



Te Puni Kōkiri  
REALISING MĀORI POTENTIAL

# THE MĀORI HOUSING NETWORK

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Investment strategy 2015-18

Te Kāwanatanga o Aotearoa

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## Foreword from the Minister for Māori Development

I am pleased to release the investment strategy for the Māori Housing Network. The Māori Housing Network has been set up in Te Puni Kōkiri, effective from 1 July 2015, to lead the Government's work to improve housing outcomes for whānau.

When I kept receiving reports of whānau living in caravans, and cold, damp dilapidated houses, I knew something had to be done. Poor housing results in poor health for whānau, and becomes a major barrier for whānau in fulfilling their potential.

For these reasons, I have set up a nationwide Te Puni Kōkiri network. It will have a whānau-centred approach to realising whānau housing aspirations through the provision of information and practical support to whānau and the Māori housing sector.

Whānau have differing housing needs. Housing solutions must recognise that whānau will be at a different point on the housing continuum, from whānau living in severe housing deprivation, to whānau aspiring to independent home ownership or Māori seeking to become housing providers. While their needs will vary over time, what can be said with certainty is that whānau seek housing security and stability.

I believe that the most effective form of security will come as a result of working in partnership, alongside housing providers, whānau, hapū and iwi for the benefit of all.

The partnership approach is also important because the Māori Housing Network has a limited pūtea. It will need to work closely with communities and with other agencies to ensure we get the maximum benefit for whānau from available funding.

The Government's current housing reforms provide a unique opportunity to build some real momentum in addressing Māori housing issues. Many Māori are welcoming the opportunity to become involved in housing their people and I want to support this interest and enthusiasm.

The Māori Housing Network will need to liaise closely with government agencies to ensure active engagement of Māori in this process, to build their capability, and to ensure that the needs of whānau, hapū, iwi Māori and Māori housing providers are accounted for through the delivery of better targeted housing solutions.

This investment strategy for the Māori Housing Network for 2015-18 is focused on building the capability of the Network so that it is best placed to lead the Government's response to Māori housing issues, realise the housing aspirations of whānau and, ultimately, enhance the quality of life for whānau. It will take time, but I am confident that real progress will be made.

Te Whare Āhuru he oranga tangata.

Hon Te Ururoa Flavell

Te Minita Whanaketanga Māori

## Māori Housing Network purpose

Having access to safe and healthy homes in the right location, of the right size, and at the right price for current and future generations is important to whānau. Housing has an essential role in breaking cycles of poverty and dependence. Secure, quality housing enables whānau to create and participate in communities (whether urban or rural), contributes to continuity of school attendance and educational achievement, and leads to better health and justice outcomes.

The Māori Housing Network will adopt a whānau-centred approach to its investments in Māori housing, working closely with Māori to identify their housing need and enabling them to develop their own solutions. To this end, the activities of the Māori Housing Network will consist of both demand side and supply side measures across three main pillars of support activity:

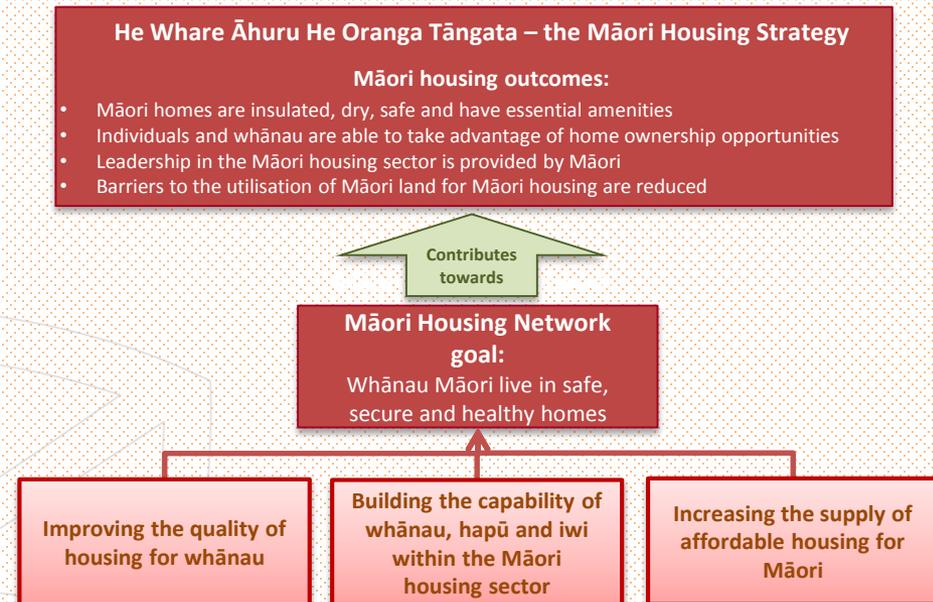
1. Supporting whānau to access financial assistance to improve their immediate housing situation and to build the capacity of the Māori housing sector.
2. Providing leadership, knowledge, connections and practical support on Māori housing-related issues to whānau, hapū and iwi Māori, communities and Māori housing providers.
3. Leading the Government's strategic approach to Māori housing, including through the provision of policy advice and information to central agencies.

