

# KĀINGA STRATEGIC ACTION PLAN

a plan to improve housing outcomes for Māori in Tāmaki Makaurau

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## NEWSLETTER MAY 8 2019: Kāinga activations

Tēnā koutou

### Auckland Māori Housing Summit 2019

Date: 14 May 2019, 10AM – 4PM

Venue: Vodafone Events Centre, 770 Great South Rd, Manukau

For seating and catering purposes RSVPs are requested from all individuals planning to attend - [patai@imsb.maori.nz](mailto:patai@imsb.maori.nz).

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### Kāinga strategic action plan project update: *What's on the table at the moment?*

We are talking with the **State Services Commission** tomorrow to understand how Te Tiriti obligations flowing from the government down into agencies are translated and given effect to. This is action number 1. We've been advised there is a clear line of sight from Crown obligations to the expectations on agency leaders, but we know a critical issue for Māori seeking support and answers from government is that agencies can be slow to respond.

In addition, where an agency has a responsibility on our behalf to be the steward of a particular issue, like reoffending for example, there is a heightened expectation for change but as we know those changes in lived experiences, in social outcomes, have been slow to arrive.

**The Salvation Army led 'KiwiBuy' campaign** is flying, but we are not sure where it will land in terms of government being willing to open up the landing strip. The kaupapa is housing outcomes for low-income whānau; the campaign says as a nation we need to support community housing providers and products who operate in this highly vulnerable market. The Kāinga plan reflects this concern and this solution, with a call for community housing provider inclusion in beneficiaries of the Auckland Housing Programme, and for consideration of a regional Māori housing provider of scale.

At the moment there are limited incentives to becoming a housing provider. The income related rent subsidy is the key incentive, but over a period of 20 years policy levers with associated funding streams for the community housing sector to grow have come and gone, creating not just increased demand but also a sense of any funding being fundamentally insecure. The outcome is a sector that sits within a society in desperate need for its products and services, which is under-resourced to grow to meet that demand.

We are also meeting the Ministry of Housing and Urban Development on Wednesday 15 May to discuss their work programme for Māori outcomes. These doors and opportunities have emerged through developing the Kāinga plan, and it provides an chance for us to stand alongside Te Matapihi in advocating at the highest level for better outcomes.

Last week's newsletter included a fuller picture of activations under the Kāinga strategic action plan. In the remainder of this newsletter we set out some of our activity relating to Kāinga outcomes.

# Kāinga outcomes: targeting improved housing outcomes for whānau

**Kāinga lens:** in this area the plan is far-reaching and sets a broad foundation for activation from homelessness to home-ownership, and from Housing New Zealand to Panuku, marae, community, and housing providers and the community housing sector.

Big picture issues we are grappling with actively include addressing homelessness, influencing the future capability of the Ministry of Housing and Urban Development, creating more secure tenancies in social and private rental housing, enabling home ownership among whānau currently unable to buy, achieving optimal outcomes from public land and finance (for example through the Auckland Housing Programme, and Panuku settings), and building and sharing expertise in the sector

**Activations:** some of the big issues we are tackling right now include:

## 1. Homelessness

Most agree that to address homelessness the government should build more social housing. Well, the government *is*, so we need to ask is it enough, if the approach is right, and what else is required to make this work systemically and in specific whānau instances, to reduce housing deprivation?

At this time it appears that the government build programme over the next 9 years will not meet anticipated demand for social housing, given even just the current level of known demand.

The government is aiming to build around 50,000 houses in Auckland, facilitated (partially funded and financed) through the redevelopment of large tracts of land owned by the Crown. These mega-sites will be redeveloped with approx. 1/3 for HNZ social housing, 1/3 developed as KiwiBuild homes, and 1/3 sold to the market to generate revenue for the undertaking.

This huge project faces significant funding constraints leading to the 1/3 split model outlined above. There are two concerns however: most of the land being redeveloped is Housing New Zealand land, sufficient in itself to easily provide housing for the future social housing register waiting list and more. But the driver to derive revenue from open market sales is directly reducing the amount of social housing that will result, being around 1/3 of houses.

A 50%/50% split between social housing and KiwiBuild, would cut market sales revenue, but waiting lists for affordable and social housing would be dispatched to history.

This is choice being made right now.

