



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT

December 2019

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

Housing First	5
Transitional Housing	6
Emergency Housing Special Needs Grant.....	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 – December 2019	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 31 December 2019, there are 70,474 public housing places. Consisting of 63,300 Kāinga Ora and 7,174 registered Community Housing Provider properties.

For December 2019 quarter transitional housing places increased to 3,043 places. Compared to December 2018 transitional housing places have increased by 374.

Compared to December 2018 public housing tenancies have increased by 2,198 tenancies. The increase in tenancies was from both Kāinga Ora (1,039) and Community Housing Providers (1,159).

1,060 households have been housed through the Housing First programme. 1,758 households so far have been accepted into the programme.

During this quarter the number of applicants from the Housing Register were placed in public housing has decreased by 1% to 1,937 applicants.

This quarter the Housing Register increased by 6% over the previous quarter, and is up 39% 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 70,474 public houses an increase of 865 from the previous quarter (69,609). Of these, 63,300 state houses are provided by Kāinga Ora, and 7,174 community houses are provided by 36 registered Community Housing Providers across New Zealand.



Kāinga Ora

Kāinga Ora is the primary provider of public housing in New Zealand. They own and manage 63,300 homes across the country which accommodates more than 180,000 people.



60,324

Kāinga Ora IRRS Places
(60,307 – 30 September 2019)



1,472

Kāinga Ora Market Renters
(1,233 – 30 September 2019)



551

Kāinga Ora Short-term Vacant
(403 – 30 September 2019)



953

Kāinga Ora Long-term Vacant
(958 – 30 September 2019)

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, 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 December quarter, registered CHPs have increased their total tenancies by **466**.



7,049

Registered CHP IRRS Places

(6,618 – 30 September 2019)



125

Registered CHP Market Renters

(90 – 30 September 2019)

Supporting Housing Needs

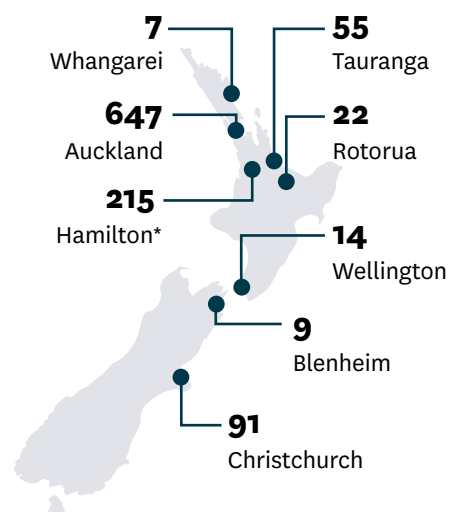
The Ministry of Housing and Urban Development (HUD) and the Ministry of Social Development (MSD) provide a range of financially based housing products and services to help people with their housing needs, from addressing homelessness to emergency housing grants to transitional housing.

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.



1,060

Total households placed
as at 31 December 2019
(939 – 30 September 2019)

1,758

Households accepted into
the programme
(1,495 – 30 September 2019)

*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.

