



MEMO

Meeting with Community Housing Providers in Christchurch

To: Hon Dr Megan Woods
From: Lucy Vallance, Housing Supply, Response and Partnerships
Approved by: Bronwyn Lauten, Manager, Issues Management
Date: 25 March 2021 **Security level:** In Confidence
Priority: Medium

Purpose

1. This memo is to support your meeting with Christchurch-based Community Housing Providers (CHPs).

Background

2. Your Electorate Office has organised a meeting between Christchurch MPs and local CHPs.
3. Time: 9am-10am, Friday 26 March 2021.
4. Location: Rooms 4 and 5 at the Hornby Community Centre, 8 Goulding Avenue, Hornby, Christchurch.
5. Jonathon Fraser, Kaiaki, will be attending from Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD).
6. We do not have any information about attendees or the agenda for the meeting.
7. Your Electorate Office has previously made enquiries to HUD about the provision of 4+ bedroom public and transitional homes in Christchurch; this information is provided below.
8. Talking points about the Public Housing Plan 2021-2024 are attached as Annex A.

Public Housing Plans

9. The Public Housing Plan 2018-2022 (PHP 2018), stated the government's intentions to deliver 480 additional public housing places in Canterbury, with 405 of those expected to be in Christchurch. Kāinga Ora and CHPs have overdelivered on these intentions.

Table 1: PHP 2018-2022 intentions and delivery

Location	PHP 2018-2022 intentions	Delivered from July 2018 to June 2020	Supply intentions 2021 and 2022
CANTERBURY TOTAL	480	723	385
Ashburton District	5	10	-12
Christchurch City	405	682	402
Hurunui District	0	0	0
Kaikoura District	0	0	0
Mackenzie District	0	0	0
Selwyn District	10	3	0
Timaru District	25	6	-5
Waimakariri District	25	19	0
Waimate District	0	0	0
Waitaki District	10	3	0

10. While the PHP 2018 did not include supply intentions for transitional housing, between September 2017 and December 2020, the number of transitional houses in Canterbury increased by 148 places.

Table 2: Canterbury public and transitional housing places – 2017 and 2020

Location	Public Housing (PH)			Transitional Housing (TH)		
	Oct-17	Dec-20	Oct-17- Dec 20	Sep-17	Dec-20	Sep-17- Dec 20
	PH places	PH places	Difference	TH places	TH places	Difference
CANTERBURY TOTAL	7,314	8,473	1,159	214	362	148
Ashburton District	187	195	8	0	0	0
Christchurch City	6,358	7,468	1,110	212	358	146
Hurunui District	25	26	1	0	0	0
Kaikoura District	24	24	0	0	0	0
Mackenzie District	1	1	0	0	0	0
Selwyn District	10	12	2	0		
Timaru District	414	422	8	1	4	3
Waimakariri District	158	184	26	0	0	0
Waimate District	23	23	0	0	0	0
Waitaki District	114	118	4	1	0	-1

11. The Public Housing Plan 2021-2024 (PHP 2021) provides for 410-490 extra public homes in Canterbury, and between 90-100 extra transitional housing places. New supply will focus on Christchurch, where housing deprivation is highest in the region, with further supply also planned for Ashburton and Timaru.
12. Table 3 below provides an overview supply intentions under PHP 2021. The supply intentions for 2023 and 2024 are predominantly Kāinga Ora's plans. Further numbers are expected to be delivered by registered CHPs as the partnerships with local government, Māori and iwi are progressed.

Table 3: PHP 2021 public housing supply intentions in Canterbury

Territorial Local Authority	Supply intentions 2023 & 2024
Canterbury	316
Ashburton District	8
Christchurch City	297
Hurunui District	0
Kaikoura District	0
Mackenzie District	0
Selwyn District	0
Timaru District	11
Waimakariri District	0
Waimate District	0
Waitaki District	0

Supply of 4+ bedroom homes in Christchurch

13. Your Electorate Office has previously asked about the delivery of 4+ bedroom homes in Christchurch.
14. In terms of demand for different bedroom sizes in Canterbury, the majority of growth in demand has been for one, two- and three-bedroom places. The below table shows this growing.