The activity of the Māori Housing Network will contribute to the achievement of its long-term vision for Māori housing – a future in which Māori have access to safe, secure and affordable homes, and where more Māori have the opportunity to own their own homes.

## Focus on contributing to outcomes

The Māori Housing Network has three medium-term strategic focus areas (explored in detail on pages 8-9) that will help guide its response to the identified housing needs of Māori. Through its investments (both financial and practical) across these focus areas, the Māori Housing Network will play an important enabling role in coordinating the efforts of government agencies towards improving housing outcomes for whānau.

He Whare Āhuru He Oranga Tāngata – the Government's Māori Housing Strategy – identifies a number of outcomes for Māori housing, the achievement of which is the collective responsibility of government agencies that have a role in supporting Māori housing. The outputs of the Māori Housing Network's investments will directly contribute to improving these housing outcomes for whānau.



## The Māori Housing Network approach

Te Puni Kōkiri's ability to achieve the investment objectives of the Māori Housing Network will, to a large degree, depend on its ability to develop close relationships and work effectively in partnership with other stakeholders that have a role in influencing Māori housing outcomes. This will include whānau, hapū and iwi Māori, other central government agencies involved in Māori housing, local government authorities, and Māori housing providers.

### Engagement and partnership with Māori communities

The Māori Housing Network intends to strengthen the Government's relationships with Māori by ensuring a whānau-centred approach is central to its investments in Māori housing.

By engaging with whānau Māori and communities, the Māori Housing Network will obtain important insights into the combined services that are commonly required to meet Māori housing needs. It will coordinate the various Māori housing funds it manages to provide tailored funding that meets the specific needs of Māori. In building relationships, the Māori Housing Network will also be well placed to work with projects throughout the planning and development process.

### Engagement and partnership with other government agencies

The Government plays an important role in the Māori housing sector through leading actions to improve Māori housing.

The ability of the Māori Housing Network to better connect central agencies and align their efforts will be critical for the Network to achieve its goals.

The Māori Housing Network will have limited resources of its own with which to instigate positive change. It will therefore seek to work in partnership with other government agencies to build upon the existing actions across government. The Māori Housing Network will engage closely with other agencies to provide advice on their policy settings, lead

the strategic discussion on Māori housing and coordinate collective responses to Māori housing issues.

### Engagement and partnership with the Māori housing sector

The Māori housing sector is diverse, reflecting the nature of the various communities, landholdings and support networks. While this diversity can contribute to fragmentation within the Māori housing sector, it also presents an opportunity for the Māori Housing Network to better integrate and build upon the existing areas of activity by serving as a key facilitator of Māori housing initiatives.

It is important that the Māori Housing Network has visibility of the work being undertaken across the Māori housing sector and does not inadvertently undermine or duplicate existing efforts. As in its engagement with other government agencies, the Māori Housing Network will seek to work in partnership with other groups in the Māori housing sector to build upon the existing efforts by leveraging, influencing and providing direct support for housing initiatives. Where there are identified gaps in the services and support being provided by the sector, or through other government initiatives, the Māori Housing Network will seek to introduce innovative and complementary new initiatives.

