

# Taranaki Regional Housing Strategy

Vision: An enduring partnership between iwi, Civic and the community to develop accessible and affordable housing, with a social purpose, at scale															
1. Planning				2. Remove barriers and impediments				3. Supply				4. Demand			
To ensure we have a long-term plan of the housing stock to be developed to meet the need of people in Taranaki, now and in the future				To grow sustainable capability and capacity to develop houses at pace and scale				To develop communities with a suitable mix of tenure and typology and a focus on social outcomes				To provide whānau with every opportunity possible to achieve their housing dreams			
Overarching Measure: % of households in Taranaki that spend more than 30% of their income on housing costs															
				Yr 1	Yr 5	Yr 10					Yr 1	Yr 5	Yr 10		
Strength of the partnership between iwi and Local & Central Government				% supply/demand gap across the region (i.e. shortage of construction workers to deliver the forecasted supply)				# of iwi/private developers capable of producing housing stock at scale				# of whānau signed up and committed to moving up the housing continuum			
Extent to which key players in the housing ecosystem have confidence in the regional housing plan and use it to make decisions				# of innovative building methods and materials introduced that have a significant impact on the costs and quality of housing				% alignment between the type of housing stock developed and housing supply forecast				# of whānau that we are supporting and help move out of social housing			
\$ value of Crown funding secured for regional funding				km <sup>2</sup> of land made available for housing development				# of whānau living in affordable rental and progressive home ownership arrangements				Average cycle time from affordable rentals to progressive ownership to private ownership			
<p><b>Service needs:</b></p> <ul style="list-style-type: none"> <li>Clarity of aspirations</li> <li>Accuracy of forecasted supply &amp; demand</li> <li>Success of securing funding</li> <li>Capacity of the construction workforce</li> <li>Building cost of construction</li> <li>Accessibility of land</li> <li>Mix of tenure</li> <li>Suitability of housing typology</li> <li>Continuity of social purpose</li> <li>Realistic ownership expectations</li> <li>Comprehensiveness of support services</li> <li>Availability of financial independence services</li> </ul>															
<p><b>Activities:</b></p> <ul style="list-style-type: none"> <li>Engage with iwi, local and central government to align the housing aspirations of the region</li> <li>Develop &amp; maintain a regional housing plan to meet long-term supply &amp; demand</li> <li>Facilitate regional funding applications to improve our success in securing commitment to Crown funding</li> <li>Grow the development workforce to build at scale</li> <li>Identify ways of reducing housing costs &amp; using innovative building approaches</li> <li>Work with Councils to expediate the freeing up of land to enable development</li> <li>Promote commercial &amp; social development opportunities to the iwi/private development community</li> <li>Encourage development at scale with mixed typology to meet diverse housing needs</li> <li>Grow the capability and capacity to offer tenancy management with a focus on social outcomes</li> <li>Work with iwi &amp; community to inspire whānau to move up the housing continuum</li> <li>Provide access to support for people in emergency, transitional, &amp; community housing</li> <li>Deliver services to enable long-term housing &amp; financial independence</li> </ul>															
<p><b>Interventions:</b></p> <ol style="list-style-type: none"> <li>Strengthen relationships between iwi, Central and Local Government to ensure regional approaches align to national policy and directives</li> <li>Develop mechanisms to understand the housing aspirations of iwi/community and local &amp; central government in regards to resolving the housing crisis in Taranaki</li> <li>Develop mechanisms to survey different cohorts of the population to understand their specific housing needs</li> <li>Set up a Taranaki housing registration site where people with housing aspirations can enter 'real time' data into a centralised hub on their specific needs</li> <li>Collaborate with other Councils to systematise the collection of existing national and local data to forecast future housing developments and land requirements</li> <li>Design process to raise awareness with key players (e.g. iwi, Ka Uruora, CHPs, Civic) of funding opportunities and coordinate regional funding to ensure the region puts its best foot forward when applying for Crown funding</li> <li>Promote the construction industry as an opportunity to re-skill and attract more people to the workforce</li> <li>Collaborate with partners in the construction industry to train and develop our workforce e.g. RSLG and Te Pūkenga</li> <li>Support iwi to become employers in building and construction</li> <li>Collaborate nationally with other Councils to research innovative building methods and materials and share with property developers, architects and planners</li> <li>Utilise economies of scale at a regional or national level in order to gain greater access and negotiate cheaper building materials</li> <li>Explore opportunities for investing into the supply chain by iwi and local organisations to reduce reliance on imported products and national providers</li> <li>Determine ways to overcome rigid Council rules and district plans (e.g. with a request for a private plan change, repurposing unused office space) and share this knowledge with the development community</li> <li>Work with TPK to streamline the process between iwi, the Crown and the Māori Land Court to enable Māori landowners to build on their land</li> <li>Change Council regulations that limit the development of papakainga on rural land</li> <li>Develop a value proposition to attract more developers in the emergency, transitional and community housing</li> <li>Encourage more commercial/social investment from iwi, Civic and private developers</li> <li>Encourage the development of 'blind tenure' housing to meet variable demand and encourage socio-economic diversity within communities</li> <li>Enable property developers, architects and planners to develop or share designs around the ideal housing typology for the diverse range of housing needs</li> <li>Explore innovative options to enhance the provision of emergency housing beyond the use of motels</li> <li>Establish commercial arrangements between private developers and Civic for the supply of purpose-built affordable rentals and PHOs</li> <li>Set up a Civic operating trust to manage purpose-built affordable rental and PHOs (working capital funded by loans rather than rates)</li> <li>Support the growth in tenancy management organisations to deliver at scale including attracting more Māori organisations to register</li> <li>Introduce policies and models that provide greater certainty and stability of tenancy as whānau's personal circumstances change and no longer qualify for accommodation support/subsidies</li> <li>Leverage the Ka Uruora model and develop promotional mechanisms to attract more aspiring homeowners across a broad range of personas (e.g. elderly people who are highly leveraged)</li> <li>Collaborate with health and social service providers such as Tui Ora to enhance the number of navigators that can provide support services to those most at need, including integrating with Central Government support</li> <li>Increase access to client-centred services, to help whānau navigate the contractual, legal and tenancy requirements so they can transition out of social housing</li> <li>Develop a regional housing plan to identify and repair substandard housing including accessing government funding</li> <li>Enhance delivery capacity by expanding service offerings delivered by Ka Uruora and Housing Foundation or set up an alternative delivery entity</li> <li>Explore options to expediate the embedding of financial literacy so that more whānau can access loans and financial support</li> <li>Facilitate access to greater community funding for PHO/Shared Ownership</li> </ol>															