



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT

March 2020

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.



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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 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.

Since 26 March 2020, the Housing First providers have been working at pace to house people sleeping rough and the homeless. As a result HUD has relaxed the reporting requirements so providers can focus on their COVID-19 response, as a result Housing First information is not provided in this report for the March 2020 quarter.

As at 31 March 2020, there are 70,886 public Housing places. Consisting of 63,402 Kainga Ora and 7,484 registered Community Housing Provider properties.

For March 2020 quarter transitional housing places increased to 3,092 places. Compared to March 2019 transitional housing places have increased by 395.

Compared to March 2019 public housing tenancies have increased by 2,532 tenancies. The increase in tenancies was from both Kāinga Ora (1,220) and Community Housing Providers (1,312).

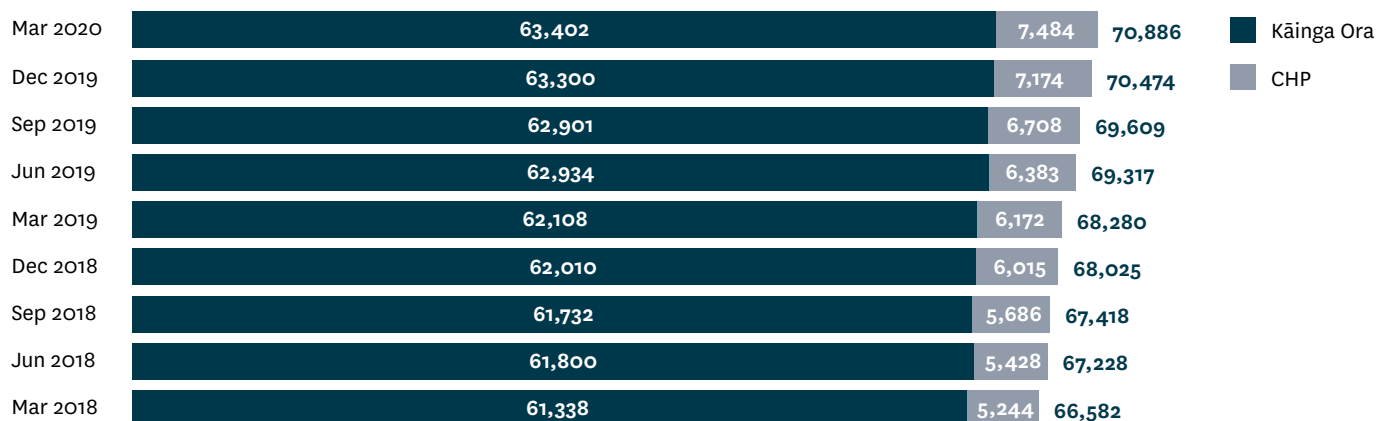
During this quarter the number of applicants from the Housing Register were placed in public housing has decreased by 10% to 1,746 applicants.

This quarter the Housing Register increased by 10% over the previous quarter, and is up 47% 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 70,886 public houses an increase of 412 from the previous quarter (70,474). Of these, 63,402 state houses are provided by Kāinga Ora, and 7,484 community houses are provided by 37 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.



60,746

**Kāinga Ora
IRRS Places**
(60,324 –
31 December 2019)



1,321

**Kāinga Ora
Market Renters**
(1,472 – 31 December 2019)



420

**Kāinga Ora
Short-term Vacant**
(551 – 31 December 2019)



915

**Kāinga Ora
Long-term Vacant**
(953 – 31 December 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, HNZ long-term vacant properties are generally vacant for the following reasons: undergoing major repairs or upgrades, pending redevelopment, or properties that are pending sale, lease expiry or demolition.
- Kāinga Ora short-term vacant and Kāinga Ora long-term vacant excludes Community Group Housing managed by Kāinga Ora.
- Number of community house represents existing tenancies and does not include vacant properties.

Community Housing Providers

Community Housing Providers (CHPs) are mainly non-governmental organisations who own, lease or manage properties that are rented to members of the community.

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 March quarter, registered CHPs have increased their total tenancies by **310**.



