



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

September 2021

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.



In this report

Public Housing Supply

Kāinga Ora	3
Community Housing Providers	4

Supporting Housing Needs

Transitional Housing	5
Emergency Housing Special Needs Grant	6
Housing First	7

Housing Support

Income-Related Rent Subsidy	8
Accommodation Supplement & Temporary Additional Support	9
Housing Support Products	9

Public Housing Demand

Housing Register	10
Transfer Register	11
Regional Overview	12

People Housed

Public Housing System Overview – September 2021	15
---	----

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 September 2021, there are 74,825 public housing homes. Consisting of 64,211 Kāinga Ora and 10,614 registered Community Housing Provider properties.

At the end of the September quarter there were 4,710 places. Compared to September 2020 transitional housing places have increased by 1,177.

Compared to September 2020 total public homes have increased by 2,490 homes.

3,968 households have been accepted into the Housing First Programme and 1,248 of these households are currently placed in housing as at 30 September 2021.

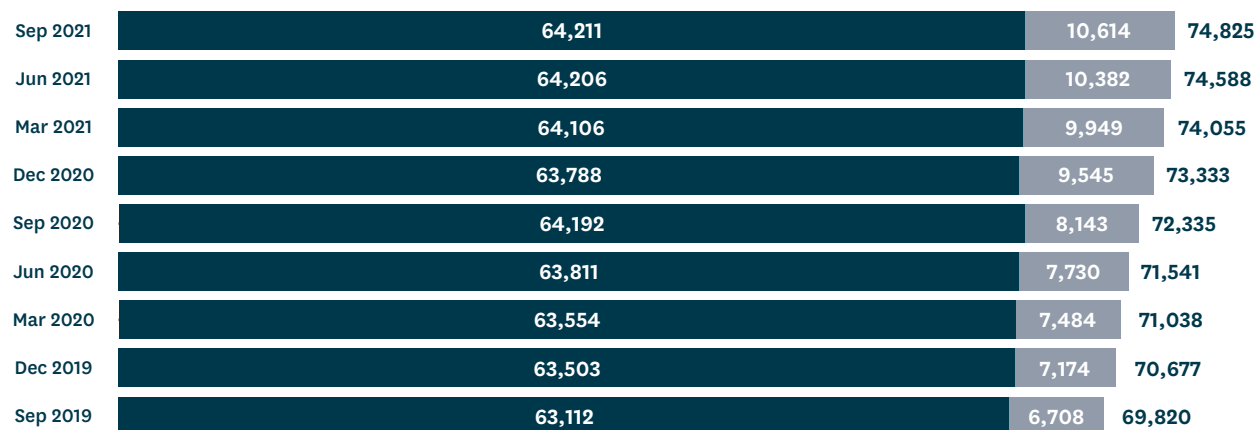
During this quarter the number of applicants from the Housing Register placed in public housing has decreased by 21% to 1,201 applicants.

This quarter the Housing Register has increased by less than 1% over the previous quarter, and is up 15% 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 74,825 public homes, an increase of 237 from the previous quarter (74,588). Of these, 64,211 homes are provided by Kāinga Ora, and 10,614 community houses are provided by 48 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 64,211 homes across the country which accommodates more than 180,000 people.



61,343

Kāinga Ora
IRRS Places

(61,362 – 30 June 2021)



1,116

Kāinga Ora
Market Renters

(1,008 – 30 June 2021)



452

Kāinga Ora
Short-term Vacant

(591 – 30 June 2021)



1,300

Kāinga Ora
Long-term Vacant

(1,245 – 30 June 2021)

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, HNZ 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.
- Reporting approach changed from Public Housing Places to Public Homes from July 2021. Previous quarter data is not comparable with earlier reports. All data shown for previous quarters within this report have been calculated using new methodology.

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 September quarter, registered CHPs have increased their total tenancies by **232**.



10,489

Registered CHP IRRS Places

(10,306 – 30 June 2021)



125

Registered CHP Market Renters

(76 – 30 June 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.