### Investment principles

In line with this approach to engagement, the Māori Housing Network's investments in Māori housing will be guided by the following set of principles:

- The Māori Housing Network will invest in response to the housing needs and aspirations of Māori, as identified through active engagement with whānau, hapū and iwi Māori.
- The Māori Housing Network will invest in initiatives that have a clear value proposition that aligns with the strategic focus areas of the Māori Housing Network.
- The Māori Housing Network's investment should leverage other sources of public or private investment wherever possible.
- Investment decisions will favour proposals that demonstrate an ability to create long-term, sustainable value for the Māori housing sector and, ultimately, for whānau.

### Engagement principles

The Māori Housing Network will also be guided by a set of engagement principles that are premised upon whānau Māori pursuing and realising an improved quality of life. These are:

- Value for people and relationships – the Māori Housing Network will act with integrity and treat others with respect. It will be cooperative and inclusive.
- Direct engagement - the Māori Housing Network will seek to engage directly with whānau, hapū, iwi Māori and communities wherever possible on its investments.
- Diversity - the Māori Housing Network accept the unique nature of each housing situation and will coordinate various forms of support to deliver tailored solutions.
- Innovation - the Māori Housing Network will test ideas, generate new knowledge, learn from others and apply new knowledge to obtain solutions.

- Transparency and accountability – the Māori Housing Network will operate in a fully transparent and open manner, with decision-making flexibility afforded within defined processes and procedures.

## The current state of Māori housing

Māori housing need, characterised by poor quality of housing, high rates of tenancy subsidies, and low rates of home ownership, has been a long-standing problem. There are a number of measures used to identify housing need (such as those relating to severe housing deprivation, social housing tenancy, and receipt of rental subsidy). Māori are over-represented on virtually all of the measures:

- A total of 11,730 Māori currently experience severe housing deprivation.\*
- An estimated 1,290 Māori are homeless, 235 are in emergency accommodation, 1,056 live in commercial accommodation or on marae, and 9,149 live in severely overcrowded private homes.\*
- A further 22,184 Māori (34.5% of all recipients) receive an income related rent subsidy as Housing New Zealand Corporation clients.\*

In addition:

- A total of 89,434 Māori (42% of all recipients) receive an income and asset-tested Accommodation Supplement.\*\*
- 43% of Māori (237,297) are living in owner occupied homes, compared to the national average of 64.8%.\*\*\*

Poor housing outcomes impact negatively upon other social outcomes (e.g. health, education, employment). This can lead to inter-generational cycles of deprivation. Working to realise the housing aspirations of whānau will in turn have inter-generational benefits for whānau and society as a whole.

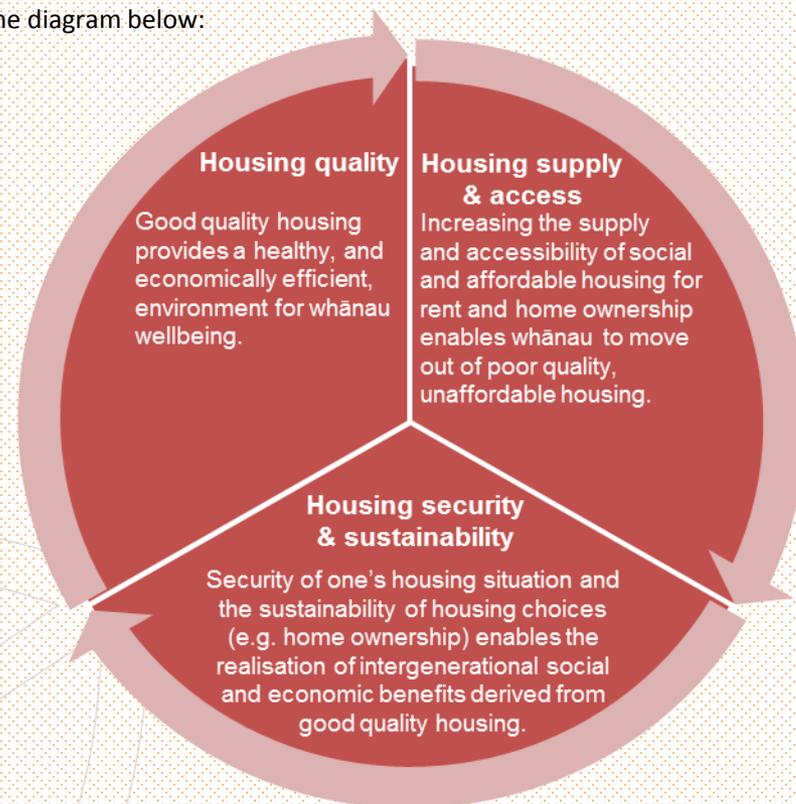
\* Amore K, Viggers H, Baker, MG, & Howden-Chapman, P (2013). Severe housing deprivation: The problem and its measurement, Official Statistics Research Series, 6.