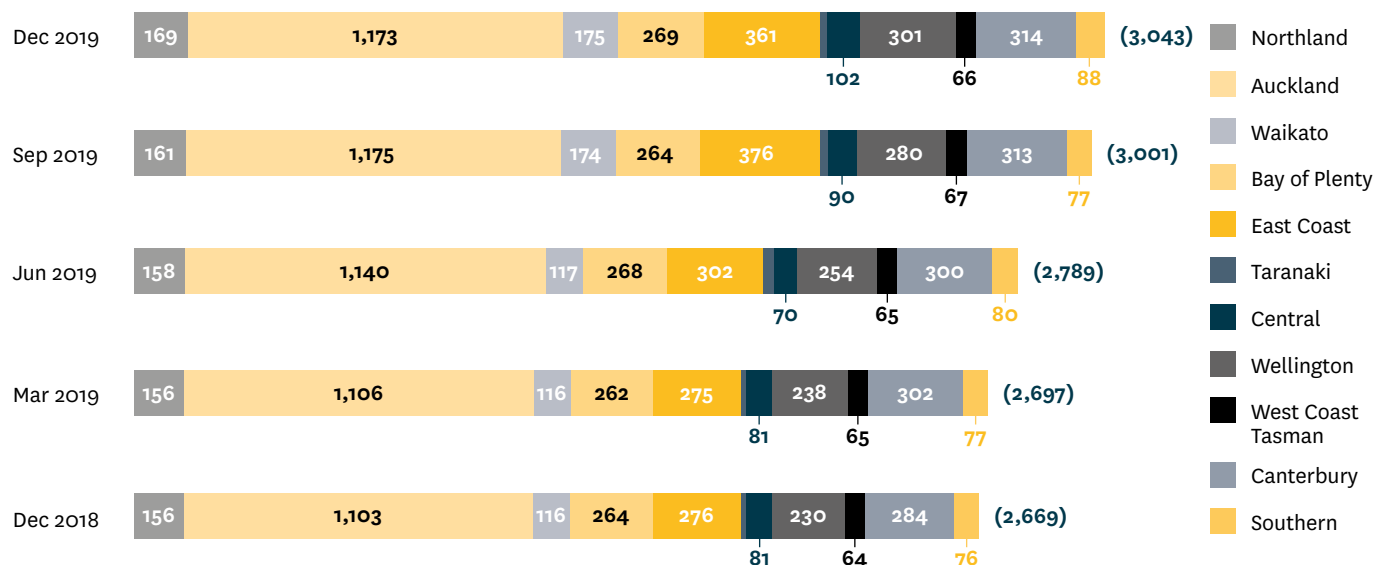
Transitional Housing

An additional 42 transitional housing places became available in the quarter, with a total of 3,043 places secured for tenancing.

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



Notes:

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

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

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

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

3,043

Places secured for tenancing
as at 31 December 2019
(3,001 – 30 September 2019)

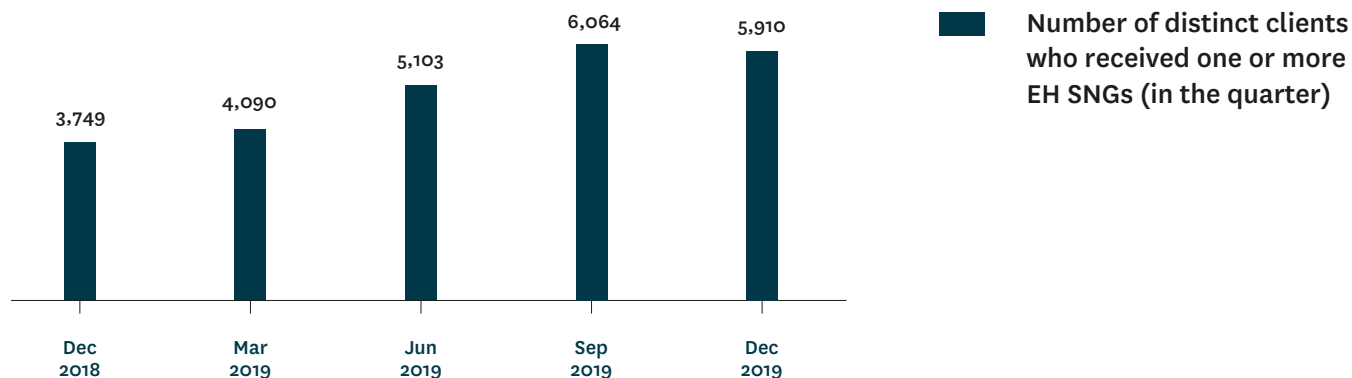
Emergency Housing Special Needs Grant

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



30,941

EH SNG Grants in
quarter ending
31 December 2019
(29,266 – quarter ending
30 September 2019)

5,910

Individual clients granted
an EN SNG in quarter
ending 31 December 2019
(6,064 – quarter ending 30
September 2019)

\$48.1 million

Total EH SNG amount
granted in quarter ending
31 December 2019
(\$41.6million – quarter ending
30 September 2019)

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 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.