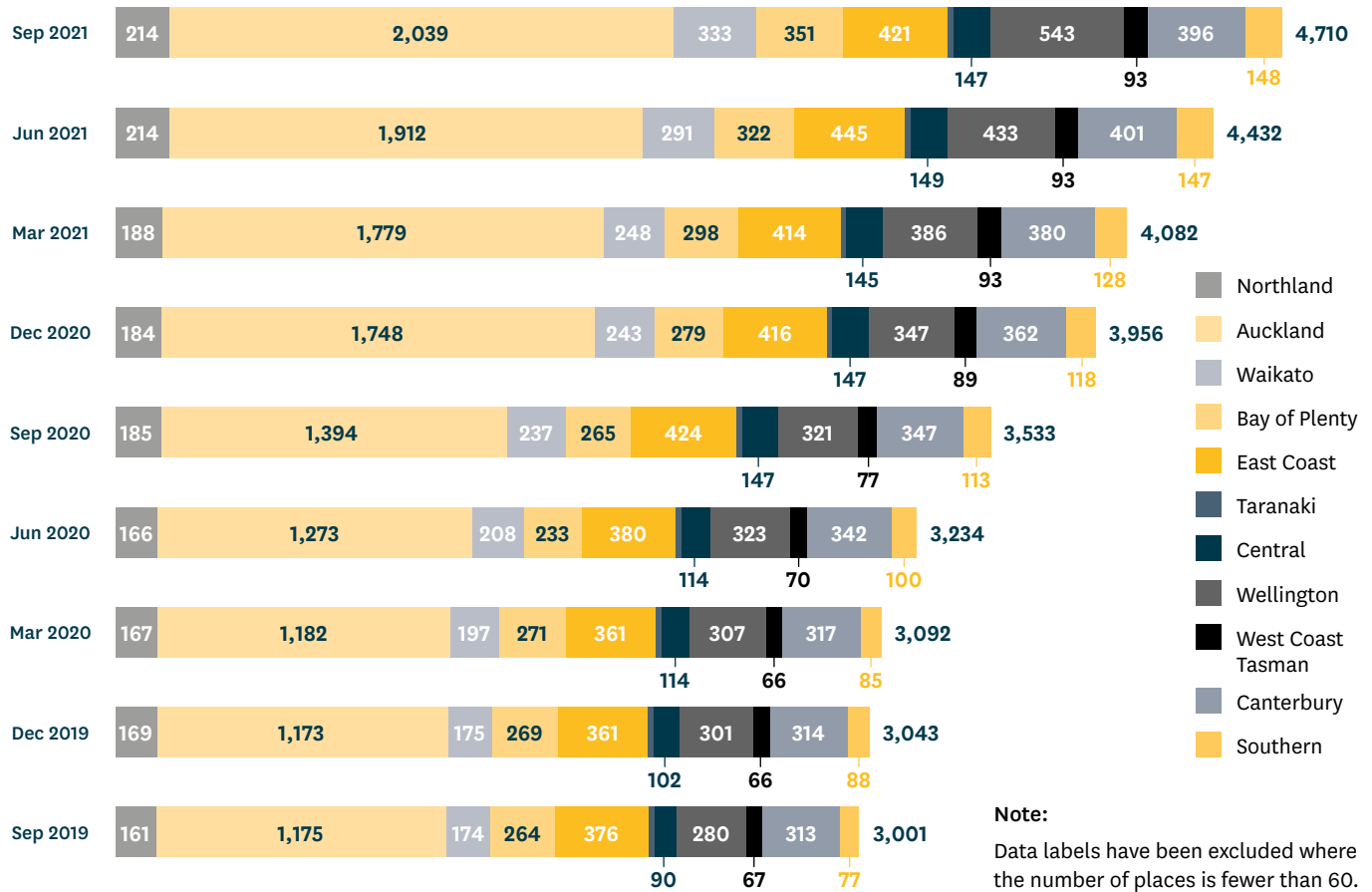
Transitional Housing

An additional 278 transitional housing places became available in the quarter, with a total of 4,710 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.

