



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

March 2023

Public Housing Quarterly Report

The Public Housing Quarterly Report is published by the Ministry of Housing and Urban Development. It provides the latest data on public housing supply and demand, housing support, and the movement of people through the public housing system.



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The Public Housing Quarterly Report is released by the Ministry of Housing and Urban Development (HUD). HUD formed on 1 October 2018 to deliver the Government’s housing and urban development programme to end homelessness, make housing affordable and cities more liveable. The Public Housing Quarterly Report contains information on public housing and housing support from HUD, the Ministry of Social Development and Kāinga Ora.

As at 31 March 2023, there are 78,064 public housing homes. Consisting of 65,889 Kāinga Ora and 12,175 registered Community Housing Provider properties.

Transitional housing places increased to 5,849 places. Compared to March 2022 transitional housing places have increased by 706.

Public housing occupied homes have increased by 1,259 homes since March 2022.

There have been 5,887 households accepted into the Housing First Programme and 3,288 of these households have been placed in housing.

The number of applicants from the Housing Register placed in public housing has decreased by 33% to 1,178 applicants.

This quarter the Housing Register has increased by 4% over the previous quarter, and is down 10% on the same time last year.

Public Homes

Public homes are properties owned or leased by Kāinga Ora and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing.

There are currently 78,064 public homes increased of 357 from the previous quarter (77,707). Of these, 65,889 homes are provided by Kāinga Ora, and 12,175 community houses are provided by 61 registered Community Housing Providers across New Zealand.



Kāinga Ora

Kāinga Ora is the primary provider of public housing in New Zealand. They own and manage 65,889 homes across the country which accommodates more than 180,000 people.



60,936

Kāinga Ora
IRRS Places

(61,185 – 31 December 2022)



1,668

Kāinga Ora
Market Renters

(1,561 – 31 December 2022)



1,126

Kāinga Ora
Short-term Vacant

(1,010 – 31 December 2022)



2,159

Kāinga Ora
Long-term Vacant

(1,898 – 31 December 2022)

Notes:

- Kāinga Ora short-term vacant properties are those that are currently between tenancies and are about to be re-tenanted.
- As advised by Kāinga Ora, Kāinga Ora long-term vacant properties are generally vacant for the following reasons: undergoing major repairs or upgrades, pending redevelopment, or properties that are pending sale, lease expiry or demolition.
- Kāinga Ora short-term vacant and Kāinga Ora long-term vacant excludes Community Group Housing managed by Kāinga Ora.
- Number of community house represents existing tenancies and does not include vacant properties.

Community Housing Providers

Community Homes are homes owned, leased or managed by non-governmental organisations (NGOs) or independent government subsidiaries.

CHPs are diverse in size and structure, offering a range of housing options and specialised support services. Providers span from local iwi and charitable trusts to large scale Government-council partnerships, and are located across the country.

Since 2014, registered CHPs have become eligible to receive Income-Related Rent Subsidy. Some providers are also contracted by the Ministry to provide support services for Government programmes such as Housing First and Transitional Housing.

Over the March quarter, registered CHPs have increased their total tenancies by **122**.



11,930

Registered CHP IRRS Places

(11,866 – 31 December 2022)



245

Registered CHP Market Renters

(187 – 31 December 2022)

Supporting Housing Needs

The Ministry of Housing and Urban Development (HUD) and the Ministry of Social Development (MSD) provide a range of financially based housing products and services to help people with their housing needs, from addressing homelessness to emergency housing grants to transitional housing.

