Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Briefing

Follow on from the detailed discussion about the Community Housing Provider public housing opportunities register			
Date:	7 May 2021	**Security level:**	Budget - Sensitive
Priority:	Medium	**Report number:**	BRF20/21040932

Action sought

	Action sought	Deadline
Hon Dr Megan Woods **Minister of Housing**	**Note** that this paper confirms decisions regarding the types of public housing opportunities proposed by Community Housing Providers (CHPs) that can be progressed through the Public Housing Plan 2021-24 **Note** a communications and engagement plan and key messages for CHPs has been provided	17 May 2021

Contact for discussion

Name	Position	Telephone		1st contact
Anne Shaw	Deputy Chief Executive, Housing Supply, Response and Partnerships		s 9(2)(a)	✓
Bronwyn Hollingsworth	Kaiaki, Housing Supply, Response and Partnerships	04 832 2592		

Other agencies consulted

Kāinga Ora

Minister's office to complete

☐ Noted ☐ Seen ☐ Approved ☐ Needs change ☐ Not seen by Minister ☐ Overtaken by events ☐ Declined ☐ Referred to (specify) ________________	**Comments**

Date returned to HUD:

____

Te Tūāpapa Kura Kāinga
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Briefing

Follow on from the detailed discussion about the Community Housing Provider public housing opportunities register

For: Hon Dr Megan Woods, Minister of Housing

Date: 7 May 2021 **Security level:** Budget - Sensitive

Priority: Medium **Report number:** BRF20/21040932

Purpose

1. This paper summarises the discussion and decisions made at your meeting with Ministry of Housing and Urban Development (HUD) officials on 21 April 2021 relating to the Community Housing Provider (CHP) opportunities register.

Executive summary

2. On 21 April 2021 you met with HUD officials to discuss the CHP public housing opportunities register and how these proposals align with the criteria and intentions of the Public Housing Plan (PHP), including some potential early staged Operating Supplement opportunities.

3. After discussing several scenarios, you agreed that HUD could continue to investigate and progress CHP opportunities which are:

- build to own opportunities in any location even if the only additionality criteria is that the CHP is able to leverage land they own;
- build to lease opportunities for smaller developments in Auckland, Christchurch and Wellington (where Kāinga Ora has a strong pipeline and presence) and in other non-PHP focus areas where these will deliver to a specific cohort or support a CHP to grow; and
- build to lease opportunities in PHP focus areas.

4. We discussed the large number of build to lease opportunities and noted the preference that new supply public housing is delivered as build to own. This approach helps to strengthen CHP ability to undertake more public housing in the future by creating a long-term asset; and ensures that the places funded by Government are more likely to be retained long-term as public housing. We will work to translate any build to lease opportunities (as noted in the scenarios above) to build to own wherever possible.

5. [redacted] s 9(2)(f)(iv)

6. You also agreed that we can continue to progress projects where significant engagement has already taken place. This includes projects being progressed [redacted] s 9(2)(j)

7. [redacted] s 9(2)(f)(iv)

8. You will also be receiving advice on funding available for new build to own CHP supply in BRF20/21050942 on 7 May. A Cabinet paper is also being prepared to confirm early staged OS funding as you have previously been informed [IREQ20/21040886 refers].

9. We have provided a high-level communications plan for the CHP sector, and supporting key messages, covering these decisions and implementation of the Public Housing Plan.

Recommended actions

10. It is recommended that you:

1. **Note** that at your meeting of 21 April 2021 you agreed that HUD could continue to investigate and progress CHP opportunities which are:

   1.1 build to own opportunities in any location even if the only additionality criteria is that the CHP is able to leverage land they own; *Noted*

   1.2 build to lease opportunities for smaller developments in Auckland, Christchurch and Wellington (where Kāinga Ora has a strong pipeline and presence) and in other non-PHP focus areas where these will deliver to a specific cohort or support the CHP to grow; and *Noted*

   1.3 build to lease opportunities in PHP focus areas. *Noted*

2. **Note** that there are a number of opportunities that as currently described would not meet additionality criteria and not be progressed but that we will continue to investigate alternative approaches to bring on this supply *Noted*

3. **Note** that you agreed we could continue to progress 11 projects (219 places) that do not meet the additionality criteria but where there has already been substantial engagement, and also opportunities as part of the s 9(2)(j) *Noted*

4. **Note** that we have provided an indication of the impact of these decisions on the numbers of opportunities available to be progressed in the register, noting that some of these opportunities may not progress into projects *Noted*

5. **Note** that we will provide you with quarterly reporting against the public housing plan targets, noting where oversupply is anticipated, to facilitate ongoing discussion as delivery progresses *Noted*

6. **Note** the intended approach for HUD engagement with Community Housing Providers on setting changes to support delivery of the Public Housing Plan 2021 – 2024 *Noted*

7. **Agree** that HUD will work with your office to explore proactive engagement and communications opportunities with the CHP sector on recent decisions made on their role and the funding setting changes. *Agree / Disagree*

8. **Note** that further advice is being provided on 7 May 2021 on alternative funding that could be available for CHPs to bring on new supply, *BRF20/21050942 Approach to unallocated public and transitional housing funding.* *Noted*

Anne Shaw **DCE Housing Supply, Response and Partnerships** 07 / 05 / 2021	Hon Dr Megan Woods **Minister of Housing** ..... / ...... / ......