4,710

Places secured for tenanting
as at 30 September 2021
(4,432 – 30 June 2021)

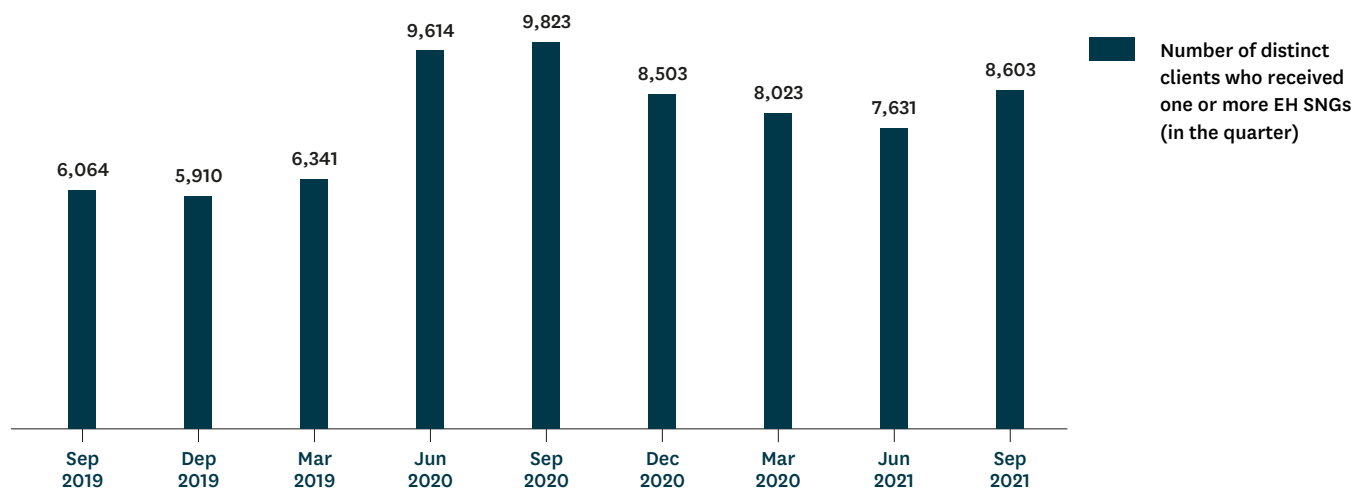
Emergency Housing Special Needs Grant

The number of Emergency Housing Special Needs Grants (EH SNGs) administered by MSD increased 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



36,330

EN SNG Grants
in quarter ending
30 September 2021
(34,269 – quarter ending
30 June 2021)

8,603

Individual clients granted
an EN SNG in quarter
ending 30 September 2021
(7,631 – quarter ending
30 June 2021)

\$87.7 million

Total EH SNG amount
granted in quarter ending
30 September 2021
(\$81.1million – quarter ending
30 June 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.

3,968

Households accepted into the programme
(3,707 – 30 June 2021)

261

Households accepted into the programme during the quarter
(311 – 31 March 2021)

Housing outcomes:

Continues to need support

53%

Withdrawn

42%

Graduated

4%

Deceased

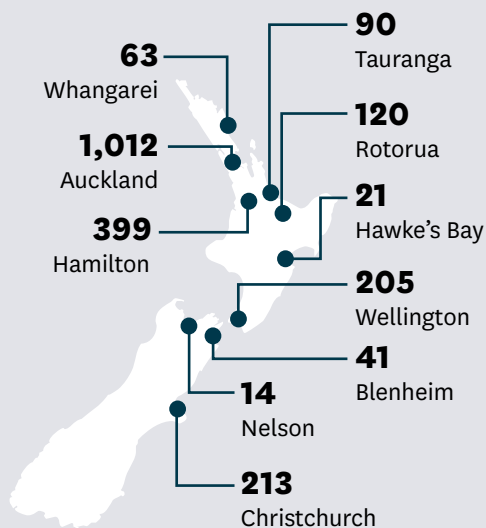
2%

1,248

Households currently housed at 30 September 2021
(1,237 – 30 June 2021)

11

Households housed during the quarter
(116 – 30 June 2021)



Households housed were placed in the following homes:



10%
HNZ (IRRS)



78%
CHP (IRRS)



