



National Housing
Conference 2023

Sunrise Session 3: From Across the Ditch

Natalie Allen



A Journey to Self-determination in Housing

National Housing Conference, Brisbane 2023



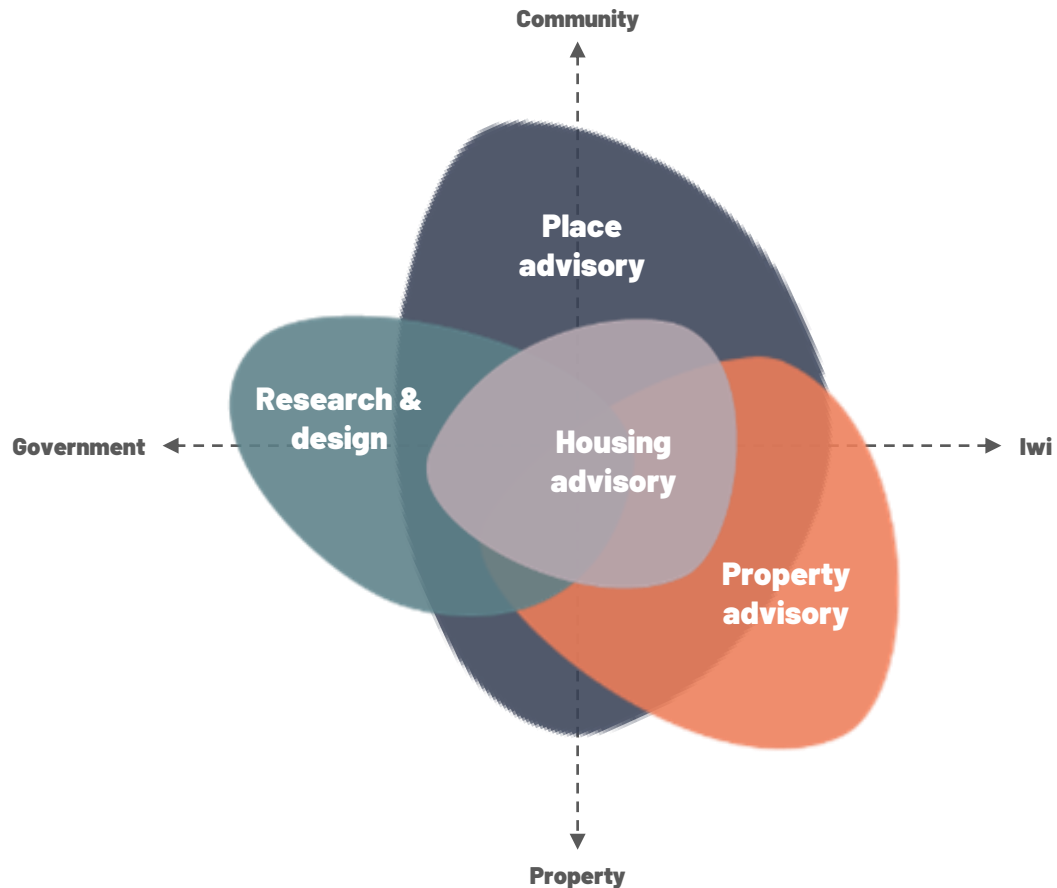
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Kia ora

We are a team of sustainable urban transformation professionals, working across Aotearoa to deliver more equitable neighbourhoods, towns, and cities.





The fundamentals of housing

Homeownership rates at 66% during 2019-20, **falling since the 1960s⁸**.

Rents rapidly increasing, particularly extreme in state/territory capitals¹⁰.

Greatest need **households on public housing waitlist up 30,000** since 2017¹¹.

New and approved dwellings trending downwards since mid-2010s¹².

Homelessness is increasing, **with one-in-five persons experiencing homelessness being of Aboriginal and/or Torres Strait Island descent⁹**.

1 Accommodation supplement propping up rental market by \$30m a week | Stuff.co.nz

2 Housing in Aotearoa: 2020 | Stats NZ

3 Homelessness, housing insecurity remain significant for Māori - study | Stuff.co.nz

4 Housing register - Te Tūāpapa Kura Kāinga

5 Median Multiples | interest.co.nz

6 Rental bond data » Tenancy Services

7 Household income and housing-cost statistics: Year ended June 2022 | Stats NZ

8 Housing Occupancy and Costs, 2019-20 financial year | Australian Bureau of Statistics

9 Estimating Homelessness: Census, 2021 | Australian Bureau of Statistics

10 Consumer Price Index, Australia, June Quarter 2023 | Australian Bureau of Statistics

11 Housing assistance in Australia, About - Australian Institute of Health and Welfare

12 Building Approvals, Australia, August 2023 | Australian Bureau of Statistics

Top 5 stats: Where are we at?

AUSTRALIA

NEW ZEALAND

+

Home ownership rates at 64% in 2018 and falling, at **lowest since 1950s²**.

NZ Government spending **approximately \$30million per week** on accommodation supplement, propping up our rental market¹.

Current **median income to house price ratio is 7**.

The median house purchase price is \$767,000⁵; nationwide market rental price is \$580/week⁶.

Respectively requiring household incomes of \$230,100 and \$100,533 to be affordable. Median household income is \$96,000⁷.

