



Te Puni Kōkiri
REALISING MĀORI POTENTIAL

Māori Housing Investment Strategy

2018-19 to 2020-21

Te Kāwanatanga o Aotearoa

Foreword

E rere ana aku mihi ki te Atua, nāna nei ngā mea katoa
Ki te pou renarena o te whare o Pōtatau, pai mārire
Ki te hunga kua whetūrangitia, oki atu rā
Ki a tātou te hunga ora e kawea ana i ngā ōhākī o rātou mā, e tau ana.

Ka mate kāinga tahi, ka ora kāinga rua - a well-known saying that when one home ceases, a second arises to replace it. Currently when the first home ceases, there is not a second one to replace it. This situation has to change.

Having seen first-hand the difference that quality housing makes for whānau, I want all whānau across Aotearoa to have access to housing that is warm, dry and affordable. Good quality housing is a building block for thriving whānau and strong Māori communities.

The Māori Housing Investment Strategy sets out the aims, objectives and approach Te Puni Kōkiri will take to target its kāinga investment to support the aspirations and needs of whānau, hapū and iwi over the next three years.

Its focus is on supporting community-led housing repair programmes to lift the quality of substandard housing, papakāinga projects building new and affordable homes, increasing whānau and rōpū knowledge about housing issues and increasing their housing capability, and help with infrastructure for homes on Māori land.

These initiatives will strengthen whānau and communities, not only improving housing but also providing opportunities to learn skills, offer employment opportunities, build financial capability, and retain value within local communities.

The Māori Housing Investment Strategy takes a community development approach – working closely with whānau and communities to understand their strengths, opportunities and future vision, in relation to both housing and what they want to achieve more broadly. This approach illustrates the importance of building communities, not just houses. It is my ambition that this new community development approach informs the way that the Government partners with Māori to support their aspirations.

I am pleased to release the Māori Housing Investment Strategy and look forward to seeing the improvements for whānau.

Ko te whare e hanga te tangata, ko te tangata e hangaia e te whare.

The whare (whare tangata) builds the people and the people build the whare.

Hon Nanaia Mahuta
Minister for Māori Development

Supporting Māori housing aspirations through a multi-agency approach

Housing and Urban Development Programme

Improving housing for New Zealanders is a key priority for the Government, with a wide range of policy and on-the-ground initiatives in place through the multi-agency Housing and Urban Development Programme. These include:

- Building 100,000 affordable homes over the next ten years through KiwiBuild
- Reforming tenancy laws and setting minimum standards to improve the quality of rental housing
- Addressing homelessness
- Supporting whānau, hapū and iwi housing needs and aspirations
- Leading large-scale urban development projects and investing in infrastructure
- Building capacity in the construction sector.

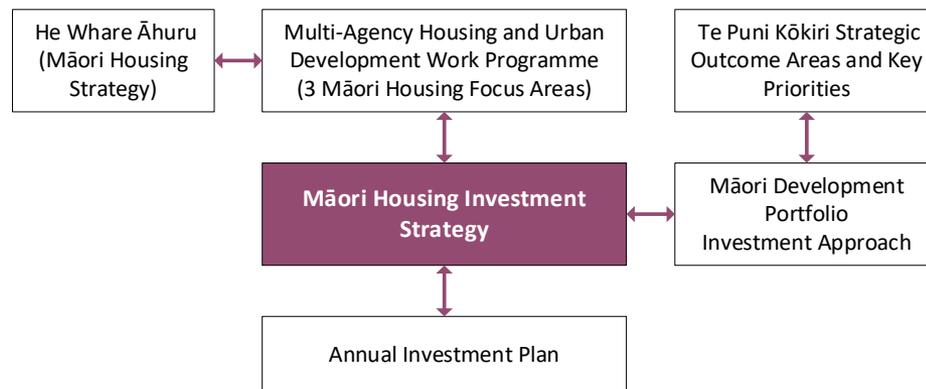
Within the multi-agency programme, Te Puni Kōkiri is working alongside the Ministry of Business, Innovation and Employment, Ministry of Social Development, and Housing New Zealand on the Māori Housing Work Programme. This has three focus areas:

- Ensuring KiwiBuild works for Māori
- Rural and substandard housing repairs
- Addressing barriers to building on Māori land.

