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Kāinga 2020 | Issues Paper #1

- Extended summit over 2 days
- Kaupapa/subject matter focused sessions on day 1 including break-out sessions
- Continued political reporting on day 2
- Outcomes Panel

Ngā kaupapa korero | Subject matter areas

Accountability to Te Tiriti o Waitangi

Te Tiriti o Waitangi creates expectations of partnership, active protection, and equity for Māori. We need to see this reflected back in Crown activity and planning. In response to this the Kāinga Strategic Action Plan elevates the call for Iwi – Crown partnership in housing, more robust mechanisms for understanding housing need for Māori (such as the Auckland Māori Housing Commission/er), recognition of what matauranga Māori and enhanced Māori expertise in housing can add to the housing system, and heightened accountability for senior government officials for the outcomes for Māori that their agencies are responsible for.

In this regard Te Tiriti means equity – equal access and services, and an end to Māori being disproportionately impacted by negative or harmful risks and/or being disproportionately excluded from benefits and opportunities deriving from Crown activity.

A National Housing Strategy

We need to ensure investment and system activity is not reactive but strategic. We need to develop an agreed housing aspiration, and the role of Te Tiriti and the human right to adequate housing.

The Kāinga plan calls for the development of a national housing strategy and in doing so it restates the advocacy of many others.

There are a few key parts to the idea of having or wanting a national housing strategy. Firstly, the process of developing it would be useful in surfacing many critical issues. And this does not mean critical policy issues or critical political issues: it means the critical issues for the people of Aotearoa.

A national strategy would set out to achieve cross-party support in the hope that housing would no longer be a politically charged issue and became something that we as a nation simply expected of government. There would need to be room for political change and difference, but not so much room that there could be a reduction in investment in social housing, or a reduction in the number of *accessible* houses, for example. The process would surface rights and obligations in housing.

The United Nations have observed a global trend in government's sticking to policy level intervention in housing rather than developing and implementing something more *strategic*... This is entirely the case in Aotearoa with the KiwiBuild policy dominating government activity. Following this lead, work is now underway to develop guidelines on the right to adequate housing in Aotearoa.

[Like to hear more at Kāinga 2020?](#)

Houselessness | homelessness

We need to make progress toward the end of homelessness as we know it; toward homelessness becoming rare, brief and non-recurring.

These experiences range from houselessness/wharekoretanga, to experiences of homelessness, to insecure tenure and the anxiety and harm that brings. Whānau experience over-crowding, and some live in harmfully poor-quality dwellings. Some are living a transient life in motels. Yet others are or may be displaced through the government's large-scale development programme.

A range of services and supports are operating in this area including the development of a national homelessness action plan, but the services and supports are stretched and under-resourced to solve the overall problem. Under these circumstances we continue to support individuals and families, but the systemic causes of poverty and/or houselessness and homelessness are not generally addressed.

There is also system level work underway, asking what could be done to change the forces leading to these outcomes, instead of supporting people through those outcomes.

Houselessness and homelessness are closely linked to poverty. With the government committed to reducing child poverty, how can this link be made more explicit?

What would you like a homelessness/houselessness session to focus on?

Secure tenure | more secure tenancy and ownership options

We need to put an end to transience disadvantaging children in education; to unsustainable and unsustained tenancies; to the balance of power in our residential tenancies favoring the landlord.

We need to build the inter-generational and sustained economic wellbeing of whānau.

Some families are experiencing more secure tenancy with community housing providers and with Kāinga Ora under the recent 'social landlord' objectives. Some are experiencing glimpses of home ownership through shared equity and ownership programmes, and some are also moving into housing on their tribal estates where they truly are *mana whenua*.

Some have entered the open market in the last few years with record low interest rates, and a lull in the market caused by a change to the Loan to Value Ratio rules.

In a capital-led open market environment, home ownership has been a very successful way to secure inter-generational wealth. Many Māori experience the social & economic marginalization of their ancestors as and through a struggle to build wealth from scratch, potentially leading to improved inter-generational wellbeing and reduced child poverty.

What would you like to hear more about at Kāinga 2020?

