



**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development

**June 2021**

# Public Housing Quarterly Report

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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 30 June 2021, there are 74,337 public housing places. Consisting of 63,955 Kāinga Ora and 10,382 registered Community Housing Provider properties.

In the June quarter transitional housing places increased to 4,432 places. Compared to June 2020 transitional housing places have increased by 1,198.

Compared to June 2020 public housing tenancies have increased by 2,551 tenancies.

3,707 have been accepted into the Housing First Programme and 2,121 of these households have been placed in housing.

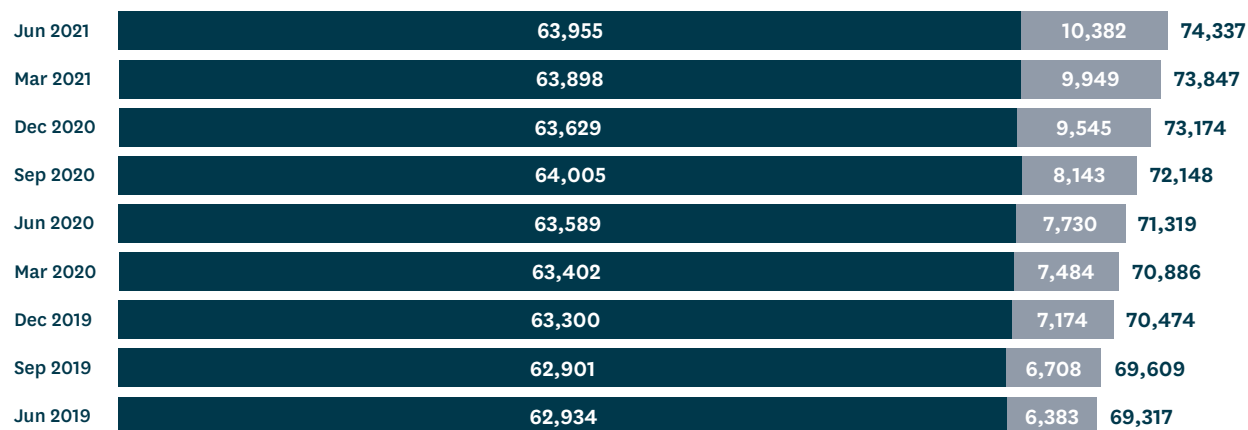
During this quarter the number of applicants from the Housing Register placed in public housing has decreased by 7% to 1,524 applicants.

This quarter the Housing Register increased by 3% over the previous quarter, and is up 32% on the same time last year.

# Public Housing Supply

Public houses 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 74,337 public houses, an increase of 490 from the previous quarter (73,847). Of these, 63,955 state houses are provided by Kāinga Ora, and 10,382 community houses are provided by 60 registered Community Housing Providers across New Zealand.



■ Kāinga Ora ■ CHP

## Kāinga Ora

Kāinga Ora is the primary provider of public housing in New Zealand. They own and manage 63,955 homes across the country which accommodates more than 180,000 people.



**61,432**

**Kāinga Ora  
IRRS Places**

(61,463 – 31 March 2021)



**687**

**Kāinga Ora  
Market Renters**

(667 – 31 March 2021)



**591**

**Kāinga Ora  
Short-term Vacant**

(507 – 31 March 2021)



**1,245**

**Kāinga Ora  
Long-term Vacant**

(1,261 – 31 March 2021)

### Notes:

- There may be some variations in MSD and Kāinga Ora reporting. This is due to differences in timing and processes. The MSD data provides a snapshot at a specific point in time, the Kāinga Ora data is drawn from an operational database that reflects changes in tenant status.
- 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 houses 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 June quarter, registered CHPs have increased their total tenancies by **433**.



# 10,306

**Registered CHP IRRS Places**

(9,867 – 31 March 2021)



# 76

**Registered CHP Market Renters**

(82 – 31 March 2021)