This work is also informed by the Te Puni Kōkiri strategic outcome areas and key priorities, which drive our housing work programme.

The Māori Development Portfolio Investment Approach provides the overarching framework within which the Māori Housing Investment Strategy will operate.

Each of these elements informs, and is informed by, the other, creating a cascade effect as shown in the diagram below.



Te Puni Kōkiri Strategic Outcome Areas and Key Priorities

To support thriving whānau our focus is on improving strategic outcomes relating to:

- Cultural pride and identity
- Whānau enterprise and community development
- Regional development and Māori opportunity
- Youth development and leadership



The current state of Māori housing

Over recent years, Māori have continued to experience poor housing outcomes in a number of areas:

- Māori home-ownership rates are falling at a faster rate than for the total population, with Māori home ownership dropping 20% since 1986, compared to a decrease of 15.3% for the total population
- For Māori, the percentage renting in the private sector increased from 41% to 77% between 1986 and 2013
- Almost 10% of annual hospital admissions for diseases such as pneumonia, meningococcal disease and tuberculosis are attributed to household crowding; for Māori, housing accounts for 20% of admissions.

Recent trends (such as rising rents and house prices) have placed further pressure on many whānau, resulting in many accessing housing support. For example, between 2015 and 2017, the number of Māori on the Social Housing Register nearly doubled from 1,368 in September 2015 to 2,623 in September 2017.

There is a growing need for support to lift housing quality, support small-scale papakāinga, and help more whānau on the home ownership pathway.

The Māori Housing Investment Strategy is focused on responding to three key challenges and opportunities relating to Māori housing, in order to support whānau Māori to achieve their housing aspirations.

Supporting whānau Māori to live in healthy, secure and affordable homes



Taking a Community development approach

Partnering with communities to support them in identifying and progressing their housing aspirations as part of a broader approach to developing the wider community

Taking a strategic community development approach

Housing, combined with good access to services and infrastructure, is a building block for thriving communities and supporting the longer-term educational, skill development, health and social outcomes of the members of those communities.

In order to maximise the impact of our investment, we will take a strategic community development approach – working with whānau and communities to understand their strengths, needs and aspirations for the future. This will allow us to use our investment in housing as a vehicle to identify wider community development opportunities.

For example, improved housing can provide opportunities to:



Enable development of whānau enterprises that can lift economic wellbeing for local whānau



Create skills and training opportunities relating to building, trades and home maintenance



Improve health outcomes for whānau by providing access to warm and dry housing.

The community development approach is a core feature of the Te Ohu Whanake Framework for Māori development. By working closely with individual communities, we create growth and prosperity that is place-based and strengths-based and reflects the aspirations of those communities. It provides a strong sense of ownership and self-determination in the outcomes sought, and provides an opportunity for agencies and organisations to work closely together to achieve the unique aspirations of each community.

The community development approach enables communities to achieve outcomes across the four domains of the Treasury Living Standards Framework:



Natural Capital	Social Capital	Human Capital	Financial/Physical Capital
All aspects of the natural environment needed to support life and human activity (e.g. land, water, energy resources)	The norms and values that underpin society (e.g. trust, cultural identity and community connections)	People’s skills, knowledge and physical and mental health – enabling people to participate fully in society	Physical and financial assets and infrastructure that have a direct role in supporting incomes and material living conditions

This is an integral part of our approach to improving the wellbeing and supporting the aspirations of New Zealand communities.

Principles guiding our investment strategy

Improving housing and wider community outcomes for Māori is key to ensuring whānau are supported to thrive. How we invest is as important as the initiatives we invest in.