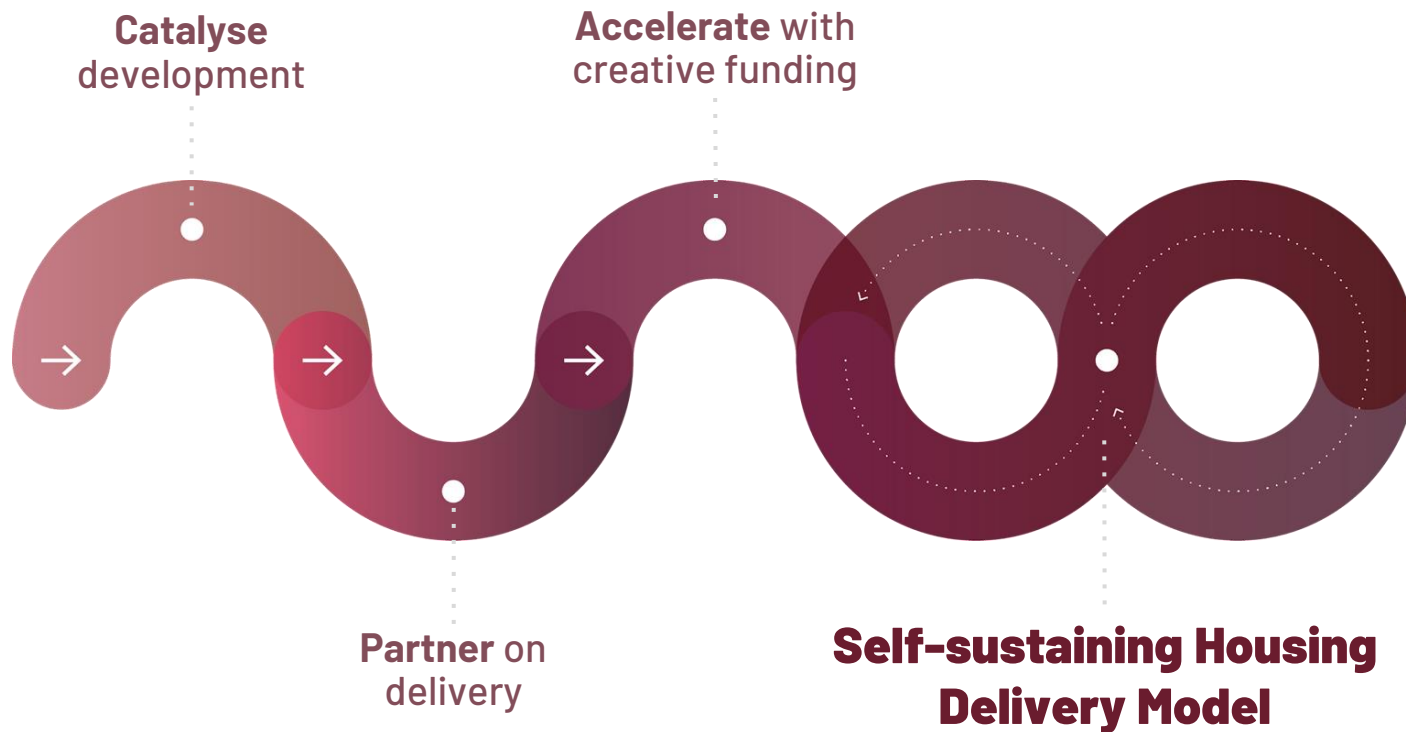
20,000 more people on the public housing waitlist since 2017⁴.

Māori are five times more likely than Pākehā to experience homelessness and are disproportionately represented in public and supported housing. This can be traced to alienation from land and destruction of Māori economic base³.