\$791.7 million

Total housing support provided in the quarter ending 31 December 2019

(\$758.5 Million – 30 September 2019)



\$266.0 million

Income-Related
Rent Subsidy



\$420.0 million

Accommodation
Supplement



\$56.0 million

Temporary Additional
Support



\$48.1 million

Emergency Housing
Special Needs Grant



\$1.6 million

Housing Support
Products

Income-Related Rent Subsidy

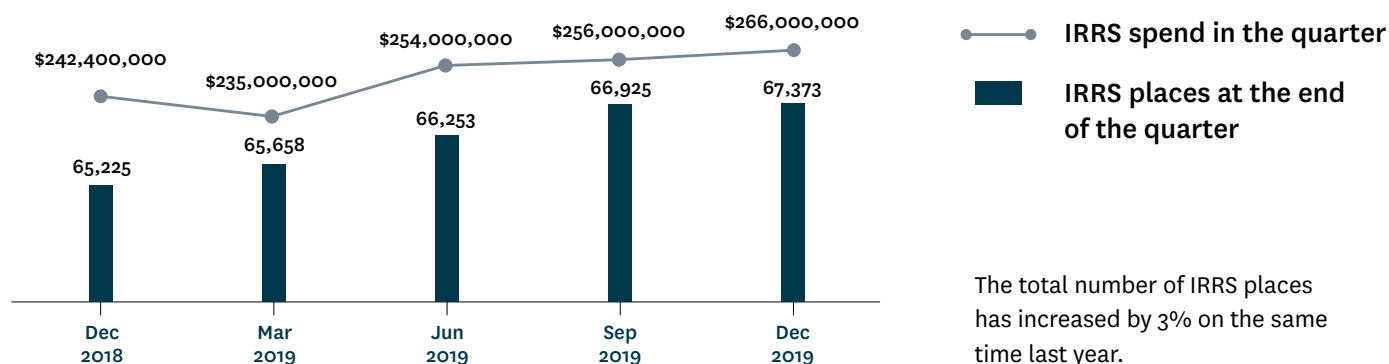
Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS tenancies increasing by 448 over the December quarter.

The majority of public housing tenants (67,373) receive an Income-Related Rent Subsidy (IRRS). A further 1,597 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



\$20.5 million

IRRS payments per week

(\$19.7 million – 30 September 2019)

67,373

IRRS places as at 31 December 2019

(66,925 – 30 September 2019)

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$266 million

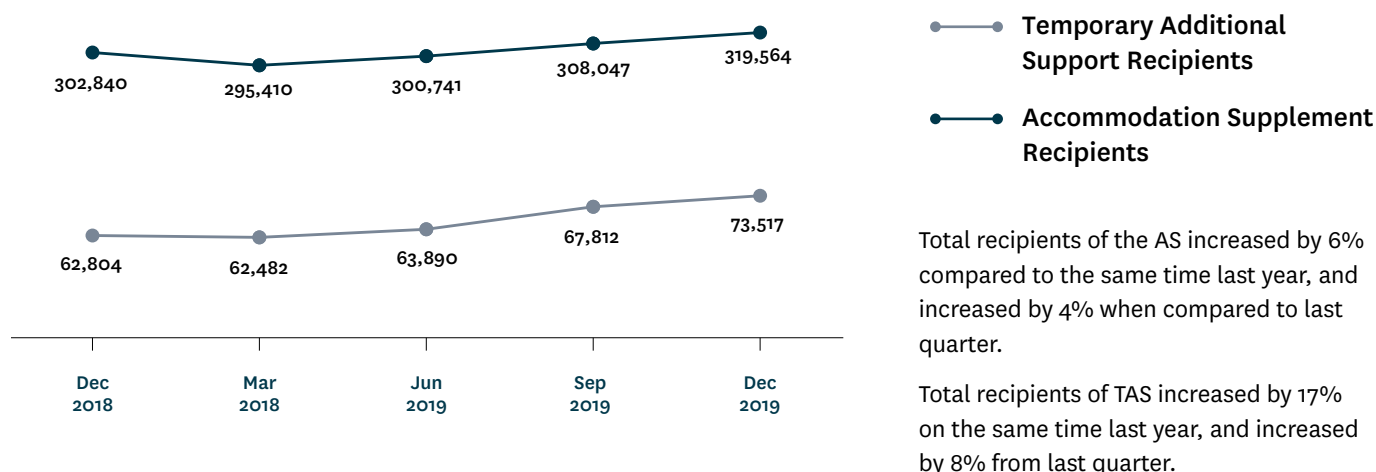
Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) and Temporary Additional Support (TAS) has increased in the December 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. From 1st April 2018, the AS regional boundaries and maximum payments changed as a result of the Government's Families Package.

Temporary Additional Support is a weekly payment that helps to cover essential living costs that cannot be met from their income and through other resources. It is paid for a maximum of 13 weeks, and the recipient does not have to be receiving a benefit to qualify for TAS.