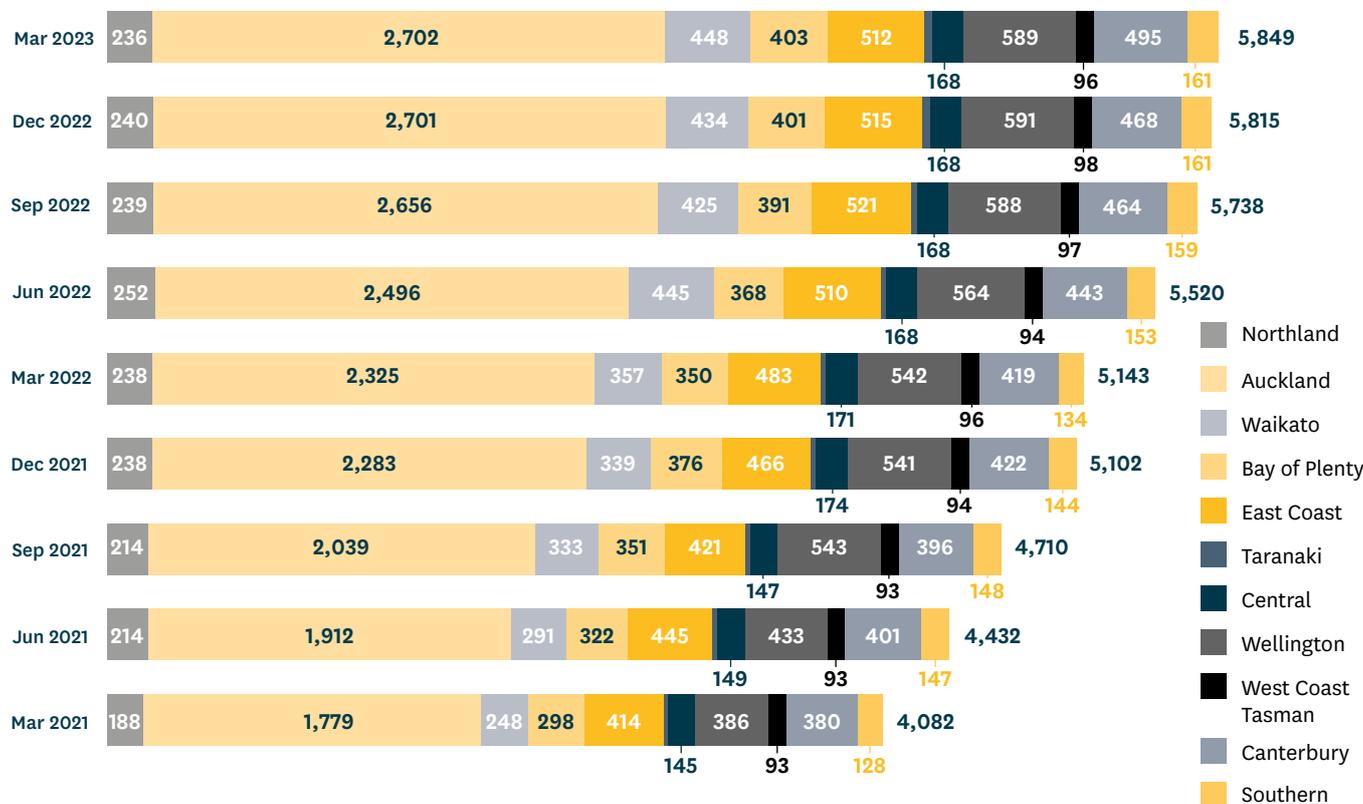
Transitional Housing

An additional 34 transitional housing places became available in the quarter, with a total of 5,849 places secured for tenanting.

What is transitional housing?

The intention of transitional housing is to provide housing and support to vulnerable households, and support to transition to long-term housing. The specific nature of the support and intensity of this support, for each household, will vary according to the characteristics and needs of the household.

Transitional Housing Places



Note: Data labels have been excluded where the number of places is fewer than 60.

Transitional Housing places include newly built properties, re-purposed properties and properties leased from the private market.

Households stay in transitional housing for an average of 12 weeks. In most cases, they receive a further 12 weeks support once they've found a more permanent place to live.

We contract skilled social service providers to manage the transitional housing properties and support the tenants with social services.

5,849

Places secured for tenanting as at 31 March 2023
(5,815 - 31 December 2022)

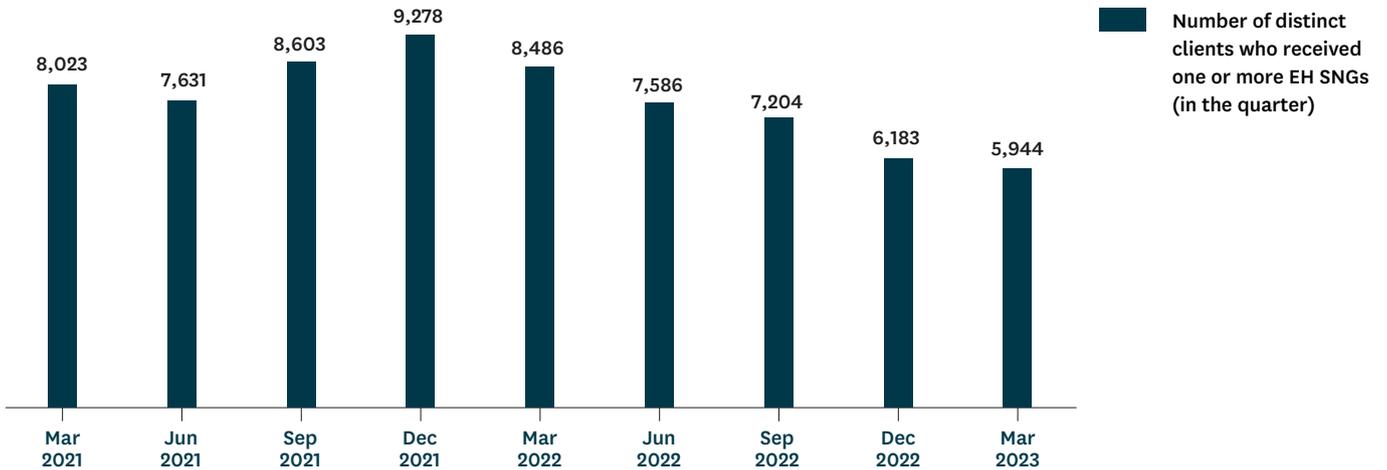
Emergency Housing Special Needs Grant

The number of Emergency Housing Special Needs Grants (EH SNGs) administered by MSD decreased compared to the last quarter.

