



WHARE ORANGA | Housing Policy

Māori and Pacific whānau have the lowest rates of home ownership and the highest rates of homelessness. Everyone, no matter where they are in Aotearoa, should live in a safe, warm, healthy and affordable whare – a place to call home. The goal of home ownership is a pipe dream for some living in our more expensive cities such as Tāmaki. In many areas, tenants are finding more and more of their income is being spent on rent and as those rents rise, so too does the pressure on them to keep a roof over their heads, especially as wage increases struggle to keep pace with rising housing costs.

The Māori Party will:

- ✓ **Create** a Minister for Māori and Pacific Housing to address the complex challenges, from homelessness to home ownership, which high numbers of Māori and Pacific families face.
- ✓ **Develop** a National housing strategy taking into account the specific rights and interests of Māori under Te Tiriti o Waitangi.
- ✓ **Establish** a Housing Sector Committee within the first 3 months of the next Parliament to co-design a 25-year government enabled housing strategy that builds on *He Whare Āhuru He Oranga Tangata* and addresses the entire housing spectrum.

Homelessness

Adequate housing is a determinant of health and social outcomes. Homelessness is a mark of failure for communities in providing basic security.¹ The OHCR indicates that homelessness is a prima facie violation of Article 11(1) of the International Covenant on Economic, Social, and Cultural Rights (ICESCR), which recognises the right of everyone to housing, adequate standard of living and continuous improvements of living conditions.

The Māori Party will:

- ✓ **Require** the government to meet its international obligations under Art 11(1) ICESCR and set a target to eliminate homelessness by 2020.
- ✓ **End homelessness** for everyone as a matter of urgent priority.
- ✓ **Address** the over representation of Māori and Pacific whānau in severe housing deprivation and hold the Government to account to reduce the rates of homelessness and severe housing deprivation through the setting and monitoring of specific targets and measures.
- ✓ **Build** 30,000 houses over 2018/19 and a further 30,000 houses over 2019-2022 comprised of a mixture of social housing and apartment housing developments in Auckland and 30,000 houses over three years in other areas of NZ where whānau experience severe housing deprivation.
- ✓ **Invest** in community and iwi led projects to grow the number of social housing developments available for whānau in need.

¹ <http://yaleglobal.yale.edu/content/cities-grow-worldwide-so-do-numbers-homeless>

- ✓ **Prioritise** a \$1billion housing fund for innovative housing products to more easily accommodate the specific needs of kaumātua, rangatahi and their whānau and extended whānau.
- ✓ **Introduce** New Community Housing Associations made up of community and mana whenua representatives to purchase and manage state housing stock from Government for social and affordable housing.
- ✓ **Advocate** for the Crown to make on account settlement to iwi whose claims are not yet settled to enable their participation in social / housing development opportunities.
- ✓ **Enable** marae, hapū and iwi to purchase at cost government housing stock to hold in trust.
- ✓ **Support** communities to coordinate and expand on modern papakāinga as urban solutions to land scarcity.
- ✓ **Promote** 'wood first' policy that achieves better quality housing options.
- ✓ **1000** new Whānau Ora navigators with specialist housing knowledge to support whānau in to homes, and to retain them in those homes.
- ✓ **Double** the numbers of qualified Māori and Pacific in construction through trade training.
- ✓ **Fast track** the resourcing and funding of marae and community organisations to provide immediate emergency housing for everyone in need.
- ✓ **Review** the stock valuation of state housing and explore the viability of transferring a proportion of the ownership and management of State Housing to Māori housing providers, hapū and iwi.

- ✓ **Support** iwi-based and kaupapa Māori providers and consortia to participate in RfP processes through a non-competitive process that supports providers to become 'investment ready' and meet MSD contracting requirements.
- ✓ **Support** cultural practices of extended whānau living arrangements to accommodate whānau housing needs by establishing an independent design review panel for all HNZA, urban regeneration and KWIG/Māori housing fund applicants.