7,365

Registered CHP IRRS Places

(7,049 – 31 December 2019)



119

Registered CHP Market Renters

(125 – 31 December 2019)

Supporting Housing Needs

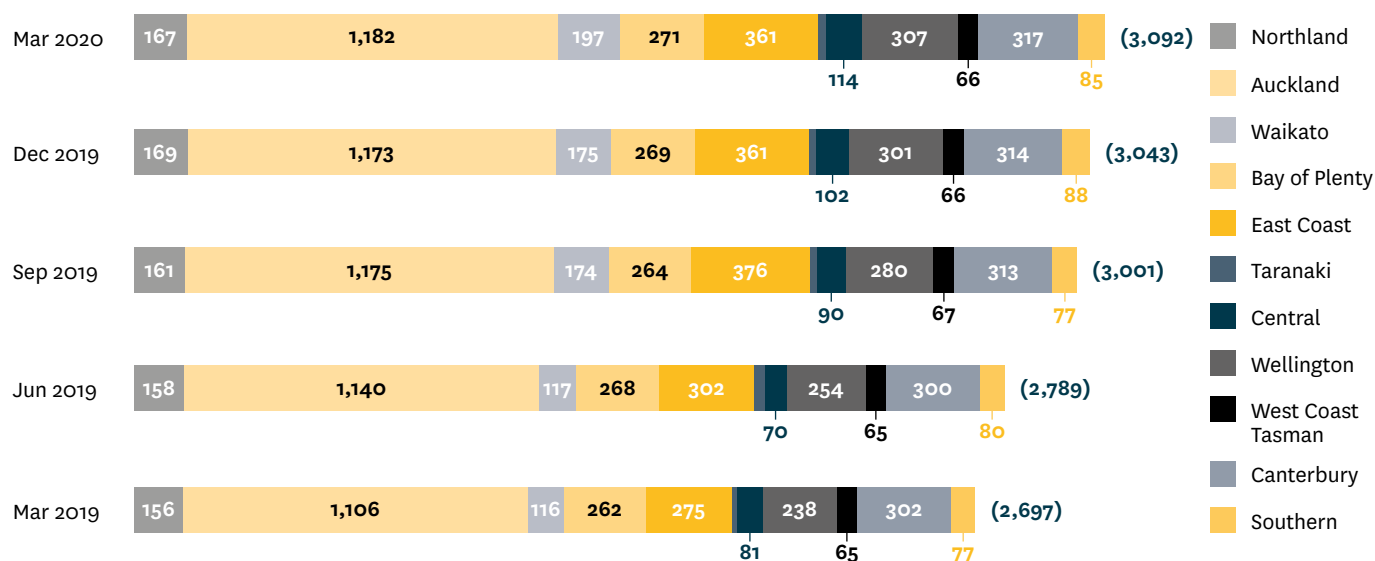
Transitional Housing

An additional 49 transitional housing places became available in the quarter, with a total of 3,092 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 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.

3,092

Places secured for tenanting
as at 31 March 2020

(3,043 – 31 December 2019)

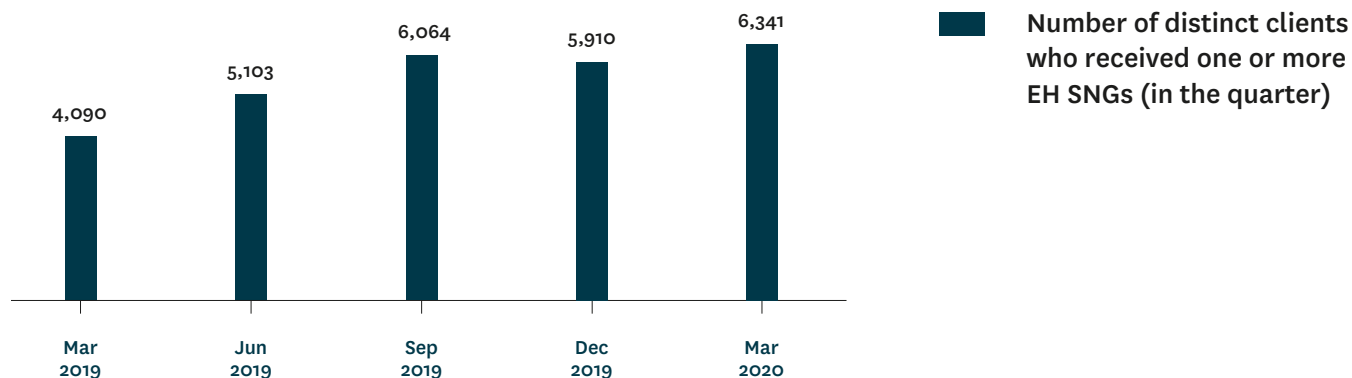
Emergency Housing Special Needs Grant

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 individuals 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



32,141

EH SNG Grants in
quarter ending
31 March 2020

(30,941 – quarter ending
31 December 2019)

6,341

Individual clients granted
an EH SNG in quarter
ending 31 March 2020

(5,910 – quarter ending
31 December 2019)

\$54.1 million

Total EH SNG amount
granted in quarter ending
31 March 2020

(\$48.1 million – quarter ending
31 December 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.