Accommodation Supplement and Temporary Additional Support recipients



319,564

People receiving Accommodation Supplements as at 31 December 2019
(308,047 – 30 September 2019)

\$32.4 million

Accommodation Supplement payments per week
(\$31.4 million – 30 September 2019)

73,517

People receiving Temporary Support as at 31 December 2019
(67,812 – 30 September 2019)

\$4.3 million

Temporary Additional Support payments per week
(\$4.0 million – 30 September 2019)

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 53% from last quarter. The value of HSP increased by \$559,556 to \$1,566,620.

\$849,115

Bond Grants
(\$698,780)

\$99,929

Moving Assistance
(\$88,488)

\$321,761

Rent Arrears
(\$0)

\$192,455

Rent in Advance
(\$155,261)

\$16,681

Tenancy Costs Cover
(\$5,507)

\$86,678

Transition to Alternative Housing Grant
(\$59,028)

= 1,387

Grants for 950 distinct clients (total \$1,566,620)

(904 grants for 564 distinct clients, total \$1,007,064 – 30 September 2019)

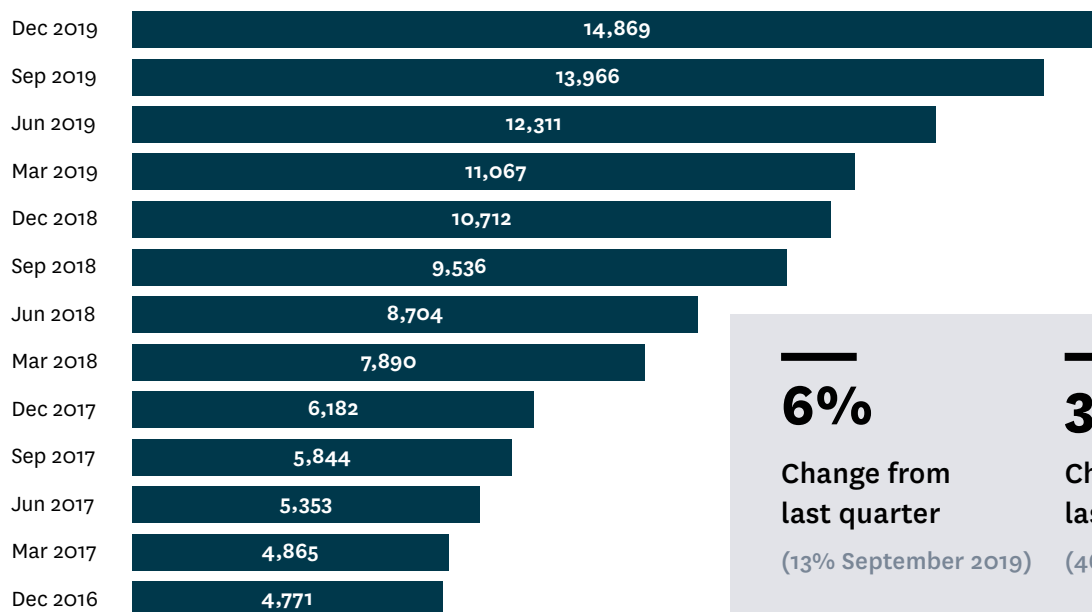
Notes:

- 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.
- 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.



6%

Change from
last quarter

(13% September 2019)

39%

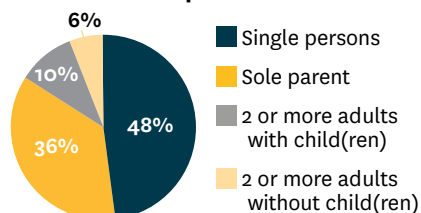
Change from
last year

(46% December 2018)

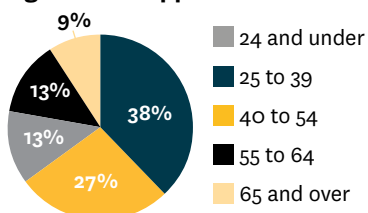
Characteristics of applicants on the Housing Register

As at the end of December 2019 the main characteristics of applicants on the register were:

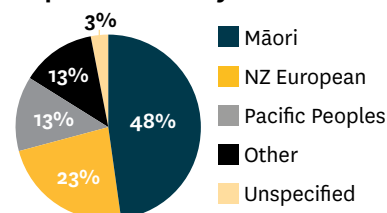
Household composition:



Age of main applicant:



Reported Ethnicity:



Priority of applicants on the Housing Register

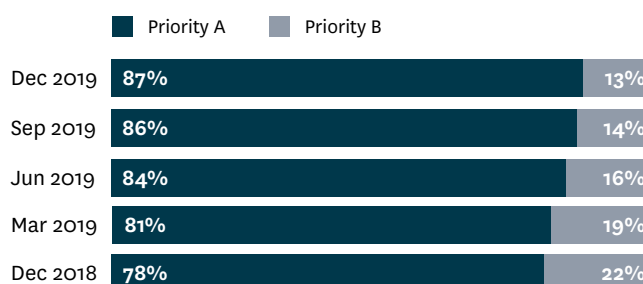
The Housing Register is prioritised by need and consists of applicants who have been assessed as being eligible for public housing

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.

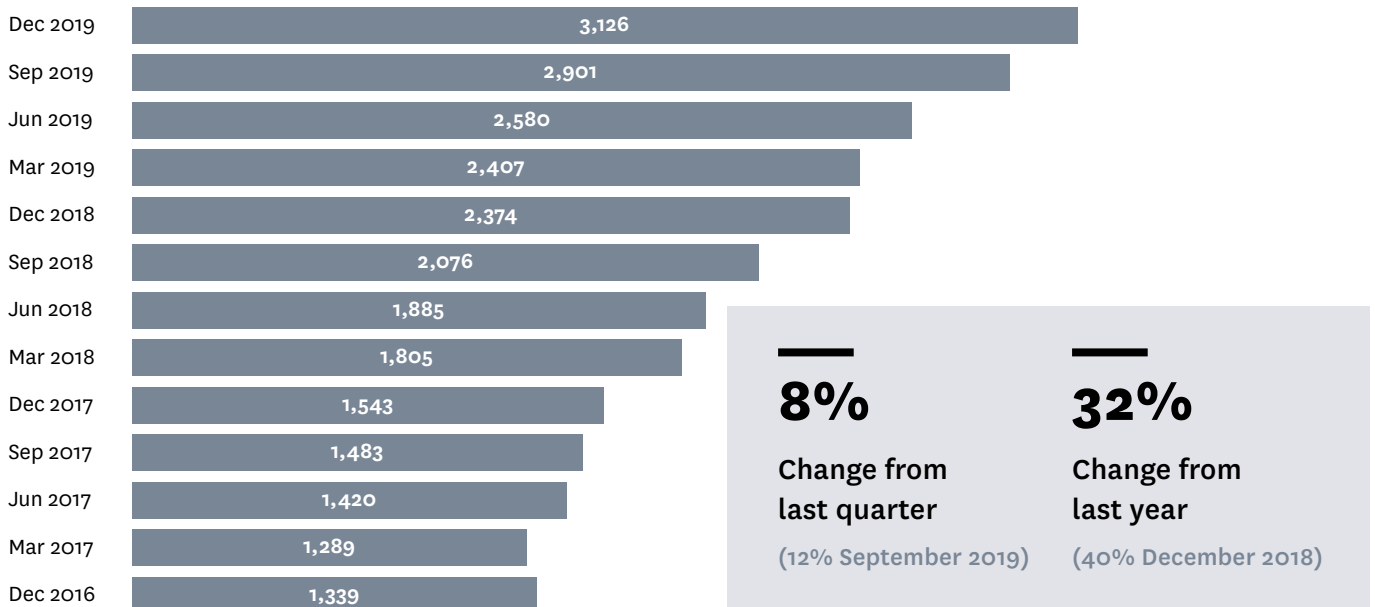
In the December 2019 quarter, Priority A applicants on the Housing Register increased to 87% (from 86%) and Priority B applicants shifted to 13% (from 14%).

