



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT

March 2019

Public Housing Quarterly Report

The Public Housing Quarterly Report is published by the Ministry of Housing and Urban Development. It provides the latest facts on public housing supply and demand, housing support, and the movement of people through the public housing system.



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The Public Housing Quarterly Report is released by the Ministry of Housing and Urban Development (HUD). HUD formed on 1 October 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 both HUD and the Ministry of Social Development (MSD).

As at 31 March 2019, there are 68,280 public housing places. Consisting of 62,108 Housing New Zealand Properties and 6,172 registered Community Housing Provider properties.

For the March 2019 quarter transitional housing places increased to 2,697 places. Compared to March 2018 transitional housing places have increased by 585.

Compared to March 2018 public housing tenancies have increased by 1,546 tenancies. The increase in tenancies was from both Housing New Zealand (618) and Community Housing Providers (928).

720 households have been housed through the Housing First programme. 1,064 households so far have been accepted into the programme.

During this quarter 1,357 applicants from the Housing Register were placed in public housing.

This quarter the Housing Register increased by 3% over the previous quarter, and is up 40% on the same time last year.

Housing Support

Support is provided to anyone who needs assistance with housing. Support ranges from assistance to sustain private housing and subsidised public housing to transitional housing and Emergency Housing Special Needs Grants.

\$717.2 million

Total housing support provided in the quarter ending 31 March 2019

(\$715.2 million – 31 December 2018)



\$235.0 million

Income-Related Rent
Subsidy



\$412.4 million

Accommodation
Supplement



\$46.6 million

Temporary Additional
Support



\$23.1 million

Emergency Housing
Special Needs Grant



\$0.5 million

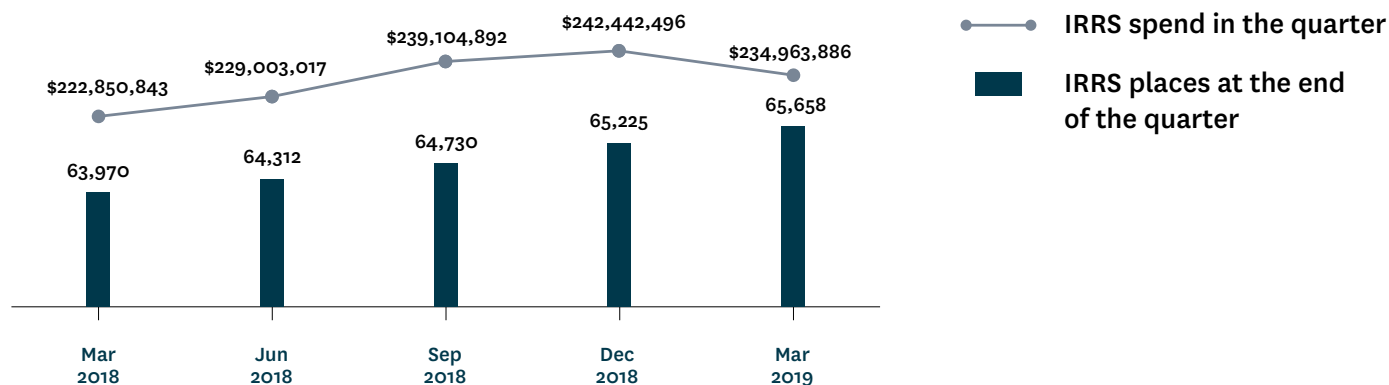
Housing Support
Products

Income-Related Rent Subsidy

Income-Related Rent Subsidy (IRRS) payments for individual households decreased from last quarter, with the total number of IRRS tenancies increasing by 433 over the March 2019 quarter.

Most tenants in public housing pay an Income-Related Rent (IRR) which limits the amount of rent they pay to 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 places has increased by 3% on the same time last year.

\$18.1 million

IRRS payments per week

(\$18.6 million – 31 December 2018)

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$235 million.

65,658

IRRS places as at 31 March 2019

(65,225 – 31 December 2018)

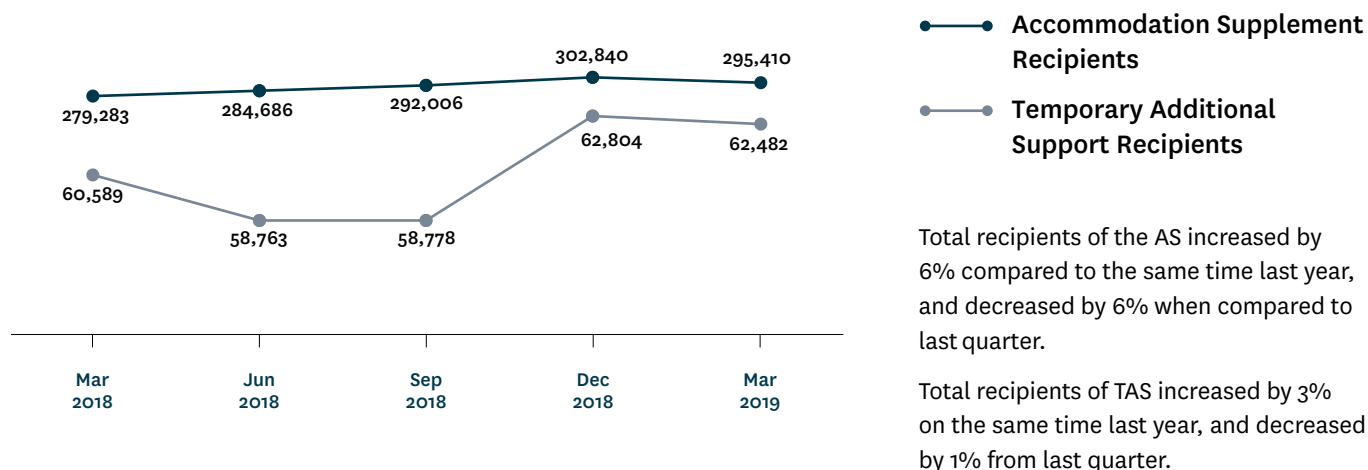
Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) has decreased in the March 2019 quarter, while receipt of Temporary Additional Support (TAS) has increased.