\$811.1 million

Total housing support provided in the quarter ending 31 March 2020

(\$791.7 million – 31 December 2019)



\$270.2 million

Income-Related
Rent Subsidy



\$426.3 million

Accommodation
Supplement



\$58.8 million

Temporary Additional
Support



\$54.1 million

Emergency Housing
Special Needs Grant



\$1.7 million

Housing Support
Products

Income-Related Rent Subsidy

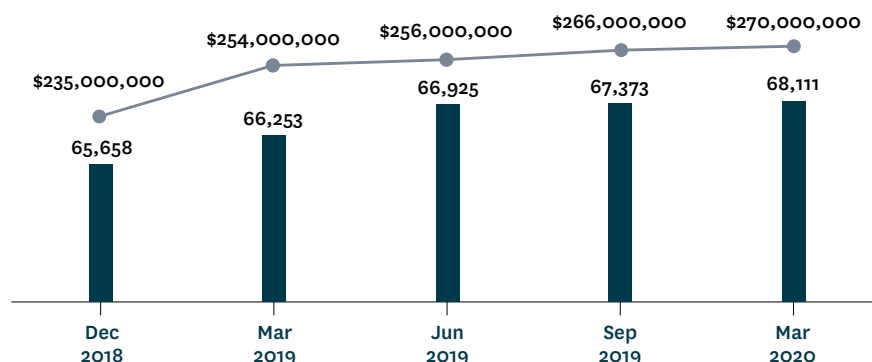
Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS tenancies increasing by 738 over the March quarter.

The majority of public housing tenants (68,111) receive an Income-Related Rent Subsidy (IRRS). A further 1,440 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



—●— IRRS spend in the quarter
■ IRRS places at the end of the quarter

The total number of IRRS places has increased by 3% on the same time last year.

\$20.8 million

IRRS payments per week

(\$20.5 million – 31 December 2019)

68,111

IRRS places as at 31 March 2020

(67,373 – 31 December 2019)

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$270 million

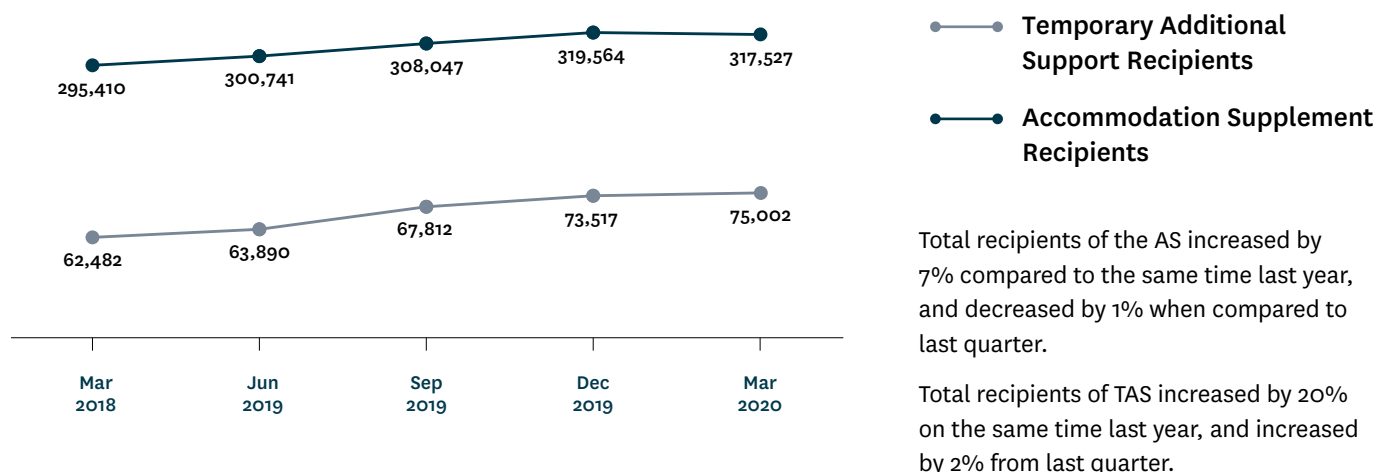
Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) and Temporary Additional Support (TAS) has decreased in the March 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



