



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT

September 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.

As at 30 September 2020, there are 72,148 public housing places. Consisting of 64,005 Kāinga Ora and 8,143 registered Community Housing Provider properties.

In the September 2020 quarter transitional housing places increased to 3,533 places. Compared to September 2019 transitional housing places have increased by 532.

Compared to September 2019 public housing tenancies have increased by 2,358 tenancies. The increase in tenancies was from both Kāinga Ora (923) and Community Housing Providers (1,435).

2,592 households have been accepted into the Housing First Programme and 1,470 of these households have been placed in housing.

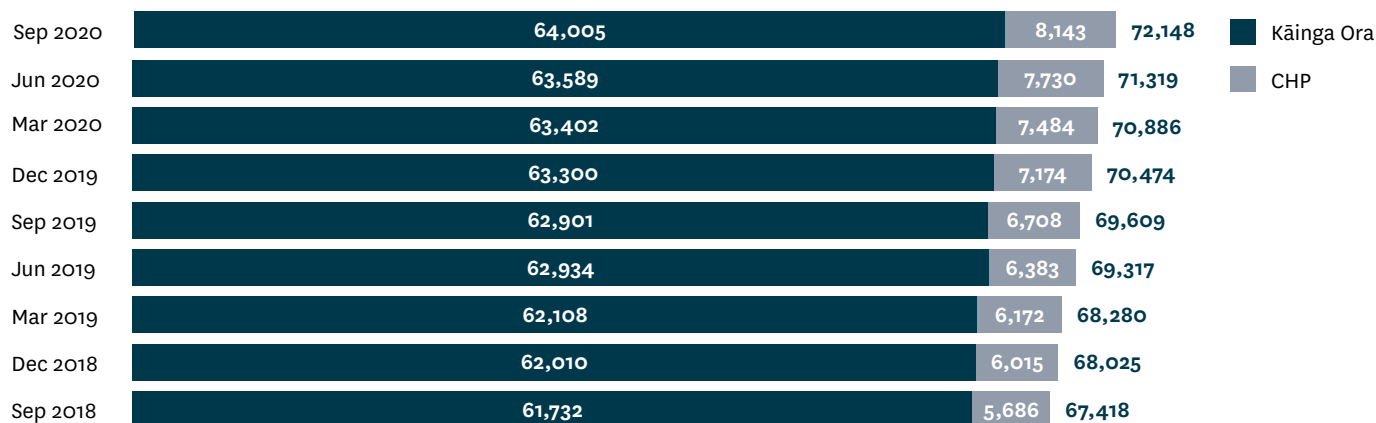
During this quarter the number of applicants from the Housing Register placed in public housing has increased by 57% to 1,745 applicants.

This quarter the Housing Register increased by 16% over the previous quarter, and is up 53% 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 72,148 public houses, an increase of 829 from the previous quarter (71,319). Of these, 64,005 state houses are provided by Kāinga Ora, and 8,143 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 64,005 homes across the country which accommodates more than 180,000 people.



61,658

Kāinga Ora
IRRS Places

(61,005 – 30 June 2020)



805

Kāinga Ora
Market Renters

(1,215 – 30 June 2020)



579

Kāinga Ora
Short-term Vacant

(449 – 30 June 2020)



963

Kāinga Ora
Long-term Vacant

(920 – 30 June 2020)

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 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 **413**.



8,083

Registered CHP IRRS Places

(7,638 – 30 June 2020)



60

Registered CHP Market Renters

(92 – 30 June 2020)

Supporting Housing Needs

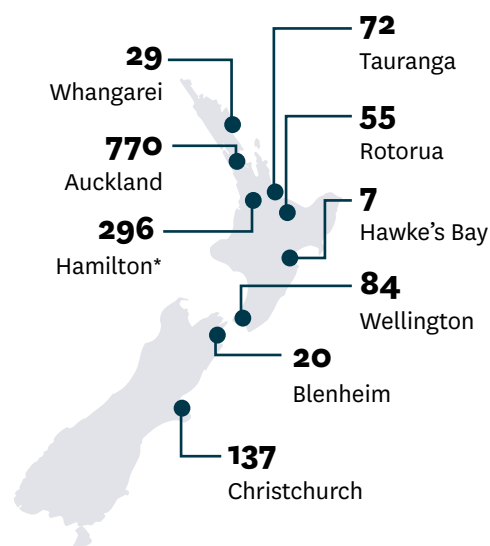
The Ministry of Housing and Urban Development (HUD) and the Ministry of Social Development (MSD) provide a range of financially based housing products and services to help people with their housing needs, from addressing homelessness to emergency housing grants to transitional housing.

