hearing that the house (and long time residence of a council groundsman) was to be sold on the open market, the Trust approached KCDC asking them to sell us the property, in order to keep it as community housing. Our opening suggestion was that they gift the property to us. KCDC were not completely against the idea of it moving into the housing trust's hands, but gifting was not an option. Negotiations took many months of to and fro, including a long pause leading up to and after a council election, however there was will from both parties to find a solution. We all knew it was worth waiting for.

Finally, we had the backing of Te Ahuru Mowhai to fund the purchase, we agreed a price with KCDC, and the purchase was complete. Te Ahuru Mowhai

### **Advice and advocacy**

Throughout the year, we have continued to give advice and act as advocates when needed to many people who have sought help. Most people are renters, or looking for somewhere to rent. We also give advice to landlords. This is one of important aspects of the coordinator role.

## **Property Management**

This year, our property management arm has been steady. The intent with doing property management has multiple facets: to raise our profile in the village as experts and cheerleaders of property rental best practice; to develop deeper relationships with landlords – including those who don't live in Paekākāriki; to advocate for low income whānau in Paekākāriki to remain or return to the village; to support continuity for tamariki attending the school; and to help us be self sufficient – the small income we earn from this helps pay for our two part-time employees.

At present we have 4 homes in our portfolio.

## **Thank yous**

### **Our generous investors**

Thank you to the many people who put their money where their minds and hearts are. We have been constantly humbled by the generosity of this village.

### **Our fabulous trustees**

#### *Farewell to founders – Tina, Holly, Keith*

During this year of transition, we farewelled three founders at our last AGM – Tina Pope, Holly Ewens and Keith Johnston. Along with other founders, they put in huge energy, and seemingly limitless 'can-do' attitude. Nothing was too hard, any "no" was an invitation to find another way. If you didn't catch it at the time, it is worth reading the lovely write up by Sam Buchanan on Pae NZ.

#### *Welcome to new trustees*

This year we have welcomed in the following fabulous trustees – Anne Woodside, Susie Peglar, Rongo Ngata, Alia Bloom, Marti Hartley-Parsons, Warren Moors and Jade Farell. Warren has since stepped down, due to a change in circumstances. Anne, Susie, Rongo, Alia, Marti and Jade bring a bursting kete of skills from Te Ao Māori, social justice, education, social work

and most importantly a passion for equitable access to housing. They are all doing what they can to contribute, including cheerleading for the trust, fundraising, attending various meetings on housing issues and supporting submissions to council. A special thanks to Susie who is the trustee supporting our employees, and Mark who has, in what has been a particularly busy year for him, fulfilled the critical role of treasurer. The time and attention from both of you is very much appreciated. We look forward to welcoming more trustees this year.

### **Our wonderful employees**

We could not do what we do without two amazing people doing the nuts and bolts behind the scenes.

This year Mike Stringfellow worked tirelessly as our so- called coordinator. He brought a wealth of housing experience to this role, and contributed many hours and heart, managing rentals, deepening relationships in the village with landlords, advocating for tenants, doing maintenance, giving housing advice and much more. We were very pleased to welcome Sam Buchanan as our next coordinator a couple of months ago. He is settling in fast and brings his own skill set, not least of all his amazing cooking skills for this hui! Thank you Mike and Sam.

Helen Burch won't want to be singled out, but she absolutely deserves to be. As our administrator, she has quietly been ensuring that bills are paid, emails are answered, tradies booked, minutes taken, agendas written. Not only all of that, but she is a talented and hard working tradie herself, and rolled her sleeves up, particularly in Tilley Road, to do some excellent tradie-ing (technical term).

Helen will be wrapping up her time with the trust at the end of this year. We will miss her enormously, and are deeply grateful for the hours and care she has invested. We look forward to welcoming a new administrator in 2024. Do get in touch if you're interested or know someone and look out for comms about this in the new year.

### **2024**

We will continue our advocacy and advice, property management and submissions to council. We will engage with other housing organisations. We

will likely hold our next community hui, and we will be looking out for our next big project.