The purpose of the EH SNG is to help individual and families with the cost of staying in short-term accommodation (usually a motel) if they are temporarily unable to access a contracted transitional housing place or private rental.

The EH SNG pays for short-term accommodation for up to seven days at a time.

EH SNG recipients



24,381

EN SNG Grants
in quarter ending
31 March 2023

(26,369 – quarter ending
31 December 2022)

5,944

Individual clients granted
an EN SNG in quarter
ending 31 March 2023

(6,183 – quarter ending
31 December 2022)

\$79.1 million

Total EH SNG amount
granted in quarter ending
31 March 2023

(\$86.5million – quarter ending
31 December 2022)

Notes:

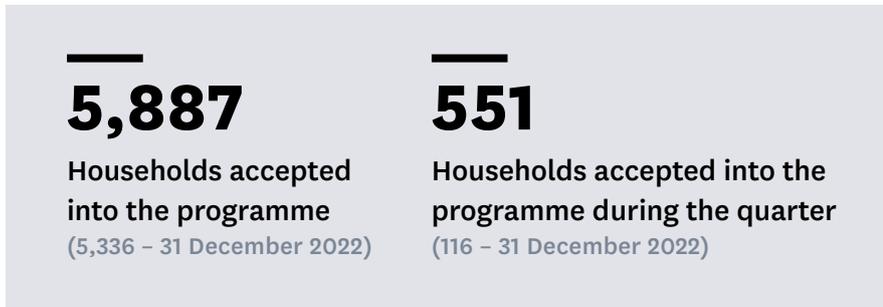
- This is a count of grants. A client can have more than one grant in the time period.
- Emergency Housing assistance payments are granted as Special Needs Grants.
- The total amount granted may not be the same as the amount spent.

Housing First

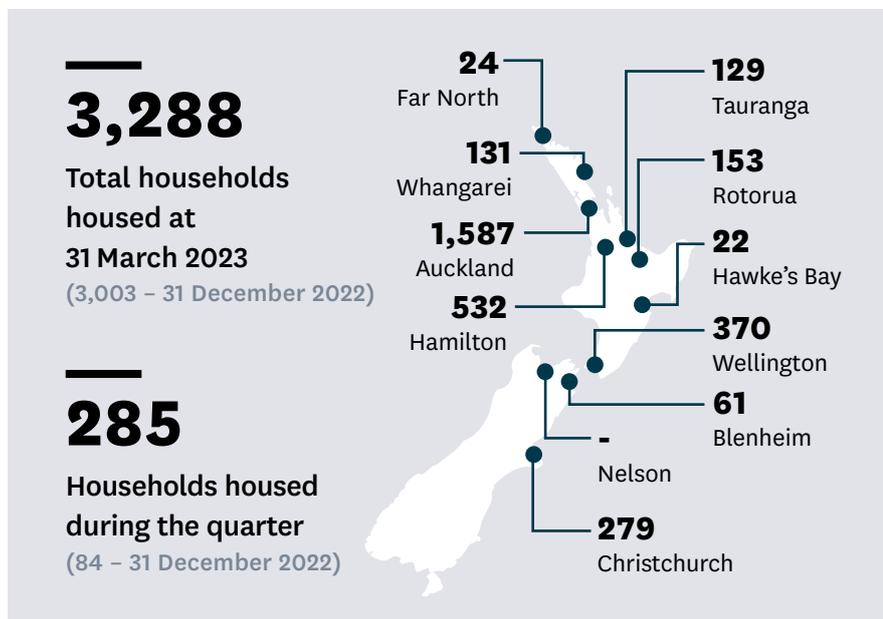
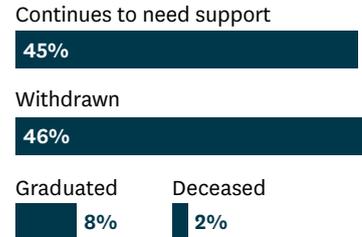
Housing First is a collective response to homelessness in a community. It offers people immediate access to housing and then wraps around tailored support for as long as needed, to help people remain housed, and address the issues that led to their homelessness.

HUD’s role in Housing First is to bring together local health and social service providers, housing providers, local government, iwi, and other agencies to develop to localised community response to homelessness.

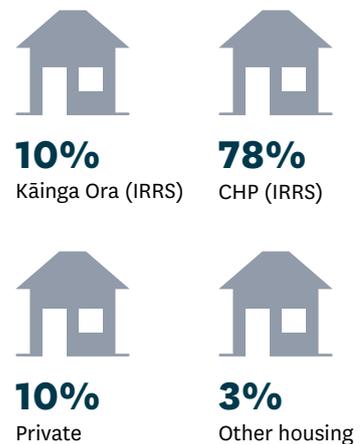
No Housing First collective or programme is the same because no community or region is the same. We facilitate the development of a fit-for-purpose community programme around a series of core Housing First principles.