\*\* Ministry of Social Development data (March 2015).

\*\*\* 2013 Census, Statistics New Zealand.

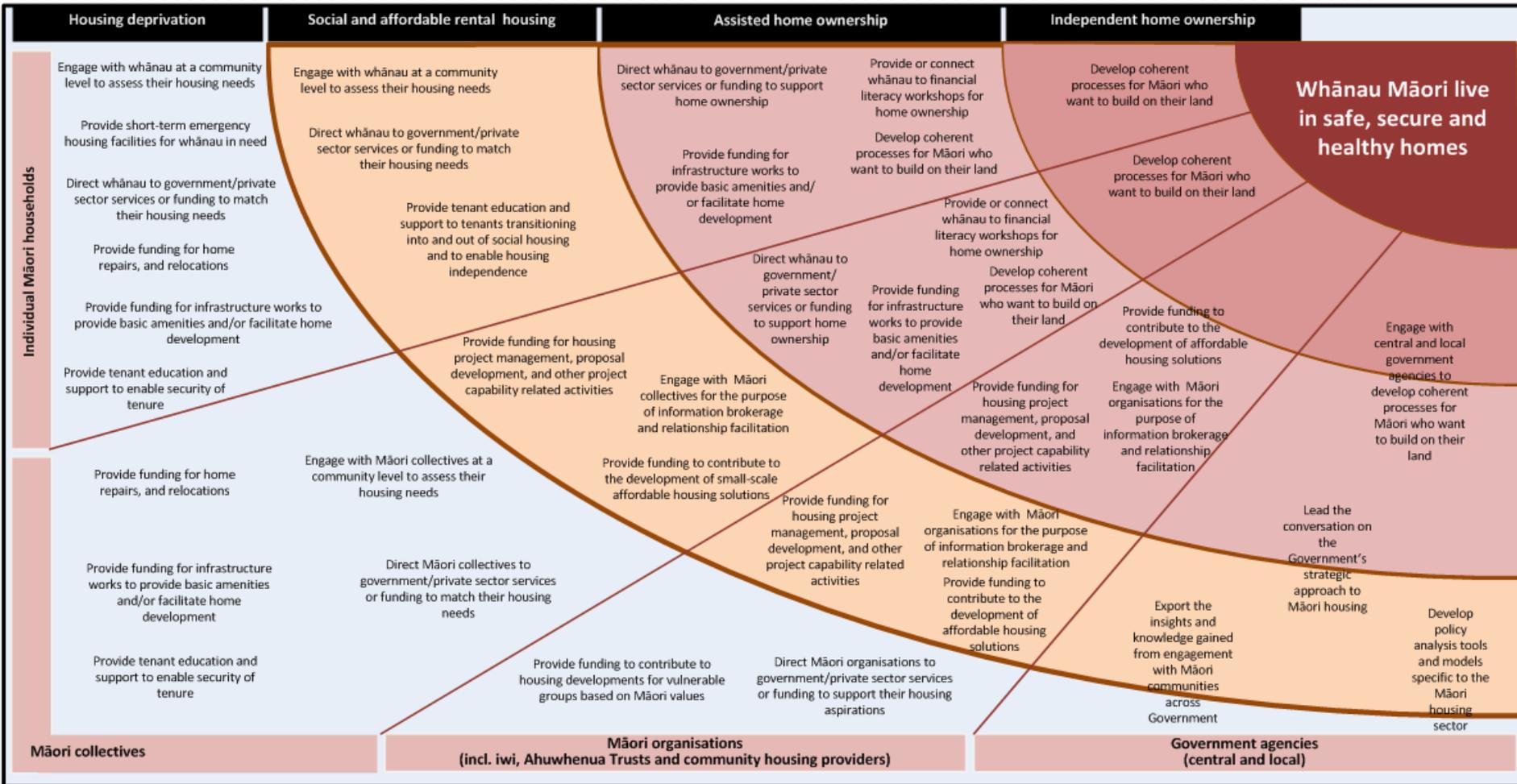
## Māori housing challenges and opportunities