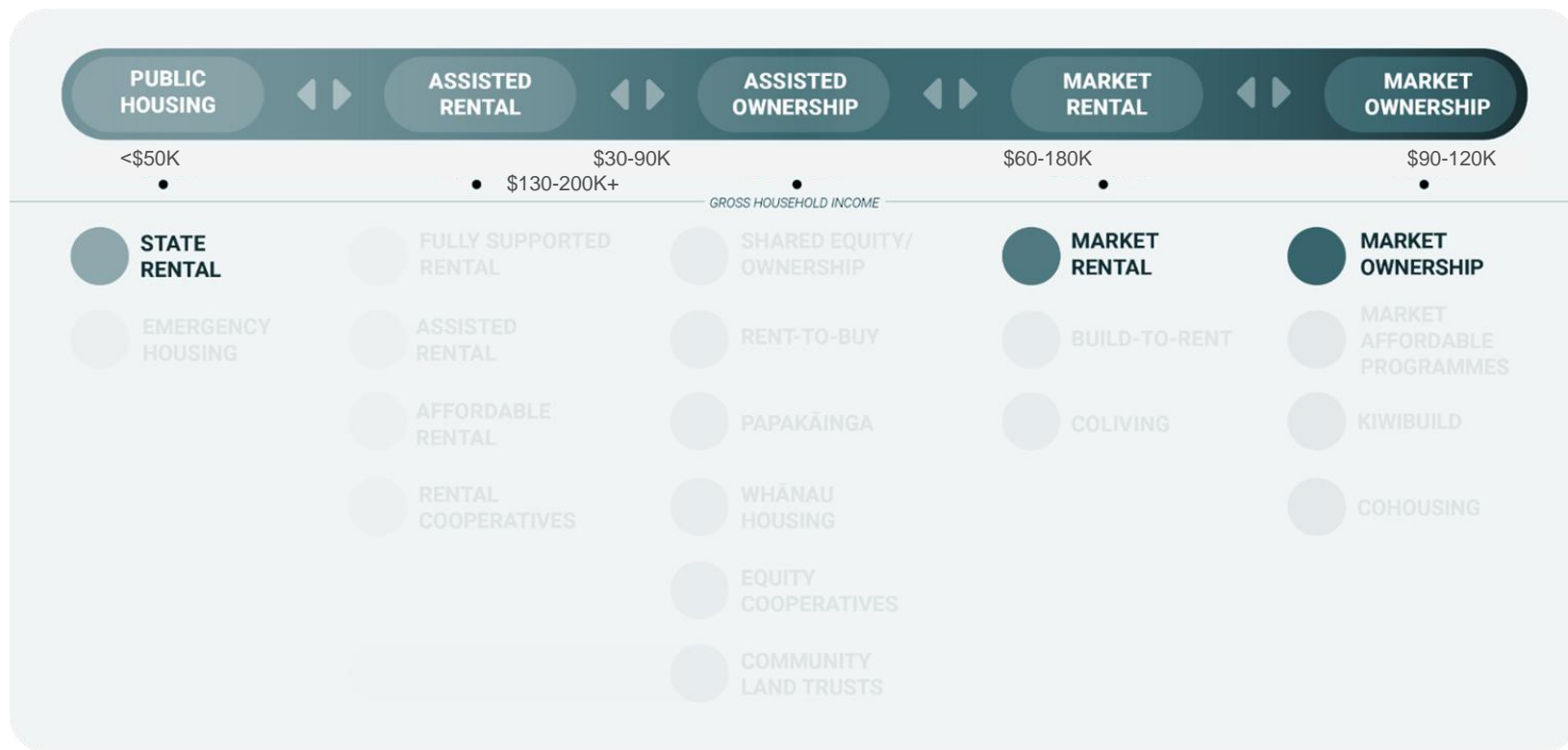
Matike mai Aotearoa and He Puapua



Reference: Charters et al., 2019. He Puapua Report, 2019. Te Puni Kokiri.