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



295,410

People receiving Accommodation Supplement as at 31 March 2019
(302,840 – 31 Dec 2018)

\$31.7 million

Accommodation Supplement payments per week
(\$31.3 million – 31 Dec 2018)

62,482

People receiving Temporary Additional Support as at 31 March 2019
(62,804 – 31 Dec 2018)

\$3.6 million

Temporary Additional Support payments per week
(\$3.5 million – 31 Dec 2018)

Housing Support Products

Housing Support Products (HSPs) consist of a range of products designed to assist people to achieve or sustain accommodation in private housing.

The use of HSPs decreased by 30% from last quarter. The value of HSPs decreased by \$167,334 to \$536,790.

\$392,038

Bond Grants
(\$459,976)

\$0

Letting Fees
(\$39,653)

\$36,736

Moving Assistance
(\$55,389)

\$85,193

Rent in Advance
(\$96,574)

\$4,823

Tenancy Costs Cover
(\$6,158)

\$18,000

Transition to Alternative Housing Grant
(\$46,374)

= 518

Grants for 318 distinct clients (total \$536,790)

(735 grants for 407 distinct clients, total \$704,123 – 31 December 2018)

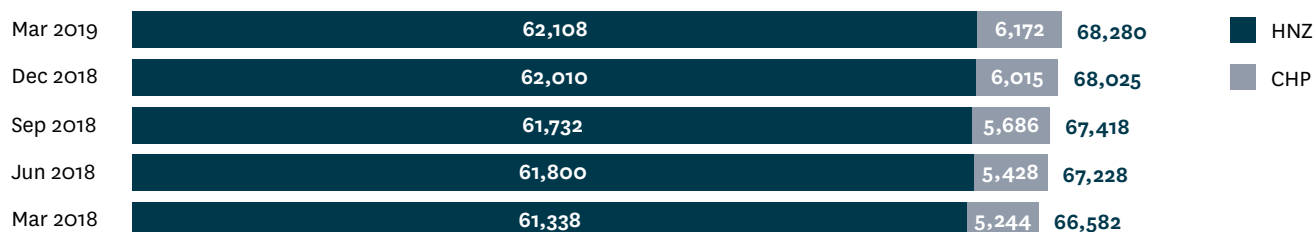
Notes:

- 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 Public 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.
- From 12 December 2018 tenants in private rental properties can no longer be charged a letting fee.

Public Housing Supply

Public houses are properties owned or leased by Housing New Zealand (HNZ) and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing.

There are currently **68,280** public houses, an increase of **255** from the previous quarter (68,025). Of these, **62,108** state houses are provided by Housing New Zealand, and **6,172** community houses are provided by 36 registered Community Housing Providers across New Zealand.



Housing New Zealand

Housing New Zealand is the primary provider of public housing in New Zealand. They own and manage **62,108** homes across the country which accommodate more than 180,000 people.

Over the March quarter, HNZ have increased their total places by **98**.



59,585

HNZ IRRS Places

(59,290 – 31 December 2018)



1,262

HNZ Market Renters

(1,467 – 31 December 2018)



349

HNZ Short-term Vacant

(380 – 31 December 2018)



912

HNZ Long-term Vacant

(873 – 31 December 2018)

Notes:

- There may be some variations in MSD and HNZ reporting. This is due to differences in timing and processes. The MSD data provides a snapshot at a specific point in time, the HNZ data is drawn from an operational database that reflects changes in tenant status.
- HNZ short-term vacant properties are those that are currently between tenancies and are about to be re-tenanted.
- As advised by HNZ, 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.
- HNZ short-term vacant and HNZ long-term vacant excludes Community Group Housing managed by Housing New Zealand.
- Number of community houses 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 and 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 March quarter, registered CHPs have increased their total tenancies by **157**.