Māori housing challenges and opportunities exist to varying degrees across a broad spectrum, from whānau living in severe housing deprivation to those building large scale developments on their own land. While this means that the housing needs of whānau vary significantly, the broad areas of need on which action should be focused are outlined in the diagram below:



# The spectrum of activities of the Māori Housing Network

In response to the identified housing challenges and opportunities for Māori, the range of activities supported by the Māori Housing Network could potentially span the entire housing spectrum. By way of illustration, some of these possible activities on both the demand side and supply side are outlined in the diagram below. The specific areas of focus for the Māori Housing Network will be determined on an annual basis, according to demand, need and available resources.



## Strategic focus areas for 2015-18

The Māori Housing Network has three medium-term strategic focus areas that will help guide its response to the identified housing challenges and opportunities for Māori. These focus areas indicate particular aspects of the Māori housing sector in which the Māori Housing Network expects to see focused improvement over the term of this investment strategy.

In selecting these three issues as its strategic focus areas, the Māori Housing Network intends to build on the progress to date in developing the Māori housing sector. The alignment of its activities to these focus areas will enable the Māori Housing Network to operate across each of the three broad areas of need identified on page 6 (housing quality, housing access and supply, and housing security and sustainability).

The ways in which the Māori Housing Network is expected to build up its operating capacity over the life of the investment strategy is outlined under each of the focus areas. Some of the key signs that it has been successful in doing this are provided for each focus area.

### Focus area 1: Improving the quality of housing for whānau

There is a complex, inter-woven range of factors that contribute to whānau Māori living in sub-standard housing situations. These include poor educational achievement, limited financial resources, poor financial literacy, adverse family structures (e.g. sole parent households), and demographic factors.

The Māori Housing Network will provide a range of services and forms of support in order to help whānau Māori to improve the quality of their housing situations. For those with desperate housing needs, this may mean accessing short-term emergency housing facilities or moving out of housing deprivation and into secure social or private rental housing. For other whānau, this could mean undertaking emergency repairs or even rebuilding their homes on their own land.

The services and support that the Māori Housing Network will provide in this area will respond to Māori housing need by improving housing quality, as well as housing security and sustainability for whānau.

Specifically, the actions of the Māori Housing Network in relation to focus area 1 will include:

- Contributing to emergency housing solutions for whānau with desperate housing needs.
- Providing funding for home repairs, relocations, new builds, or infrastructure works to provide basic amenities.
- Engaging with whānau at a community level to assess their housing needs and direct them to government/private sector services or funding to match their needs.



#### Signs of the Māori Housing Network's success in this area:

- The Māori Housing Network has successfully piloted innovative emergency housing solutions for whānau Māori, which will be used to inform other emergency housing responses.
- The Māori Housing Network's information on Māori housing is informed through effective engagement at the local level with whānau and communities.
- The Māori Housing Network has a detailed short-term view of demand for its services and funding support, and an understanding of the longer term development opportunities.

## Focus area 2: Building the capability of whānau, hapū and iwi within the Māori housing sector

In order to create a self-directed Māori housing sector, it is important that leadership of the sector and self-sufficiency for improving the state of Māori housing is supported.

In recent years there has been a steady growth of capability within the Māori housing sector. It is important that the Māori Housing Network capitalises upon this growth within the sector to further develop the capacity of whānau, hapū and iwi Māori. The Māori Housing Network will support Māori that have the potential to provide leadership through the development and delivery of sustainable housing solutions for Māori.