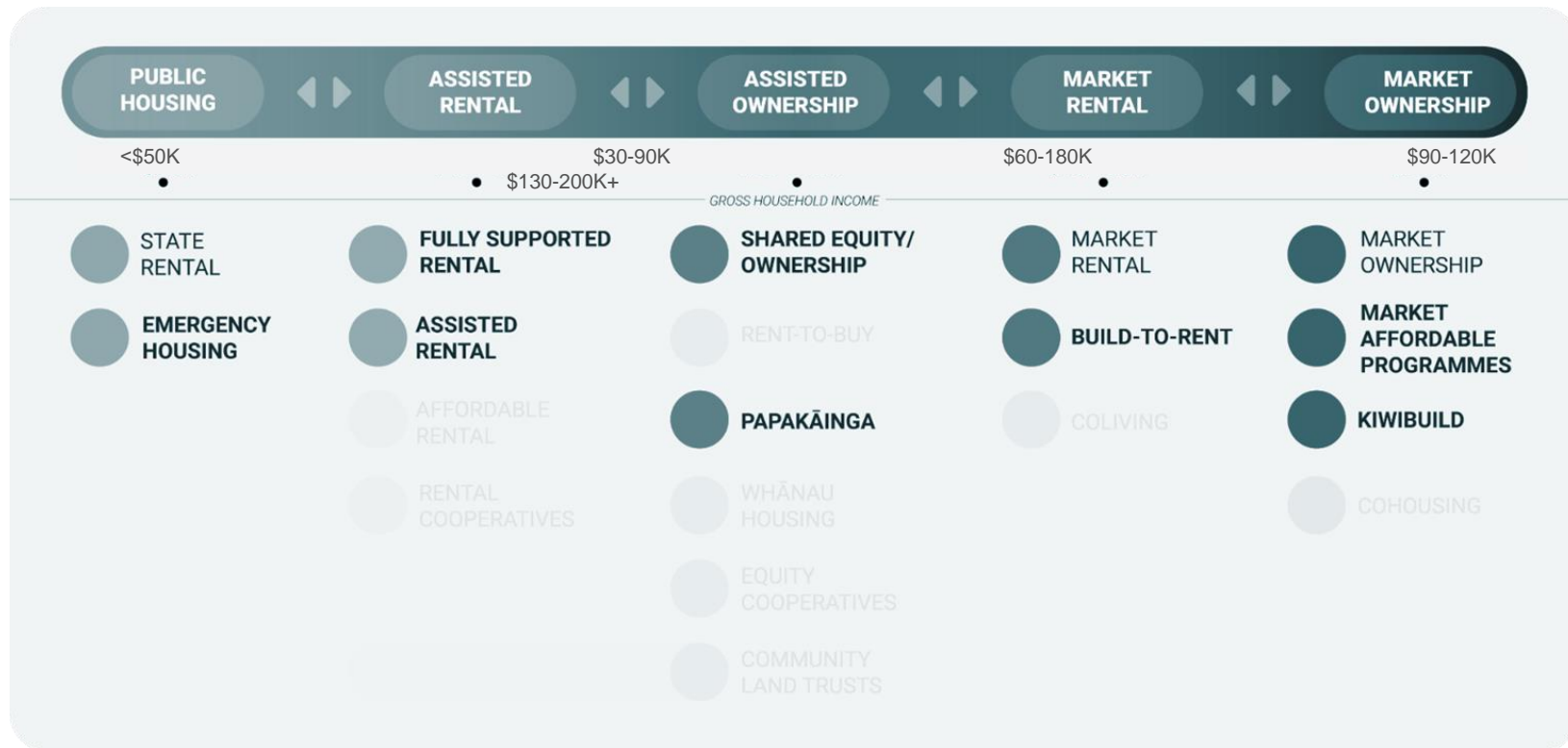


The housing continuum baseline



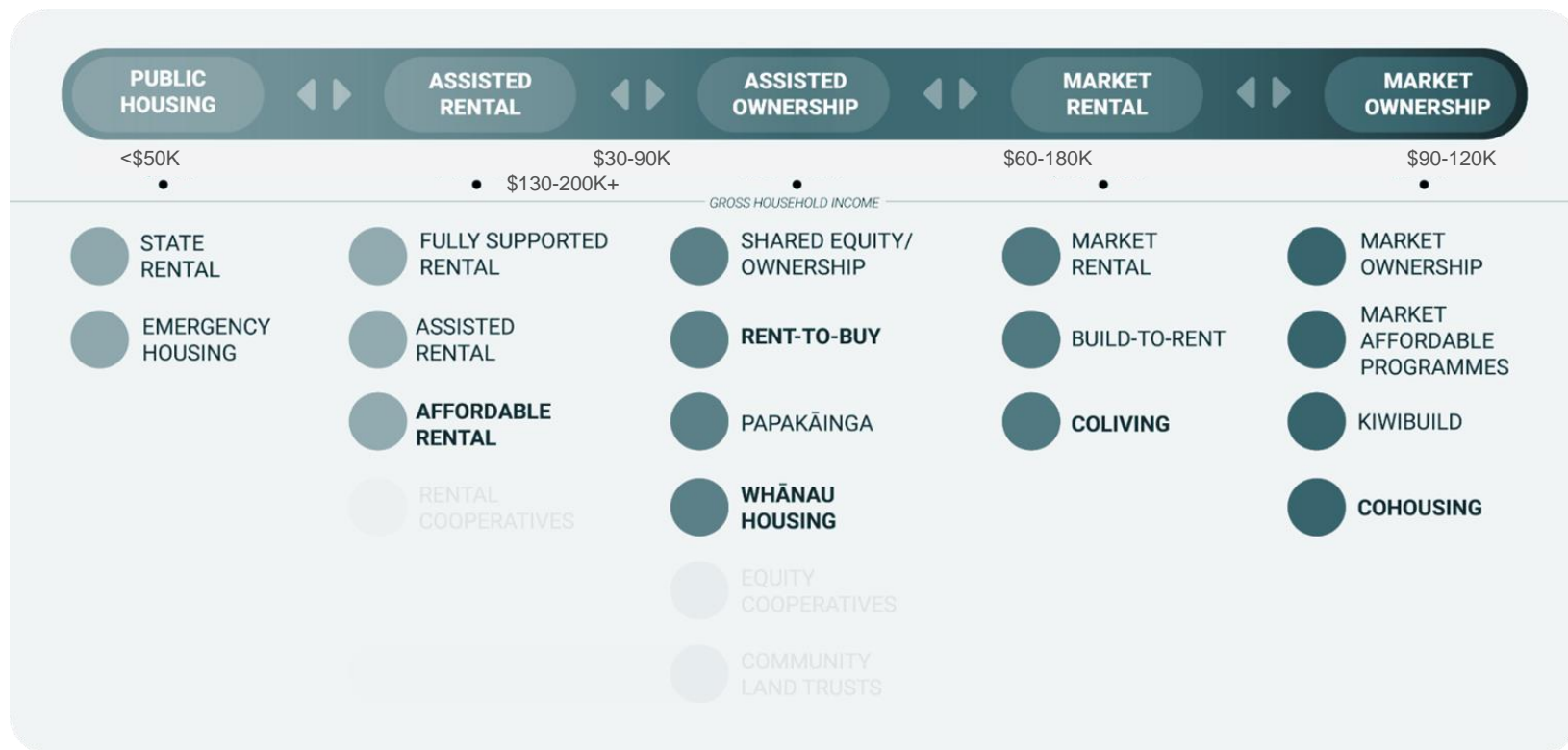
NB: Mitchell (2020) report table 1.1, Kiwibuild rules and intel about public housing requirements have been used to guide the income bands for Auckland.
 Mitchell, I. (2020). Intermediate housing market and housing affordability trends in Auckland update 2020. Auckland: Auckland Council.
<https://knowledgeauckland.org.nz/publications/intermediate-housing-market-and-housing-affordability-trends-in-auckland-update-2020/>