Housing outcomes:

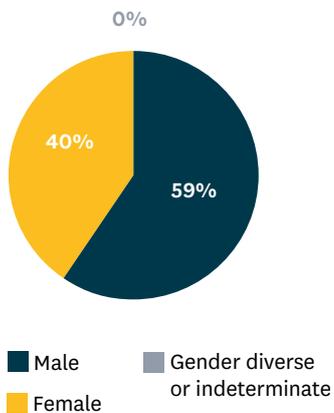


Households housed were placed in the following homes:

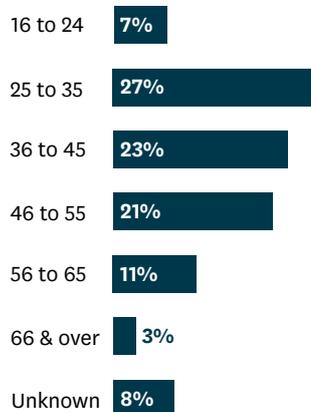


About the clients in the programme:

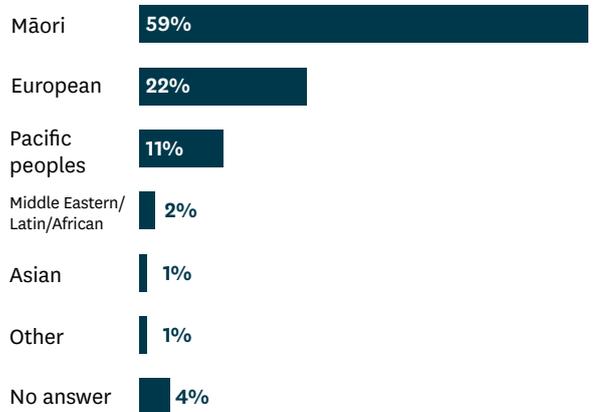
Gender



Age groups



Ethnicity



Notes:

- Housing First providers report on sex but do not collect data on gender.
- Ethnicity is based on the primary applicant within a participating household.
- Percentages may not add to 100 due to rounding.

Housing Support

Support is provided to anyone who needs assistance with housing. Support ranges from assistance to sustain private housing to subsidised public housing to transitional housing and emergency housing special needs grants.

\$1,018.3 Million

Total housing support provided in the quarter ending 31 March 2023

(\$1,029.8 Million – 31 December 2022)



\$322.8 million

Income-Related
Rent Subsidy



\$506.1 million

Accommodation
Supplement



\$103.8 million

Temporary Additional
Support



\$79.1 million

Emergency Housing
Special Needs Grant



\$6.5 million

Housing Support
Products

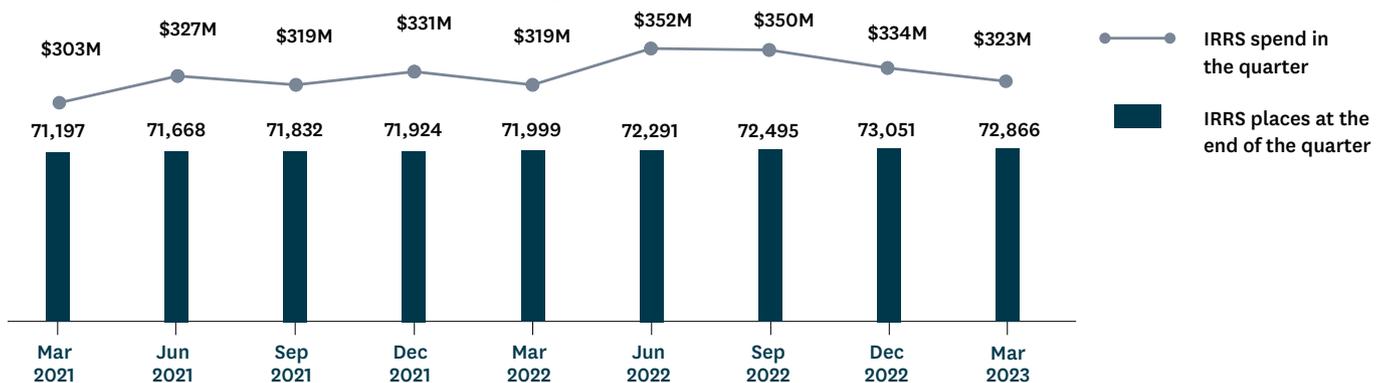
Income-Related Rent Subsidy

Income-Related Rent Subsidy (IRRS) payments for individual households decreased from last quarter, with the total number of IRRS occupied homes decreasing by 185 over the March quarter.

The majority of public housing tenants (72,866) receive an Income-Related Rent Subsidy (IRRS). A further 1,913 public housing tenants pay market rent. Market rent is set by the public housing provider according to comparable rent charged for other properties of a similar type, size and location.

Income-Related Rent (IRR) is a subsidised rent scheme for public housing tenants with low incomes. IRR is calculated based on a tenants' accessible income and their household type. The amount of rent payable by these tenants is limited to no more than 25% of their net income. The Ministry of Housing and Urban Development pays IRRS to registered housing providers to cover the balance between the tenant's rental payment and the market rent for the property.

Income-Related Rent Subsidy – Places and Spend



The total number of IRRS tenancies has decreased by 1% on the same time last year, while market rent tenancies have increased by 26%.

