

Definitions

Term	Definition
Community Housing Provider (CHP)	Community Housing Providers (CHPs) are housing providers that have, as one of their objectives, the provision of social housing or affordable rental housing or both. CHPs that are registered with the Community Housing Regulatory Authority (CHRA) are eligible to receive Income Related Rent Subsidy (IRRS) social housing funding.
Kāinga Ora – Homes and Communities	Kāinga Ora is a government-owned organisation that partners with local governments, iwi, and community groups to provide social housing and urban development, it is the Crown Agent for housing in New Zealand.
Social Housing (SH)	Social Housing (SH) refers to properties owned or leased by Kāinga Ora and CHPs, eligible for IRRS for use as public housing, providing families, individuals and whānau with a stable, affordable place to live. It is targeted at households that are most in need of housing, who can't access or sustain a tenancy in the private rental market for a range of reasons.
Flexible Fund Allocation	The Flexible Fund Allocation is the provisional number of homes that will be funded through Budget 2025 flexible fund. The number delivered in each location will depend on proposals received and the level of subsidy required.
Transitional Housing (TH)	Transitional Housing (TH) is temporary accommodation and support for individuals or families who are in urgent need of housing. It provides warm, dry, short-term housing for people and families who have an urgent need for a place to stay.
Māori Housing (MH)	Māori Housing (MH) is housing supply delivered and contracted through MAIHI Ka Ora work programmes towards the vision that all whānau have safe, healthy affordable homes with secure tenure, across the Māori housing continuum.
Flexible Fund Affordable Rentals (AR)	Introduced under Budget 2025, Affordable Rentals (AR) are homes funded through the Flexible Fund for lower income people and whānau who can't afford market rent but can't access or no longer need social housing. AR rents are set at 50-70% of market rent levels, targeted at those in high housing need, with eligibility periodically reassessed.
Housing Register (HR)	The Housing Register (HR) includes people who are not currently in public housing but who have been assessed and eligible for public housing.
Severe Housing Deprivation (SHD)	Severe Housing Deprivation (SHD) estimates provide information about the number, prevalence rates, and characteristics of people experiencing SHD. The severely housing deprived population is organised into four groups: 1. without shelter 2. in temporary accommodation 3. sharing someone else's private dwelling 4. in uninhabitable housing
Supply Responsiveness	Supply Responsiveness is a measure of the housing market's ability to meet housing demand. It is an evaluation based on the Price-Cost-Ratio (PCR) and the number of building consents issued per capita within a location (Territorial Authority or Auckland Local Board).
Price-Cost-Ratio (PCR)	Price-Cost-Ratio is a measure showing how current house prices compare with the costs of construction. A high PCR means residential development is financially feasible.
Change in Rental Affordability	The Change in Rental Affordability compares changes in rental prices for new tenancies with the growth in median household disposable income (after tax). A positive change in Rental Affordability means a new rental tenancy has become more affordable relative to median incomes. This is not representative of all renters as many renters do not receive income growth comparable to the median.

Caveats

Term	Definition
Existing Stock	Existing Stock is Social Housing which includes occupied homes for both Kāinga Ora and CHPs, and unoccupied Kāinga Ora homes.
Pre-Budget 2024 investment [Post June 2024]	Post June 2024 figures represent the number of homes funded through prior budgets that have either been delivered since June 2024 or are still to be delivered. This includes delivery from both Kāinga Ora and CHPs.
Budget 2024 (B24) and Budget 2025 (B25) Investment	B24 & B25 expected delivery consists of places that have been delivered under B24 & B25 funding and places committed to through B24 & B25 funding that are yet to be delivered as at the end of October 2025.
Transitional Housing Places	Transitional Housing Contracted Places are places that are tenanted or available for tenanting. Transitional Housing Places can be a property but can also be a motel room or a single-bedroom in a shared space.
Māori Housing Homes	Māori Housing Homes Contracted are Homes funded post December 2023 and include homes across a range of build milestones.
Renewal Intentions	Renewal Intentions are an indication of Kāinga Ora intentions to retrofit, redevelop, or replace existing homes.
Supply Responsiveness	Supply Responsiveness has three categorisations: • Poor – low demand for new housing or constrained supply • Good – no current supply constraints • Improving – reducing constraints on supply
Population Estimates	Population Estimates are produced by Stats NZ and are neither predictions nor forecasts. They provide an indication of population size based off assumptions formulated from an assessment of short-term and long-term population trends. Population Estimates are updated regularly and may change to reflect the latest demographic developments.
Preferred number of bedrooms	Small homes (1-2 bedrooms) Family homes (3 bedrooms) Large homes (4+ bedrooms)
Random Rounding and Suppression	Random rounding and suppression is the practice of rounding numbers up or down randomly to a close value of a specific multiple, obscuring small and identifying numeric values. This is done to protect the identity of individuals, while not changing the narrative that the reported numbers communicate. These practices have been applied to some of the data included where appropriate. When suppression is applied it is shown as "S".

This document forms part of the Housing Investment Plan

You can view the full plan and location profiles here: [Housing investment plan: allocation of flexible fund \(November 2025\)](#)