Public Housing Register applicants						
1 June 2017						
1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Unknown	Total
343	143	33	19	7	0	545
1 June 2020						
1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Unknown	Total
963	351	132	40	14	0	1500

15. In terms of new supply, the tables below show that CHPs and Kāinga Ora brought on significant numbers of one- and two-bedroom places in the 2019/20 financial year:

CHPs delivery by number of bedrooms						
As at June 19						
Canterbury	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	Total
	654	163	34	12	2	865
As at June 20						
Canterbury	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	Total
	852	226	36	12	2	1128

16. We do not have the data to provide a breakdown by number of bedrooms for the future supply intentions set out in Table 3.

Housing providers in Canterbury

17. The following CHPs operate in the Canterbury region:

CHP	Number of public housing tenancies – December 2020
Accessible Properties New Zealand Limited	51
Christchurch Methodist Central Mission	28
Comcare Charitable Trust	80
Emerge Aotearoa Housing Trust	76
Link People Limited	35
Ōtautahi Community Housing Trust	938
The Salvation Army New Zealand Trust	19
VisionWest Community Trust	29
Total CHP tenancies	1,256

18. The following transitional housing providers operate in the Canterbury region:

Transitional housing provider	Number of transitional housing places – December 2020
Christchurch Methodist Mission	18
Comcare	64
Emerge Aotearoa	104
Fale Pasifika*	s 9(2)(a)
The Salvation Army	105
VisionWest	41
Women's Refuge	21
YWCA	7
Total available places	s 9(2)(a)

*Note that Fale Pasifika relinquished its Social Sector Accreditation on 8 March 2021 and is no longer a transitional housing provider.

Ōtautahi Community Housing Trust

19. Ōtautahi Community Housing Trust (OCHT) is the main CHP in Canterbury. The table below provides a summary of recent OCHT public housing developments.

Street Address	Construction Start Date	Construction End Date	Overall HUD investment over the life of the project (IRRS and Operating Supplement)	Room composition	Contract term
29 Charles Street	22/07/2019	20/02/2020	s 9(2)(j)	5 x 2 brm	25 years
131 Hastings Street	2/08/2019	27/03/2020		7 x 2 brm	25 years
Cresselly Place	2/08/2019	30/06/2020		25 x 1 brm 3 x 2 brm	25 years
356-401 Brougham Street, Sydenham	20/02/2020	30/08/2021		70 x 1 brm, 14 x 2 brm 3 x 3 brm 3 x 4 brm	25 years
Reg Stillwell Place, 189 Palmers Road New Brighton	14/7/2020	03/11/2020		5 x 2 brm 7 x 3 brm 1 x 4 brm	10 Years

Housing supports for National and Christchurch City

20. The following table shows National housing support and stats as at December 2020 and December 2019 for comparison:

National					
		Previous Year	Current Year	Change	
		Dec-19	Dec-20	#	%
Public Housing Register	Housing register	14,869	22,521	7,652	51%
	Transfer Register	3,126	4,226	1,100	35%
	TOTAL	17,995	26,747	8,752	49%
Public Housing Tenancies	CHP	7,174	9,545	2,371	33%
	Kainga Ora	61,796	61,954	158	0%
	TOTAL	68,970	71,499	2,529	4%
Transitional Housing	TOTAL	3043	3956	913	30%
Emergency Housing Special Needs Grants*	Recipients (Distinct Clients)	5,910	8,503	2,593	44%
	Number of Grants	30,941	39,342	8,401	27%

*Note that Emergency Housing Special Needs Grants are measured across the quarter rather than a point in time.

21. The following table shows Christchurch City housing support and stats as at December 2020 and December 2019 for comparison:

Christchurch City					
		Previous Year	Current Year	Change	
		Dec-19	Dec-20	#	%
Public Housing Register	Housing register	910	1,524	614	67.5%
	Transfer Register	292	398	106	36.3%
	TOTAL	1,202	1,922	720	59.9%
Public Housing Tenancies	TOTAL	7,002	7,369	367	5.2%
Transitional Housing	TOTAL	307	358	51	16.6%
Emergency Housing Special Needs Grants*	Recipients (Distinct Clients)	425	507	82	19.3%
	Number of Grants	1,457	2,092	635	43.5%

*Note that Emergency Housing Special Needs Grants are measured across the quarter rather than a point in time.