6,073

Registered CHP IRRS Places

(5,935 – 31 December 2018)



99

Registered CHP Market Renters

(80 – 31 December 2018)

Supporting Housing Needs

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

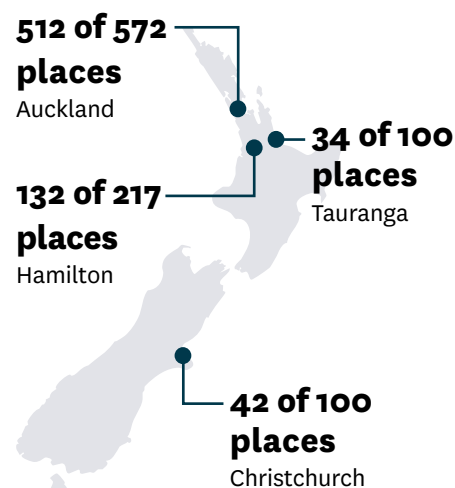
HUD's role in Housing First is to bring together local health and social service providers, housing providers, local government, iwi, and other agencies to develop a localised community response to homelessness.

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.

HUD funds Housing First programmes across New Zealand in Auckland, Christchurch, Tauranga, Hamilton and Rotorua, and is working to establish the programme in several other regions.

There is a genuine partnership approach to delivering Housing First with a focus on collective impact. HUD brings together local providers with their different strengths and expertise to resolve homelessness, with a long-term, people-centred and community based approach.

Housing First Rotorua a partnership of Taumata o Ngati Whakaue Trust, Lifewise and LinkPeople commences on 1 May 2019.



720

Total households placed
as at 31 March 2019
(521 – 31 December 2018)

1,064

Households accepted into
the programme
(740 – December 2018)

People Helping People – The Housing First Journey

Housing First programme workers reach out directly to rough sleepers, or they can be referred by other support organisations. They are offered immediate access to housing unconditionally. All that's needed is a willingness to be housed. Once in the programme, people are given choices about the support and housing they receive.

While there's a focus on recovery, and holistic support to reduce any harmful behaviours, the support given is adapted to fit each individual's needs for as long as needed. Most importantly, they don't lose their homes if they no longer need support. They are encouraged to become part of their community, to set goals and to connect with whānau, support networks, social activities, education and employment.

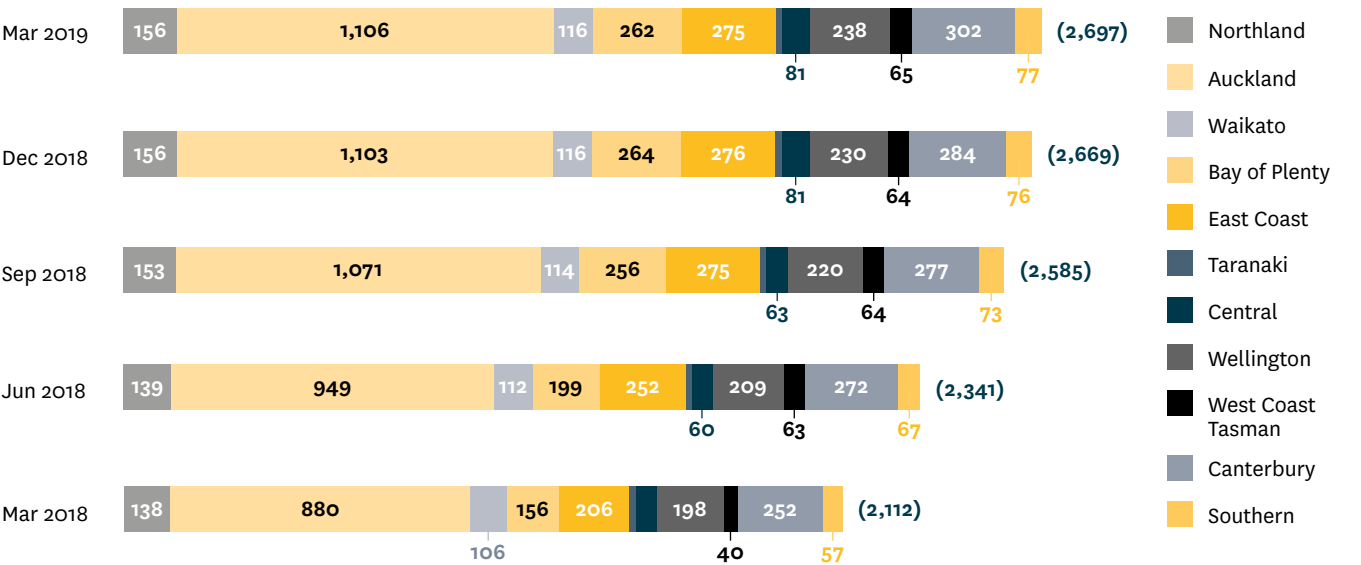
Transitional Housing

An additional 28 transitional housing places became available in the quarter, with a total of 2,697 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



Notes:

- Data labels have been excluded where the number of places is fewer than 30.

