



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT

September 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.



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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 and housing support from HUD, the Ministry of Social Development and Kāinga Ora.

As at 30 September 2019, there are 69,609 public housing places. Consisting of 62,901 Kāinga Ora and 6,708 registered Community Housing Provider properties.

Over the September 2019 quarter, transitional housing places increased to 3,001 places. Compared to September 2018 transitional housing places have increased by 416.

Since September 2018 public housing tenancies have increased by 2,013 tenancies. The increase in tenancies was from both Kāinga Ora (991) and Community Housing Providers (1,022).

939 households have been housed through the Housing First programme. 1,495 households so far have been accepted into the programme.

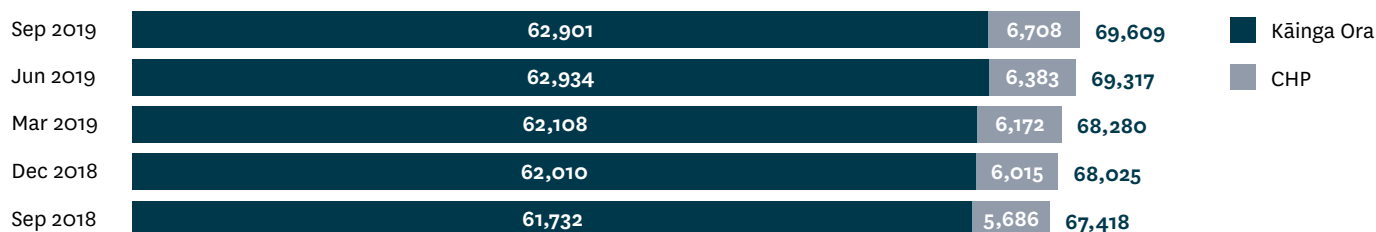
This quarter the number of Housing Register applicants placed in public housing has increased by 22% to 1,963.

This quarter the Housing Register increased by 13% over the previous quarter, and is up 46% 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 69,609 public houses which is an increase of 292 from the previous quarter (69,317). Of these, 62,901 state houses are provided by Kāinga Ora, and 6,708 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 62,901 homes across the country which accommodates more than 185,000 people.



60,307

Kāinga Ora IRRS Places
(59,944 – 30 June 2019)



1,233

Kāinga Ora Market Renters
(1,206 – 30 June 2019)



403

Kāinga Ora Short-term Vacant
(527 – 30 June 2019)



958

Kāinga Ora Long-term Vacant
(1,257 – 30 June 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, 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 September quarter, registered CHPs have increased their total tenancies by **325**.



6,618

Registered CHP IRRS Places

(6,309 – 30 June 2019)



90

Registered CHP Market Renters

(74 – 30 June 2019)

Supporting Housing Needs

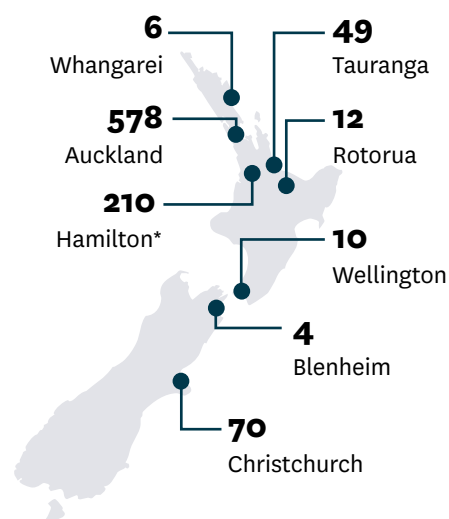
The Ministry of Housing and Urban Development (HUD) and the Ministry of Social Development (MSD) provide a range of financially based housing products and services to help people with their housing needs, from addressing homelessness to emergency housing grants to transitional housing.

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 to 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.



939

Total households placed
as at 30 September 2019
(806 – 30 June 2019)

1,495

Households accepted into
the programme
(1,216 – 30 June 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.