The housing continuum baseline



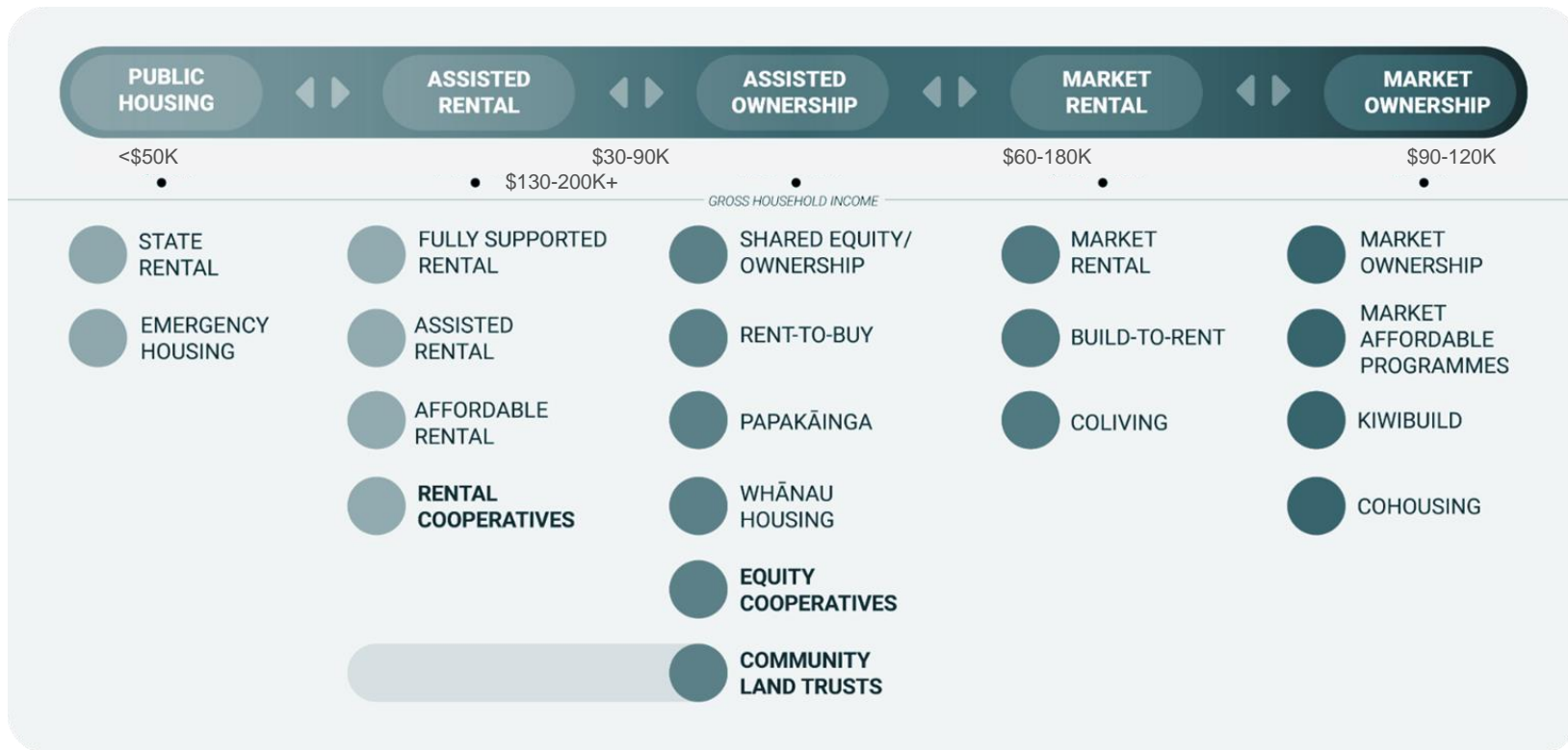
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