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.



1,470

Total households placed
as at 30 September 2020
(1,311 – 30 June 2020)

2,592

Households accepted into
the programme
(2,114 – 30 June 2020)

*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.

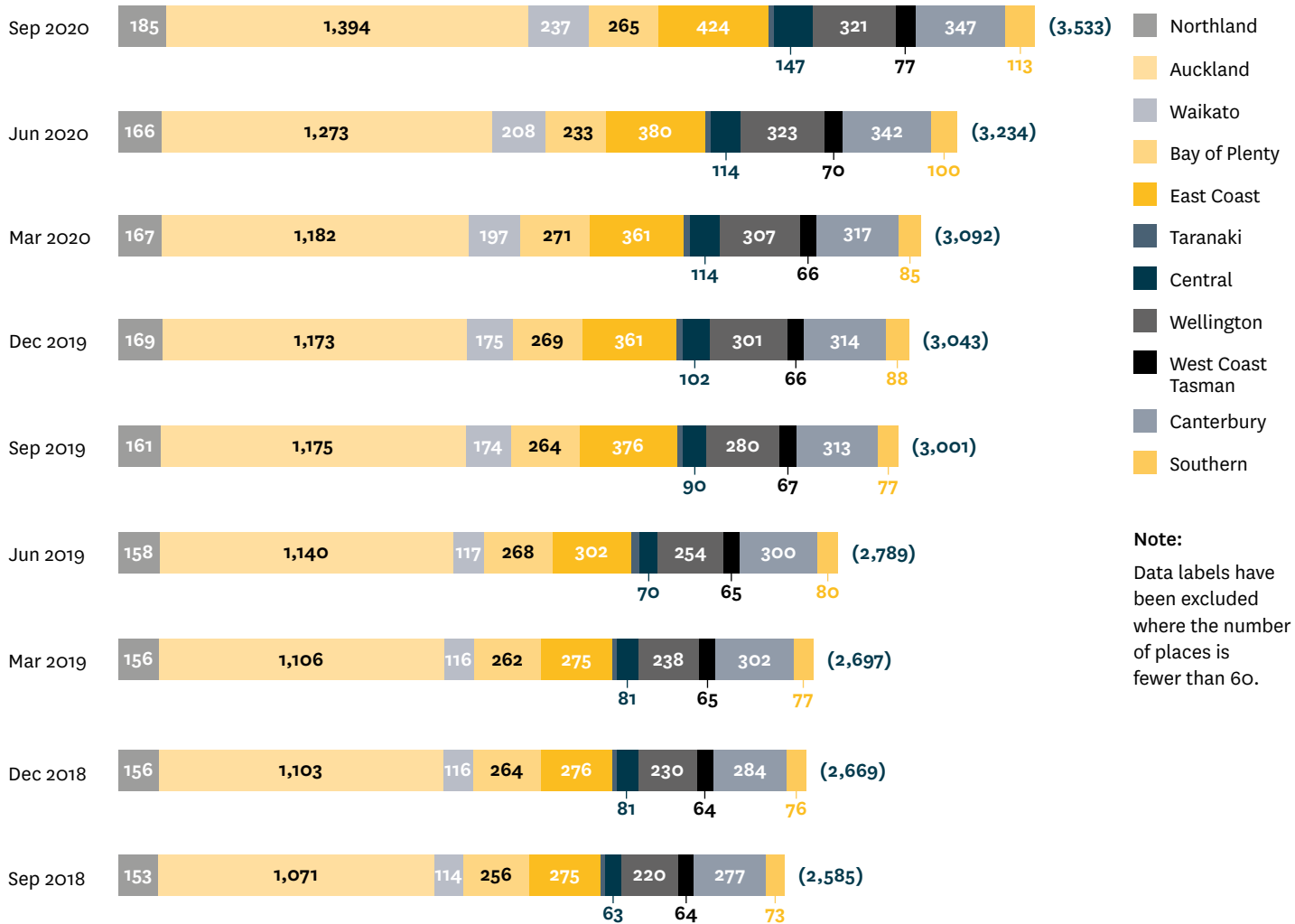
Transitional Housing

An additional 299 transitional housing places became available in the quarter, with a total of 3,533 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



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.