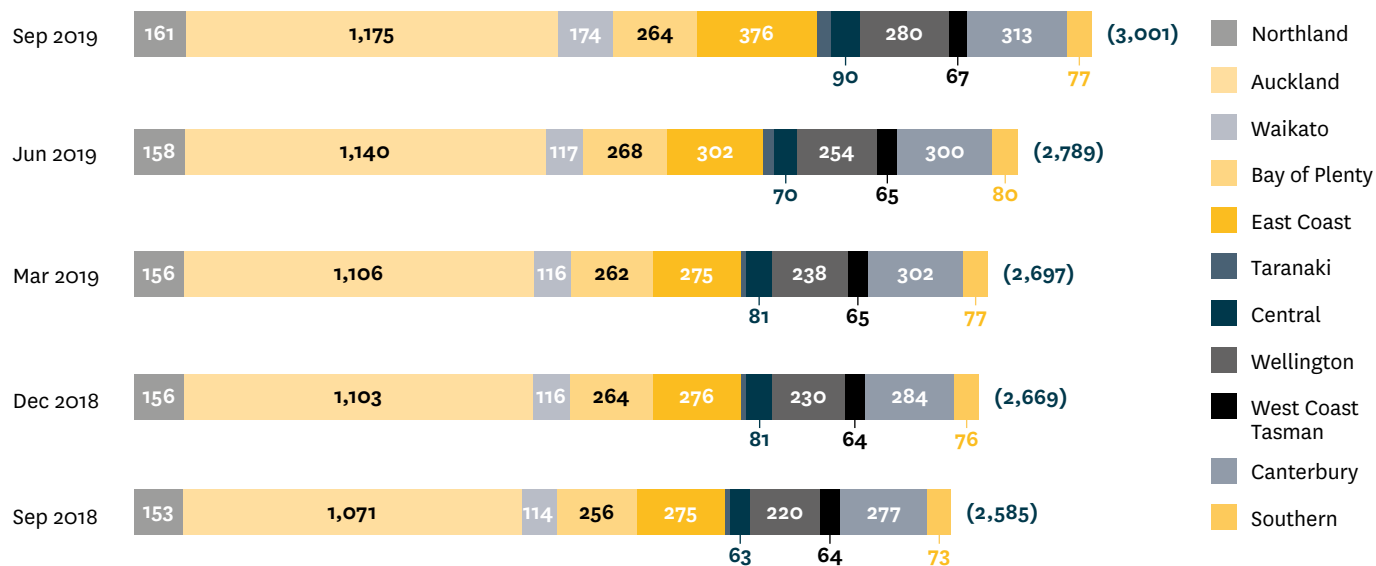
Transitional Housing

An additional 212 transitional housing places became available in the quarter, with a total of 3,001 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.

3,001

Places secured for tenancing
as at 30 September 2019

(2,789 – 30 June 2019)

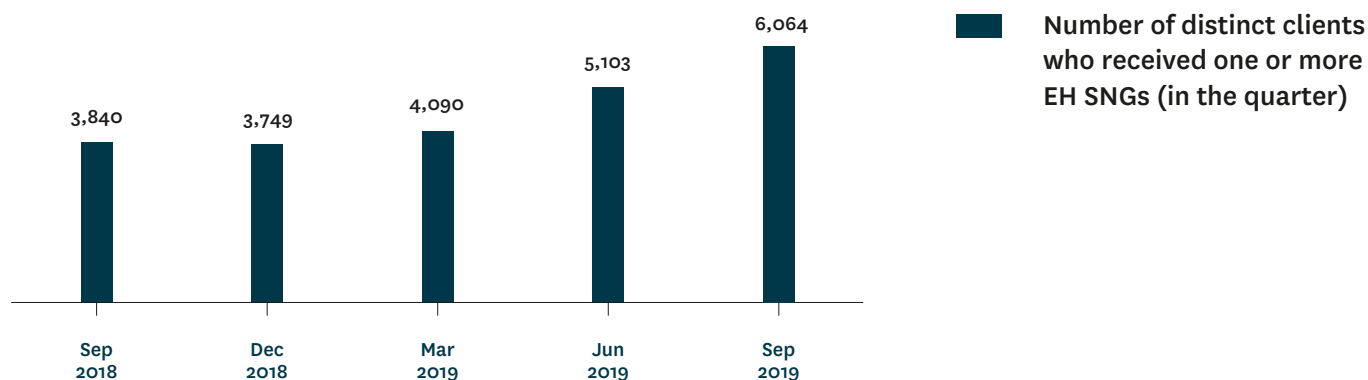
Emergency Housing Special Needs Grant

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



29,266

EH SNG Grants in
quarter ending
30 September 2019
(23,574 – quarter ending
30 June 2019)

6,064

Individual clients granted
an EH SNG in quarter
ending 30 September 2019
(5,103 – quarter ending
30 June 2019)

\$41.6 million

Total EH SNG amount
granted in quarter ending
30 September 2019
(\$34.3 million – quarter ending
30 June 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.