Investment Guiding Principles

In line with the overarching Māori Development Investment Approach, our housing investments are guided by the following principles:



We invest in initiatives that take a whānau-led community development approach to their delivery and support sustainable change



We invest in building capability and capacity to support the achievement of whānau, hapū and iwi aspirations



We invest in initiatives that promote and encourage the use of te reo me ngā tikanga Māori in everyday situations and settings



We co-invest in partnership with the community and with other agencies to maximise outcomes



We invest strategically, using regional knowledge and evidence to target our investment to where it can make the biggest difference

Engagement Principles

As we work with whānau and communities to identify and understand their strengths, needs and aspirations for the future, we are committed to the following engagement approach:



Value for people and relationships – we will act with integrity and treat others with respect, taking a cooperative and inclusive approach



Direct engagement – we will seek to engage directly with whānau, hapū, iwi, communities and rōpū wherever possible in identifying investment opportunities



Diversity – we will accept the unique nature of each housing situation and coordinate various forms of support to deliver tailored solutions



Innovation – we will test ideas, generate new knowledge, learn from others and apply new knowledge to obtain solutions



Transparency and accountability – we will operate in a fully transparent and open manner, with decision-making flexibility afforded within defined processes and procedures

Maximising the impact of investment in Māori housing

Māori housing investment funds

Te Puni Kōkiri manages two dedicated housing investment funds – the Māori Housing Network and Te Ara Mauwhare. In addition, funding was ring-fenced through Budget 18 in a Contingency Fund to support improved housing outcomes for Māori.

Māori Housing Network	Te Ara Mauwhare	Contingency Funding
\$19.641m	\$8.300m	\$12.850m
Providing practical assistance and resources to whānau and Māori housing providers to improve housing outcomes for Māori	Trial and evaluate new approaches to help whānau achieve housing independence and pathways to home ownership	Ring-fenced funding with a focus on taking a whānau-led community development approach to Māori housing.
Ongoing Funding	Three-year Appropriation (FY18-FY20)	One-off Funding

Together, this investment will be targeted across the country to support whānau Māori to live in healthy, secure and affordable homes.

Targeting investment through strategic focus areas

To address the identified opportunities and challenges for Māori housing, we have identified three strategic focus areas that will guide our investment decisions over the next three years:

- 1. Improving the quality of housing for whānau**
- 2. Supporting papakāinga development and activities to help Māori into affordable housing.**
- 3. Building the capability of whānau, hapū and iwi, and rōpū to respond to Māori housing aspirations**

Within these strategic areas, investment will be targeted towards:

- **Practical housing support:** information, advice and assistance across the housing continuum
- **Housing repairs:** Advice and grants to support community-led housing repairs
- **Housing journey support:** Advice and grants to support practical housing initiatives, and providing access to housing expertise
- **Whānau financial capability:** Support for workshops to help whānau understand housing issues, build their housing capability and realise their housing aspirations. Models to support Māori home ownership are also being piloted
- **Capability building for rōpū:** Advice and investment to support rōpū to build their knowledge and ability to develop community-focused housing projects
- **Infrastructure support:** Grant funding to deliver infrastructure for housing on Māori land
- **Papakāinga:** Support for rōpū to increase affordable rental housing

Strategic Focus Area 1: Improving the quality of housing for Whānau

Good quality housing, that is warm, dry and secure, can support whānau to improve their health and provide a secure and sustainable living situation.

Improving the quality of housing for whānau remains a key focus of the investment available through the Māori Housing Network. A range of activities will be used to help lift quality, including improving the quality of homes through community-led repair programmes and urgent repairs.

Specific activities will include:

- Engaging with communities to understand their housing needs and provide support to lift housing quality as part of a coordinated approach to community development
- Identifying opportunities to support housing repair programmes that contribute to other outcomes – such as developing home repair or maintenance skills within the community
- Providing funding for community-led repair programmes and urgent home repairs, and providing home maintenance workshops.



Signs of success:

- An increased number of community-led repair programmes are in place, and the pipeline of future programmes is well understood
- A greater number of whānau have access to housing that is warm, dry, secure and safe
- Rōpū are systematically linking housing projects in with other initiatives (e.g. skills or training opportunities) to support whānau and wider community development

Strategic Focus Area 2: Supporting papakāinga development and activities to help Māori into affordable housing

Our housing investments will continue to focus on increasing access to affordable housing for whānau through supporting the development of small-scale papakāinga across Aotearoa.