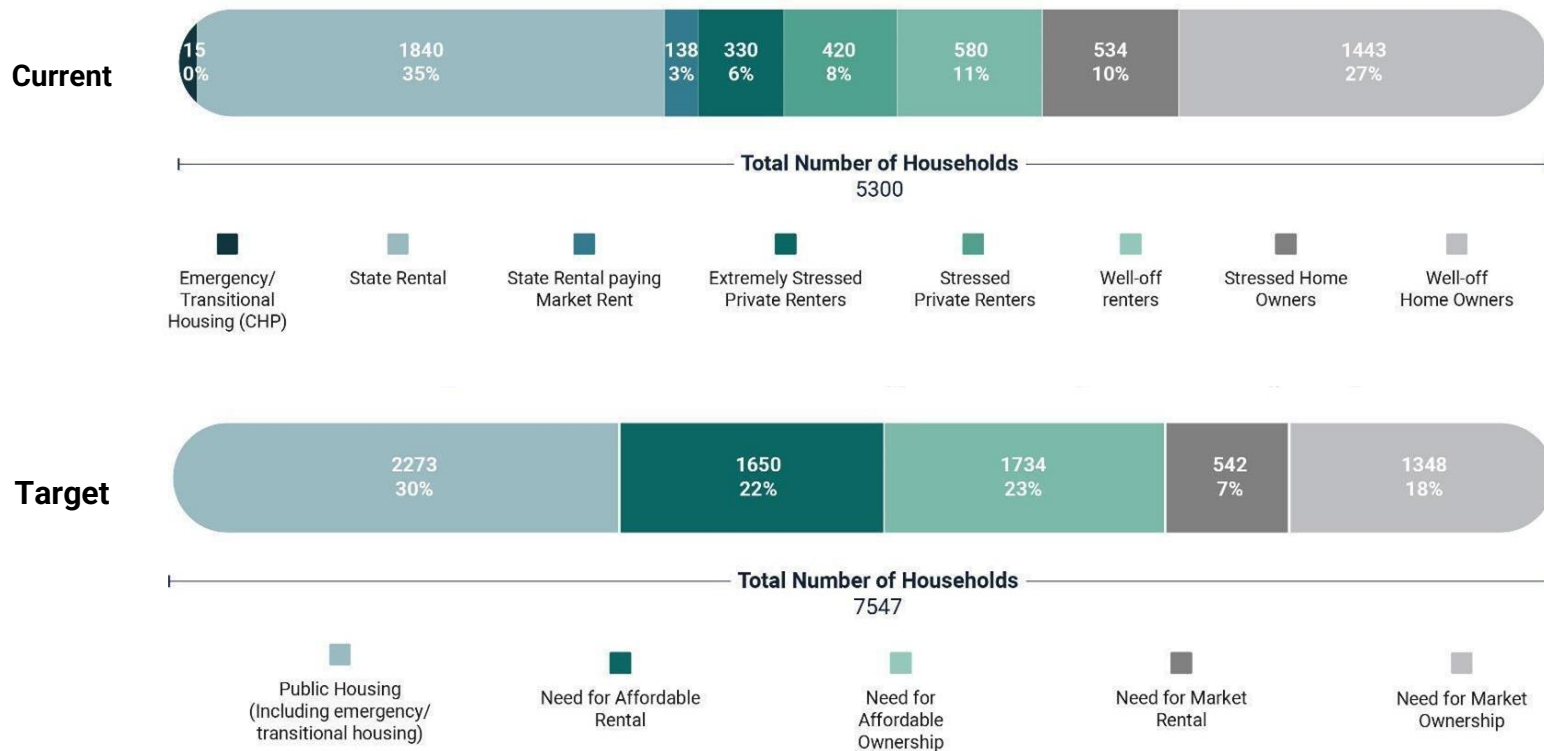
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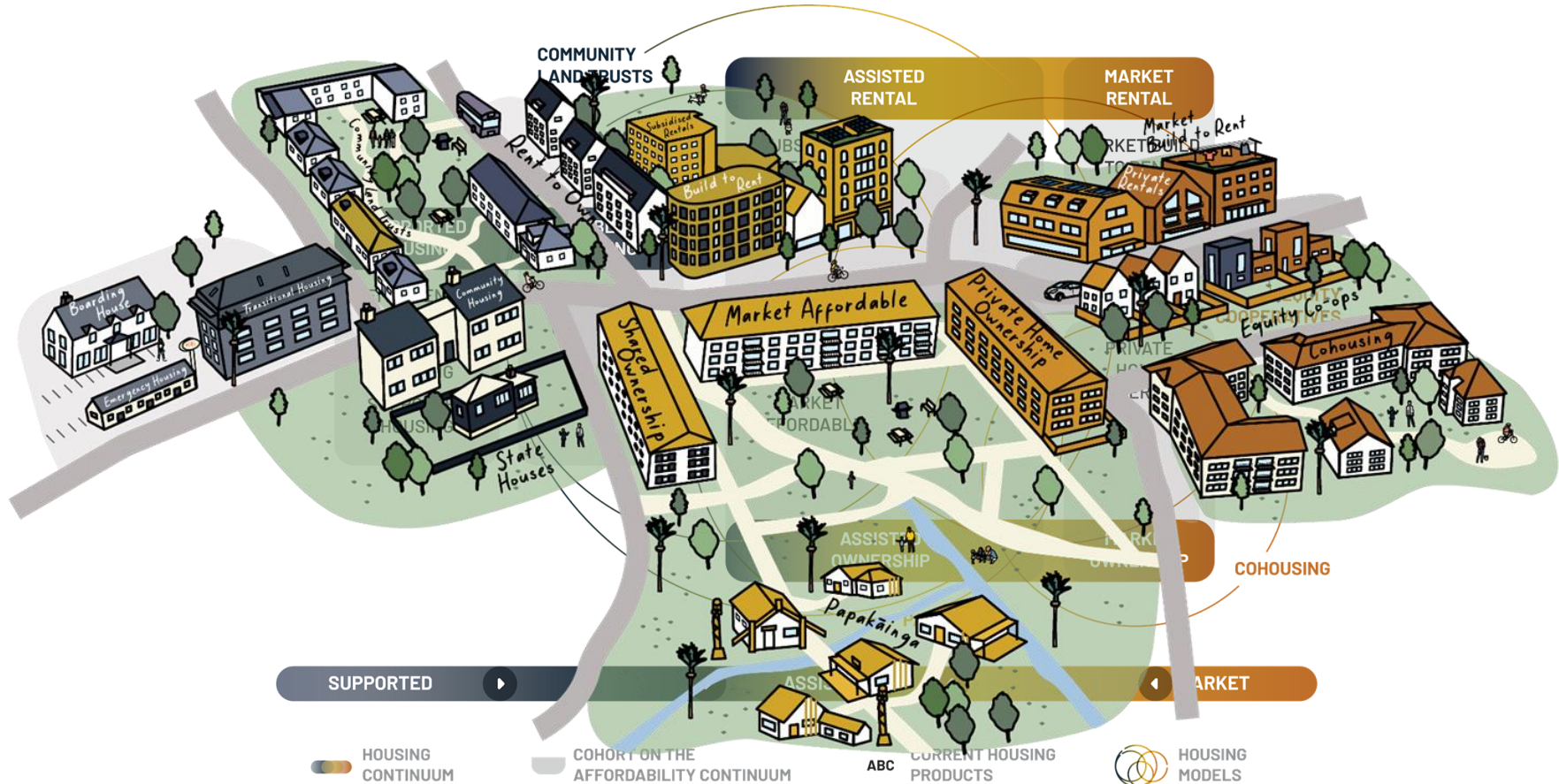