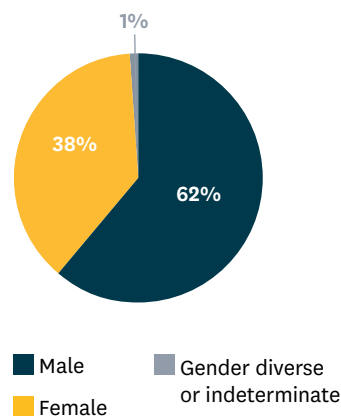
9%
Private



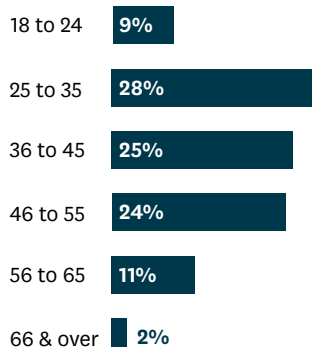
2%
Other housing

About the clients in the programme:

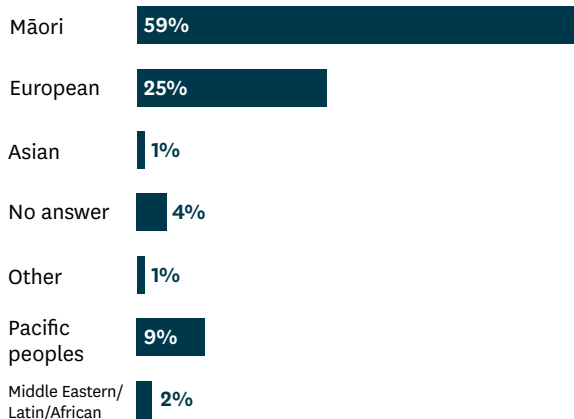
Gender



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.

\$991.5 million

Total housing support provided in the quarter ending 30 September 2021

(\$988.3 Million – 30 June 2021)



\$319.2 million

Income-Related
Rent Subsidy



\$499.3 million

Accommodation
Supplement



\$82.1 million

Temporary Additional
Support



\$87.7 million

Emergency Housing
Special Needs Grant



\$3.2 million

Housing Support
Products

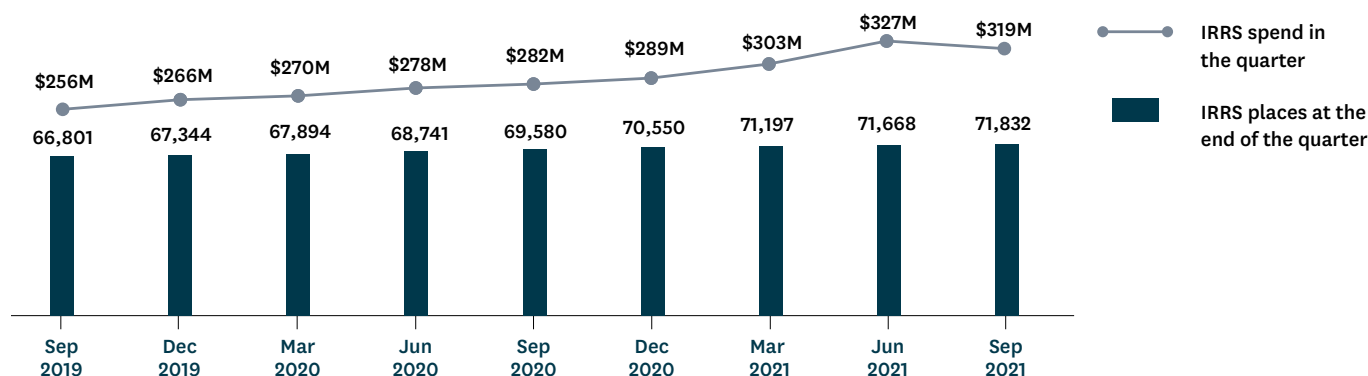
Income-Related Rent Subsidy

Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS occupied homes increasing by 164 over the September quarter.

The majority of public housing tenants (71,832) receive an Income-Related Rent Subsidy (IRRS). A further 1,241 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 2% on the same time last year, while market rent tenancies have increased by 2%.