- Pathways to home ownership?
- Government investment in Progressive Home Ownership?
- The social value of housing including an inter-generational turbo booster

Community housing sector | Kiwi-buy and the government's Progressive Home Ownership

We need more options for whānau to enter into home ownership – not because it is the right answer for everyone, but as a common and low risk means to grow family financial stability.

Within a month or two of the 2019 Auckland Māori Housing Summit the first urban development Bill was introduced to Parliament, a Ministerial reshuffle brought significant change in the housing portfolio, and the KiwiBuild policy and practice world was 'reset'.

KiwiBuild was widely criticised, but at the end of the day it kicked off a government development programme and has kept that work under intense pressure ever since. Without it, we may still have a government wondering just what to do about the housing crisis, and hoping it go away.

Minister Twyford's engagement with the Auckland Māori Housing Summit, along with Minister Mahuta, showed a willingness to engage on tough issues in a really tough market. We look forward to seeing Minister Mahuta again next year and building a new relationship with Minister Woods.

KiwiBuild always appeared to cater to a higher income cohort of families. So many groups have been vocal in calling for more support toward home ownership for a lower income group.

For the Board this was a simple equation. The community housing sector have successful tools and deliver great outcomes for Māori whānau. But the scale of the sector is limited by a lack of access to capital, including government capital and other primarily financial tools available to government. The Kiwi-Buy campaign – generated from within the sector - took a similar line, suggesting there was rooms for something *in addition to* KiwiBuild – something that would target a lower-income group.

In the *KiwiBuild reset* \$400M was committed to ‘Progressive Home Ownership’ (July 2019) – a term for shared equity and ownership, and supporting families on a progression toward home ownership.

- But the \$400M is still up in the air – it’s unclear where it will go and who will benefit
- KiwiBuild is a ‘relative’ affordability housing tool, which means:
 - the ‘affordable’ price is relative to the open market price (not income, for example);
 - the land and the house are gone into the open market for good
- The community housing sector operate primarily ‘retained’ affordable models, where the asset provides a vehicle for equity and capital growth for multiple successive families.

[Like to hear more in a focus session?](#)

Kāinga Ora-Homes and Communities | The new Urban Development Authority

Kāinga Ora-Homes and Communities must deliver, from partnerships in decision-making, to partnerships in development, to improved outcomes for Māori families. It must deliver the best urban development outcomes possible, and deliver on the promise of ‘community development’.

Kāinga Ora must be the vehicle to drive social housing provision back toward where it should be.

Kāinga Ora-Homes and Communities came to life on October 1 enveloping Housing NZ, the KiwiBuild Unit, and HLC. By March 2020 it will still be in its early days, but we hope to provide an early public opportunity to hear about progress, and to review and investigate progress over a six month period.

Kāinga Ora and its operations raise a wide range of issues from Te Tiriti and partnership, to the operation of RFR rights, the scale of developments, the way in which communities and tenants are supported during preparations for large scale development, the ability to deliver on ambiguous obligations like *community development*, and the expression of the right to an adequate house.

A core issue there has been little engagement on is the degree to which social, affordable, and open market housing is grouped together, creating the risk of gentrification and community destruction.

Another core issue is selling public land onto the open market through large scale developments... are we getting what we need in return?

- These are big investments, big levers, and big risks and opportunities:

[Like to hear more or ask some tough questions at Kāinga 2020?](#)

He kaupapa ano

Kāinga 2020 will also surface other issues and korero including Auckland Council and local authority levers/interventions, the role of kaupapa Māori evaluation in housing and related services, recent and current research findings, and specific areas of advocacy such as housing for whānau haua. We will also building The Shift Aotearoa – the 2019 Community Housing Aotearoa conference which featured a partnership emerging between CHA and the Building Better Homes science challenge.

We have reserved additional break out space for 2020 and want to optimise that opportunity including potential for some kaupapa-based co-design processes. We hope to take this opportunity to help you build communities of practice and thought leadership in your own areas of expertise.

[Please let me know if you have an idea to use a separate meeting space at the summit.](#)