3,533

Places secured for tenanting
as at 30 September 2020

(3,234 – 30 June 2020)

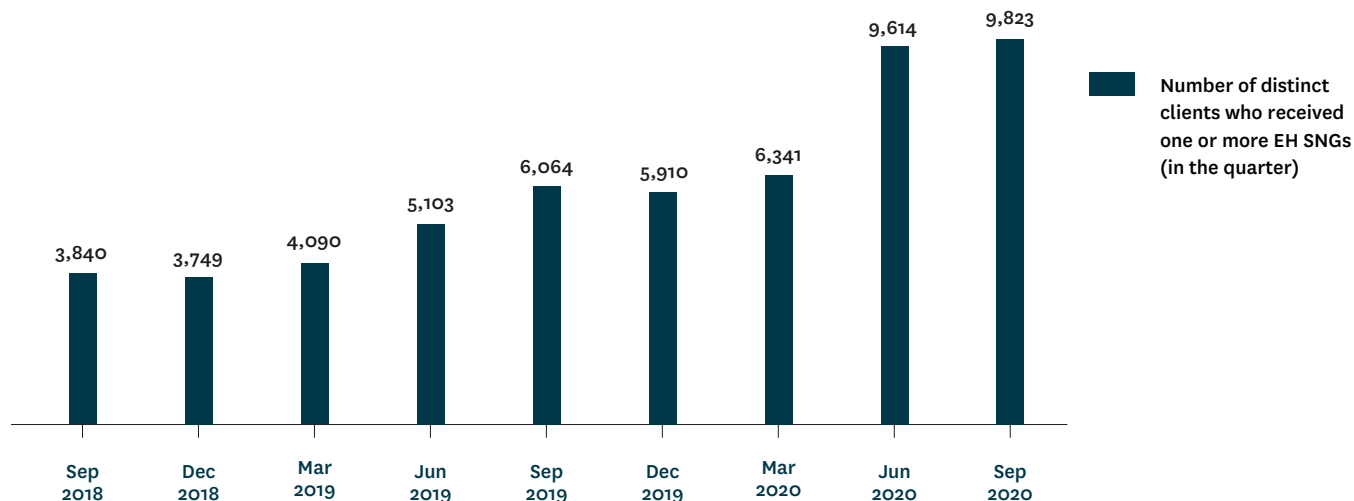
Emergency Housing Special Needs Grant

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



44,581

EH SNG Grants in
quarter ending
30 September 2020
(38,883 – quarter ending
30 June 2020)

9,823

Individual clients granted
an EH SNG in quarter
ending 30 September 2020
(9,614 – quarter ending
30 June 2020)

\$83.0 million

Total EH SNG amount
granted in quarter ending
30 September 2020
(\$79.3 million – quarter ending
30 June 2020)

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.

\$927.2 million

Total housing support provided in the quarter ending 30 September 2020

(\$878.6 million – 30 June 2020)