\$24.6 million

IRRS payments per week

(\$25.2 million – 30 June 2021)

71,832

IRRS places as at 30 September 2021

(71,668 – 30 June 2021)

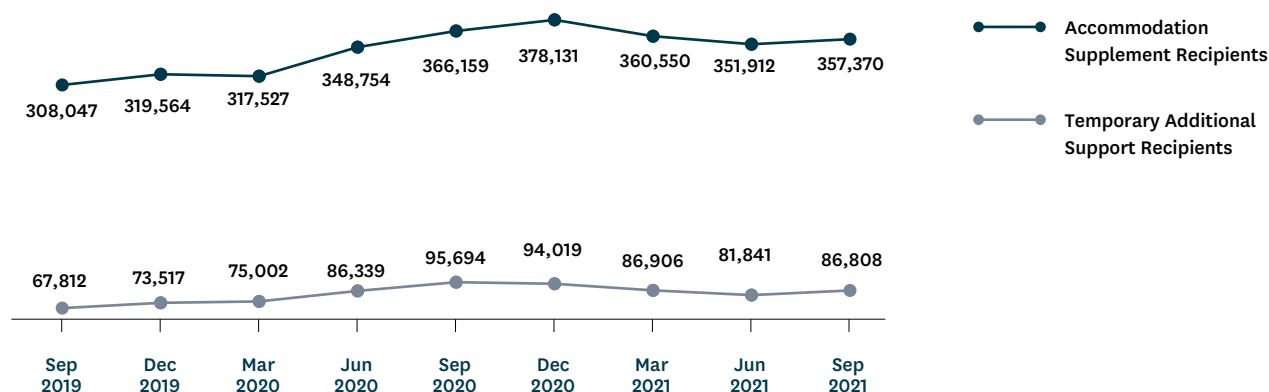
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$319 million.

Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) and Temporary Additional Support (TAS) has increased in the September 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 2% compared to the same time last year, and increased by 2% when compared to last quarter. Total recipients of TAS decreased by 9% on the same time last year, and increased by 6% from last quarter.

357,370	\$38.4 million	86,808	\$6.3 million
People receiving Accommodation Supplements as at 30 September 2021 (351,912 – 30 June 2021)	Accommodation Supplement payments per week (\$38.3 million – 30 June 2021)	People receiving Temporary Support as at 30 September 2021 (81,841 – 30 June 2021)	Temporary Additional Support payments per week (\$5.9 million – 30 June 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 decreased by 38% from last quarter. The value of HSP decreased by \$2,180,991 to \$3,170,444.

\$1,722,844	\$165,373	\$774,255	\$456,487	\$8,135	\$43,350
Bond Grants (\$2,392,865)	Moving Assistance (\$219,200)	Rent Arrears (\$2,062,796)	Rent in Advance (\$588,130)	Tenancy Costs Cover (\$19,694)	Transition to Alternative Housing Grant (\$68,750)

= 2,724

Grants for 1,893 distinct clients (total \$3,170,444)

(4,391 grants for 3,271 distinct clients, total \$5,351,435 – 30 June 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

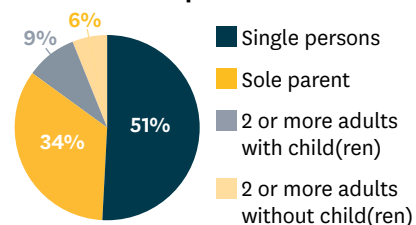
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



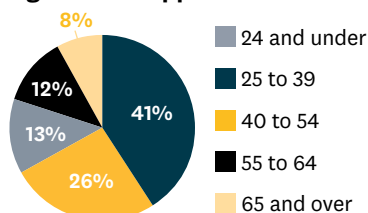
Characteristics of applicants on the Housing Register

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

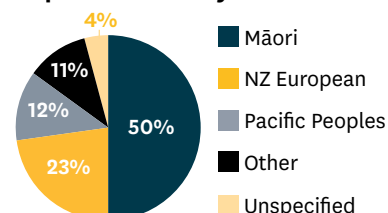
Household composition:



Age of main applicant:



Reported Ethnicity:



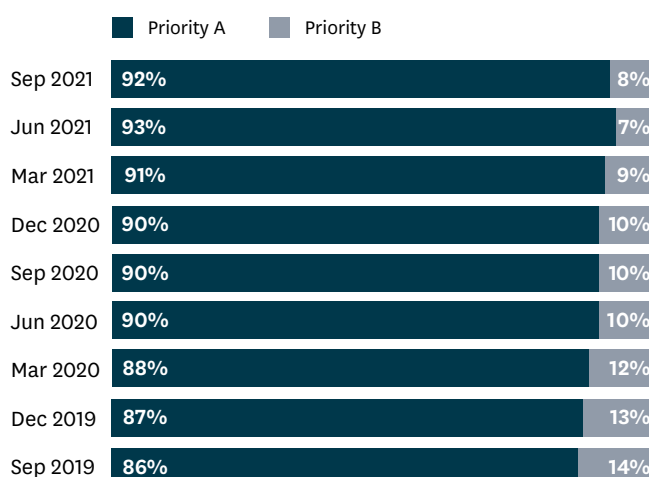
Priority of applicants on the Housing Register

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.