Background

11. HUD officials met with you on 21 April 2021 to discuss the Community Housing Provider (CHP) public housing opportunities register and potential early staged Operating Supplement (early staged OS) funding opportunities. Scenarios were presented to clarify the direction and application of additionality criteria and leasing. This has been used to refine our approach as we develop guidance and work with the CHP sector to progress development opportunities.

12. This paper summarises the discussion, decisions made and outlines next steps for communicating with the CHP sector. We set out proposals that we will be progressing as a result of the discussion. None of these proposals are considered secured until investigation of the opportunities has concluded, and places have been contracted.

13. The CHP opportunities register is constantly being updated as new opportunities are identified and the number of opportunities will continue to change as further opportunities are received, investigated and progress through approval processes.

Clarifying additionality criteria

Scenarios that show how the additionality criteria will apply

14. Previously you have stated that CHPs have a complementary role in supporting state led delivery of new supply public housing. To enable this, you have agreed additionality criteria that HUD will apply to new supply public housing opportunities proposed by CHPs [BRF20/21010855 refers].

15. We have undertaken an assessment of opportunities that are sufficiently advanced to enable assessment against the additionality criteria and Kāinga Ora's intentions. From this, HUD identified opportunities where further clarification was needed on how the additionality criteria should be applied.

16. You agreed to a number of scenarios related to additionality criteria we could use to assess CHP proposals for public housing when they are received. These scenarios are intended to clarify, not replace the existing criteria for public housing places delivered by CHPs to meet the public housing plan. These agreed scenarios were:

- build to own opportunities in any location even if the only additionality criteria is that the CHP is able to leverage land they own;
- build to lease opportunities for smaller developments in Auckland, Christchurch and Wellington (where Kāinga Ora has a strong pipeline and presence) and in other non-PHP focus areas where these will deliver to a specific cohort or support a CHP to grow;
- build to lease opportunities in PHP focus areas.

There may be a need for some build to lease supply in certain circumstances

17. You agreed that it is preferrable that new supply public housing is delivered as build to own. This approach helps to strengthen CHP ability to undertake more public housing in the future by creating a long-term asset; and ensures that the places funded by Government are more likely to be retained as public housing over the long-term.

18. For opportunities that are presented to HUD as build to lease, we will engage with CHPs to investigate whether the proposal could become build to own through mechanisms s 9(2)(f)(iv) [redacted] where the opportunity meets the required criteria.

19. However, there are some circumstances where build to lease can be considered where they can't be moved to build to own. These circumstances would include:

- to deliver housing for some cohorts such as Housing First participants who have a greater ability to choose where they live. In these situations, build to lease provides a more flexible housing arrangement;

- where leasing provides greater balance within a CHP's portfolio to help manage their risk more effectively; and
- to help grow the capability and capacity of a CHP to enable their long-term, sustainable presence within the sector.

20. In assessing any lease proposals, we would also look to take a regional and provider 'portfolio' view, to ensure the majority of supply is through CHPs retaining ownership in order to build the CHP asset base. Over time, this will likely lead to further ability to deliver more housing.

21. While not covered specifically in the additionality scenarios, we assume by extension that build to lease for small opportunities outside of PHP focus areas, Auckland, Christchurch and Wellington could also be progressed. This is because they are in regional locations where additional supply is needed. There are currently just six proposals (141 places) proposed in areas outside of Auckland, Wellington, Christchurch and the PHP focus areas that would fall into this category.

Impact on progressing CHP opportunities

22. In total there were 40 projects (691 places) in the opportunities register that were in scope of the scenarios discussed, and that will progress as a result of confirming these scenarios. This will enable CHPs focussed on providing new build supply to continue growing their housing portfolios and support their long-term provision of public housing.

23. This includes 17 projects that have the potential to deliver to a Housing First cohort.

24. In addition to the above, you also agreed that where CHPs have land available, new proposals should be progressed to enable additional public housing supply.

Increasing delivery with Māori and Iwi CHPs

25. The PHP is driven by a placed based and MAIHI approach and delivery by Māori and iwi CHPs has been increasing. We will continue to work hard to bring on increasing supply for these CHPs.

26. s 9(2)(f)(iv) [redacted] We anticipate that this funding will be of particular interest to these CHPs as it provides an opportunity for them generate their own build to own new supply public housing.