317,527

People receiving Accommodation Supplements as at 31 March 2020
(319,564 – 31 December 2019)

\$32.3 million

Accommodation Supplement payments per week
(\$32.4 million – 31 December 2019)

75,002

People receiving Temporary Support as at 31 March 2020
(73,517 – 31 December 2019)

\$4.3 million

Temporary Additional Support payments per week
(\$4.3 million – 31 December 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 5% from last quarter. The value of HSP increased by \$129,325 to \$1,695,945.

\$719,573

Bond Grants
(\$849,115)

\$97,384

Moving Assistance
(\$99,929)

\$644,592

Rent Arrears
(\$321,761)

\$154,967

Rent in Advance
(\$192,455)

\$6,844

Tenancy Costs Cover
(\$16,681)

\$72,585

Transition to Alternative Housing Grant
(\$86,678)

= 1,455

Grants for 1,076 distinct clients (total \$1,695,945)
(1,387 grants for 950 distinct clients, total \$1,566,620 – 31 December 2019)

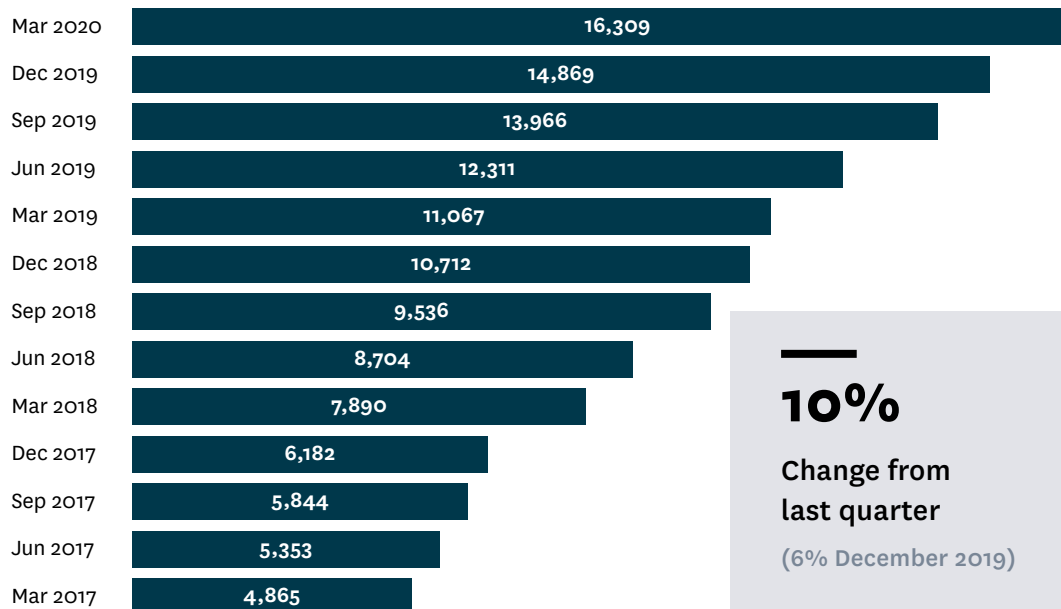
Notes:

- 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.



10%

Change from
last quarter

(6% December 2019)

47%

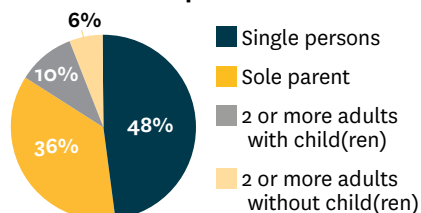
Change from
last year

(40% March 2019)

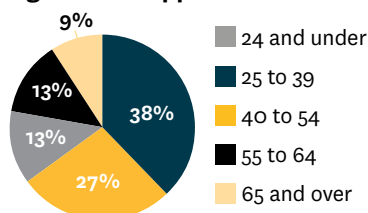
Characteristics of applicants on the Housing Register

As at the end of March 2020 the main characteristics of applicants on the register were:

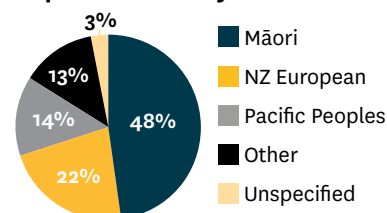
Household composition:



Age of main applicant:



Reported Ethnicity:



Priority of applicants on the Housing Register

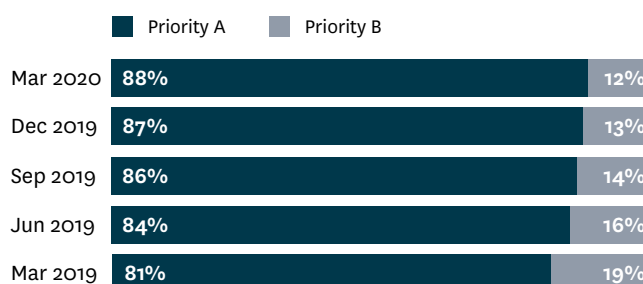
The Housing Register is prioritised by need and consists of applicants who have been assessed as being eligible for public housing.

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.

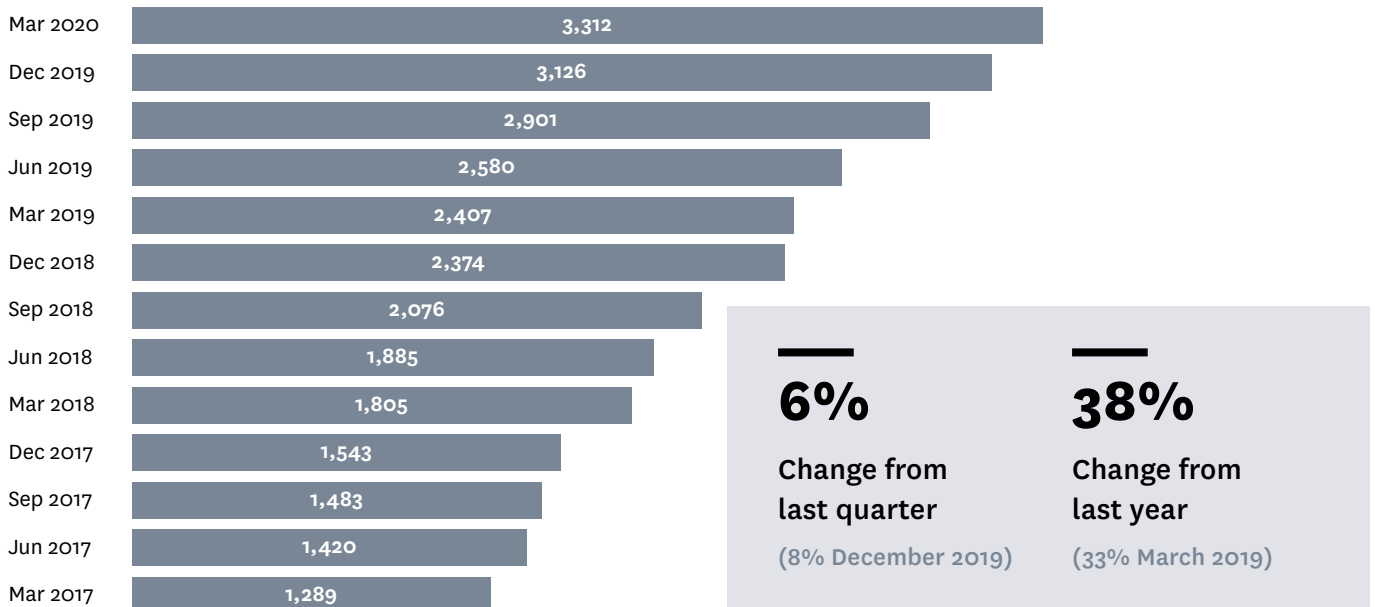
In the March 2020 quarter, Priority A applicants on the Housing Register increased to 88% (from 87%) and Priority B applicants shifted to 12% (from 13%).