\$282.3 million

Income-Related
Rent Subsidy



\$482.1 million

Accommodation
Supplement



\$74.0 million

Temporary Additional
Support



\$83.0 million

Emergency Housing
Special Needs Grant



\$5.8 million

Housing Support
Products

Income-Related Rent Subsidy

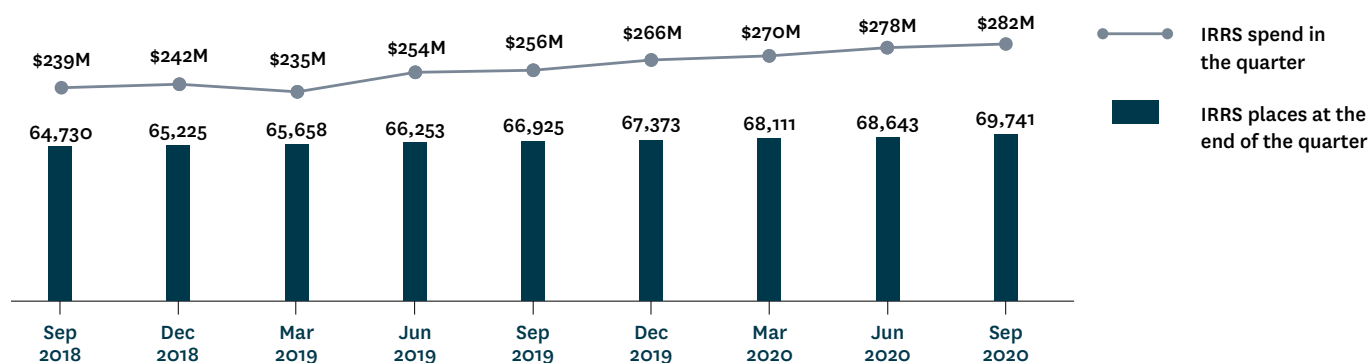
Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS tenancies increasing by 1,098 over the June quarter.

The majority of public housing tenants (69,741) receive an Income-Related Rent Subsidy (IRRS). A further 865 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



The total number of IRRS tenancies has increased by 4% on the same time last year, while market rent tenancies have decreased by 35%.

\$21.7 million

IRRS payments per week

(\$21.4 million – 30 June 2020)

69,741

IRRS places as at 30 September 2020

(68,643 – 30 June 2020)

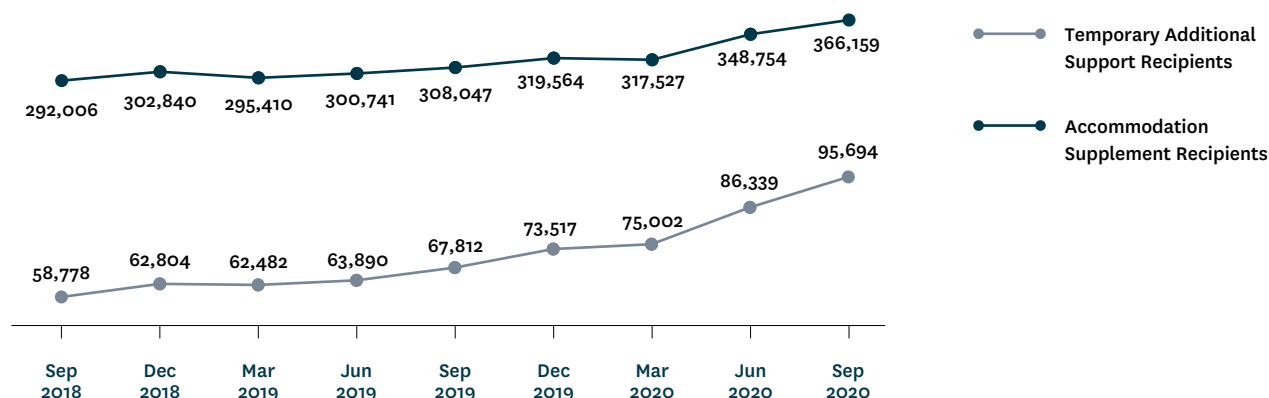
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$282 million.

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.

Accommodation Supplement and Temporary Additional Support recipients



Total recipients of the AS increased by 19% compared to the same time last year, and increased by 5% when compared to last quarter.

Total recipients of TAS increased by 41% on the same time last year, and increased by 11% from last quarter.

366,159	\$37.1 million	95,694	\$5.7 million
People receiving Accommodation Supplements as at 30 September 2020 (348,754 – 30 June 2020)	Accommodation Supplement payments per week (\$34.9 million – 30 June 2020)	People receiving Temporary Support as at 30 September 2020 (86,339 – 30 June 2020)	Temporary Additional Support payments per week (\$5.1 million – 30 June 2020)

Note:

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.

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 326% from last quarter. The value of HSP increased by \$4,523,023 to \$5,801,426.