\$758.5 million

Total housing support provided in the quarter ending 30 September 2019

(\$730.7 Million – 30 June 2019)



\$256.0 million

Income-Related
Rent Subsidy



\$408.0 million

Accommodation
Supplement



\$51.9 million

Temporary Additional
Support



\$41.6 million

Emergency Housing
Special Needs Grant



\$1.0 million

Housing Support
Products

Income-Related Rent Subsidy

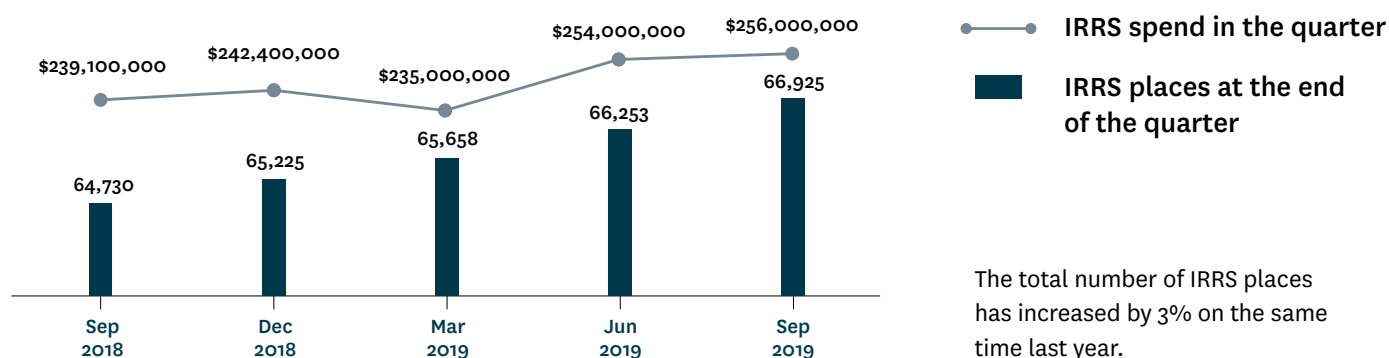
Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS tenancies increasing by 672 over the September quarter.

The majority of public housing tenancies (66,925) receive an IRRS payment. A further 1,323 public housing tenants pay market rent.

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



\$19.7 million

IRRS payments per week

(\$19.5 million – 30 June 2019)

66,925

IRRS places as at 30 September 2019

(66,253 – 30 June 2019)

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$256 million.

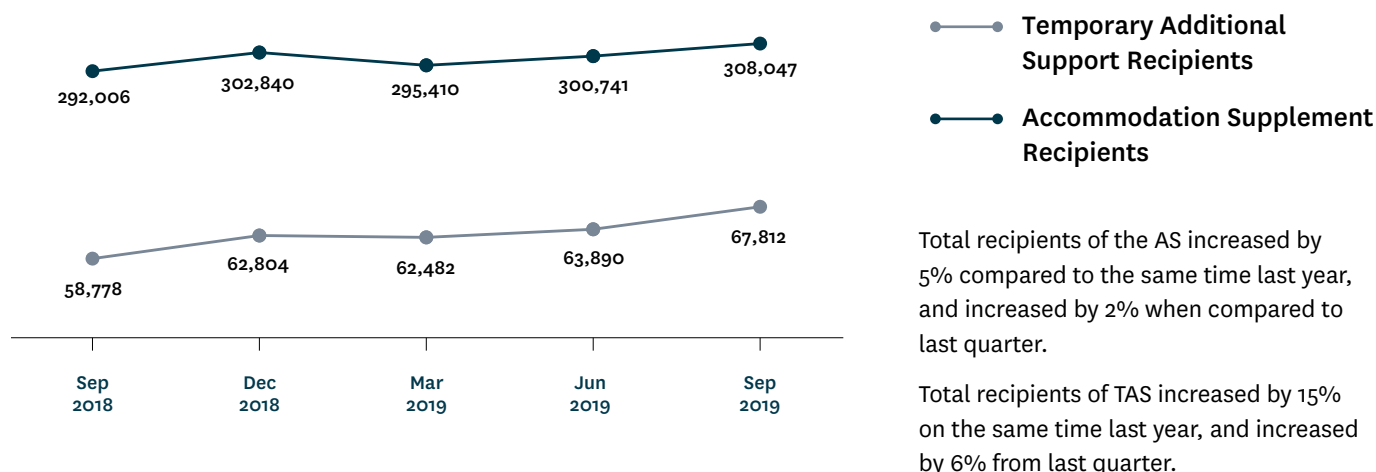
Accommodation Supplement & Temporary Additional Support