27. It is important to ensure that we are working across all housing funding streams to ensure strong delivery by Māori and iwi CHPs. We are looking at where different funding mechanisms can help providers on an ongoing basis. This includes looking at where capital, infrastructure or other funding can support an opportunity to progress. This might entail funding through the Public Housing funding streams for the place and Māori Housing funding streams to provide infrastructure to make the land build ready.

Projects that do not meet additionality criteria

28. There are 22 projects (560 places) on the opportunities register which, as currently proposed, do not meet the additionality criteria. All these projects are build to lease.

29. We will continue to explore options to deliver these places using alternative approaches. In the first instance this could be through converting build to lease to build to own. Other alternative approaches are subject to further advice and could take time to negotiate for specific projects. Options include:

- s 9(2)(f)(iv) [redacted]
- [redacted]

[redacted]

30. Annex 2 lists the 22 projects.

Progressing projects where significant engagement has already taken place

31. The CHP opportunity register includes a further 11 projects (219 places) that do not meet the additionality criteria, but where significant engagement has been undertaken with CHPs on these developments. This engagement can represent 6-12 months' work on the part of HUD and the CHP. Annex 3 lists these projects.

32. s 9(2)(g)(i) [redacted]

33. You have agreed that we can continue to progress these projects and HUD has started engaging with the identified CHPs with projects on this list and will continue to progress these through HUDs evaluation process.

s 9(2)(j) [redacted]

Impact of these decisions on places in the CHP opportunities register

37. There are 2,453 places in the CHP opportunities register that have been progressed sufficiently to enable assessment against the additionality criteria, and the decisions described above and discussed with you.

s 9(2)(g)(i) [redacted]

[redacted]

39. A table of all the proposals that we will now progress is attached, (Annex 4). This also indicates providers that have projects being progressed through the Budget 21 Whai Kāinga Whai Oranga package or other MAIHI related funding stream. HUD will work to identify options for funding the public housing component of these proposals.

40. There are approximately 3,192 further places on the opportunities register that will be reviewed against the same criteria when sufficiently progressed.

s 9(2)(f)(iv)

[redacted]

Progressing early staged OS funding opportunities with CHPs

46. You have asked us for details of progress with projects that could be suitable for early staged OS funding. Where a CHP proposal has met at least one of the additionality criteria, the CHP will be able to apply to HUD for a portion of the Operating Supplement to be paid in early stage payments [BRF20/21010855 refers].

47. Early staged OS funding will provide CHPs an opportunity to develop build to own public housing supply and HUD expects this to be of interest to the sector including Māori and Iwi housing providers. Based on our initial assessment, there are six CHP opportunities (up to 197 places) that may be eligible for early staged OS funding.

48. The PHP takes a place based and MAIHI approach to identify and prioritise the delivery of public housing and to deliver solutions that meet the immediate and long-term needs of vulnerable individuals, whānau and communities.

49. s 9(2)(f)(iv) [redacted]

50. As this funding impacts on net core Crown debt, Treasury has advised it is subject to Cabinet decisions which now cannot take place until the end of May at the earliest, following the Budget moratorium. HUD will prepare a Cabinet paper for consideration for the end of May seeking approval for this change. It is anticipated that the paper will:

- Provide narrative on the provision of public housing and the focus of the Public Housing Plan 2021-24 (PHP) to enable new supply public housing through state-led delivery complemented by CHPs;
- Outline why early staged OS funding is proposed and how this will enable increased public housing delivery;
- Illustrate the type of projects likely to proceed through early staged OS funding, emphasising a place based and MAIHI approach to enable targeted housing solutions, particularly within the regions; and
- Demonstrate how CHPs are being engaged proactively to progress projects to enable increased housing supply.

51. As early staged OS funding is now subject to a Cabinet decision, we will not be able to engage with the sector on criteria and process for implementation until after the Budget moratorium is lifted, and decisions are made. Once HUD is able to engage with the sector on early staged OS funding, we will keep you informed of potential opportunities through quarterly reporting.

52. s 9(2)(f)(iv) [redacted]

Communicating with the CHP sector

53. We are preparing communications for the CHP sector, including Māori and iwi housing providers. This will outline how they can support the delivery of the Public Housing Plan and the funding setting changes that will enable delivery of new supply public housing. These communications will be based on your recent decisions regarding CHPs and funding setting changes [BRF20/21110794, BRF20/21110801 and BRF20/21010855 refers].

54. There is opportunity for you to proactively engage with the sector to communicate these changes and your expectations of how they will be applied to CHP delivery of public housing.

We understand you have previously signalled to the sector that you would like to meet with them again in mid-2021. If you agree we will work with your office to explore potential engagement opportunities to front foot communications to the sector.

55. Overarching communications to the sector will focus on emphasising that HUD will be supportive in progressing opportunities where:

- A CHP has land available to develop for public housing; and/or
- A proposed project will provide housing for a specific group.
- That while build to own is preferable as it grows the sector, some build to lease will be progressed, particularly where it supports housing outcomes in regional locations.