\$1,491,733	\$140,496	\$3,746,299	\$352,983	\$15,615	\$54,300
Bond Grants (\$724,695)	Moving Assistance (\$61,337)	Rent Arrears (\$296,770)	Rent in Advance (\$148,301)	Tenancy Costs Cover (\$8,301)	Transition to Alternative Housing Grant (\$39,000)

= 4,398 Grants for 3,569 distinct clients (total \$5,801,426)
(1,032 grants for 739 distinct clients, total \$1,278,403 – 30 June 2020)

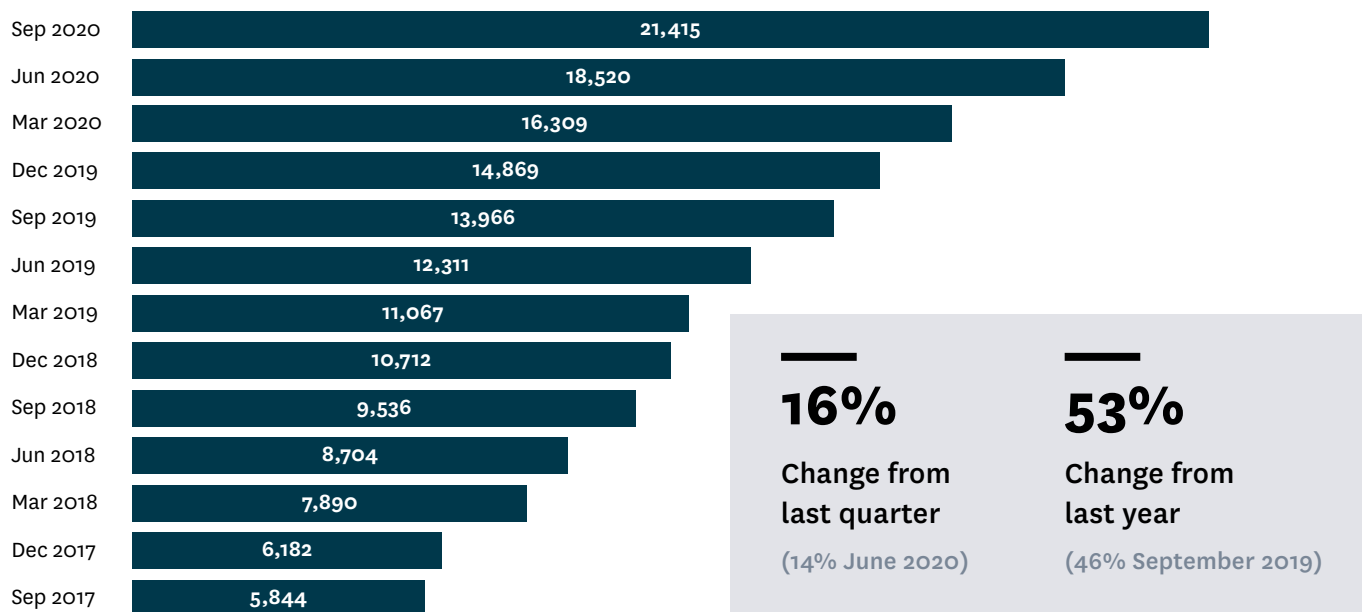
Note:

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

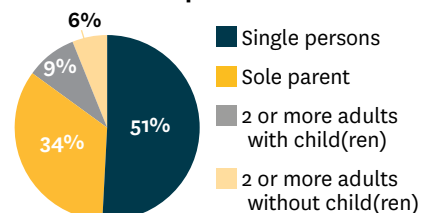
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



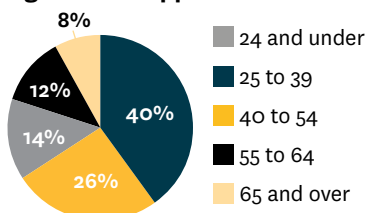
Characteristics of applicants on the Housing Register

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

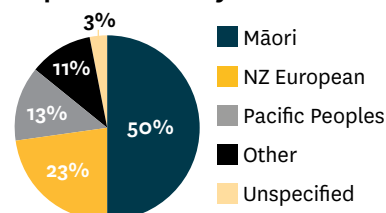
Household composition:



Age of main applicant:



Reported Ethnicity:



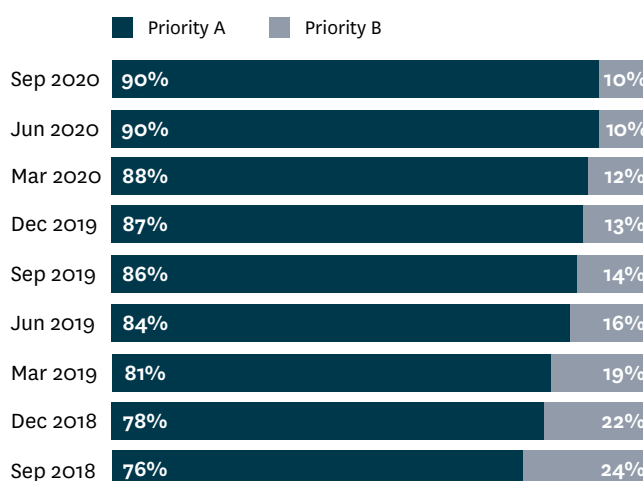
Priority of applicants on the Housing Register

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.

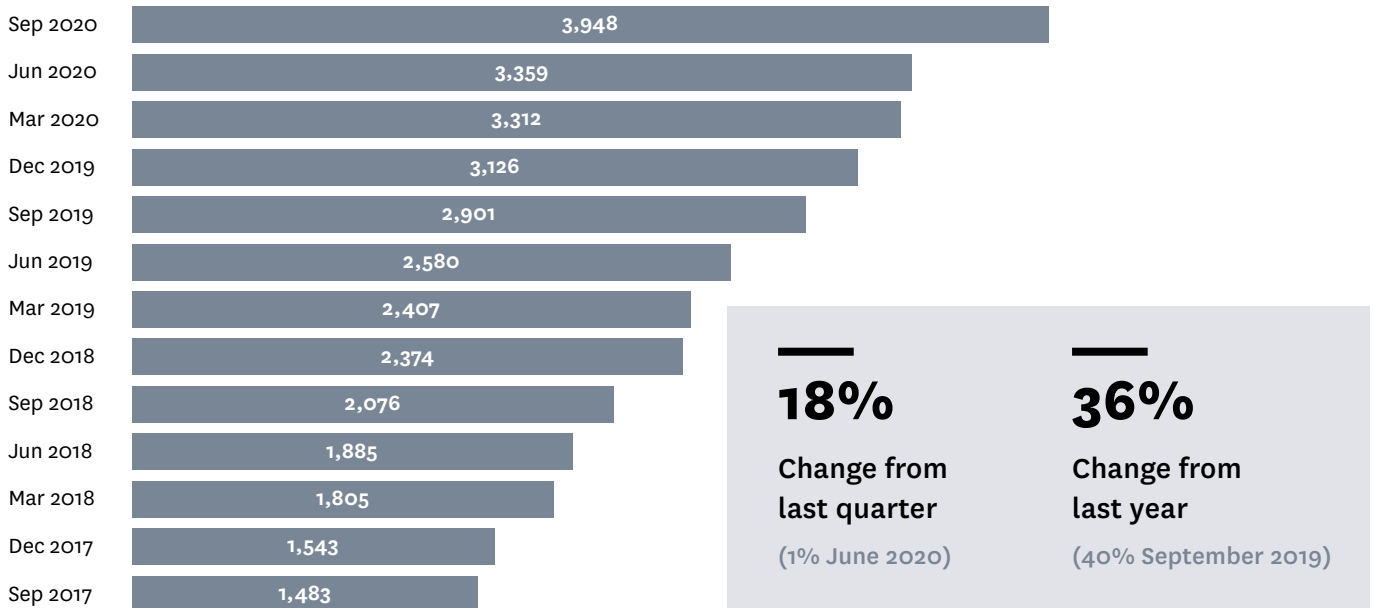
In the September 2020 quarter, Priority A applicants on the Housing Register remained at 90% and Priority B applicants at 10%.