Priority of applicants



Transfer Register

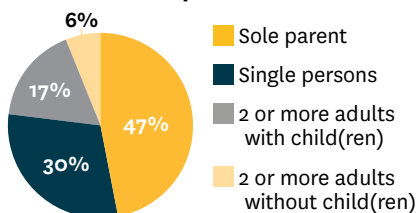
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



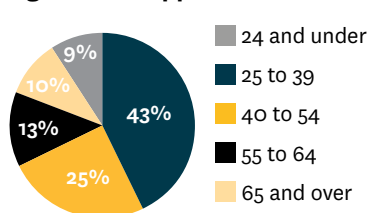
Characteristics of applicants on the Transfer Register

As at the end of March 2020 the main characteristics of applicants on the register were:

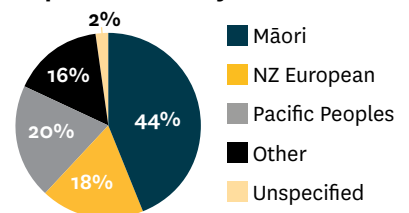
Household composition:



Age of main applicant:



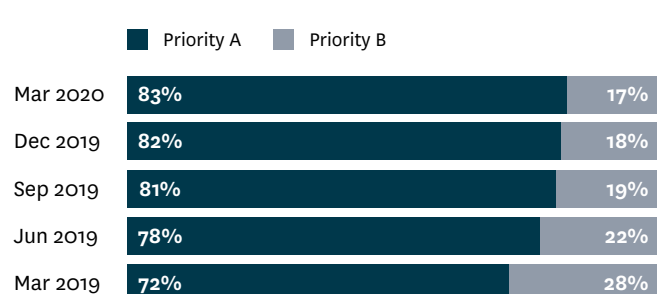
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the March quarter, Priority A applicants on the Transfer Register increased to 83% (from 82%) and Priority B applicants shifting to 17% (from 18%).

Priority of applicants



Regional Overview

The demand for public housing has increased in all housing regions during the March quarter and compared to March 2019 with the median increase being 45% or 1,028 applicants. The top five increases by percentage in the Housing register compared to March 2019 were East Coast (86% or 1,584 applicants), Waikato (78% or 1,663 applicants), Bay of Plenty (69% or 1,215 applicants), Wellington (49% or 1,869 applicants) and Taranaki (49% or 292 applicants).

Northland



Applicants on the Housing Register

590 (550)

Applicants on the Transfer Register

112 (98)

Public Housing tenancies

2,117 (2,113)

Transitional Housing places

167 (169)

Number of EH SNG approved

340 (422)

Amount of EH SNG approved

\$407,141 (\$423,591)

Auckland



Applicants on the Housing Register

6,086 (5,455)

Applicants on the Transfer Register

1,518 (1,413)

Public Housing tenancies

32,396 (32,078)

Transitional Housing places

1,182 (1,173)

Number of EH SNG approved

12,256 (11,670)

Amount of EH SNG approved

\$24,061,112 (\$20,898,161)

Waikato



Applicants on the Housing Register

1,663 (1,534)

Applicants on the Transfer Register

297 (283)

Public Housing tenancies

4,625 (4,590)

Transitional Housing places

197 (175)

Number of EH SNG approved

4,689 (4,314)

Amount of EH SNG approved

\$9,112,518 (\$7,897,071)

Bay of Plenty



Applicants on the Housing Register

1,215 (1,175)

Applicants on the Transfer Register

106 (97)

Public Housing tenancies

2,796 (2,778)

Transitional Housing places

271 (269)

Number of EH SNG approved

4,200 (4,587)

Amount of EH SNG approved

\$6,061,173 (\$6,445,753)

East Coast



Applicants on the Housing Register

1,584 (1,448)

Applicants on the Transfer Register

210 (186)

Public Housing tenancies

4,098 (4,088)

Transitional Housing places

361 (361)

Number of EH SNG approved

2,817 (2,353)

Amount of EH SNG approved

\$4,692,844 (\$3,955,604)

Central



Applicants on the Housing Register

863 (820)

Applicants on the Transfer Register

144 (133)

Public Housing tenancies

2,297 (2,280)

Transitional Housing places

114 (102)

Number of EH SNG approved

1,321 (1,149)

Amount of EH SNG approved

\$1,417,379 (\$1,125,232)

Taranaki



Applicants on the Housing Register

292 (259)

Applicants on the Transfer Register

51 (52)

Public Housing tenancies

1,238 (1,242)

Transitional Housing places

25 (25)

Number of EH SNG approved

322 (370)

Amount of EH SNG approved

\$312,001 (\$310,282)

Wellington



Applicants on the Housing Register

1,869 (1,618)

Applicants on the Transfer Register

439 (420)

Public Housing tenancies

8,544 (8,464)

Transitional Housing places

307 (301)

Number of EH SNG approved

2,948 (3,079)