2,697

Places secured for tenanting
as at 31 March 2019
(2,669 – 31 December 2018)

\$585 million

Funding from 2016 to 2022

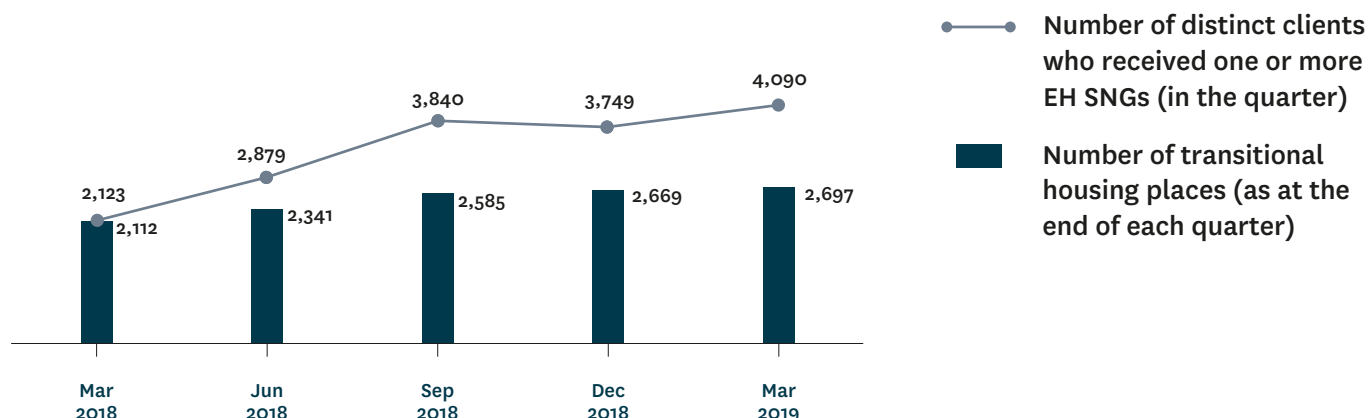
Emergency Housing Special Needs Grant

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.

Transitional Housing places vs EH SNG recipients



Every applicant for an EH SNG must make reasonable efforts to find secure accommodation. For most applicants, this includes applying for transitional housing and public housing.

The EH SNG payment normally does not need to be paid back by the applicant, but where the household has contributed to their own housing need, the EH SNG may be made recoverable at 25% of the applicants weekly income.

In the March 2019 quarter, 4% of EH SNG grants were recoverable payments. This has reduced from 9% for the March 2018 quarter.

The number of clients receiving EH SHGs increased by 9% compared to last quarter and compared to March 2018 quarter increased by 93%.

17,264

EH SNG Grants in
quarter ending
31 March 2019

(15,676 – quarter ending
31 December 2018)

4,090

Individual clients granted
an EH SNG in quarter
ending 31 March 2019

(3,749 – quarter ending
31 December 2018)

\$23.1 million

Total EH SNG amount
granted in quarter ending
31 March 2019

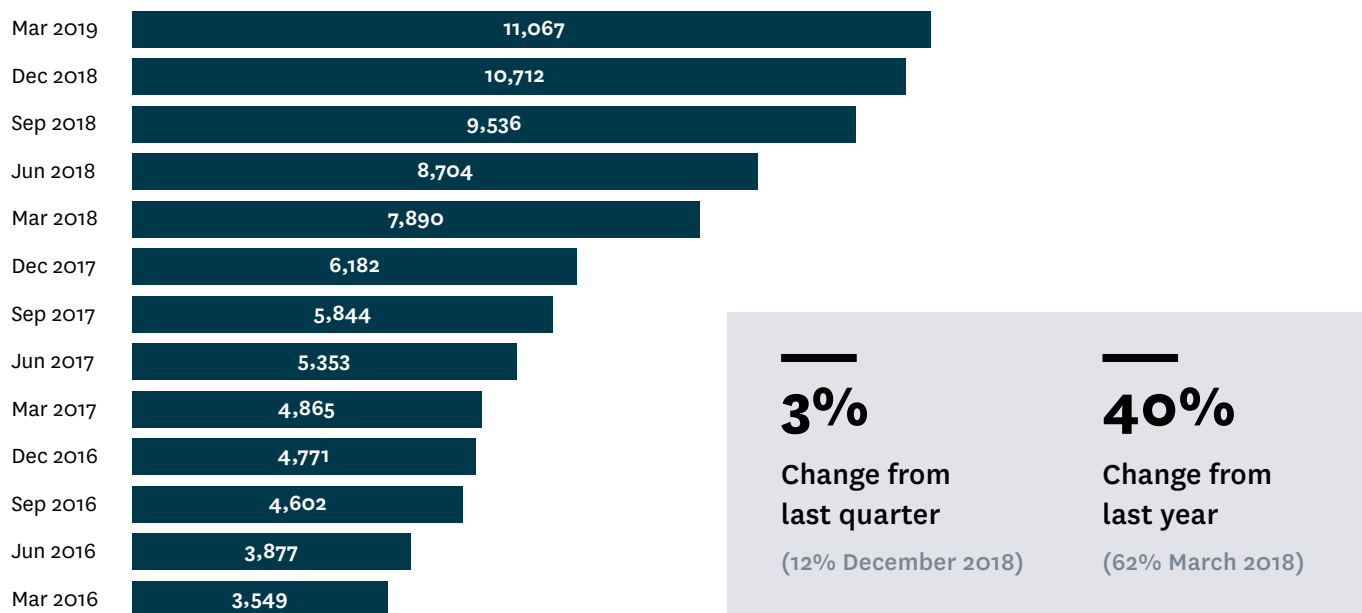
(\$19.5 million – quarter ending
31 December 2018)

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 Register

The Housing Register captures the housing requirements of people who have applied for public housing. MSD assess and manage the prioritisation of applicants on the register.