# 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.

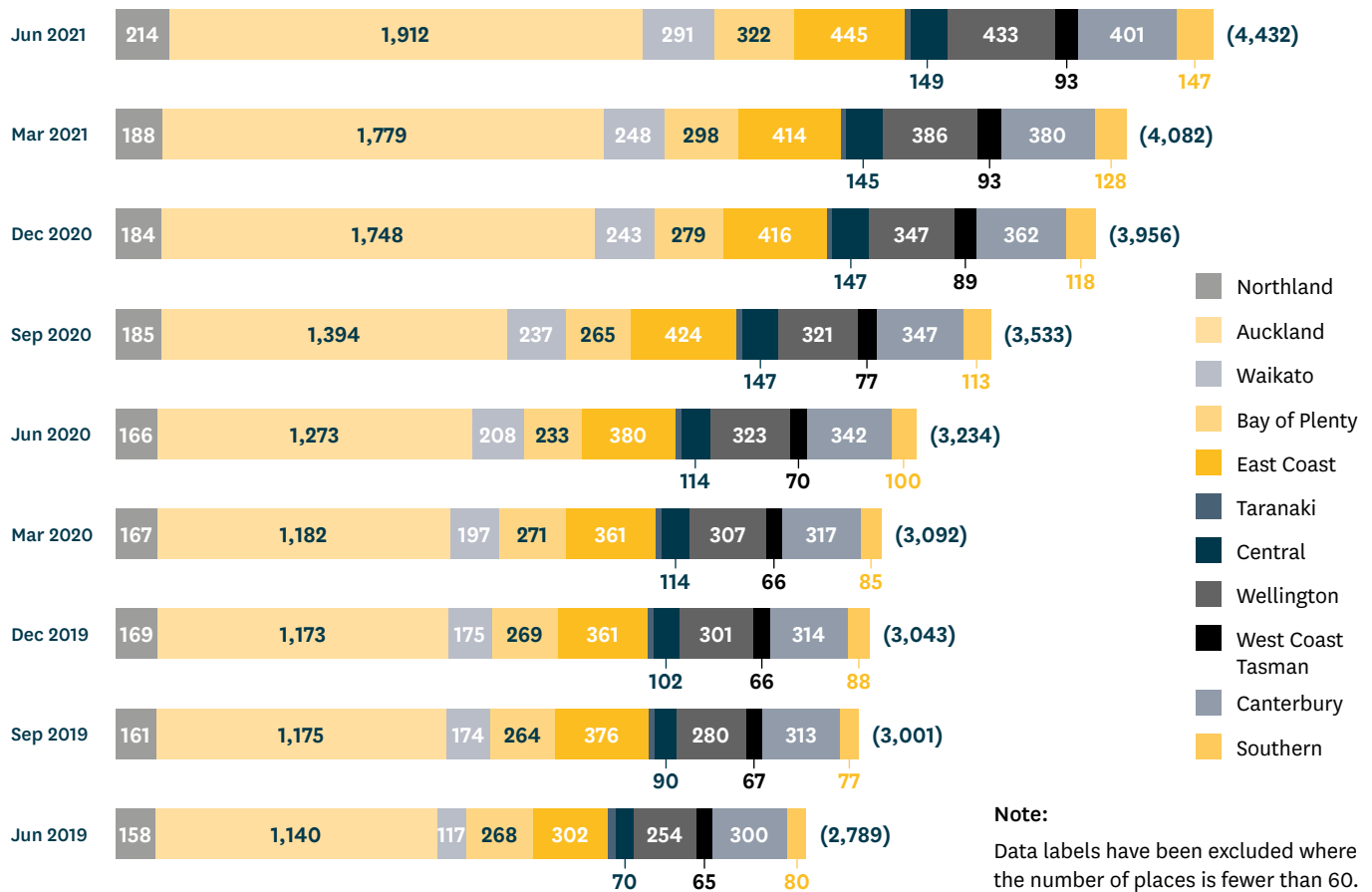
## Transitional Housing

An additional 350 transitional housing places became available in the quarter, with a total of 4,432 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



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.

# 4,432

Places secured for tenanting  
as at 30 June 2021  
(4,082 – 31 March 2021)