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



308,047

People receiving
Accommodation Supplements
as at 30 September 2019
(300,741 – 30 June 2019)

\$31.4 million

Accommodation
Supplement payments
per week
(\$30.3 million – 30 June 2019)

67,812

People receiving
Temporary Support as at
30 September 2019
(63,890 – 30 June 2019)

\$4.0 million

Temporary Additional
Support payments
per week
(\$3.7 million – 30 June 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 28% from last quarter. The value of HSP increased by \$224,768 to \$1,007,064.

\$698,780

Bond Grants
(\$549,736)

\$88,488

Moving
Assistance
(\$50,648)

\$155,261

Rent in
Advance
(\$121,533)

\$5,507

Tenancy
Costs Cover
(\$9,357)

\$59,028

Transition to
Alternative
Housing Grant
(\$51,022)

= 904 Grants for 564 distinct clients (total \$1,007,064)
(707 grants for 443 distinct clients, total \$782,296 – 30 June 2019)

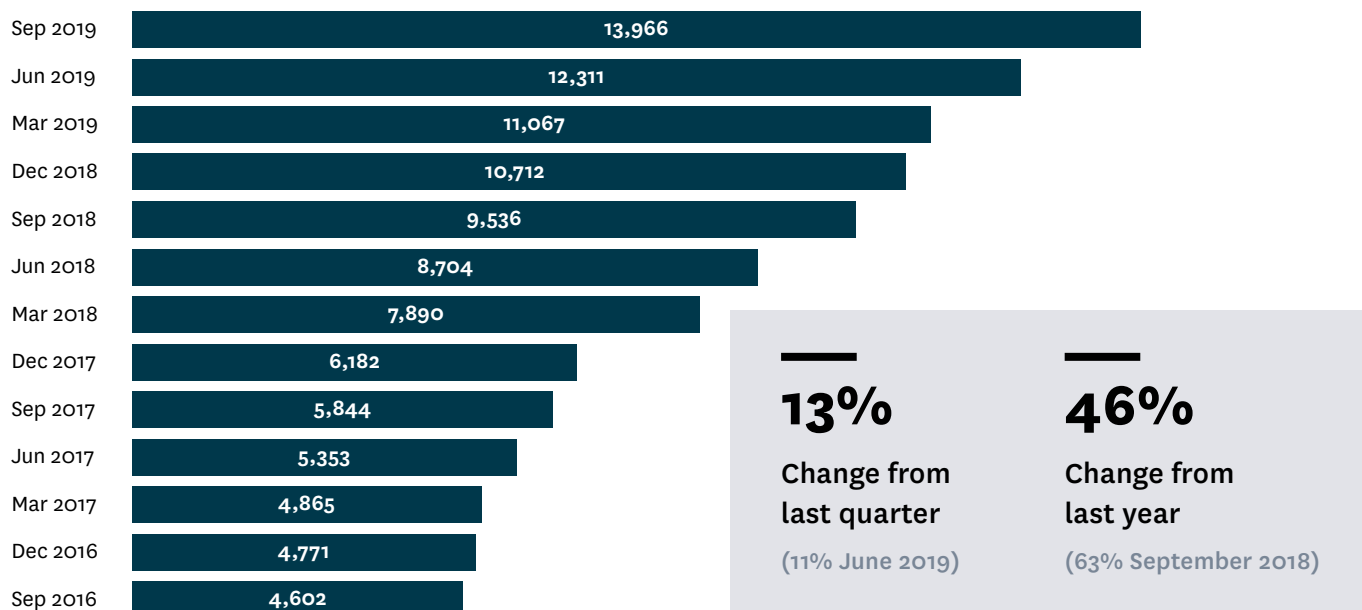
Notes:

- 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

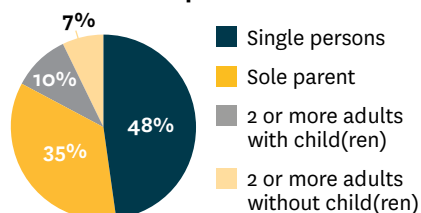
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