56. Communications to CHPs will be done over two stages with stage one communications to CHPs being undertaken in late May, and stage two in mid-2021. Sector communications have been spilt to account for urgent communications required to enable CHP projects to progress while other work continues to agree decisions that will impact the CHP sector. Stage one will cover the following decisions you have previously made:

- Additionality criteria for CHP new supply public housing opportunities. Subject to your agreement, this will include details on additionality and a broad overview of the opportunities we are looking to progress with the sector included in this paper.
- Operating supplement (OS) changes which have been previously agreed [BRF20/21110794 refers] and includes increasing the OS property cap to 100 percent in locations where market rents are low to enable new supply development opportunities; and the potential to apply an OS above the cap for priority projects which would otherwise be economically unviable.
- Removal of the rent maxima as previously agreed [BRF20/212110794] which is to be replaced by a principles-based approach that enables greater consistency and comparability with private market rents.
- Stopping new redirects from the private market from 1 October 2021 unless it supports programmes such as Housing First.

57. Immediate engagement is also needed with CHPs undertaking build to lease projects. This is to provide further details and confirm whether these will progress in their current form, or to explore opportunities for these to be revised to enable alternative delivery options such as build to own or use for transitional housing based on location and current pipeline activity. This is required as a follow up to a discussion had in late April 2021 between officials and the sector at a regular CHP forum HUD attends where these issues were raised. It is anticipated that there will be a need for officials to reengage with this group in the coming two weeks followed by supporting written communications.

58. Stage two communications will be provided to the sector in mid-2021. This will include details on staged funding once this has gone through Cabinet for approval [BRF20/21010855 and IREQ20/21040886 refers] s 9(2)(f)(iv) [redacted]

59. Annex 5 outlines the key messages have been developed to support communications with the sector over the coming months.

Kāinga Ora locations and portfolio numbers

60. You have asked for an overview of where Kāinga Ora currently has a presence and provides state housing, as well as an historical view of state housing locations and volumes.

61. Kāinga Ora is present across all regions in New Zealand. At the Territorial Local Authority (TLA) level, they are present in all areas except Tararua district, Masterton district, Carterton district, South Wairarapa district and the Chatham Islands. However, their level of presence in locations varies across the portfolio.

62. Annex 6 shows a map of Kāinga Ora state homes as a proportion of the TLA population and accompanying table.

63. Table 2 below provides a regional over of Kāinga Ora's current portfolio by location with expected growth over the next four years.

Table 2: Kāinga Ora portfolio across regions

Location	Current Managed Stock (total number)	Expected growth (total number)
Northland	2,243	251
Auckland	30,140	3,834
Waikato	4,968	862
Bay of Plenty	1,722	696
East Coast	4,244	901
Taranaki	1,273	122
Central	2,474	380
Wellington	8,823	1,062
West Coast Tasman	1,568	276
Canterbury	7,441	720
Southern	1,898	187

64. Annex 7 provides a series of slides which details the current proportion of Kāinga Ora housing stock and changes over time.

Risks

65. s 9(2)(f)(iv) [redacted]

Consultation

66. Kāinga Ora was consulted in the development of this paper.

Next steps

67. We will undertake staged engagement with the CHP sector to communicate funding setting changes to support the role of CHPs in delivering the Public Housing Plan 2021-24.

68. HUD will provide your office with a full engagement and communications plan including options for Ministerial involvement.

69. We will provide quarterly reporting on:

- Progress of CHP delivery,
- Current and anticipated oversupply across areas, and
- Status of the eleven projects that do not meet additionality criteria but are still progressing.

70. We will provide further briefings on:

- A Cabinet paper for consideration for the end of May seeking approval for change to core Crown debt to allow for Operating Supplement to be paid in early stage payments.
- s 9(2)(f)(iv)
-
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Annexes

- **Annex 1:** Further additionality scenarios for delivering new public housing supply
- **Annex 2:** Projects that do not currently meet additionality criteria
- **Annex 3:** Projects you have agreed can be progressed given the significant engagement has taken place
- **Annex 4:** Projects that are being progressed
- **Annex 5:** Communications Plan: Engagement key messages for CHPs
- **Annex 6:** Kāinga Ora presence by Territorial Local Authority – map and table
- **Annex 7:** Proportion of housing stock owned by Kāinga Ora

s 9(2)(j)

[redacted]

Annex 2: Projects that do not currently meet additionality criteria

The following projects have been identified as ones which do not meet the additionality criteria. In their current form they would be unlikely to proceed, however there may be potential for these projects to be reworked to provide opportunities for transitional housing or housing for specific cohorts. HUD will undertake work to explore alternative delivery options for these projects.

s 9(2)(j)

[redacted]

Annex 3: Projects you have agreed can be progressed given the significant engagement has taken place