Priority of applicants



Transfer Register

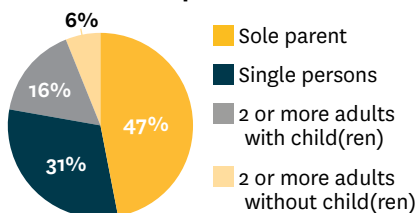
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



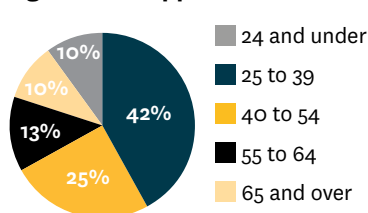
Characteristics of applicants on the Transfer Register

As at the end of December 2019 the main characteristics of applicants on the register were:

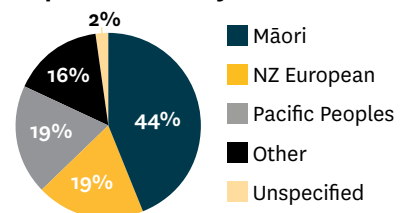
Household composition:



Age of main applicant:



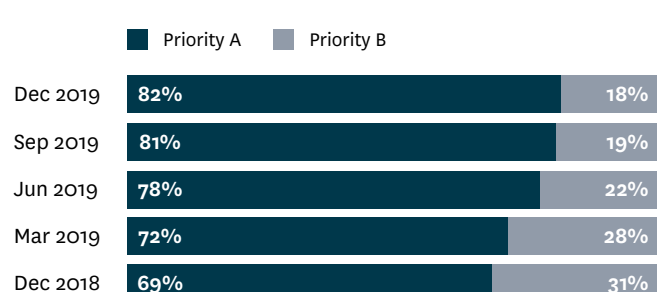
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the December quarter, Priority A applicants on the Transfer Register increased slightly to 82% (from 81%) and Priority B applicants shifting to 18% (from 19%).

Priority of applicants



Regional Overview

The demand for public housing has increased in all housing regions during the December quarter and compared to December 2018. The top five increases by percentage in the Housing register compared to December 2018 were Bay of Plenty (90% or 557 applicants), Waikato (71% or 638 applicants), East Coast (65% or 572 applicants), Taranaki (51% or 88 applicants) and Central (49% or 268 applicants).

Northland



Applicants on the Housing Register

550 (485)

Applicants on the Transfer Register

98 (92)

Public Housing tenancies

2,113 (2,091)

Transitional Housing places

169 (161)

Number of EH SNG approved

422 (412)

Amount of EH SNG approved

\$423,591 (\$312,943)

Auckland



Applicants on the Housing Register

5,455 (5,257)

Applicants on the Transfer Register

1,413 (1,313)

Public Housing tenancies

32,078 (31,601)

Transitional Housing places

1,173 (1,175)

Number of EH SNG approved

11,670 (10,397)

Amount of EH SNG approved

\$20,898,161 (\$17,541,021)

Waikato



Applicants on the Housing Register

1,534 (1,398)

Applicants on the Transfer Register

283 (251)

Public Housing tenancies

4,590 (4,540)

Transitional Housing places

175 (174)

Number of EH SNG approved

4,314 (4,225)

Amount of EH SNG approved

\$7,897,071 (\$7,292,991)

Bay of Plenty



Applicants on the Housing Register

1,175 (999)

Applicants on the Transfer Register

97 (83)

Public Housing tenancies

2,778 (2,720)

Transitional Housing places

269 (264)

Number of EH SNG approved

4,587 (4,788)

Amount of EH SNG approved

\$6,445,753 (\$6,049,677)

East Coast



Applicants on the Housing Register

1,448 (1,293)

Applicants on the Transfer Register

186 (163)

Public Housing tenancies

4,088 (4,088)

Transitional Housing places

361 (376)

Number of EH SNG approved

2,353 (2,123)

Amount of EH SNG approved

\$3,955,604 (\$2,912,701)

Central



Applicants on the Housing Register

820 (792)

Applicants on the Transfer Register

133 (123)

Public Housing tenancies

2,280 (2,275)

Transitional Housing places

102 (90)

Number of EH SNG approved

1,149 (1,120)

Amount of EH SNG approved

\$1,125,232 (\$1,054,308)

Taranaki



Applicants on the Housing Register

259 (239)

Applicants on the Transfer Register

52 (46)

Public Housing tenancies

1,242 (1,244)

Transitional Housing places

25 (24)

Number of EH SNG approved

370 (354)

Amount of EH SNG approved

\$310,282 (\$281,029)

Wellington



Applicants on the Housing Register

1,618 (1,550)

Applicants on the Transfer Register

420 (435)

Public Housing tenancies

8,464 (8,449)

Transitional Housing places

301 (280)

Number of EH SNG approved

3,079 (3,019)