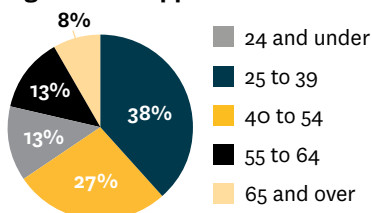
Characteristics of applicants on the Housing Register

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

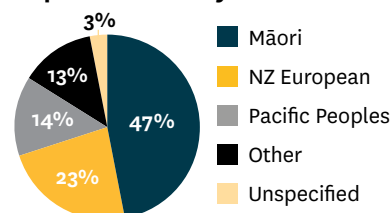
Household composition:



Age of main applicant:



Reported Ethnicity:



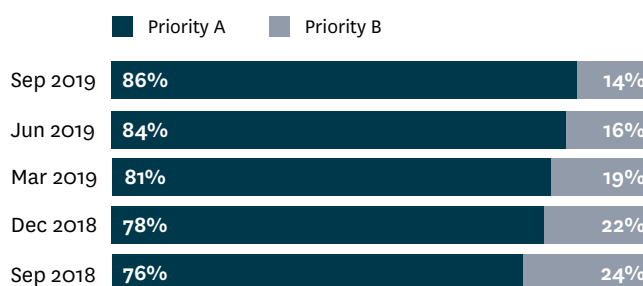
Priority of applicants on the Housing Register

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 September 2019 quarter, Priority A applicants on the Housing Register increased to 86% (from 84%) and Priority B applicants shifted to 14% (from 16%).

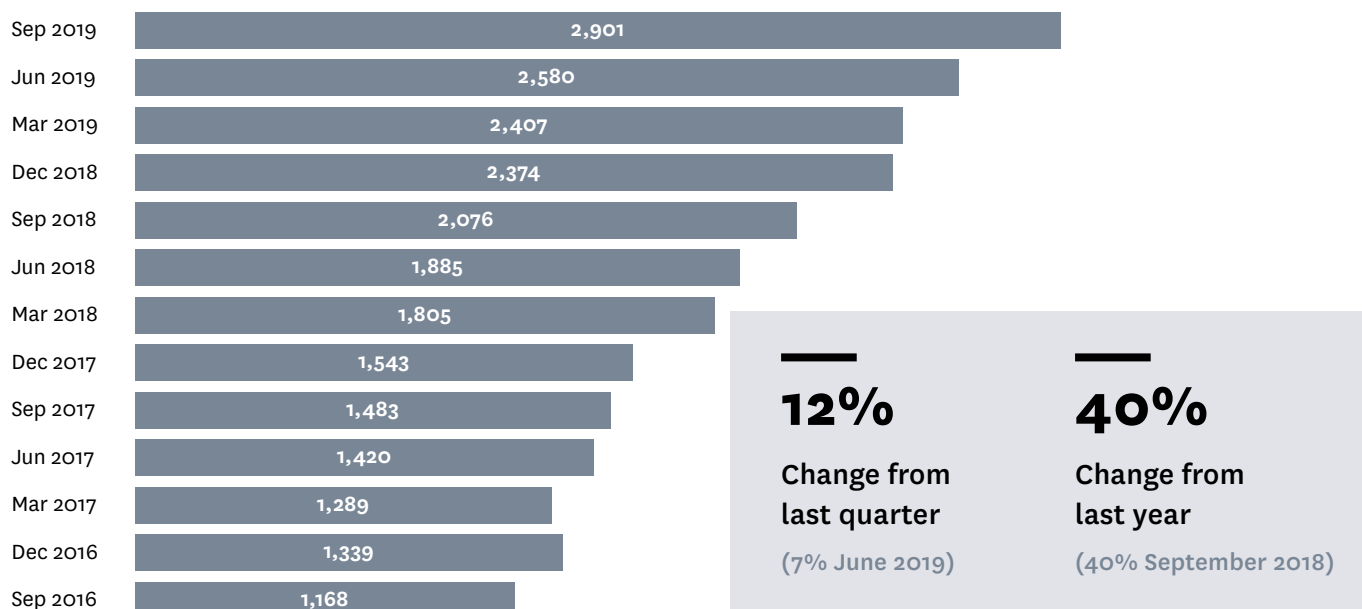
Priority of applicants



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.