Innovative ways to get whānau into affordable home ownership will continue to be tested, in conjunction with support to lift financial literacy of whānau looking to own their own homes.

Specific activities will include:

- Identifying communities with high housing need and working with them to increase affordable housing supply
- Building rōpū capability to undertake papakāinga on Māori land
- Providing grant funding to contribute to the development of small-scale rental papakāinga, as well as supporting infrastructure for housing on Māori land (e.g. water, roading etc.)
- Developing and piloting innovative home ownership solutions through Te Ara Mauwhare, alongside financial capability support.



Signs of success:

- More whānau progress into sustainable home ownership
- New and innovative ways to support Māori home ownership are identified, trialled and developed
- An increased number of papakāinga are supported, developed and completed
- More Māori land is made available for housing through provision of supporting infrastructure.

Strategic Focus Area 3: Building the capability of whānau, hapū and iwi and rōpū to respond to Māori housing aspirations

Building capability enables Māori to take the lead in developing their own responses to housing challenges of quality, supply and access, and security and sustainability.

We will continue to build the housing capability of whānau, hapū, iwi, communities and rōpū. Areas of focus include lifting whānau financial capability, papakāinga and home maintenance workshops, and supporting rōpū capability.

Specific activities will include:

- Providing advice and information on the different forms of Government housing support available
- Supporting communities to develop their housing capabilities as part of broader community development work
- Providing advice and grants for workshops to build the financial capability of whānau to achieve their housing aspirations
- Providing advice and investment to support rōpū to build the knowledge needed to undertake community housing projects



Signs of success:

- Capability support is provided to enhance other forms of support (e.g. repairs or papakāinga) to provide more sustainable housing outcomes
- An increased number of rōpū are supported to deliver community housing projects
- Māori have a clear understanding of the forms of housing support available to them

Implementation Approach

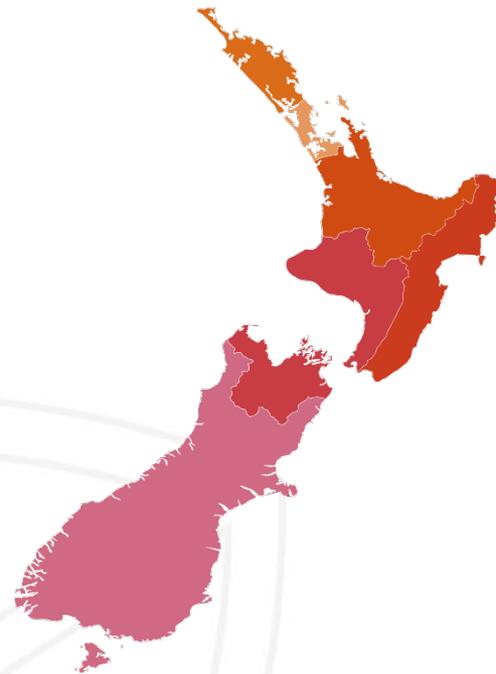
To implement the Māori Housing Investment Strategy, annual investment plans will be developed.

These plans will assist with the prioritisation of available housing investment in each year, in line with the unique priorities and needs of each region. The plans will allow us to respond to emerging housing needs and changes in the broader multi-agency work programme, as well as update progress on multi-year investments.

As we implement the community development approach, communities will be prioritised based on recommendations from each region and assessed against the following criteria:

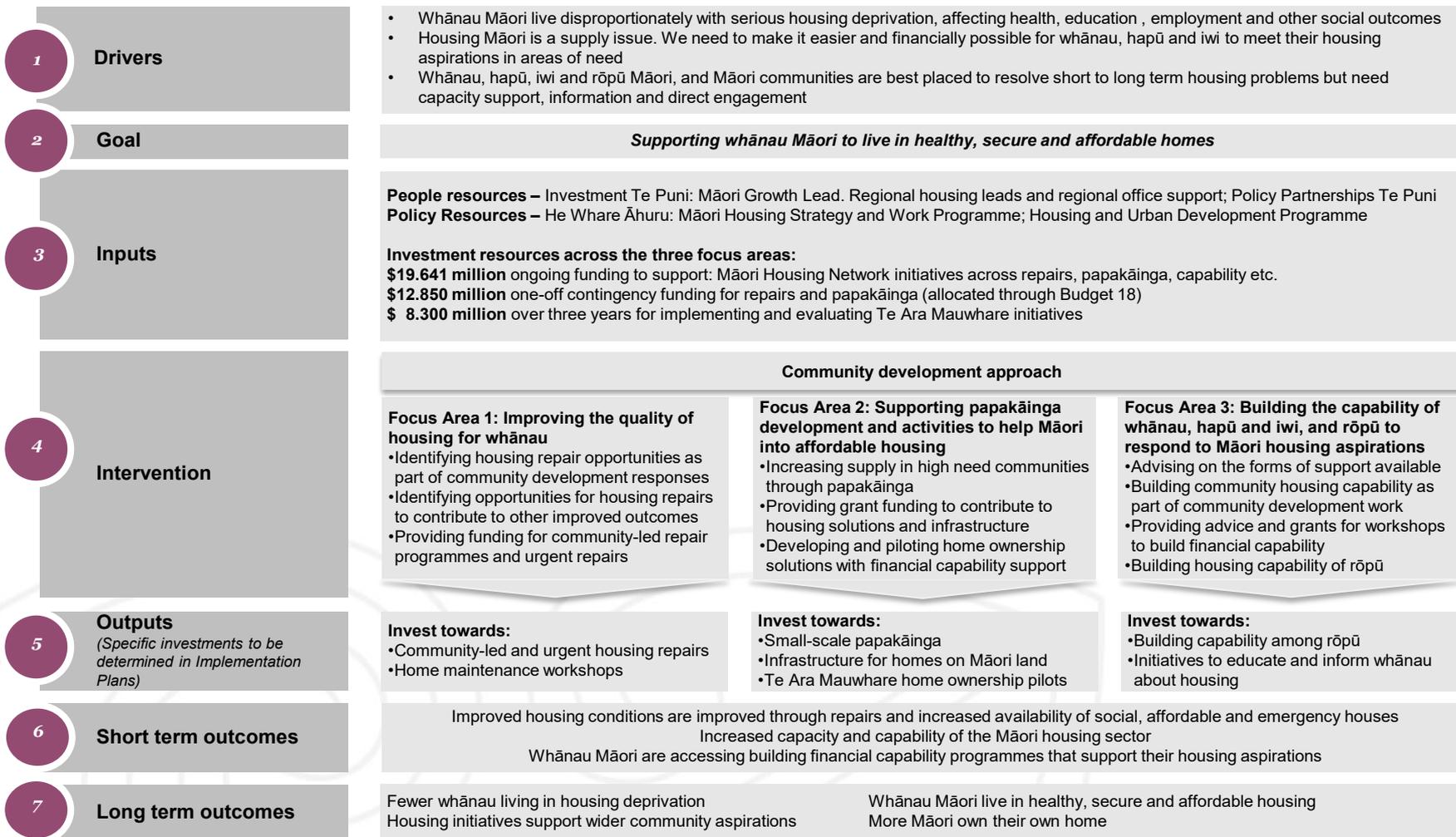
- identified opportunities to support broader community aspirations
- level of community need
- connections to broader regional economic development activity and opportunities
- collective impact opportunities across multiple agencies in order to ensure our investment complements rather than duplicates that of other agencies
- community readiness (capacity and capability to engage)
- size and scale – ensuring the investment makes a direct and measurable impact for whānau Maori.

Using regional knowledge, data and evidence to prioritise available funding to where it can make the biggest difference across Aotearoa



Intervention logic

The intervention logic diagram below shows the detailed relationships between Māori Housing activities, focus areas and intended outcomes:



Māori Development Investment Portfolio

The Investment Portfolio seeks to improve a broad range of outcomes to support whānau to thrive. The broad scope of our investment funds means that initiatives within each fund can support improved outcomes across multiple priority and strategic outcome areas. The diagram below shows the primary alignment of each fund to the priorities and strategic outcome areas.