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Housing continuums can be useful



But we need to understand housing as an ecosystem



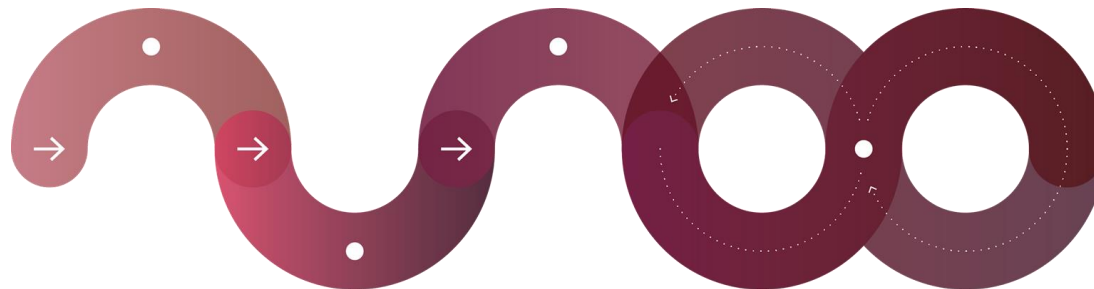
...to deliver on self-determination

For community and iwi/hapū, being able to self-determine housing outcomes can still be very difficult in our current system

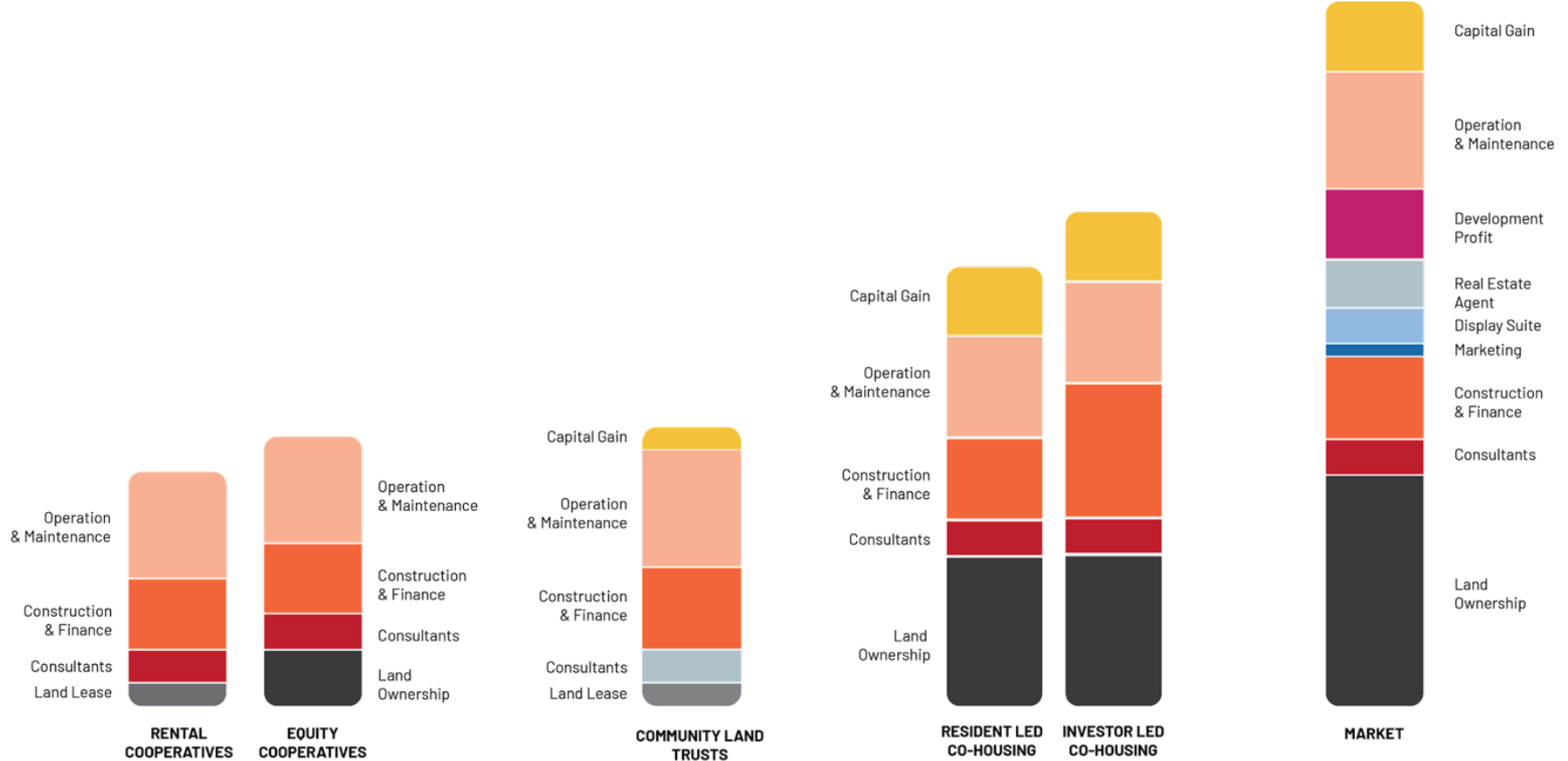
Needs to be catalyzed by clear and implementable strategy