Priority of applicants on the Housing Register

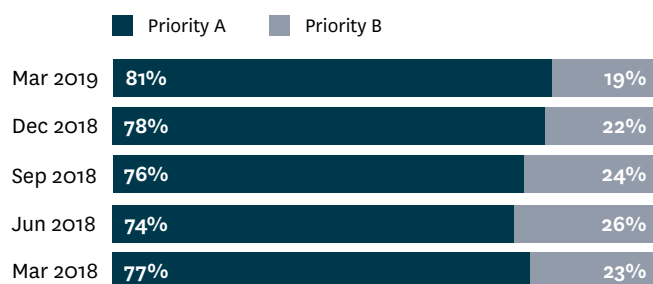
The Housing Register is prioritised by need and consists of applicants who have been assessed as being eligible for public housing.

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.

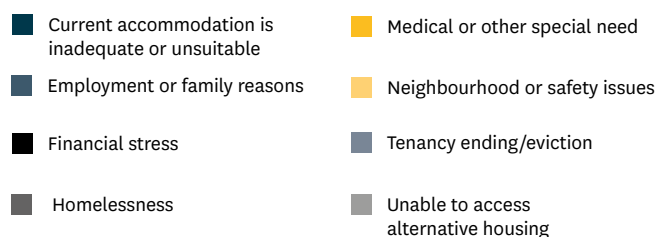
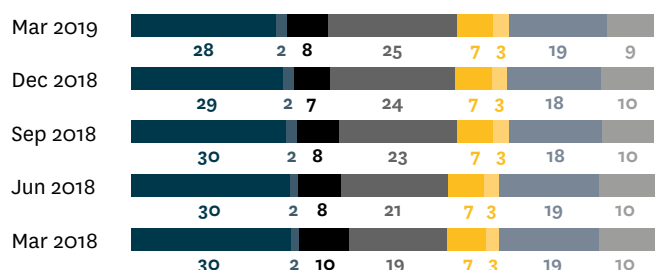
In the March 2019 quarter, Priority A applicants on the Housing Register increased to 81% (from 78%) and Priority B applicants shifted to 19% (from 22%).

Priority of applicants



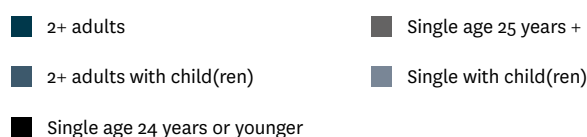
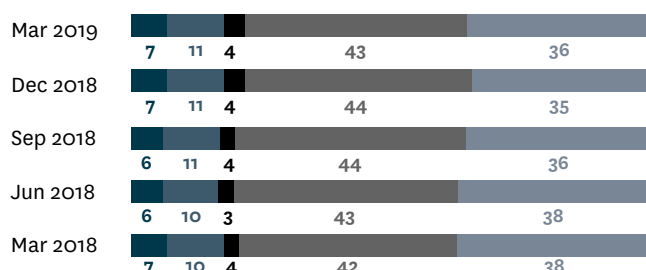
Characteristics of the applicants on the Housing Register

Main reason for application (%)



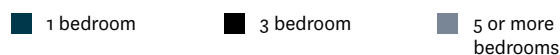
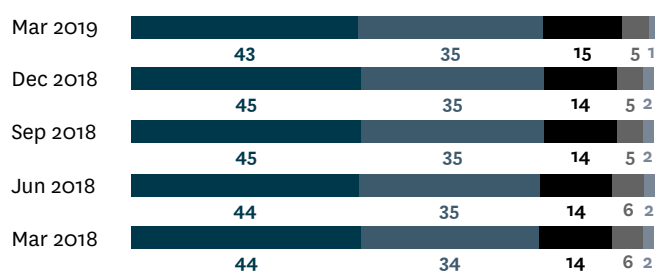
- The main reason for applying for public housing is captured during the application process. 'Current accommodation is inadequate or unsuitable' was the most common reason given for applying for public housing as at March 2019.

Household composition (%)



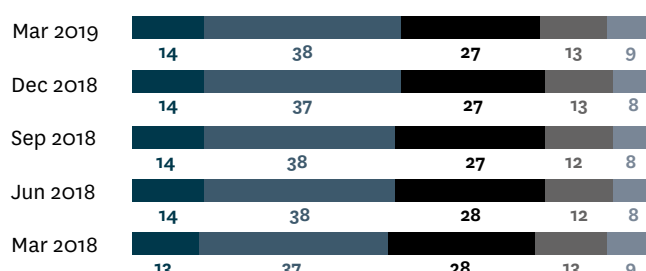
- Household composition describes the people who will be housed with the applicant. This may include extended family or boarders who are permanent members of the household, and provide or receive financial, physical and emotional support.
- The most common type of applicants on the Housing Register as at 31 March 2019 were single adult households.

Bedrooms required (%)



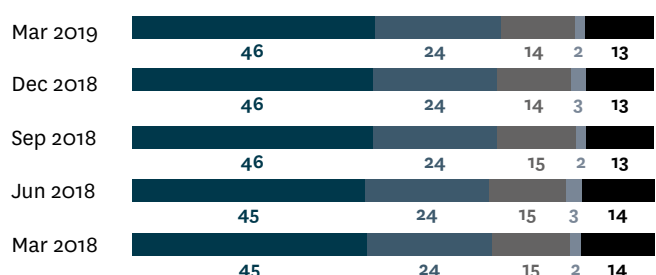
- Number of bedrooms required is based on the composition of the household.
- The most common number of bedrooms needed for applicants on the Housing Register as at 31 March 2019 were one bedroom properties.