\$24.8 million

IRRS payments per week

(\$25.7 million – 31 December 2022)

72,866

IRRS places as at 31 March 2023

(73,051 – 31 December 2022)

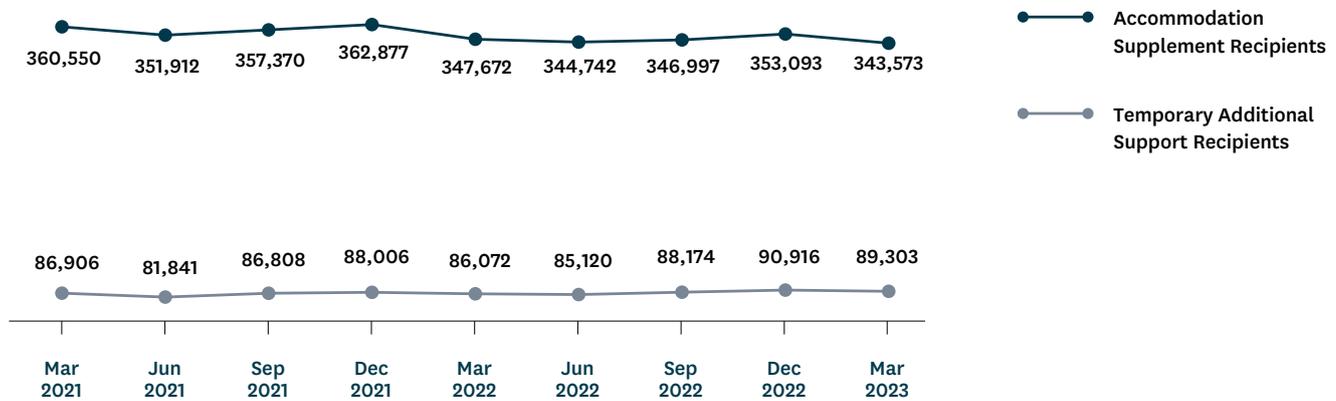
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$323 million.

Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) and Temporary Additional Support (TAS) has decreased in the March quarter.

Accommodation Supplement is a weekly payment to assist people who are not in public housing, with their rent, board or the cost of owning a home. A person does not have to be receiving a benefit to qualify for AS.

Accommodation Supplement and Temporary Additional Support recipients



Total recipients of the AS decreased by 1% compared to the same time last year, and decreased by 3% when compared to last quarter. Total recipients of TAS increased by 4% on the same time last year, and decreased by 2% from last quarter.

343,573	\$38.9 million	89,303	\$8.0 million
People receiving Accommodation Supplements as at 31 March 2023 (353,093 – 31 Dec 2022)	Accommodation Supplement payments per week (\$39.0 million – 31 Dec 2022)	People receiving Temporary Support as at 31 March 2023 (90,916 – 31 Dec 2022)	Temporary Additional Support payments per week (\$7.7 million – 31 Dec 2022)

Note:

Accommodation Supplement figures excludes Special Benefit (which was replaced by TAS in April 2006, but continues to be grand-parented to clients that were receiving it prior to this date), therefore the figures in this Housing Quarterly Report will differ to those published in MSD's quarterly Benefit Fact Sheets.

Housing Support Products

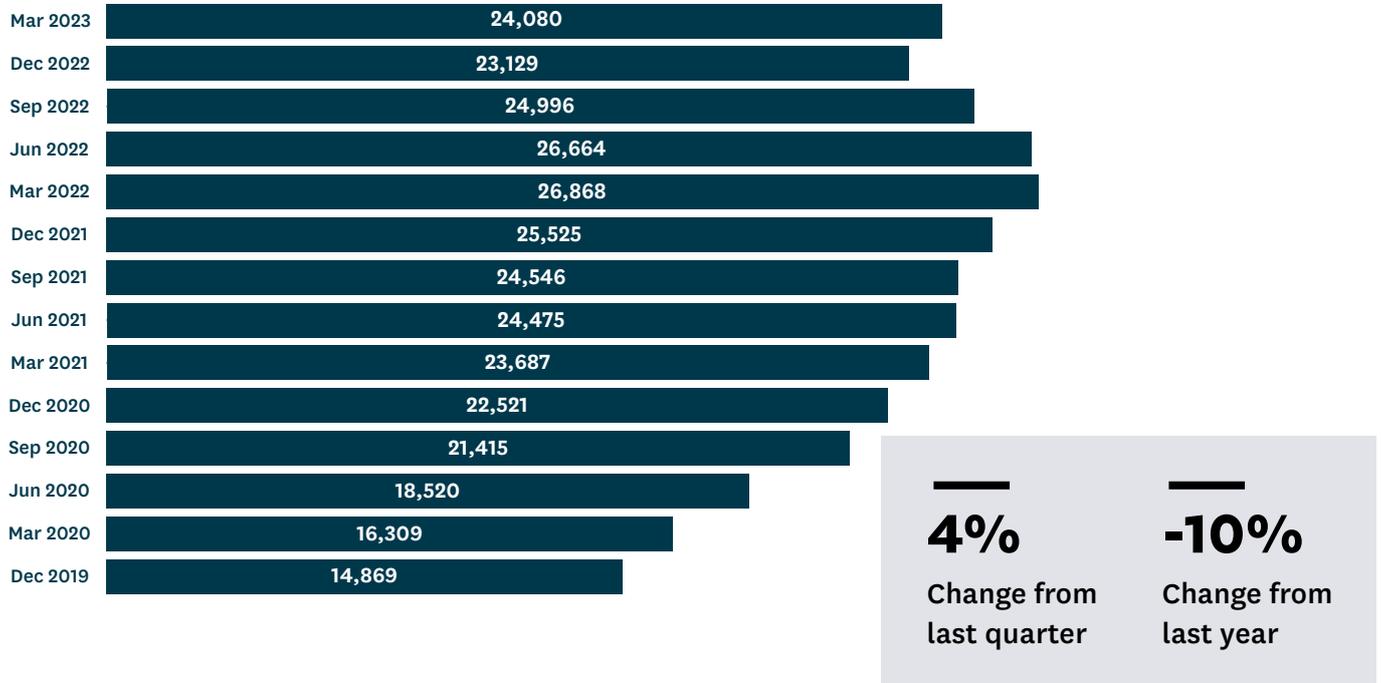
The Ministry of Social Development (MSD) is currently changing some of the features of the Housing Support Products (HSPs) and this includes changes to some housing-related assistance provided by MSD.