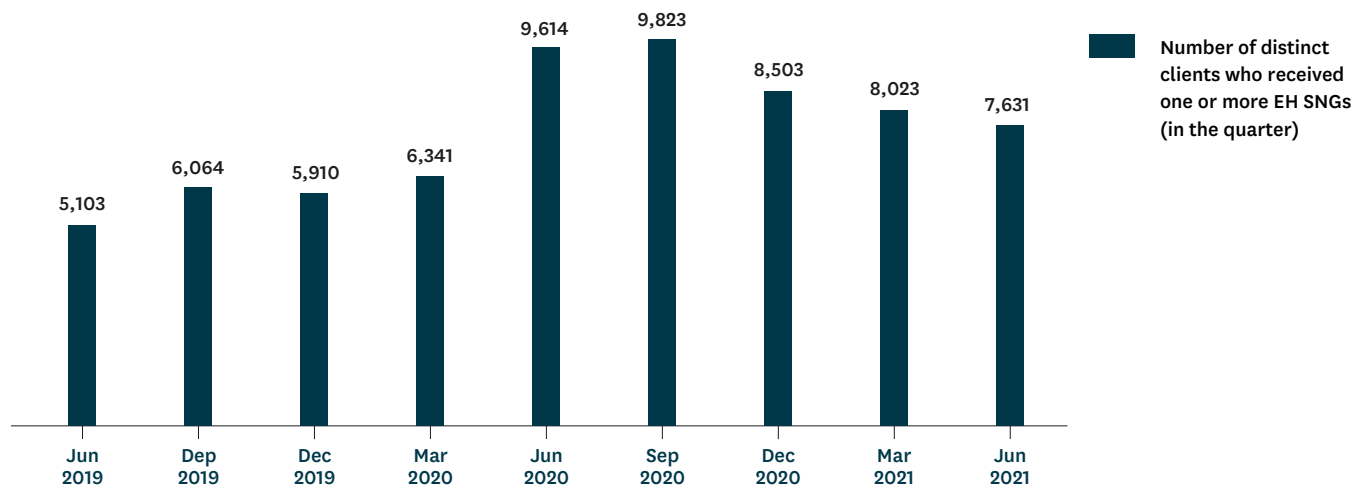
## Emergency Housing Special Needs Grant

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 individuals 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



**34,269**

EH SNG Grants in  
quarter ending  
30 June 2021

(34,314 – quarter ending  
31 March 2021)

**7,631**

Individual clients granted  
an EH SNG in quarter  
ending 30 June 2021

(8,023 – quarter ending  
31 March 2021)

**\$81.1 million**

Total EH SNG amount  
granted in quarter ending  
30 June 2021

(\$77.8 million – quarter ending  
31 March 2021)

#### Notes:

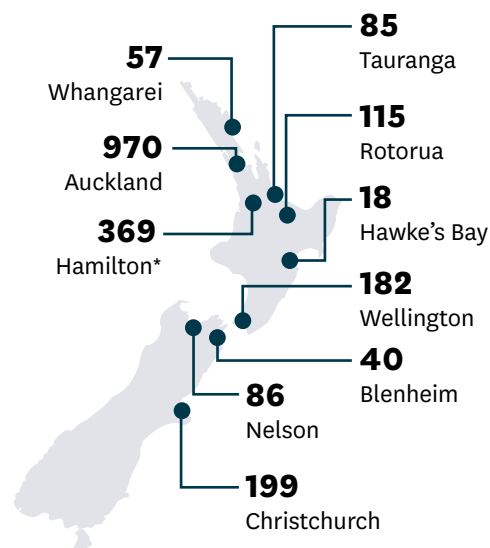
- This is a count of grants. A client can have more than one grant in the time period.
- Emergency Housing assistance payments are granted as Special Needs Grants.
- The total amount granted may not be the same as the amount spent.

## 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 a 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.



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**2,121**

Total households placed  
(1,855 – 31 March 2021)

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**3,707**

Households accepted into  
the programme  
(3,396 – 31 March 2021)

\*HUD commenced contracted funding of the Housing First programme in Hamilton in August 2018. The People's project in Hamilton has been operating since 2014.

# 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.

## \$988.3 million

Total housing support provided in the quarter ending 30 June 2021

(\$964.9 million – 31 March 2021)



**\$327.1 million**

Income-Related  
Rent Subsidy



**\$497.8 million**

Accommodation  
Supplement



**\$76.9 million**

Temporary Additional  
Support



**\$81.1 million**

Emergency Housing  
Special Needs Grant



**\$5.4 million**

Housing Support  
Products

## Income-Related Rent Subsidy

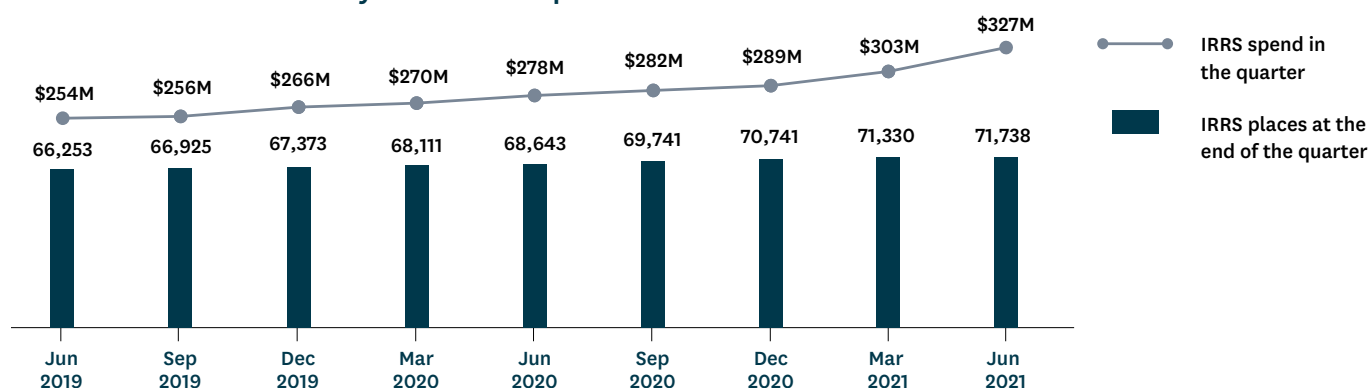
**Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS tenancies increasing by 408 over the June quarter.**