Age of main applicant (%)



- The age group data in this report is for the main applicant only and does not include any other individuals associated with the application.
- The most common age group of main applicants on the Housing Register as at 31 March 2019 were applicants aged between 25 to 39 years.

Ethnicity of main applicant (%)

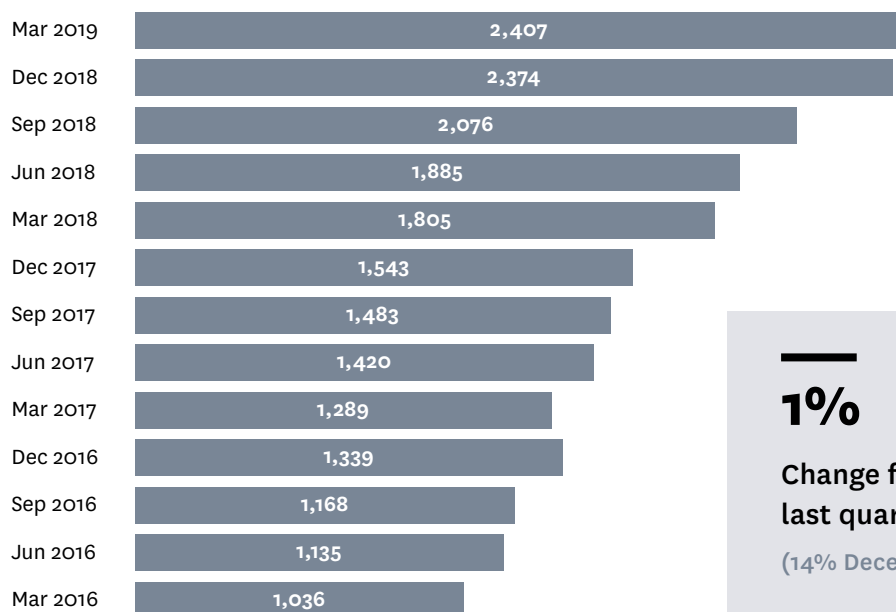


- The following ethnicity data is self-identified and multiple ethnicities may be chosen by an individual as fits their preference. Multiple selected ethnicities are then prioritised into a hierarchy. Ethnic groups do not currently align with Statistics New Zealand ethnicity groupings.
- The most commonly reported ethnicity on the Housing Register as at 31 March 2019 were Māori.

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.

The Transfer Register has increased slightly in the March 2019 quarter by 1% compared to December 2018. Over the past 12 months the number of applicants requesting a change to their housing situation has increased by 33%.



1%

Change from
last quarter

(14% December 2018)

33%

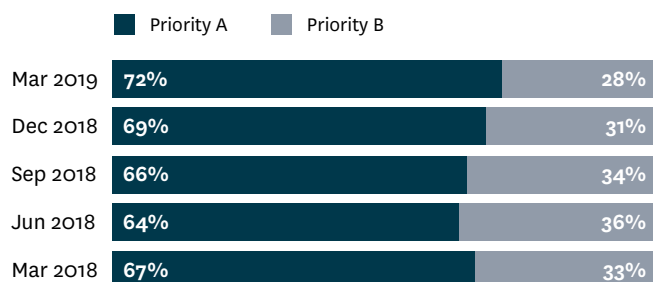
Change from
last year

(40% March 2018)

Priority of applicants on the Transfer Register

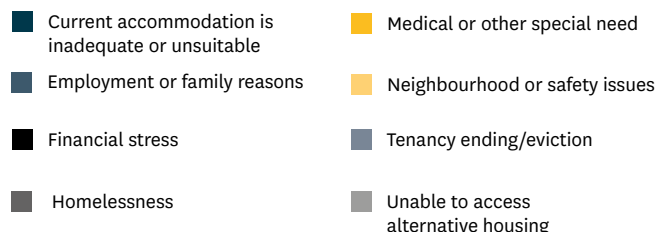
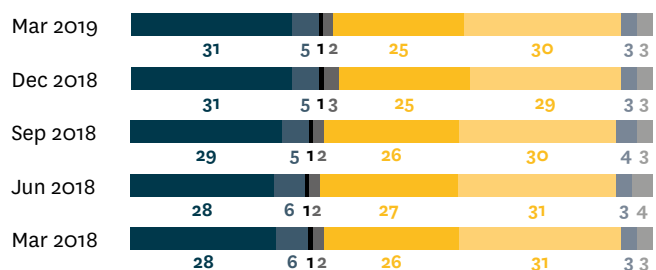
In the March 2019 quarter, Priority A applicants on the Transfer Register increased slightly to 72% (from 69%) and Priority B applicants shifting to 28% (from 31%).