While these changes are finalised, data that is normally provided on Housing Support Products is not available.

Public Housing Demand

Housing Register

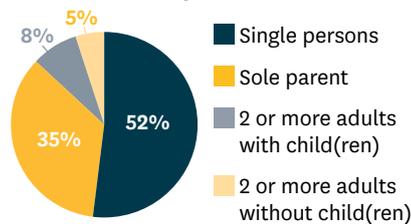
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



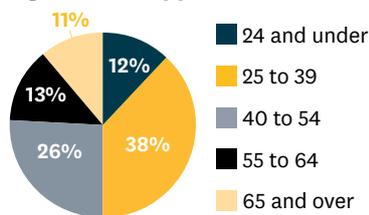
Characteristics of applicants on the Housing Register

As at the end of March 2023 the main characteristics of applicants on the register were:

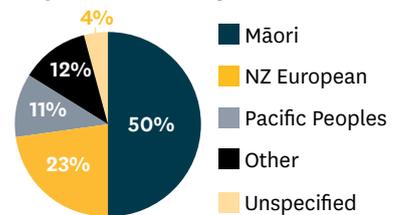
Household composition:



Age of main applicant:



Reported Ethnicity:



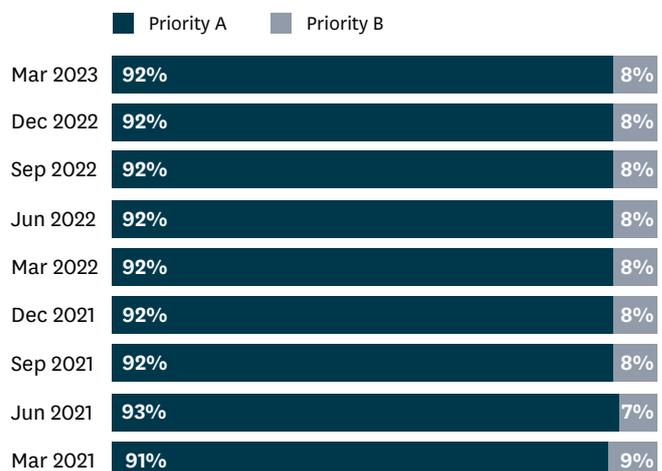
Priority of applicants on the Housing Register

The Housing Register is prioritised by need and consists of applicants who have been assessed as being eligible for public housing.

Priority A applicants are considered to be ‘at risk’ and include households that have a severe and persistent housing need that must be addressed immediately. Priority B applicants are those with a ‘serious housing need’ and include households with a significant and persistent need.

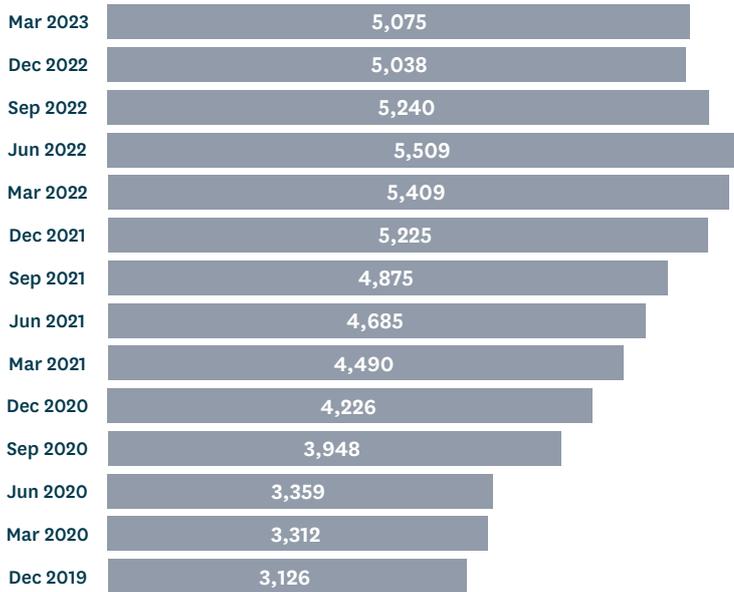
In the March quarter, Priority A applicants on the Housing Register remained at 92% and Priority B applicants at 8%.