Provider Name	City / Town / Suburb	Property Type	Planned Places
Auckland			**105**
s 9(2)(j) [redacted]		s 9(2)(j) [redacted]	
	Papakura		
	Glen Eden		
	Glen Eden		
	Henderson		
	Manurewa		
	Otahuhu		
	Mangere Bridge		
	Glen Eden		
Out of Auckland			**178**
[redacted]	Christchurch	[redacted]	
	Hastings		
	Whangarei		
	Dunedin		
	Invercargill		
	Kilbirnie		
Total			**283**

Annex 4: Projects that meet criteria that are being progressed

Region	Provider Name / Key Partner	Māori/iwi CHP with existing or planned proposals for MAIHI funding	Projects	Planned Places
Auckland	s 9(2)(j) [redacted]			
Auckland Total			39	858
Bay of Plenty	[redacted]			
Bay of Plenty Total			7	45
Canterbury	[redacted]			
Canterbury Total			6	175
Central	[redacted]			
Central Total	[redacted]			
East Coast	[redacted]			
East Coast Total			7	114
Northland	[redacted]			
Northland Total			10	293
Southern	[redacted]			
Southern Total			4	101
Waikato	[redacted]			
Waikato Total			8	86
Wellington	[redacted]			
Wellington Total			9	172
West Coast Tasman	[redacted]			
West Coast Tasman Total	[redacted]			
Grand Total			94	1893

Annex 5: Communications Plan – Engagement key messages for CHPs

The following outlines the proposed key messages to support engagement with the CHP sector on recent decisions around the role of CHPs and the changes to funding settings to support their delivery of new supply public housing.

Changes to support delivery of the Public Housing Plan 2021-24 (PHP):

PHP delivery will be primarily state led by Kāinga Ora who are focused on delivering new build housing supply at scale and pace, supported by Māori and Iwi, Community Housing Providers (CHPs) and local government. A key focus of the plan is to enable increased new build housing supply across all locations. To support this approach, key decisions have been made around funding CHPs and the role of CHPs in delivering public housing including changes to the operating supplement, additionality, rent settings and redirects.

Overarching key messages

Emphasise that HUD will be supportive in progressing opportunities where:

- A CHP has land available to develop for public housing; and/or
- A proposed project will provide housing for a specific group.
- That while build to own is preferable as it grows the sector, some build to lease will be progressed, particularly where it supports housing outcomes in regional locations.

Staged Communications

It is intended that communications to CHPs will be done over two stages with stage one communications to CHPs being undertaken in May, and stage two in mid-2021 to outline recent decisions. The following provides an overview of the key messaging for the key decisions made.

Stage 1 Communications

<u>Operating Supplement (OS)</u>

Two key changes have occurred to the operating supplement to enable increased delivery of new public housing supply by CHPs, these are:

Increasing the OS percentage cap in locations with lower market rents

This change increases the OS percentage cap from 90 percent of market rent to 100 percent in locations outside of main centres. This will assist new supply delivery to the scale sought in areas with low market rents and align with delivering place-based responses to housing need.

This change applies to Kāinga Ora and CHP net new supply.

Location	OS property cap
Main urban centres e.g. Auckland, Christchurch, Wellington, Hamilton, Tauranga	90 percent of market rent (no change)
Regional centres e.g. Rotorua, Napier-Hastings, Whangarei	100 percent of market rent
Small / low growth areas e.g. Opotiki, Kawerau, Southland	

Potential for HUD to approve an OS percentage over property cap for priority projects

This will enable HUD to consider the provision of additional OS above the property cap for projects that would not otherwise be economically viable but there are reasons why delivery is needed. This may include situations such as delivery in a certain location, for a particular cohort, to meet a specific tenant need, and/or enable delivery by a particular provider or partnership.

Additionality

The PHP sets out clear expectations for the delivery of new supply public housing.

Public Housing Plan

The expectation is that this delivery will be:

- Predominantly **new builds**
- **State led**, with providers complementing delivery by Kāinga Ora
- Where there is **significant need**, particularly in the regions, informed by a **place based** and **MAIHI** framework for action approach

It is anticipated that CHPs contribution to the PHP will be to focus on providing additional new supply public housing beyond what the Kāinga Ora is able to deliver. To provide help CHPs focus their efforts and bring clarity to investment decisions the following criteria have been established:

Demonstrating additionality criteria

1. Where a CHP is able **to leverage land** to progress development at pace/scale
2. In **locations where Kāinga Ora has limited presence**
3. Where a **CHP will target a particular cohort group** (e.g. Māori families or Pacific families)
4. Where a project demonstrates an **innovative delivery model**

An addition, to the above HUD has the discretion to discuss potential proposals with providers and determine how the criteria might be applied within a given set of circumstances.

Rent Settings

The approach to rent setting for new CHP development opportunities has changed with agreement to remove rent maxima's which were previously set in 2016. The maxima will be replaced by a principle-based approach that enables closer alignment to private market rents. HUD is currently developing the principles and processes that will be applied, along with new templates to support CHPs through this process. This information will be communicated once it is available. This new approach will apply to all new developments that will deliver places from 1 July 2022.