Renters' rights

- ✓ **Prioritise** a review of the rental sector to ensure whānau have access to suitable, habitable homes and tenure security at a fair price.
- ✓ **Review** the Residential Tenancies Act 1986 to restore equity to the Tenant and Landlord relationship and ensure whānau can enjoy greater housing security.
- ✓ **Improve** tenants' rights.
- ✓ **Freeze** rents on all social housing stock and review every five years.
- ✓ **Introduce** housing navigators to support homeless whānau and individuals to get into homes, and support tenants and landlords with understanding their rights.
- ✓ **Enforce** compulsory annual warrant of fitness for all rental homes and introduce housing inspectors to ensure compliance.
- ✓ **Provide** government subsidies for the installation of solar panels and efficient energy solutions, water tanks and sustainable heating solutions.

- ✓ **Explore** rent caps to ensure fair prices and affordability of private rental properties.
- ✓ **Require** landlords to test for methamphetamine use if there is a reasonable suspicion that meth may have been cooked in the house before new tenants occupy it.
- ✓ **Introduce** a cap on rent increases for all state-owned social housing stock and explore rent caps for private rentals.
- ✓ **Impose** an obligation on landlords to ensure tenants are not out of pocket when landlords give notice due to the proposed sale of their property.
- ✓ **Require** all community housing providers and all Crown providers of state housing (such as HNZC) to provide for tenant involvement in governance, through boards to whom the CHP or HNZC must report regularly. Funding for their operation and a budget for tenant led initiatives will be a required operating cost for the community housing provider or HNZC.
- ✓ **Expand** the Kainga Ora approach with the introduction of a 'Well Housing' initiative. We will use data to identify whānau in substandard living arrangements and work with intermediaries to target and co-ordinate a range of assistance as part of an expanded Kainga Ora initiative.
- ✓ **Reintroduce** the Drinkable Water Supply fund to ensure every home is attached to a drinkable water supply.
- ✓ **Provide** increased government subsidies for the installation of solar panels and water tanks.

- ✓ **Take** urgent steps to tackle substandard housing and infrastructure in rural and urban areas.
- ✓ **Simplify** rent subsidies such as the Accommodation Supplement and Income Related Rent subsidies package to allow more whānau to capitalise on their family support tax credits, income related rent subsidy and/or accommodation supplement allowances as a deposit for a home.
- ✓ **Explore** subsidies and tax breaks for landlords who install heat pumps, insulation, DVS systems and wood pellet fires who tenant their homes with holders of community services cards to incentivise landlords to improve the state of their homes and to maintain the health of tenants.
- ✓ **Create** a new category of social housing within the private rental market where tenants with school-aged children and larger families are income-tested and their rents topped up by government with the amount tenants are unable to pay; so larger families and families with school-aged children are able to live with dignity and have access to homes more quickly.
- ✓ **Review** the bond refund system and create fairer and more streamlined processes to get bonds released sooner.
- ✓ **Improve** regulations around the earlier release of bonds and create a Bond Release Checklist that clarifies the definition of 'fair wear and tear' and 'clean' so tenants are not left paying commercial cleaners with their bond when they leave a property.

Home ownership

- ✓ **Increase** the numbers of homeowners.
- ✓ **Plan** better for the future, to ensure supply keeps pace with demand for homebuyers and tenants.
- ✓ **Implement** pathways to home ownership to support all whānau to achieve their housing aspirations.
- ✓ **Work** with the housing sector to build 120,000 houses in Auckland by 2025.
- ✓ **Increase** the number of qualified Māori and Pacific across the whole construction sector through initiatives such as trades training, and scholarships for Māori and Pacific, to develop their corporate skills in the construction industry with the aim to reach a target of 400,000 new homes by 2045.
- ✓ **Re-introduce** the Māori Affairs low interest housing loans for Māori and Pacific families and support an overall government approach to helping all low-income families to access low interest housing loans.
- ✓ **Address** the financial lending and legal barriers for papakāinga housing, shared ownership and co-housing options by maintaining and extending the Kainga Whenua fund and introducing a Māori Housing Equity Fund.
- ✓ **Enable** whānau to capitalise on their family support allowance as a deposit for a home.
- ✓ **Deliver** financial literacy and budgeting support for successful low-interest housing loan applicants.

- ✓ **Introduce** options for 'rent to buy' and 'equity financing' for first time home buyers.
- ✓ **Subsidise** private developers to include a percentage of affordable housing in their projects.
- ✓ **Extend** the Home Ownership Pathways trials.
- ✓ **Return** to the capitalisation of the family benefit to target support where it matters most – for younger children and larger families.