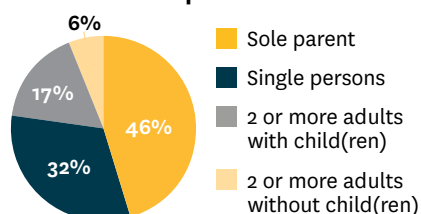
The Transfer Register has increased in the September quarter by 12% compared to June 2019. Over the past 12 months the number of applicants requesting a change to their housing situation has increased by 40%.



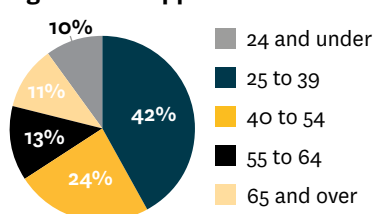
Characteristics of applicants on the Transfer Register

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

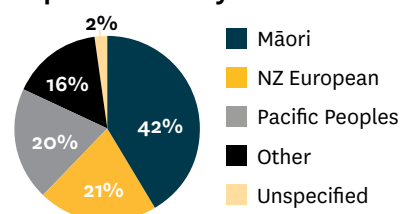
Household composition:



Age of main applicant:



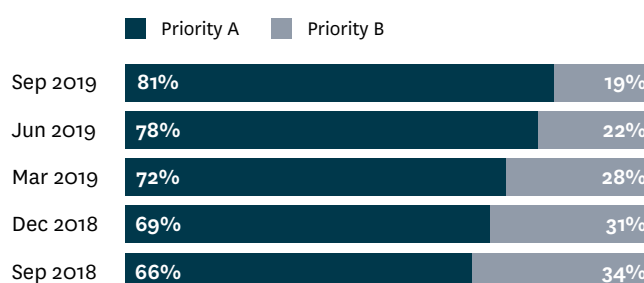
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the September quarter, Priority A applicants on the Transfer Register increased slightly to 81% (from 78%) and Priority B applicants decreased slightly to 19% (from 22%).

Priority of applicants



Regional Overview

The demand for public housing has increased in all housing regions during the September quarter and compared to September 2018. The top five increases by percentage in the Housing register compared to September 2018 were Waikato (89% or 657 applicants), Bay of Plenty (78% or 439 applicants), Central (71% or 330 applicants), East Coast (68% or 522 applicants) and Taranaki (50% or 80 applicants).

Northland



Applicants on the Housing Register

485 (414)

Applicants on the Transfer Register

92 (77)

Public Housing tenancies

2,091 (2,074)

Transitional Housing places

161 (158)

Number of EH SNG approved

412 (347)

Amount of EH SNG approved

\$312,943 (\$278,363)

Auckland



Applicants on the Housing Register

5,257 (4,846)

Applicants on the Transfer Register

1,313 (1,170)

Public Housing tenancies

31,601 (31,110)

Transitional Housing places

1,175 (1,140)

Number of EH SNG approved

10,397 (8,905)

Amount of EH SNG approved

\$17,541,021 (\$15,223,976)

Waikato



Applicants on the Housing Register

1,398 (1,144)

Applicants on the Transfer Register

251 (216)

Public Housing tenancies

4,540 (4,464)

Transitional Housing places

174 (117)

Number of EH SNG approved

4,225 (3,299)

Amount of EH SNG approved

\$7,292,991 (\$5,689,361)

Bay of Plenty



Applicants on the Housing Register

999 (888)

Applicants on the Transfer Register

83 (84)

Public Housing tenancies

2,721 (2,691)

Transitional Housing places

264 (268)

Number of EH SNG approved

4,788 (3,450)

Amount of EH SNG approved

\$6,049,677 (\$4,566,759)

East Coast



Applicants on the Housing Register

1,293 (959)

Applicants on the Transfer Register

163 (133)

Public Housing tenancies

4,088 (4,088)

Transitional Housing places

376 (302)

Number of EH SNG approved

2,123 (1,796)

Amount of EH SNG approved

\$2,912,701 (\$2,453,522)

Central



Applicants on the Housing Register

792 (683)

Applicants on the Transfer Register

123 (114)

Public Housing tenancies

2,275 (2,262)

Transitional Housing places

90 (70)

Number of EH SNG approved

1,120 (773)

Amount of EH SNG approved

\$1,054,308 (\$721,744)

Taranaki



Applicants on the Housing Register

239 (221)