Redirects

The PHP sets out clear expectations that public housing delivered through the plan will predominantly be new build supply. To support this approach, it has been decided that no new redirects from the private market by CHPs will be approved from 1 October 2021. An exception to this is when the redirect is used for programmes such as Housing First.

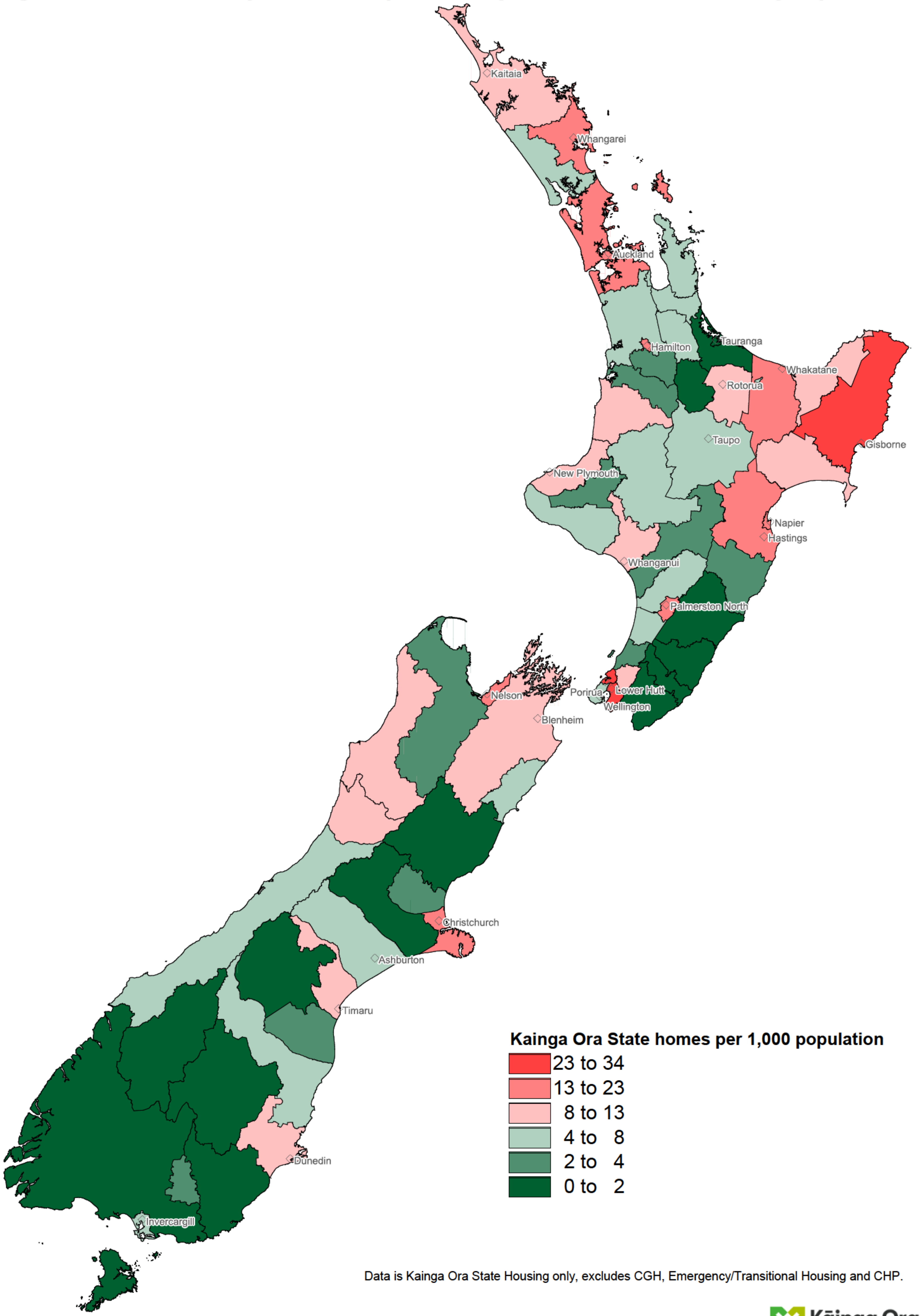
Stage Two Communications

Early Stage Funding

The Minister has agreed that funding of up to $55 million will be made available to provide early stage funding to CHP proposals where this is needed to enable delivery of a project. To be eligible to access this funding, a proposal must meet at least one additionality criteria. HUD will work with CHPs to identify appropriate proposals.

Annex 6: Kāinga Ora presence by Territorial Local Authority – map and table

Kainga Ora State Homes per 1,000 Population by territorial local authority, April 2021



Data is Kainga Ora State Housing only, excludes CGH, Emergency/Transitional Housing and CHP.