Priority of applicants



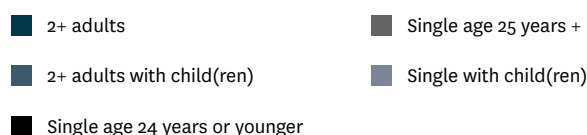
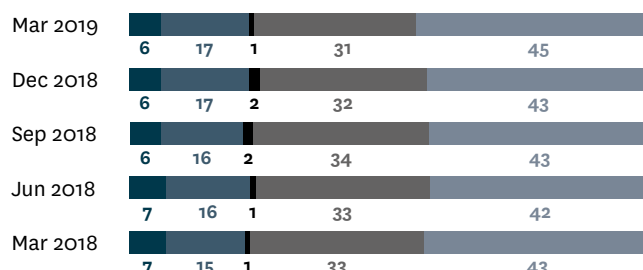
Characteristics of the applicants on the Transfer Register

Main reason for application (%)



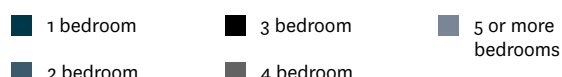
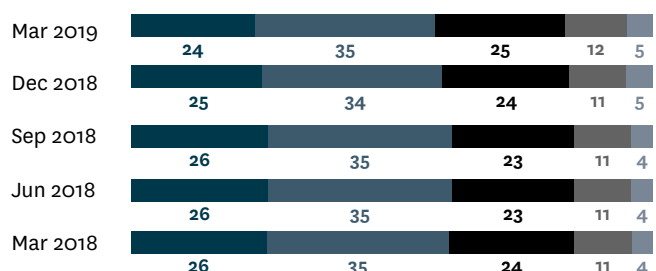
- The most common reason for applicants to request a transfer from their current public house was 'Current accommodation is inadequate or unsuitable'.

Household composition (%)



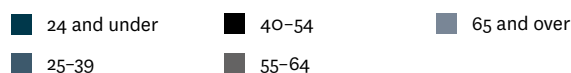
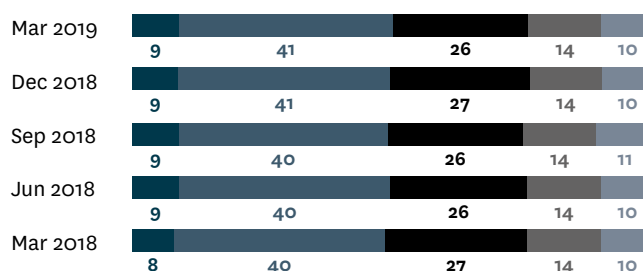
- The most common type of households on the transfer register as at 31 March 2019 continued to be single adults with children.

Bedrooms required (%)



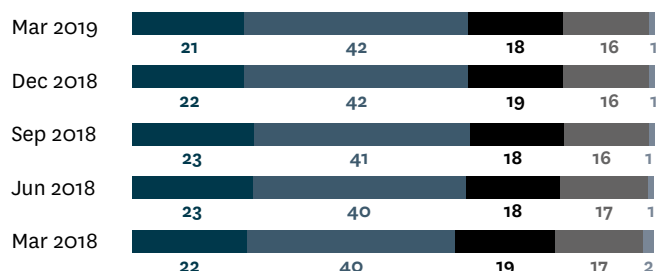
- The most common type of accommodation needed for applicants on the transfer register as at 31 March 2019 was for two bedroom properties.

Age of main applicant (%)



- The most common age group of main applicants on the Transfer Register as at 31 March 2019 was people aged 24 to 39 years.

Ethnicity of main applicant (%)



- The most commonly self-reported ethnicity on the Transfer Register as at 31 March 2019 were Māori.

Regional Overview

The demand for public housing has increased in most housing regions during the March 2019 quarter and compared to March 2018. The top five increases by percentage in the Housing Register compared to March 2018 were Waikato (83% or 424 applicants), Central (76% or 264 applicants), Canterbury (48% or 327 applicants), Northland (47% or 130 applicants) and Bay of Plenty (47% or 229 applicants).

Northland



Applicants on the Housing Register

406 (415)

Applicants on the Transfer Register

78 (77)

Public Housing tenancies

2,058 (2,043)

Transitional Housing places

156 (156)

Number of EH SNG approved

195 (322)

Amount of EH SNG approved

\$152,096 (\$221,174)

Auckland



Applicants on the Housing Register

4,409 (4,363)

Applicants on the Transfer Register

1,104 (1,116)

Public Housing tenancies

30,854 (30,754)

Transitional Housing places

1,106 (1,103)

Number of EH SNG approved

6,651 (6,093)

Amount of EH SNG approved

\$10,342,550 (\$8,875,412)

Waikato



Applicants on the Housing Register

934 (896)

Applicants on the Transfer Register

170 (148)

Public Housing tenancies

4,409 (4,406)

Transitional Housing places

116 (116)

Number of EH SNG approved

2,504 (2,214)

Amount of EH SNG approved

\$4,063,045 (\$3,333,107)

Bay of Plenty



Applicants on the Housing Register

720 (618)

Applicants on the Transfer Register

76 (81)

Public Housing tenancies

2,677 (2,682)

Transitional Housing places

262 (264)

Number of EH SNG approved

2,701 (2,173)

Amount of EH SNG approved

\$3,167,373 (\$2,371,177)

East Coast



Applicants on the Housing Register

851 (876)

Applicants on the Transfer Register

127 (117)