The majority of public housing tenants (71,738) receive an Income-Related Rent Subsidy (IRRS). A further 763 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 increased by 5% on the same time last year, while market rent tenancies have decreased by 42%.

## \$25.2 million

IRRS payments per week  
(\$23.3 million – 31 March 2021)

## 71,738

IRRS places as at 30 June 2021  
(71,330 – 31 March 2021)

**Note:** The IRRS payment figure is a weekly average based on a quarterly total of \$327 million.

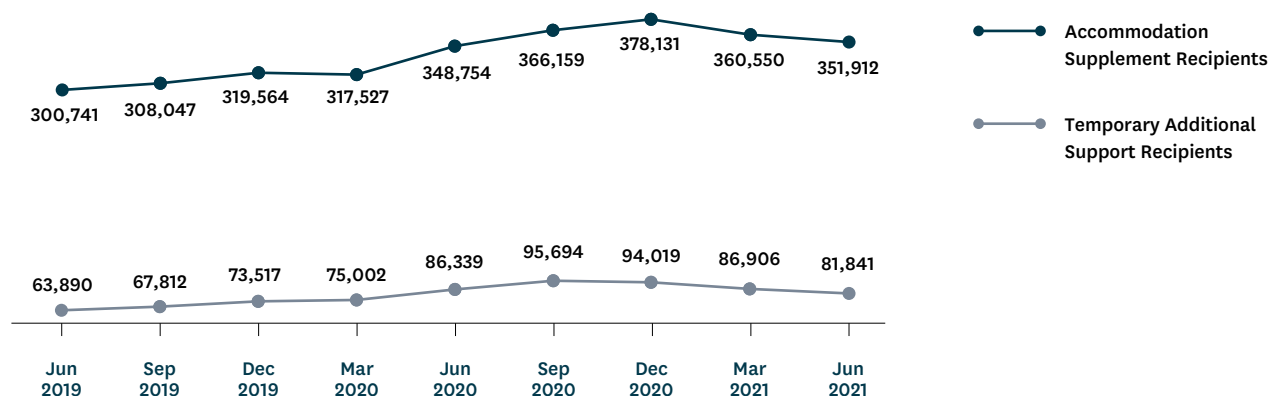


# Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) and Temporary Additional Support (TAS) has decreased in the June 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 increased by less than 1% compared to the same time last year, and decreased by 2% when compared to last quarter. Total recipients of TAS decreased by 5% on the same time last year, and decreased by 6% from last quarter.

**351,912**

People receiving  
Accommodation Supplements  
as at 30 June 2021  
(360,550 – 31 Mar 2021)

**\$38.3 million**

Accommodation  
Supplement payments  
per week  
(\$38.5 million – 31 Mar 2021)

**81,841**

People receiving  
Temporary Support  
as at 30 June 2021  
(86,906 – 31 Mar 2021)

**\$5.9 million**

Temporary Additional  
Support payments  
per week  
(\$6.1 million – 31 Mar 2021)

### 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

Housing Support Products (HSPs) consist of a range of products designed to assist people to achieve or sustain accommodation in the private housing. The use of HSP increased by 8% from last quarter. The value of HSP increased by \$318,857 to \$5,051,527.