Amount of EH SNG approved

\$5,054,741 (\$4,686,088)

West Coast Tasman



Applicants on the Housing Register

531 (510)

Applicants on the Transfer Register

96 (90)

Public Housing tenancies

1,449 (1,455)

Transitional Housing places

66 (66)

Number of EH SNG approved

673 (664)

Amount of EH SNG approved

\$573,874 (\$564,258)

Canterbury



Applicants on the Housing Register

1,193 (1,093)

Applicants on the Transfer Register

309 (320)

Public Housing tenancies

8,082 (7,971)

Transitional Housing places

317 (314)

Number of EH SNG approved

1,834 (1,615)

Amount of EH SNG approved

\$1,708,982 (\$1,306,788)

Southern



Applicants on the Housing Register

407 (387)

Applicants on the Transfer Register

29 (33)

Public Housing tenancies

1,850 (1,850)

Transitional Housing places

85 (88)

Number of EH SNG approved

712 (701)

Amount of EH SNG approved

\$635,154 (\$500,252)

Other/ unknown

Applicants on the Housing Register

16 (20)

Applicants on the Transfer Register

1 (1)

Public Housing tenancies

59 (61)

Transitional Housing places

-

Number of EH SNG approved

29 (17)

Amount of EH SNG approved

\$32,760 (\$11,983)

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 2020, 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 2020.

People Housed

Over the quarter, 1,866 applicants from the Public Housing Register were housed, a decrease of 9% from the last quarter. The median time to house these applicants was 133 days, this is 15 days longer than last quarter.

Over the March quarter, 1,746 applicants from the Housing Register were housed, and 120 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,777 compared to 89 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 1,334, while 532 were housed in a community housing provider properties.

Time to House

The length of time an application remains on the Register can be dependent on a number of reasons. For example, an applicant may remain on the Register for a longer period of time where they have specific preferences or requirements about where they need to be housed, have had a change in circumstances while they are on the Register, or seek housing in areas which have high demand.

Time to house is defined as the number of calendar days between the date an application is first confirmed on the Public Housing register as an 'A' or 'B' priority and the date a tenancy is activated for that application.

Applications housed		Mean time to house (days)	Median time to house (days)
Mar 2020	1,866	213	133
Dec 2019	2,061	207	118
Sep 2019	2,082	189	116
Jun 2019	1,692	190	125
Mar 2019	1,431	172	107

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 2020

The information below illustrates the entries and exits of the the Public Housing Register for the March 2020 quarter, with the numbers in brackets showing the December 2019 quarter.

17,995

Register applicants at end of March quarter

5,564

New entries over March 2020 quarter
(5,871 over December 2019 quarter)



● **4,935** (5,177)
Housing Register

● **629** (694)
Transfer Register



● **4,800** (5,125)
Priority A

● **764** (746)
Priority B

19,621

Current applications at 31 March 2020
(17,995 at 31 December 2019)



● **16,309** (14,869)
Housing Register

● **3,312** (3,126)
Transfer Register



● **17,111** (15,423)
Priority A

● **2,510** (2,572)
Priority B

2,467

Register exits over March 2020 quarter

In the December 2019 quarter, the 2,623 exit reasons were:

582 (629)

Change in household circumstances

1,116 (1,132)

Moved to private accommodation

13 (14)

Declined offer of public housing

6 (8)

Moved to existing public housing tenancy

40 (39)

Moved to emergency housing

506 (663)

No longer eligible for public housing

360 (401)

Self exit – no longer requires public housing

1,866

Applicants housed over March 2020 quarter

(2,061 over December 2019 quarter)

1,746 (1,937) Housing Register

120 (124) Transfer Register

1,777 (1,954) Priority A applicants

89 (107) Priority B applicants

1,334 (1,419) housed in Kāinga Ora properties

532 (642) housed in CHP properties

133

Median time to house (days) over March 2020 quarter

(118 over December 2019 quarter)

133 (114) days

163 (178) days

137 (119) days

73 (93) days

150 (132) days

96 (85) days

1,791

Tenancies ended over March 2020 quarter

In the December 2019 quarter, the 1,897 tenancy end reasons were:

334 (303)

Moved to private accommodation

552 (587)

Change in household circumstances

723 (824)

Moved to new public housing tenancy

6 (1)

Moved as a result of a Tenancy Review

62 (49)

Moved to emergency housing

220 (287)

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.