Priority of applicants



Transfer Register

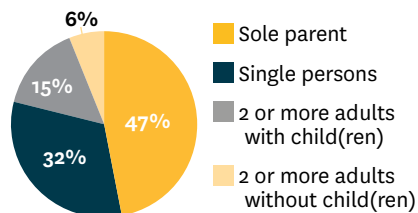
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



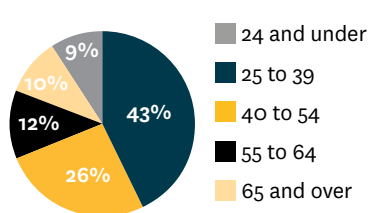
Characteristics of applicants on the Transfer Register

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

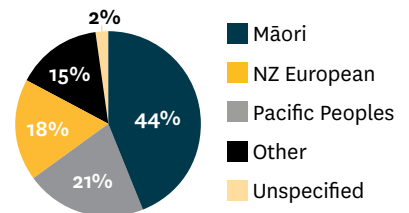
Household composition:



Age of main applicant:



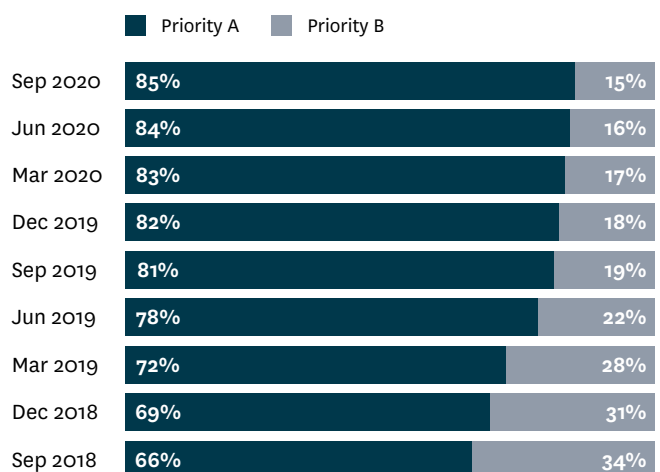
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the September quarter, Priority A applicants on the Transfer Register increased to 85% (from 84%) and Priority B applicants shifting to 15% (from 16%).

Priority of applicants



Regional Overview

The demand for public housing has increased in all housing regions during the September quarter and compared to September 2019. The top five increases by percentage, in the Housing register compared to September 2019 were Taranaki (119% or 284 applicants), Northland (76% or 367 applicants), Bay of Plenty (58% or 582 applicants), East Coast (57% or 735 applicants) and Waikato (54% or 753 applicants).

Northland



Applicants on the Housing Register

852 (716)

Applicants on the Transfer Register

131 (118)

Public Housing tenancies

2,147 (2,135)

Transitional Housing places

185 (166)

Number of EH SNG approved

713 (544)

Amount of EH SNG approved

\$755,238 (\$597,554)

Auckland



Applicants on the Housing Register

7,823 (6,617)

Applicants on the Transfer Register

1,864 (1,531)

Public Housing tenancies

32,919 (32,583)

Transitional Housing places

1,394 (1,273)

Number of EH SNG approved

17,255 (14,918)

Amount of EH SNG approved

\$32,238,700 (\$32,481,603)

Waikato



Applicants on the Housing Register

2,151 (1,966)

Applicants on the Transfer Register

306 (295)

Public Housing tenancies

4,723 (4,665)

Transitional Housing places

237 (208)

Number of EH SNG approved

4,525 (5,080)

Amount of EH SNG approved

\$11,178,810 (\$12,064,207)

Bay of Plenty



Applicants on the Housing Register

1,581 (1,327)

Applicants on the Transfer Register

120 (99)

Public Housing tenancies

2,874 (2,828)

Transitional Housing places

265 (233)

Number of EH SNG approved

5,379 (3,640)

Amount of EH SNG approved

\$8,171,939 (\$8,592,168)

East Coast



Applicants on the Housing Register

2,028 (1,816)

Applicants on the Transfer Register

261 (223)

Public Housing tenancies

4,092 (4,101)

Transitional Housing places

424 (380)

Number of EH SNG approved

3,519 (3,098)

Amount of EH SNG approved

\$8,390,737 (\$7,132,724)

Central



Applicants on the Housing Register

1,221 (987)

Applicants on the Transfer Register

172 (144)

Public Housing tenancies

2,326 (2,309)

Transitional Housing places

147 (114)

Number of EH SNG approved

2,139 (1,701)

Amount of EH SNG approved

\$2,822,699 (\$2,491,703)

Taranaki



Applicants on the Housing Register

523 (363)