**\$2,392,865**

Bond Grants  
(\$1,905,385)

**\$219,200**

Moving  
Assistance  
(\$181,290)

**\$2,062,796**

Rent Arrears  
(\$2,431,309)

**\$588,130**

Rent in  
Advance  
(\$436,283)

**\$19,694**

Tenancy  
Costs Cover  
(\$19,149)

**\$68,750**

Transition to  
Alternative  
Housing Grant  
(\$78,110)

**= 4,391**

Grants for 3,271 distinct clients (total \$5,351,435)

(4,240 grants for 3,297 distinct clients, total \$5,051,527 – 31 March 2021)

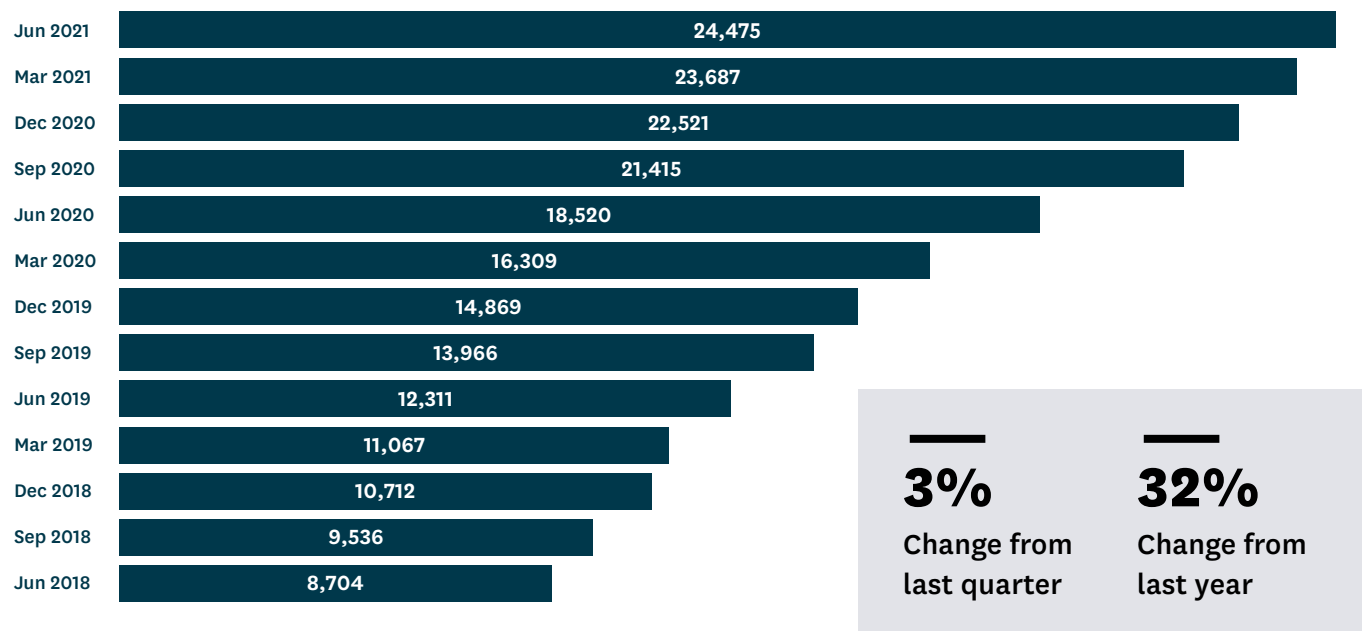
### Note:

A client may have multiple grants during the period for different purposes, but will only be counted once in the overall total of distinct clients.

# Public Housing Demand

## Housing Register

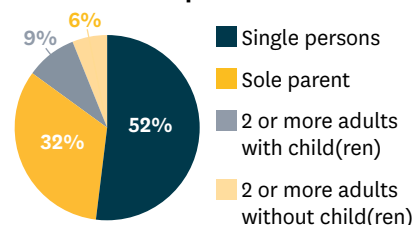
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



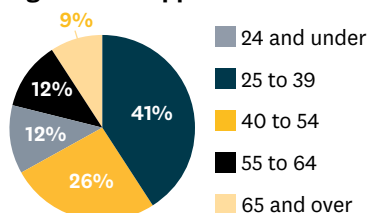
## Characteristics of applicants on the Housing Register

As at the end of June 2021 the main characteristics of applicants on the register were:

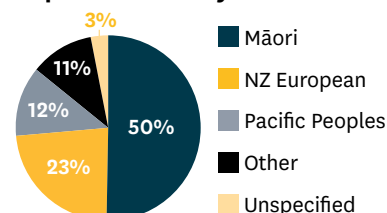
### Household composition:



### Age of main applicant:



### Reported Ethnicity:



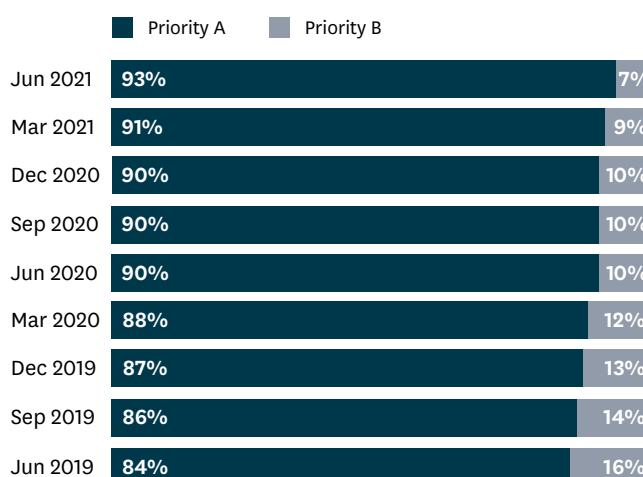
## Priority of applicants on the Housing Register

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.

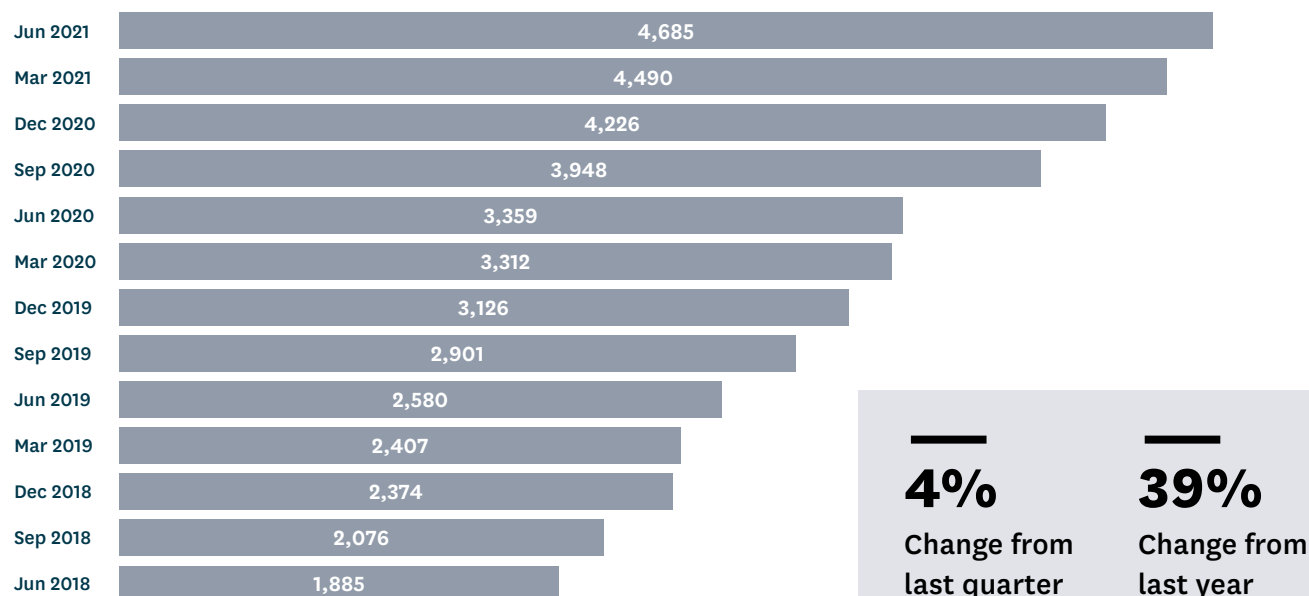
In the June 2021 quarter, Priority A applicants on the Housing Register increased to 93% (from 91%) and Priority B applicants shifting to 7% (from 9%).

## Priority of applicants



# Transfer Register

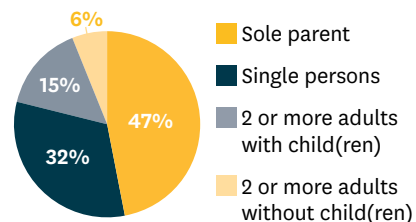
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



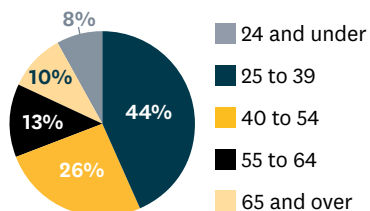
## Characteristics of applicants on the Transfer Register

As at the end of June 2021 the main characteristics of applicants on the register were:

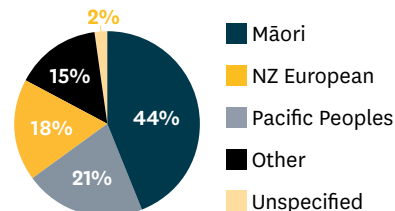
### Household composition:



### Age of main applicant:



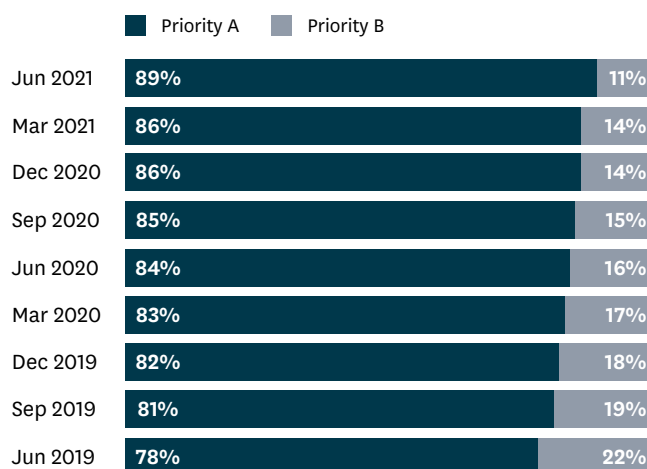
### Reported Ethnicity:



## Priority of applicants on the Transfer Register

In the June quarter, Priority A applicants on the Transfer Register increased to 89% and Priority B applicants shifted to 11%.

## Priority of applicants



## Regional Overview

The demand for public housing has increased across almost all housing regions during the June quarter compared to June 2020. The top five increases by percentage, in the Housing register compared to June 2020 were Taranaki (220% or 350 applicants), Canterbury (169% or 756 applicants), Central (156% or 484 applicants), Northland (150% or 296 applicants) and Bay of Plenty (149% or 574 applicants).