Priority of applicants



Transfer Register

The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



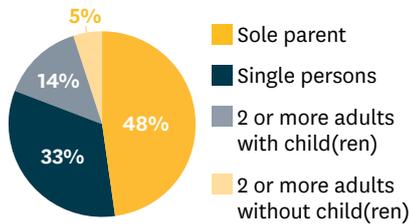
1%
Change from last quarter

-6%
Change from last year

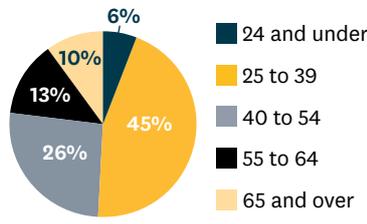
Characteristics of applicants on the Transfer Register

As at the end of March 2023 the main characteristics of applicants on the register were:

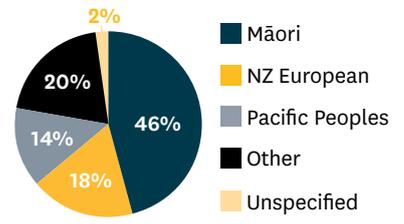
Household composition:



Age of main applicant:



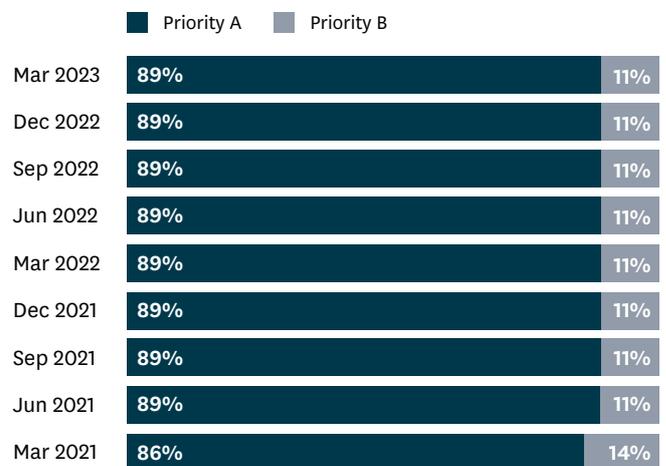
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the March quarter, Priority A applicants on the Transfer Register remained at 89% and Priority B applicants at 11%.

Priority of applicants



Regional Overview

The demand for public housing has decreased across all housing regions except for the Southern region during the March quarter compared to March 2022. The top five decreases by percentage, in the Housing register compared to March 2022 were Central (18.6% or a decrease of 298 applicants), Wellington (15.3% or a decrease of 390 applicants), Northland (13.1% or a decrease of 168 applicants), East Coast (11.4% or a decrease of 168 applicants) and Auckland (10.5% or a decrease of 918 applicants).

Northland



Applicants on the Housing Register

1,114 (1,086)

Applicants on the Transfer Register

169 (159)

Public Housing occupied homes

2,256 (2,226)

Transitional Housing places

236 (240)

Number of EH SNG approved

307 (251)

Amount of EH SNG approved

\$583,244 (\$348,128)

Auckland



Applicants on the Housing Register

7,794 (7,494)

Applicants on the Transfer Register

2,298 (2,317)

Public Housing occupied homes

35,206 (35,257)

Transitional Housing places

2,702 (2,701)

Number of EH SNG approved

7,101 (6,812)

Amount of EH SNG approved

\$17,689,205 (\$17,524,931)

Waikato



Applicants on the Housing Register

2,672 (2,528)

Applicants on the Transfer Register

363 (357)

Public Housing occupied homes

4,911 (4,950)

Transitional Housing places

448 (434)

Number of EH SNG approved

5,724 (6,116)

Amount of EH SNG approved

\$27,841,770 (\$28,794,185)

Bay of Plenty



Applicants on the Housing Register

2,366 (2,320)

Applicants on the Transfer Register

191 (187)

Public Housing occupied homes

3,310 (3,308)

Transitional Housing places

403 (401)

Number of EH SNG approved

2,261 (2,825)

Amount of EH SNG approved

\$7,753,369 (\$9,322,112)

East Coast



Applicants on the Housing Register

2,105 (2,071)

Applicants on the Transfer Register

366 (358)

Public Housing occupied homes

4,217 (4,228)

Transitional Housing places

512 (515)

Number of EH SNG approved

1,742 (2,268)

Amount of EH SNG approved

\$6,397,370 (\$8,452,133)

Taranaki



Applicants on the Housing Register

696 (648)

Applicants on the Transfer Register

90 (97)

Public Housing occupied homes

1,228 (1,223)

Transitional Housing places

39 (38)

Number of EH SNG approved

340 (412)

Amount of EH SNG approved

\$722,026 (\$924,511)