Kāinga Ora
Homes and Communities

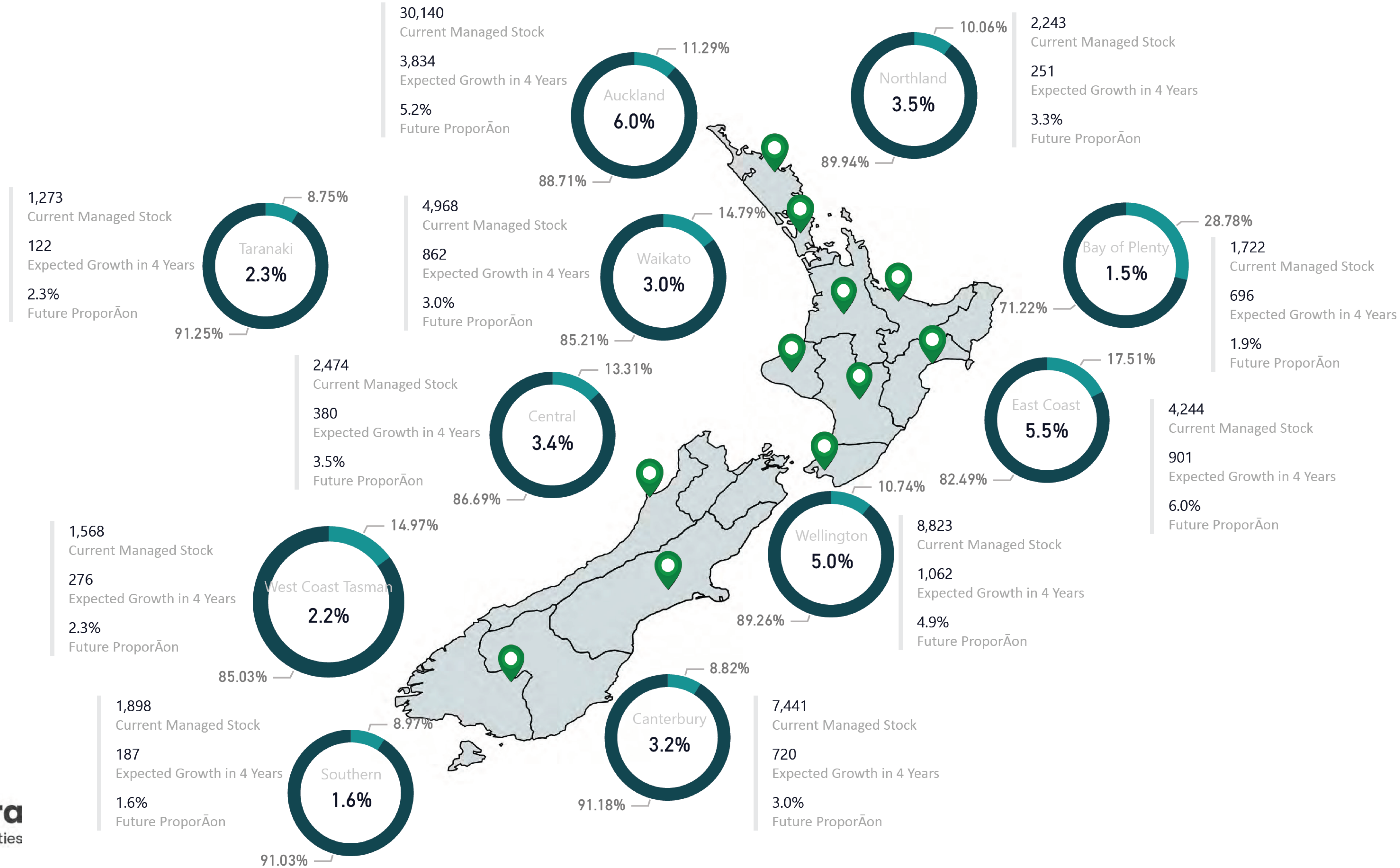
Kainga Ora State Homes per 1,000 Population by territorial local authority, April 2021