### Northland



Applicants on the Housing Register

**1,050** (1,002)

Applicants on the Transfer Register

**155** (155)

Public Housing tenancies

**2,176** (2,175)

Transitional Housing places

**214** (188)

Number of EH SNG approved

**599** (649)

Amount of EH SNG approved

**\$640,609** (\$692,638)

### Auckland



Applicants on the Housing Register

**8,386** (8,377)

Applicants on the Transfer Register

**2,170** (2,061)

Public Housing tenancies

**33,992** (33,734)

Transitional Housing places

**1,912** (1,779)

Number of EH SNG approved

**12,304** (13,255)

Amount of EH SNG approved

**\$26,320,463** (\$27,960,141)

### Waikato



Applicants on the Housing Register

**2,564** (2,432)

Applicants on the Transfer Register

**353** (350)

Public Housing tenancies

**4,834** (4,820)

Transitional Housing places

**291** (248)

Number of EH SNG approved

**5,028** (4,375)

Amount of EH SNG approved

**\$15,966,587** (\$12,656,428)

### Bay of Plenty



Applicants on the Housing Register

**2,025** (1,803)

Applicants on the Transfer Register

**144** (133)

Public Housing tenancies

**2,952** (2,930)

Transitional Housing places

**322** (298)

Number of EH SNG approved

**4,420** (4,201)

Amount of EH SNG approved

**\$9,608,449** (\$8,856,951)

### East Coast



Applicants on the Housing Register

**2,205** (2,180)

Applicants on the Transfer Register

**299** (290)

Public Housing tenancies

**4,088** (4,080)

Transitional Housing places

**445** (414)

Number of EH SNG approved

**2,979** (2,751)

Amount of EH SNG approved

**\$8,443,329** (\$7,467,616)

### Central



Applicants on the Housing Register

**1,467** (1,407)

Applicants on the Transfer Register

**214** (209)

Public Housing tenancies

**2,379** (2,341)

Transitional Housing places

**149** (145)

Number of EH SNG approved

**1,341** (1,405)

Amount of EH SNG approved

**\$2,643,739** (\$2,469,122)

## Taranaki



Applicants on the Housing Register

**763** (751)

Applicants on the Transfer Register

**114** (105)

Public Housing tenancies

**1,240** (1,239)

Transitional Housing places

**25** (23)

Number of EH SNG approved

**620** (536)

Amount of EH SNG approved

**\$1,112,452** (\$884,009)

## Wellington



Applicants on the Housing Register

**2,407** (2,279)

Applicants on the Transfer Register

**581** (535)

Public Housing tenancies

**8,790** (8,772)

Transitional Housing places

**433** (386)

Number of EH SNG approved

**3,614** (3,916)

Amount of EH SNG approved

**\$12,290,086** (\$13,072,231)

## West Coast Tasman



Applicants on the Housing Register

**868** (808)

Applicants on the Transfer Register

**117** (122)

Public Housing tenancies

**1,609** (1,618)

Transitional Housing places

**93** (93)

Number of EH SNG approved

**832** (824)

Amount of EH SNG approved

**\$998,213** (\$942,621)

## Canterbury



Applicants on the Housing Register

**2,125** (2,069)

Applicants on the Transfer Register

**484** (486)

Public Housing tenancies

**8,507** (8,445)

Transitional Housing places

**401** (380)

Number of EH SNG approved

**2,340** (2,190)

Amount of EH SNG approved

**\$2,946,080** (\$2,564,594)

## Southern



Applicants on the Housing Register

**570** (542)

Applicants on the Transfer Register

**54** (44)

Public Housing tenancies

**1,846** (1,839)

Transitional Housing places

**147** (128)

Number of EH SNG approved

**170** (182)

Amount of EH SNG approved

**\$134,935** (\$197,753)

## Other/ unknown

Applicants on the Housing Register

**45** (37)

Applicants on the Transfer Register

- (-)

Public Housing tenancies

**88** (86)

Transitional Housing places

-

Number of EH SNG approved

**22** (30)

Amount of EH SNG approved

**\$19,766** (\$41,218)

### 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 30 June 2021, in each housing region.
- Public Housing (PH) Tenancies includes Kāinga Ora & community housing provider tenanted properties that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 30 June 2021.

# People Housed

Over the quarter, 1,634 applicants from the Public Housing Register were housed, a decrease of 7% from the last quarter. The median time to house these applicants was 189 days, this is 33 days longer than last quarter.

Over the June quarter, 1,524 applicants from the Housing Register were housed, and 110 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,582 compared to 52 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties (945), while 689 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)
Jun 2021 <b>1,634</b>	<b>281</b>	<b>189</b>
Mar 2021 <b>1,751</b>	<b>254</b>	<b>156</b>
Dec 2020 <b>2,131</b>	<b>270</b>	<b>161</b>
Sep 2020 <b>1,878</b>	<b>242</b>	<b>165</b>
Jun 2020 <b>1,192</b>	<b>237</b>	<b>148</b>
Mar 2020 <b>1,866</b>	<b>213</b>	<b>133</b>
Dec 2019 <b>2,061</b>	<b>207</b>	<b>118</b>
Sep 2019 <b>2,082</b>	<b>189</b>	<b>116</b>
Jun 2019 <b>1,692</b>	<b>190</b>	<b>125</b>

### 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 – June 2021

The information below illustrates the entries and exits of the Public Housing Register for the June 2021 quarter, with the numbers in brackets showing the March 2021 quarter.

## 28,177

Register applicants at end of March 2021 quarter

## 5,562

New entries over June 2021 quarter  
(5,415 over Mar 2021 quarter)



● **4,875** (4,759)  
Housing Register

● **687** (656)  
Transfer Register



● **5,009** (4,872)  
Priority A

● **553** (543)  
Priority B

## 29,160

Current applications at 30 June 2021  
(28,177 at 31 March 2021)



● **24,475** (23,687)  
Housing Register

● **4,685** (4,490)  
Transfer Register



● **26,984** (25,426)  
Priority A

● **2,176** (2,751)  
Priority B

## 2,254

Register exits over June 2021 quarter

In the March 2021 quarter, the 2,138 exit reasons were:

**333** (335)

Change in household circumstances

**3** (6)

Moved to existing public housing tenancy

**17** (21)

Declined offer of public housing

**313** (281)

No longer eligible for public housing

**36** (41)

Moved to emergency housing

**366** (-)

Self exit – no longer requires public housing

**1,070** (918)

Moved to private accommodation

## 1,634

Applicants housed over June 2021 quarter  
(1,751 over March 2021 quarter)

**1,524** (1,642) Housing Register

**110** (109) Transfer Register

**1,582** (1,693) Priority A applicants

**52** (58) Priority B applicants

**945** (1,128) housed in Kāinga Ora properties

**689** (623) housed in CHP properties

## 189

Median time to house (days) over June 2021 quarter  
(156 over March 2021 quarter)

**188** (157) days

**212** (141) days

**193** (161) days

**42** (85) days

**229** (164) days

**130** (140) days

## 1,832

Tenancies ended over June 2021 quarter

In the March quarter, the 1,741 tenancy end reasons were:

**297** (310)

Moved to private accommodation

**518** (498)

Change in household circumstances

**686** (1,837)

Moved to new public housing tenancy

**1** (-)

Moved as a result of a Tenancy Review

**67** (75)

Moved to emergency housing

**172** (190)

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.