Public Housing tenancies

4,057 (4,048)

Transitional Housing places

275 (276)

Number of EH SNG approved

978 (926)

Amount of EH SNG approved

\$1,232,682 (\$982,642)

Central



Applicants on the Housing Register

611 (552)

Applicants on the Transfer Register

107 (101)

Public Housing tenancies

2,261 (2,272)

Transitional Housing places

81 (81)

Number of EH SNG approved

575 (584)

Amount of EH SNG approved

\$519,762 (\$516,703)

Taranaki



Applicants on the Housing Register

196 (171)

Applicants on the Transfer Register

31 (33)

Public Housing tenancies

1,242 (1,236)

Transitional Housing places

19 (19)

Number of EH SNG approved

219 (137)

Amount of EH SNG approved

\$162,639 (\$99,148)

Wellington



Applicants on the Housing Register

1,252 (1,222)

Applicants on the Transfer Register

357 (358)

Public Housing tenancies

8,429 (8,414)

Transitional Housing places

238 (230)

Number of EH SNG approved

1,648 (1,508)

Amount of EH SNG approved

\$2,098,006 (\$1,930,318)

West Coast Tasman



Applicants on the Housing Register

391 (407)

Applicants on the Transfer Register

75 (77)

Public Housing tenancies

1,452 (1,438)

Transitional Housing places

65 (64)

Number of EH SNG approved

440 (481)

Amount of EH SNG approved

\$361,625 (\$396,368)

Canterbury



Applicants on the Housing Register

1,004 (912)

Applicants on the Transfer Register

248 (232)

Public Housing tenancies

7,674 (7,564)

Transitional Housing places

302 (284)

Number of EH SNG approved

1,122 (1,003)

Amount of EH SNG approved

\$797,024 (\$609,087)

Southern



Applicants on the Housing Register

282 (275)

Applicants on the Transfer Register

34 (34)

Public Housing tenancies

1,843 (1,852)

Transitional Housing places

77 (76)

Number of EH SNG approved

224 (232)

Amount of EH SNG approved

\$177,277 (\$154,672)

Other/ unknown

Applicants on the Housing Register

11 (5)

Applicants on the Transfer Register

-

Public Housing tenancies

63 (63)

Transitional Housing places

-

Number of EH SNG approved

7 (3)

Amount of EH SNG approved

\$5,458 (\$5,160)

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 March 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 March 2019.

People Housed

Over this quarter, 1,431 applicants from the Public Housing Register were housed, a decrease of 19% from the last quarter. The median time to house these applicants was 107 days this is 9 days longer than last quarter.

Over the March 2019 quarter, 1,357 applicants from the Housing Register were housed, and 74 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,368 compared to 63 Priority B applicants). A majority (1,121) of the housed applicants went into Housing New Zealand properties, while 310 were housed in a community housing provider properties.

This quarter's decrease in the number of people housed is partly due to a 11% decrease in the number of public housing tenancies ended compared to December quarter. A large contributor to the increase of the mean time to house is the increase in the number of people on the Public Housing Register.

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)
Mar 2019	1,431	172	107
Dec 2018	1,771	157.5	98
Sep 2018	1,721	143.1	86
Jun 2018	1,527	136.7	77
Mar 2018	1,568	121.2	64

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 – March 2019

The information below illustrates the entries on and off the Public Housing Register for the March 2019 quarter, with the numbers in brackets showing the December 2018 quarter.

13,086

Existing applications from
December 2018 quarter

4,711

New entries over
March 2019 quarter
(5,100 over December 2018
quarter)



● **4,218** (4,503)
Housing Register

● **493** (597)
Transfer Register



● **3,909** (4,111)
Priority A

● **802** (989)
Priority B

13,474

Current applications at
31 March 2019
(13,086 at 31 December 2018)



● **11,067** (10,712)
Housing Register

● **2,407** (2,374)
Transfer Register



● **10,676** (9,953)
Priority A

● **2,798** (3,133)
Priority B

1,794

Register exits over March 2019 quarter

In the December quarter, the 2,171 exit reasons were:

520 (528)

Change in household circumstances

867 (833)

Moved to private accommodation

25 (26)

Declined offer of public housing

19 (16)

Moved to existing public housing tenancy

13 (23)

Moved to emergency housing

433 (409)

No longer eligible for public housing

294 (319)

Self exit – no longer requires public housing

1,431

Applicants housed
over March 2019 quarter
(1,771 over December 2018 quarter)

1,357 (1,669) Housing Register

74 (102) Transfer Register

1,368 (1,679) Priority A applicants

63 (92) Priority B applicants

1,121 (1,306) housed in HNZ properties

310 (465) housed in CHP properties

107

Median time to house (days)
over March 2019 quarter
(98 over December 2018 quarter)

106 (98) days

159 (113) days

110 (97) days

73 (138) days

115 (104) days

79 (80) days

1,661

Tenancies ended over March 2019 quarter

In the December quarter, the 1,871 tenancy end reasons were:

313 (301)

Moved to private accommodation

588 (613)

Change in household circumstances

706 (632)

Moved to new public housing tenancy

- (-)

Moved as a result of a Tenancy Review

21 (22)

Moved to emergency housing

243 (224)

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