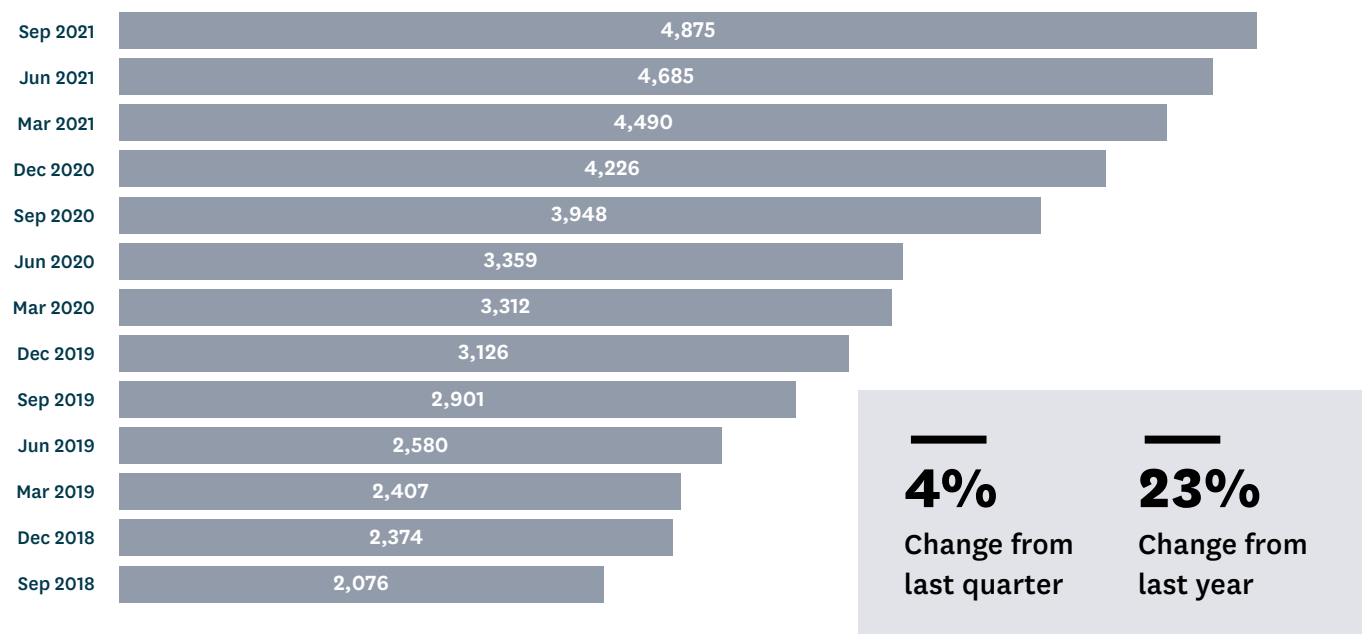
In the September quarter, Priority A applicants on the Housing Register decreased to 92% (from 93%) and Priority B applicants shifted to 8% (from 7%).

Priority of applicants



Transfer Register

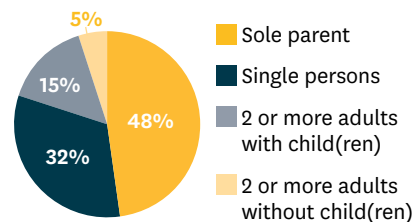
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



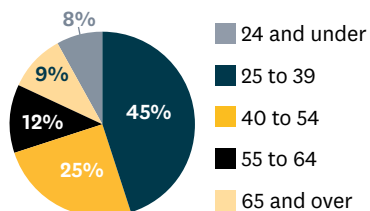
Characteristics of applicants on the Transfer Register