The services and support that the Māori Housing Network will provide in this area respond to all of the broad areas of Māori housing need, by building the capability of Māori within the housing sector to respond to these challenges

Specifically, the actions of the Māori Housing Network that relate to focus area 2 include:

- Providing funding for housing project management, proposal development, feasibility studies and other capability related activities.
- Engaging with Māori housing providers for the purpose of information brokerage and relationship facilitation.
- Organising and holding papakāinga and home ownership workshops.
- Developing a register of Māori housing providers operating within the sector to understand the level of capability that currently exists.



### Signs of the Māori Housing Network's success in this area:

- The Māori Housing Network has a register of Māori housing providers and understands the level of capability that exists across providers.
- The Māori Housing Network supports an increasing number of Māori to become housing providers.
- The Māori Housing Network actively supports capability building within the Māori housing sector and the sharing of expertise and knowledge.

### Focus area 3: Increasing the supply of affordable housing for Māori

The New Zealand housing market is currently under pressure. The shortage of affordable housing has resulted in a backlog of high housing need, particularly among whānau with low income. As a result, more whānau are forced into housing that is increasingly unaffordable, of poor quality and less suited to whānau needs. An increase in the supply of affordable housing is urgently needed to enable whānau Māori to move from deprivation and dependence towards opportunity and independence, and an enhanced quality of life.

The Government has signalled its desire to expand and diversify the market for social and affordable housing developments. Māori want to play a role in providing a range of tenure arrangements from social rentals to affordable home-ownership options, but enabling them to do so will require support from Government.

The services and support that the Māori Housing Network will provide, in relation to focus area 3 will respond to Māori housing need by increasing housing supply and access, as well as housing security and sustainability for whānau.

Specific actions will include:

- Providing capital grant funding to Māori housing providers to contribute to (not fully fund) the development of small-scale affordable housing solutions.
- Influencing the policy levers of other government agencies to be directed towards increasing the supply of affordable housing for Māori.
- Building on relationships with communities to contribute to the Government's wider policies on housing affordability.



#### Signs of the Māori Housing Network's success in this area:

- The number of housing developments supported by the Māori Housing Network has increased.
- The Māori Housing Network is actively gathering and disseminating information on the most common barriers to successful housing developments.
- The Māori Housing Network has developed exemplars and models of user-friendly regulatory processes around housing developments.

## Delivery of the investment strategy

The Government plays an important role in the Māori housing sector. There are currently five housing accords which include commitments from the Crown to support iwi in meeting their housing aspirations for their members, and further relationship commitments are being established as part of upcoming Treaty of Waitangi settlements.

The Government is also involved in leading actions through multiple agencies to improve Māori housing, including identifying opportunities for Māori arising from the Social Housing Reform Programme and introducing the Māori Housing Strategy. The establishment of the Māori Housing Network and the support it will provide to the Māori housing sector fit firmly within this context.

However, beyond the Government, there are Māori housing providers, whānau, hapū and iwi whose actions contribute to the improvement of housing outcomes for Māori. The Māori housing sector will be most effective when all parts are coordinated and strong relationships exist.

The Māori Housing Network's engagement and partnership approach will be key to enabling a greater level of cooperation and coordination to be forged across the Māori housing sector.

### Indicators of successful delivery of the investment strategy

This investment strategy articulates how the Māori Housing Network will build its capability over the next three years such that it is best placed to co-ordinate the Government's response to Māori housing challenges and opportunities. The Māori Housing Network will develop success indicators under each of the strategic focus areas for monitoring the effectiveness of its efforts in this regard.

He Whare Āhuru He Oranga Tāngata - the Māori Housing Strategy outlines the way in which this work will have a meaningful impact on the housing circumstances of whānau. The extent to which the Māori Housing Network effectively contributes to the achievement of the

outcomes outlined in the Māori Housing Strategy will be evidenced through the strategy's monitoring and reporting arrangements.

The Ministry of Business, Innovation and Employment is in the process of developing an evaluation model and detailed success indicators for the Māori Housing Strategy that will provide an accountability framework for monitoring progress towards achieving the identified outcomes. The Māori Housing Network will work closely with the Ministry of Business, Innovation and Employment in the development of this framework.