Self sustaining housing delivery models are far more likely when supported by the private market and/or the state

Needs capacity + capability support, as well as trust and bravery from partners and funders



Two other things that help: Creative financials



Two other things that help: Clear outcomes monitoring

1

Outcomes measurement framework
(a co-designed vision of success)

2

Governance decision-making frameworks

3

Investment Management Framework

- Business cases
- Portfolio Objectives Alignment exercises (Urban Development and Regeneration Portfolios)
- Benefits Management
- Change Control

4

Programme Guidance

- Leadership
- Ensuring the right people are enabled to do their mahi (PDs, KPIs, work programme alignment)

5

Process Guidance

- Alignment of internal stage gates and management sign off processes
- Reporting streamlining to minimise the workload
- Briefing document clarity/external engagement streamlined processes

6

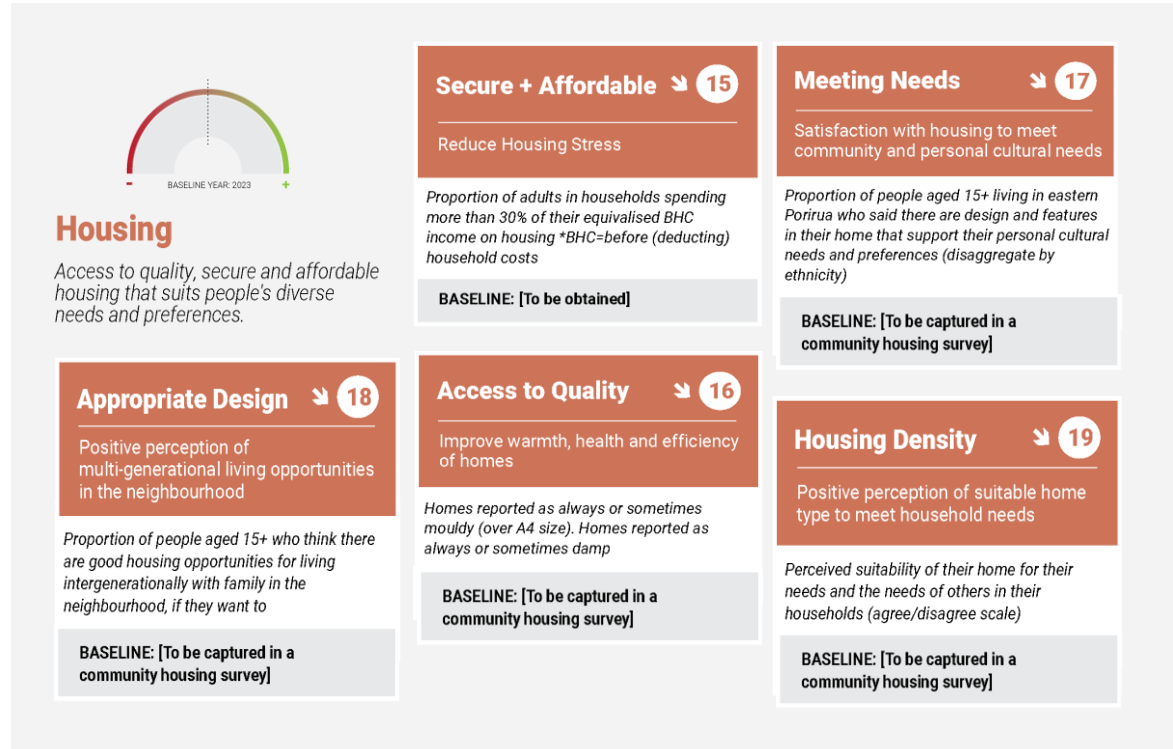
Design Guidance
(at individual street/superlot level)

- Design Guides (buildings)
- Landscape Design Guides
- Design Review Panels

Operationalising outcomes frameworks: What are measures and indicators?

- Good outcomes frameworks need to be underpinned by measures and indicators.
- Targets give the measures meaning.
- Reflect the neighbourhood or project that they apply to.

Example of a generic measures scoring dashboard



These getting worse, can't be the future that we want

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² Housing in Aotearoa: 2020 | Stats NZ

³ Homelessness, housing insecurity remains significant for Māori - study | Stuff.co.nz

⁴ Housing waitlist - Te Hōriwai Kōwhiri

⁵ Median Monthly Interest rate

⁶ Social Good Data - Statistics Services

⁷ Household income and housing-cost statistics: Year ended June 2022 | Stats NZ

⁸ Housing, Occupancy and Costs, 2019-20 financial year | Australian Bureau of Statistics

⁹ Estimating Homelessness: Census, 2011 | Australian Bureau of Statistics

¹⁰ Consumer Price Index, Australia, June Quarter 2023 | Australian Bureau of Statistics

¹¹ Housing assistance in Australia: About | Australian Institute of Health and Welfare

¹² Building Approvals, Australia, August 2023 | Australian Bureau of Statistics



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