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

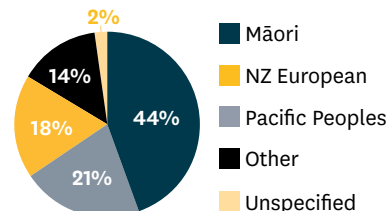
Household composition:



Age of main applicant:



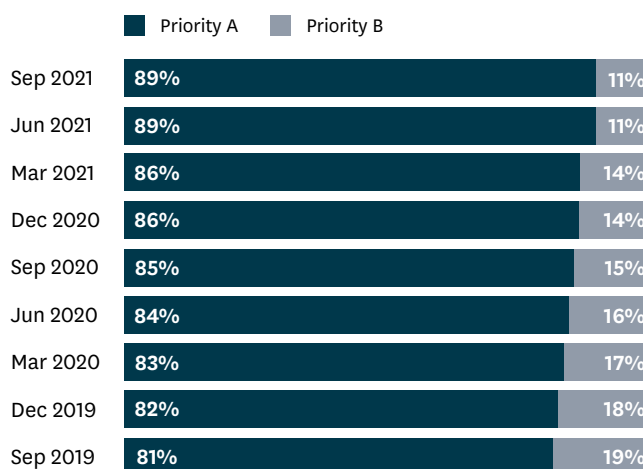
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the September 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 increased across almost all housing regions during the September quarter compared to September 2020. The top five increases by percentage, in the Housing register compared to September 2020 were Bay of Plenty (39% or 610 applicants), Taranaki (37% or 194 applicants), Northland (30% or 252 applicants), Canterbury (23 % or 393 applicants) and Waikato (20% or 439 applicants).

Northland



Applicants on the Housing Register

1,104 (1,050)

Applicants on the Transfer Register

172 (155)

Public Housing occupied homes

2,190 (2,185)

Transitional Housing places

214 (214)

Number of EH SNG approved

876 (599)

Amount of EH SNG approved

\$1,010,427 (\$640,609)

Auckland



Applicants on the Housing Register

8,377 (8,386)

Applicants on the Transfer Register

2,287 (2,170)

Public Housing occupied homes

33,347 (34,139)

Transitional Housing places

2,039 (1,912)

Number of EH SNG approved

11,289 (12,304)

Amount of EH SNG approved

\$26,005,803 (\$26,320,463)

Waikato



Applicants on the Housing Register

2,590 (2,564)

Applicants on the Transfer Register

363 (353)

Public Housing occupied homes

4,907 (4,861)

Transitional Housing places

333 (291)

Number of EH SNG approved

5,968 (5,028)

Amount of EH SNG approved

\$18,993,927 (\$15,966,587)

Bay of Plenty



Applicants on the Housing Register

2,191 (2,025)

Applicants on the Transfer Register

146 (144)

Public Housing occupied homes

2,974 (2,961)

Transitional Housing places

351 (322)

Number of EH SNG approved

4,442 (4,420)

Amount of EH SNG approved

\$9,507,506 (\$9,608,449)

East Coast



Applicants on the Housing Register

2,170 (2,205)

Applicants on the Transfer Register

316 (299)

Public Housing occupied homes

4,124 (4,117)

Transitional Housing places

421 (445)

Number of EH SNG approved

3,113 (2,979)

Amount of EH SNG approved

\$9,356,730 (\$8,443,329)

Central



Applicants on the Housing Register

1,457 (1,467)

Applicants on the Transfer Register

216 (214)

Public Housing occupied homes

2,439 (2,435)

Transitional Housing places

147 (149)

Number of EH SNG approved

1,763 (1,341)

Amount of EH SNG approved

\$3,425,247 (\$2,643,739)

Taranaki



Applicants on the Housing Register

717 (763)

Applicants on the Transfer Register

105 (114)

Public Housing occupied homes

1,225 (1,235)

Transitional Housing places

25 (25)

Number of EH SNG approved

713 (620)

Amount of EH SNG approved

\$1,207,419 (\$1,112,452)

Wellington



Applicants on the Housing Register

2,423 (2,407)

Applicants on the Transfer Register

592 (581)

Public Housing occupied homes

8,827 (8,804)

Transitional Housing places

543 (433)

Number of EH SNG approved

3,929 (3,614)