Applicants on the Transfer Register

46 (35)

Public Housing tenancies

1,244 (1,239)

Transitional Housing places

24 (35)

Number of EH SNG approved

354 (234)

Amount of EH SNG approved

\$281,029 (\$159,705)

Wellington



Applicants on the Housing Register

1,550 (1,331)

Applicants on the Transfer Register

435 (376)

Public Housing tenancies

8,448 (8,445)

Transitional Housing places

280 (254)

Number of EH SNG approved

3,019 (2,311)

Amount of EH SNG approved

\$4,145,021 (\$3,322,325)

West Coast Tasman



Applicants on the Housing Register

526 (441)

Applicants on the Transfer Register

83 (80)

Public Housing tenancies

1,440 (1,448)

Transitional Housing places

67 (65)

Number of EH SNG approved

851 (655)

Amount of EH SNG approved

\$642,494 (\$527,528)

Canterbury



Applicants on the Housing Register

1,081 (1,061)

Applicants on the Transfer Register

276 (258)

Public Housing tenancies

7,887 (7,806)

Transitional Housing places

313 (300)

Number of EH SNG approved

1,491 (1,407)

Amount of EH SNG approved

\$1,024,062 (\$1,088,895)

Southern



Applicants on the Housing Register

332 (310)

Applicants on the Transfer Register

36 (37)

Public Housing tenancies

1,845 (1,843)

Transitional Housing places

77 (78)

Number of EH SNG approved

469 (393)

Amount of EH SNG approved

\$307,630 (\$304,636)

Other/ unknown

Applicants on the Housing Register

14 (13)

Applicants on the Transfer Register

-

Public Housing tenancies

68 (63)

Transitional Housing places

-

Number of EH SNG approved

17 (4)

Amount of EH SNG approved

\$25,172 (\$1,800)

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 30 September 2019, in each housing region.
- Public Housing (PH) Tenancies includes Kāinga Ora & community housing provider tenanted properties that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 30 September 2019.

People Housed

Over the quarter, 2,082 applicants from the Public Housing Register were housed, an increase of 23% from the last quarter. The median time to house these applicants was 116 days this is 9 days less than last quarter.

Over the September quarter, 1,963 applicants from the Housing Register were housed, and 119 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (2,009 compared to 73 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 1,569, while 513 were housed in 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

Sep 2019	2,082
Jun 2019	1,692
Mar 2019	1,431
Dec 2018	1,771
Sep 2018	1,721

Mean time to house (days)

188
190
172
158
143

Median time to house (days)

116
125
107
98
86

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 – September 2019

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

14,891

Existing applications
from June 2019 quarter

6,778

New entries over
September 2019 quarter
(5,661 over June 2019
quarter)



● **5,989** (5,069)
Housing Register

● **789** (592)
Transfer Register



● **5,867** (4,818)
Priority A

● **911** (843)
Priority B

16,867

Current applications
at 30 September 2019
(14,891 at 30 June 2019)



● **13,966** (12,311)
Housing Register

● **2,901** (2,580)
Transfer Register



● **14,386** (12,324)
Priority A

● **2,481** (2,567)
Priority B

2,886

Register exits over September 2019 quarter

In the June 2019 quarter, the 2,557 exit reasons were:

605 (420)

Change in household circumstances

917 (715)

Moved to private accommodation

31 (23)

Declined offer of public housing

4 (8)

Moved to existing public housing tenancy

41 (14)

Moved to emergency housing

602 (383)

No longer eligible for public housing

357 (231)

Self exit – no longer requires public housing

2,082

Applicants housed over
September 2019 quarter
(1,692 over June 2019 quarter)

1,963 (1,609) Housing Register

119 (83) Transfer Register

2,009 (1,628) Priority A applicants

73 (64) Priority B applicants

1,569 (1,310) housed in Kāinga Ora
properties

513 (382) housed in CHP properties

116

Median time to house (days)
over September 2019 quarter
(125 over June 2019 quarter)

116 (122) days

118 (152) days

119 (127) days

62 (46) days

127 (142) days

81 (76) days

2,051

Tenancies ended over September 2019 quarter

In the June quarter, the 1,659 tenancy end reasons were:

250 (289)

Moved to private accommodation

555 (562)

Change in household circumstances

576 (556)

Moved to new public housing tenancy

- (-)

Moved as a result of a Tenancy Review

36 (35)

Moved to emergency housing

237 (217)

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