Applicants on the Transfer Register

81 (52)

Public Housing tenancies

1,244 (1,244)

Transitional Housing places

23 (25)

Number of EH SNG approved

724 (735)

Amount of EH SNG approved

\$868,182 (\$795,983)

Wellington



Applicants on the Housing Register

2,259 (2,130)

Applicants on the Transfer Register

487 (445)

Public Housing tenancies

8,649 (8,573)

Transitional Housing places

321 (323)

Number of EH SNG approved

4,922 (3,812)

Amount of EH SNG approved

\$13,224,047 (\$8,943,474)

West Coast Tasman



Applicants on the Housing Register

714 (633)

Applicants on the Transfer Register

100 (88)

Public Housing tenancies

1,469 (1,458)

Transitional Housing places

77 (70)

Number of EH SNG approved

1,419 (1,297)

Amount of EH SNG approved

\$1,718,387 (\$1,552,102)

Canterbury



Applicants on the Housing Register

1,725 (1,500)

Applicants on the Transfer Register

386 (333)

Public Housing tenancies

8,243 (8,145)

Transitional Housing places

347 (342)

Number of EH SNG approved

3,278 (3,110)

Amount of EH SNG approved

\$2,871,686 (\$3,492,897)

Southern



Applicants on the Housing Register

505 (446)

Applicants on the Transfer Register

39 (31)

Public Housing tenancies

1,857 (1,848)

Transitional Housing places

113 (100)

Number of EH SNG approved

630 (914)

Amount of EH SNG approved

\$600,207 (\$1,090,734)

Other/ unknown

Applicants on the Housing Register

33 (19)

Applicants on the Transfer Register

1 (-)

Public Housing tenancies

63 (61)

Transitional Housing places

-

Number of EH SNG approved

78 (34)

Amount of EH SNG approved

\$145,568 (\$51,621)

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 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 30 September 2020.

People Housed

Over the quarter, 1,878 applicants from the Public Housing Register were housed, an increase of 58% from the last quarter. The median time to house these applicants was 165 days, this is 17 days longer than last quarter.

Over the September quarter, 1,745 applicants from the Housing Register were housed, and 133 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,789 compared to 89 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 1,251, while 627 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)
Sep 2020 1,878	242	165
Jun 2020 1,192	237	148
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
Dec 2018 1,771	158	98
Sep 2018 1,721	143	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 2020

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

21,879

Register applicants at end of June 2020 quarter

7,505

New entries over September 2020 quarter (4,651 over June 2020 quarter)



● **6,571** (4,356)
Housing Register

● **934** (295)
Transfer Register



● **6,578** (4,438)
Priority A

● **927** (213)
Priority B

25,363

Current applications at 30 September 2020 (21,879 at 30 June 2020)



● **21,415** (18,520)
Housing Register

● **3,948** (3,359)
Transfer Register



● **22,647** (19,487)
Priority A

● **2,716** (2,392)
Priority B

1,665

Register exits over September 2020 quarter

In the June 2020 quarter, the 1,874 exit reasons were:

422 (541)

Change in household circumstances

444 (962)

Moved to private accommodation

28 (21)

Declined offer of public housing

3 (5)

Moved to existing public housing tenancy

38 (57)

Moved to emergency housing

597 (554)

No longer eligible for public housing

342 (327)

Self exit – no longer requires public housing

1,878

Applicants housed over September 2020 quarter (1,192 over June 2020 quarter)

1,745 (1,115) Housing Register

133 (77) Transfer Register

1,789 (1,144) Priority A applicants

89 (48) Priority B applicants

1,251 (805) housed in Kāinga Ora properties

627 (387) housed in CHP properties

165

Median time to house (days) over September 2020 quarter (148 over June 2020 quarter)

164 (147) days

190 (168) days

172 (154) days

69 (75) days

190 (173) days

114 (95) days

1,900

Tenancies ended over September 2020 quarter

In the June 2020 quarter, the 1,137 tenancy end reasons were:

168 (318)

Moved to private accommodation

389 (560)

Change in household circumstances

412 (619)

Moved to new public housing tenancy

- (4)

Moved as a result of a Tenancy Review

37 (81)

Moved to emergency housing

131 (209)

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.