Amount of EH SNG approved

\$12,897,640 (\$12,290,086)

West Coast Tasman



Applicants on the Housing Register

799 (868)

Applicants on the Transfer Register

116 (117)

Public Housing occupied homes

1,599 (1,608)

Transitional Housing places

93 (93)

Number of EH SNG approved

1,185 (832)

Amount of EH SNG approved

\$1,449,394 (\$998,213)

Canterbury



Applicants on the Housing Register

2,118 (2,125)

Applicants on the Transfer Register

501 (484)

Public Housing occupied homes

8,605 (8,565)

Transitional Housing places

396 (401)

Number of EH SNG approved

2,695 (2,340)

Amount of EH SNG approved

\$3,484,356 (\$2,946,080)

Southern



Applicants on the Housing Register

558 (570)

Applicants on the Transfer Register

60 (54)

Public Housing occupied homes

1,836 (1,842)

Transitional Housing places

148 (147)

Number of EH SNG approved

305 (170)

Amount of EH SNG approved

\$294,275 (\$134,935)

Other/ unknown

Applicants on the Housing Register

42 (45)

Applicants on the Transfer Register

S (-)

Public Housing occupied homes

-

Transitional Housing places

-

Number of EH SNG approved

52 (22)

Amount of EH SNG approved

\$88,819 (\$19,766)

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 September 2021, in each housing region.
- Public Housing Occupied Homes includes Kāinga Ora and community housing provider occupied homes that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 30 September 2021.

People Housed

Over the quarter, 1,290 applicants from the Public Housing Register were housed, a decrease of 21% from the last quarter. The median time to house these applicants was 182 days this is 7 days less than last quarter.

Over the September quarter, 1,201 applicants from the Housing Register were housed, and 89 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,254 compared to 36 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 829, while 461 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)
Sep 2021	1,290	289	182
Jun 2021	1,634	281	189
Mar 2021	1,751	254	156
Dec 2020	2,131	270	161
Sep 2020	1,878	242	165
Jun 2020	1,192	237	148
Mar 2020	1,866	213	133
Dec 2019	2,061	207	118
Sep 2019	2,082	189	116

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 – September 2021

The information below illustrates the entries on and off the Public Housing Register for the September 2021 quarter, with the numbers in brackets showing the June 2021 quarter.

29,160

Existing applications from
June quarter

6,957

New entries over
September 2021 quarter
(5,562 over June 2021 quarter)



- **6,146** (4,875)
Housing Register
- **811** (687)
Transfer Register



- **6,324** (5,009)
Priority A
- **633** (553)
Priority B

29,421

Current applications at
30 September 2021
(29,160 at 30 June 2021)



- **24,546** (24,475)
Housing Register
- **4,875** (4,685)
Transfer Register



- **26,955** (29,984)
Priority A
- **2,466** (2,176)
Priority B

3,982

Register exits over September 2021 quarter

In the June 2021 quarter, the 2,254 exit reasons were:

394 (333) Change in household circumstances	4 (3) Moved to existing public housing tenancy
15 (17) Declined offer of public housing	338 (313) No longer eligible for public housing
34 (36) Moved to emergency housing	368 (366) Self exit – no longer requires public housing
1,101 (1,070) Moved to private accommodation	

1,290

Applicants housed over
September 2021 quarter
(1,634 over June 2021 quarter)

1,201 (1,524) Housing Register
89 (110) Transfer Register

1,254 (1,582) Priority A applicants
36 (52) Priority B applicants

829 (945) housed in Kāinga Ora
properties

461 (689) housed in CHP properties

182

Median time to house (days)
over September 2021 quarter
(189 over June 2021 quarter)

176 (188) days

237 (212) days

187 (193) days

72 (42) days

216 (229) days

132 (130) days

1,534

Tenancies ended over September quarter

In the June quarter, the 1,832 tenancy end reasons were:

274 (297) Moved to private accommodation	554 (518) Change in household circumstances
740 (686) Moved to new public housing tenancy	- (-) Moved as a result of a Tenancy Review
58 (67) Moved to emergency housing	206 (172) 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 (June), with a comparative to the previous quarter (March) shown in brackets. Change in household circumstances includes relationship changes, deceased, imprisonment, left NZ, entered residential care, or changes in living arrangements.