Amount of EH SNG approved

\$4,686,088 (\$4,145,021)

West Coast Tasman



Applicants on the Housing Register

510 (526)

Applicants on the Transfer Register

90 (83)

Public Housing tenancies

1,455 (1,440)

Transitional Housing places

66 (67)

Number of EH SNG approved

664 (851)

Amount of EH SNG approved

\$564,258 (\$642,494)

Canterbury



Applicants on the Housing Register

1,093 (1,081)

Applicants on the Transfer Register

320 (276)

Public Housing tenancies

7,971 (7,887)

Transitional Housing places

314 (313)

Number of EH SNG approved

1,615 (1,491)

Amount of EH SNG approved

\$1,306,788 (\$1,024,062)

Southern



Applicants on the Housing Register

387 (332)

Applicants on the Transfer Register

33 (36)

Public Housing tenancies

1,850 (1,845)

Transitional Housing places

88 (77)

Number of EH SNG approved

701 (469)

Amount of EH SNG approved

\$500,252 (\$307,630)

Other/ unknown

Applicants on the Housing Register

20 (14)

Applicants on the Transfer Register

1 (-)

Public Housing tenancies

61 (68)

Transitional Housing places

-

Number of EH SNG approved

17 (17)

Amount of EH SNG approved

\$11,983 (\$25,172)

Notes:

- Numbers in brackets denote previous quarter figure.
- Emergency Housing – Amount of EH SNG is the total value of grants approved in the quarter ending 31 December 2019, in each housing region.
- Public Housing (PH) Tenancies includes Housing New Zealand & community housing provider tenanted properties that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 31 December 2019.

People Housed

Over the quarter, 2,061 applicants from the Public Housing Register were housed, a decrease of 1% from the last quarter. The median time to house these applicants was 118 days this is 2 days longer than last quarter.

Over the December quarter, 1,937 applicants from the Housing Register were housed, and 124 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,954 compared to 107 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 1,419, while 642 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

Dec 2019	2,061
Sep 2019	2,082
Jun 2019	1,692
Mar 2019	1,431
Dec 2018	1,771

Mean time to house (days)

	207
	188
	190
	172
	158

Median time to house (days)

	118
	116
	125
	107
	98

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 – December 2019

The information below illustrates the entries on and off the Public Housing Register for the December 2019 quarter, with the numbers in brackets showing the September 2019 quarter.

16,867

Existing applications
from September 2019 quarter

5,871

New entries
over December quarter
(6,778 over September
2019 quarter)



● **5,177** (5,989)
Housing Register

● **694** (789)
Transfer Register



● **5,125** (5,867)
Priority A

● **746** (911)
Priority B

17,995

Current applications at
31 December 2019
(16,867 at 30 September 2019)



● **14,869** (13,966)
Housing Register

● **3,126** (2,901)
Transfer Register



● **15,423** (14,386)
Priority A

● **2,572** (2,481)
Priority B

2,623

Register exits over December 2019 quarter

In the September 2019 quarter, the 2,886 exit reasons were:

629 (650)

Change in household circumstances

1132 (917)

Moved to private accommodation

14 (31)

Declined offer of public housing

8 (4)

Moved to existing public housing tenancy

39 (41)

Moved to emergency housing

663 (602)

No longer eligible for public housing

401 (357)

Self exit – no longer requires public housing

2,061

Applicants housed over
December 2019 quarter
(2,082 over September 2019 quarter)

1,937 (1,963) Housing Register

124 (119) Transfer Register

1,954 (2,009) Priority A applicants

107 (73) Priority B applicants

1,419 (1,569) housed in Kāinga Ora
properties

642 (513) housed in CHP properties

118

Median time to house (days)
over December 2019 quarter
(116 over September 2019 quarter)

114 (116) days

178 (118) days

119 (119) days

93 (62) days

132 (127) days

85 (81) days

1,897

Tenancies ended over December 2019 quarter

In the September quarter, the 2,051 tenancy end reasons were:

303 (250)

Moved to private accommodation

587 (555)

Change in household circumstances

824 (576)

Moved to new public housing tenancy

1 (5)

Moved as a result of a Tenancy Review

49 (36)

Moved to emergency housing

287 (237)

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 (September), with a comparative to the previous quarter (June) shown in brackets. Change in household circumstances includes relationship changes, deceased, imprisonment, left NZ, entered residential care, or changes in living arrangements.