Central 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	1,305 (1,312)	2,426 (2,431)	923 (1,064)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	230 (226)	168 (168)	\$2,010,700 (\$2,477,959)
Wellington 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	2,165 (2,097)	8,784 (8,811)	2,317 (2,781)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	578 (588)	589 (591)	\$9,110,347 (\$11,077,549)
West Coast Tasman 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	784 (754)	1,598 (1,591)	695 (807)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	94 (94)	96 (98)	\$1,021,908 (\$1,187,121)
Canterbury 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	2,308 (2,092)	8,993 (8,924)	2,750 (2,799)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	599 (565)	495 (468)	\$5,661,951 (\$5,957,601)
Southern 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	732 (692)	1,850 (1,850)	164 (156)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	97 (90)	161 (161)	\$224,112 (\$235,858)
Other/ unknown	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	39 (35)	- (-)	57 (78)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	- (-)	- (-)	\$120,705 (\$157,238)

Notes:

- Numbers in brackets denote previous quarter figure.
- Emergency Housing – Amount of EH SNG is the total value of grants approved in the quarter ending 31 March 2023, in each housing region.
- Public Housing (PH) Tenancies includes Housing New Zealand & community housing provider tenanted properties that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 31 March 2023.

People Housed

Over the quarter, 1,264 applicants from the Public Housing Register were housed, a decrease of 32% from the last quarter. The median time to house these applicants was 205 days this is 29 days longer than last quarter.

Over the March quarter, 1,178 applicants from the Housing Register were housed, and 86 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,220 compared to 44 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 773, while 491 were housed in a community housing provider properties.

Time to House

The length of time an application remains on the Register can be dependent on a number of reasons. For example, an applicant may remain on the Register for a longer period of time where they have specific preferences or requirements about where they need to be housed, have had a change in circumstances while they are on the Register, or seek housing in areas which have high demand.

Time to house is defined as the number of calendar days between the date an application is first confirmed on the Public Housing register as an 'A' or 'B' priority and the date a tenancy is activated for that application.

Applications housed	Mean time to house (days)	Median time to house (days)
Mar 2023 1,264	361	205
Dec 2022 1,848	341	176
Sep 2022 1,744	389	295
Jun 2022 1,679	360	253
Mar 2021 1,336	343	242
Dec 2021 1,441	306	187
Sep 2021 1,290	289	182
Jun 2021 1,634	281	189
Mar 2020 1,751	254	156

Notes:

- Mean is an average of a set of numbers and median is the central value of a set of numbers.
- The date a tenancy is activated may differ from the tenancy start date.
- This table includes both A and B priority applications.
- The quarter in which the tenancy was activated is the quarter in which the application has been reported as housed.

Public Housing System Overview – March 2023

The information below illustrates the entries on and off the Public Housing Register for the March 2023 quarter, with the numbers in brackets showing the December 2022 quarter.

28,167

Existing applications from December 2022 quarter

4,398

New entries over March 2023 quarter
(4,584 over December 2022)



- **3,913** (3,990)
Housing Register
- **485** (594)
Transfer Register



- **4,052** (4,172)
Priority A
- **346** (412)
Priority B

29,155

Current applications at 31 March 2023
(28,167 at 31 December 2022)



- **24,080** (23,129)
Housing Register
- **5,075** (5,038)
Transfer Register



- **26,760** (25,881)
Priority A
- **2,395** (2,286)
Priority B

4,623

Register exits over March 2023 quarter

In the December 2022 quarter, the 4,586 exit reasons were:

808 (652) Change in household circumstances	4 (7) Moved to existing public housing tenancy
25 (10) Declined offer of public housing	1,074 (729) No longer eligible for public housing
45 (36) Moved to emergency housing	923 (640) Self exit – no longer requires public housing
1,707 (1,595) Moved to private accommodation	

1,264

Applicants housed over March 2023 quarter
(1,848 over December 2022 quarter)

1,178 (1,751) Housing Register

86 (97) Transfer Register

1,220 (1,795) Priority A applicants

44 (53) Priority B applicants

773 (1,203) housed in Kāinga Ora properties

491 (645) housed in CHP properties

205

Median time to house (days) over March 2023 quarter
(176 over December 2022 quarter)

203 (171) days

220 (274) days

213 (182) days

64 (50) days

240 (188) days

133 (163) days

2,090

Tenancies ended over March 2023 quarter

In the December 2022 quarter, the 2,331 tenancy end reasons were:

306 (302) Moved to private accommodation	652 (678) Change in household circumstances
1,075 (1,021) Moved to new public housing tenancy	1 (-) Moved as a result of a Tenancy Review
37 (48) Moved to emergency housing	260 (278) Unknown

Note: The difference in register flow and outcomes is generally due to tenancy transfers where a tenancy is ended and a household is housed but do not originate from the Public Housing Register. Register exit and tenancy end reasons are measured 28 days after the register exit or tenancy end, to ensure an accurate outcome, and are therefore shown for the previous quarter (March), with a comparative to the previous quarter (December) shown in brackets. Change in household circumstances includes relationship changes, deceased, imprisonment, left NZ, entered residential care, or changes in living arrangements.