We also need to ensure that the right services are available to those individuals and whānau to sustain secure tenancies. This is where the *Kāinga* kaupapa really kicks in – it can't be just about a house, it must also be about a positive and affirming experience of attaining shelter, the experience of living in a house, and the experience of being supported in appropriate and meaningful ways. In addition we are:

- a. Promoting Te Āo Māori view in options to address homelessness
- b. Leveraging and scaling up marae innovations and progress in housing services
- c. Supporting/participating in Kia Whai Kāinga Tātou Katoa multi-agency sector project
- d. Advocating for Unitary Plan change to inclusionary zoning (developments over x units must include affordable supply)
- e. Taking a social outcomes view to promote getting scale and provision right in AKL

- f. Reviewing outcomes drivers for HNZ and HLC, seeking options to leverage finance/land

## 2. Continuously working with the Ministry of Housing and Urban Development to

- a. Influence the shape, scale and capability of their 'Māori Housing Unit'
- b. Influence the Ministry's forward work programme on housing outcomes for Māori
- c. Influence their reading of the Associate Minister's delegations which on first read are broad and strong enough to make a real difference

## 3. Working with Auckland Council and Panuku on endorsement of the plan and planning and policy settings that will enable improved housing outcomes

The Kāinga strategic action plan addresses issues and barriers to improved housing outcomes for Māori in local government settings, with a section targeted to Auckland Council.

The Unitary Plan is the key tool we use to manage housing supply in Auckland. We are working to ensure settings promote papakāinga outcomes and opportunities. But we are also keen to see changes to include inclusionary zoning, a measure that would directly increase the supply of affordable housing in Auckland.

Many marae in Auckland are on public reserve land and whether they are on reserve land, Māori or settlement land, or general land, we believe settings should enable and reflect the natural fit between marae and housing. Housing naturally sustains marae through human presence, and supports the manaakitanga and whanaungatanga role of marae to those associated with the marae, including kaumātua and whānau.

## 4. Working closely with the Community Housing Sector to scale up the positive impact they have for Māori whānau

Community housing providers (mostly charitable organisations) operate shared equity, shared and progressive ownership products helping whānau into secure tenure and home ownership.

Across Auckland around 50% of whānau accessing these programmes are Māori. One thing this tells us is that Māori whānau are resilient, earn stable incomes sufficient to enter into mortgages under certain circumstances, and they are ready to take opportunities when they present.

There are few Māori community housing providers, and it would be very difficult to establish one in the current environment without a significant philanthropic donation of some kind (many existing providers started out when property was bequeathed). Government funding in the sector is currently limited and would not really support a provider starting out in housing from scratch, especially in Auckland's market (although there is a sense of change right now).

The Kāinga plan is clear that the outcomes delivered by this sector mean it has a significant role to play in the future housing outcomes of many whānau. We have:

- Sought endorsement of the Kāinga plan from sector organisations to express alignment
- Ensured our advocacy for these outcomes is closely aligned with what the sector needs and is saying to government
- Challenged the sector to move beyond delivering outcomes for whānau to building their internal Māori capability as a means to cement those outcomes in the future
- Signalled strong support for the KiwiBuy campaign from the outset as a means to meet the needs of many working Māori whānau

- Sought Auckland Council endorsement to –
  - support inclusionary zoning in the Unitary Plan – affordable housing component in all developments over 'X' number of units, directly increasing affordable supply
  - driving Panuku supply/release of land for housing at an affordable rate

## 5. Increasing sector expertise

We are working with Te Matapihi toward the delivery of a number of learning modules to support our aspiration of increasing housing sector expertise in outcomes for Māori. Component modules of this learning resource overtime will include:

- papakāinga development
- financial literacy
- Housing outcomes for Māori and housing values, needs and aspirations
- knowledge of support services (navigation and building expertise in the housing system)
- policy and strategy
- Emergency and Transitional housing

The Kāinga project creates a focus on understanding housing through Māori values and Māori expectations, and as the project develops and is socialised with stakeholders, there is a consistent need to reinforce the message that we are talking about kāinga not just housing.

### Some key issues: key questions:

- How many social houses will we need in 5 years, and will we meet that target?
- What kind of learning module would you or your organisation benefit from in the housing area? – what would be your key subject headings?
- How will housing outcomes for Māori and community housing outcomes be promoted through large scale public land redevelopment in AKL?
- Would a regional Māori housing provider be valuable to Māori in Tāmaki Makaurau?