TLA	Region	Num of State Homes April 2021	Estimated Population 2020 (Statistics NZ)	Kāinga Ora State Homes per 1,000 pop (April 2021)		
New Zealand	**New Zealand**	**64,124**	**5,084,300**	**12.6**		
Tararua district	Manawatu-Wanganui Region	0	18,900	0.0		None
Masterton district	Wellington Region	0	27,500	0.0		None
Carterton district	Wellington Region	0	9,960	0.0		None
South Wairarapa district	Wellington Region	0	11,400	0.0		None
Chatham Islands territory	Area Outside Region	0	760	0.0		None
Southland District	Southland Region	4	32,500	0.1		Low
Selwyn District	Canterbury Region	11	69,700	0.2		Low
Mackenzie District	Canterbury Region	1	5,420	0.2		Low
Western Bay Of Plenty District	Bay of Plenty Region	13	56,600	0.2		Low
Queenstown-Lakes District	Otago Region	13	47,400	0.3		Low
Central Otago District	Otago Region	19	23,900	0.8		Low
South Waikato District	Waikato Region	35	25,400	1.4		Low
Clutha District	Otago Region	27	18,300	1.5		Low
Tauranga City	Bay of Plenty Region	234	151,300	1.5		Low
Hurunui District	Canterbury Region	25	13,300	1.9		Low
Central Hawke'S Bay District	Hawke's Bay Region	34	15,250	2.2		Low
Waimakariri District	Canterbury Region	163	64,700	2.5		Low
Waimate District	Canterbury Region	23	8,240	2.8		Low
Tasman District	Tasman Region	166	56,400	2.9		Low
Gore District	Southland Region	38	12,900	2.9		Low
Rangitikei District	Manawatu-Wanganui Region	50	15,750	3.2		Low
Otorohanga District	Waikato Region	36	10,700	3.4		Low
Waipa District	Waikato Region	217	57,800	3.8		Low
Kapiti Coast District	Wellington Region	219	57,000	3.8		Low
Stratford District	Taranaki Region	38	9,880	3.8		Low
South Taranaki District	Taranaki Region	119	28,700	4.1		Low
Taupo District	Waikato Region	172	40,100	4.3		Low
Kaipara District	Northland Region	114	25,200	4.5		Low
Westland District	West Coast Region	41	8,920	4.6		Low
Waikato District	Waikato Region	388	82,900	4.7		Low
Matamata-Piako District	Waikato Region	172	36,300	4.7		Low
Waitaki District	Otago Region	112	23,500	4.8		Low
Horowhenua District	Manawatu-Wanganui Region	179	36,100	5.0		Low to Moderate
Manawatu District	Manawatu-Wanganui Region	161	32,100	5.0		Low to Moderate
Kawerau District	Bay of Plenty Region	39	7,750	5.0		Low to Moderate
Hauraki District	Waikato Region	108	21,400	5.0		Low to Moderate
Ashburton District	Canterbury Region	192	35,400	5.4		Low to Moderate
Kaikoura District	Canterbury Region	24	4,220	5.7		Low to Moderate
Invercargill City	Southland Region	359	57,100	6.3		Low to Moderate
Thames-Coromandel District	Waikato Region	209	32,200	6.5		Low to Moderate
Ruapehu District	Manawatu-Wanganui Region	84	12,800	6.6		Low to Moderate
Wellington City	Wellington Region	1,675	216,200	7.7		Low to Moderate
Upper Hutt City	Wellington Region	396	47,100	8.4		Low to Moderate
Timaru District	Canterbury Region	418	48,400	8.6		Low to Moderate
Rotorua District	Bay of Plenty Region	686	77,300	8.9		Low to Moderate
Marlborough District	Marlborough Region	447	50,200	8.9		Low to Moderate
Wairoa District	Hawke's Bay Region	83	8,960	9.3		Low to Moderate
Waitomo District	Waikato Region	91	9,710	9.4		Low to Moderate
Far North District	Northland Region	677	71,000	9.5		Low to Moderate
Grey District	West Coast Region	138	13,800	10.0		Moderate
Dunedin City	Otago Region	1,377	134,100	10.3		Moderate
Opotiki District	Bay of Plenty Region	108	10,000	10.8		Moderate
New Plymouth District	Taranaki Region	951	86,100	11.0		Moderate
Buller District	West Coast Region	112	9,610	11.7		Moderate
Whanganui District	Manawatu-Wanganui Region	580	48,100	12.1		Moderate
Nelson City	Nelson Region	709	54,600	13.0		Moderate
Hastings District	Hawke's Bay Region	1,196	88,000	13.6		Moderate
Whakatane District	Bay of Plenty Region	524	38,200	13.7		Moderate
Whangarei District	Northland Region	1,370	98,300	13.9		Moderate
Christchurch City	Canterbury Region	6,310	394,700	16.0		High
Palmerston North City	Manawatu-Wanganui Region	1,463	90,400	16.2		High
Auckland	Auckland Region	29,493	1,717,500	17.2		High
Hamilton City	Waikato Region	3,237	176,500	18.3		High
Napier City	Hawke's Bay Region	1,500	66,300	22.6		High
Gisborne District	Gisborne Region	1,257	50,700	24.8		High
Lower Hutt City	Wellington Region	3,440	111,800	30.8		High
Porirua City	Wellington Region	2,047	61,000	33.6		High

Data is Kainga Ora State Housing only, excludes CGH, Emergency/Transitional Housing and CHP.
Population estimates for 2020 is from Statistics New Zealand

Annex 7: Proportion of housing stock owned by Kāinga Ora

Proporon of Housing St ock Owned by Kāinga Ora



Kāinga Ora
Homes and Communities

Kāinga Ora Proporon of Housing St ock – Over Time

Kāinga Ora
Homes and Communities

ProporĀon of Housing Stock Owned by Kāinga Ora - Territorial Local Authority