



29 May 2020

DOIA19/20020391

s 9(2)(a)

Dear s 9(2)(a)

I refer to your email of 26 February 2020 to The Treasury, which was transferred in full to the Ministry of Housing and Urban Development (the Ministry) on 27 February 2020, requesting, under the Official Information Act 1982 (the Act), the following information:

1. *How many people are on the waiting list for state/social housing, what are their ethnicity breakdowns? Of those on the waiting list, how many are sick, disabled, and have children, and what local council and/or regional council boundaries are they located in?*
2. *How many state houses have been built (not consented or part-way in completion) since this current government has come into power?*
3. *How many social houses have been built since this current government has come into power?*
  - *How many were fully funded by local government and/or NFPs*
  - *How many were partially funded by local government and/or NFPs*
4. *Also how many state houses were built under the previous government?*
5. *Similarly, how many social housing were built/funded by the previous government?*
6. *Moreover, how many state houses were sold under the previous government?*
7. *What information do you have on the latest home ownership rates for Maori and Pasifika?*
8. *What research, if any, has been conducted to find out the issues underlying the housing and rental crisis, and what can be done to reduce this imbalance and disparity in home ownership rates, and rising rents?*
9. *What advice does your agency provide to Ministers to help resolve/plan for these issues?*
10. *What information/research do you have on the impact of house price and land price inflation, and rent price inflation and the impact on Maori, and Pasifika.*
11. *Do you have research on the impact of low home ownership rates for Maori and Pasifika in terms of social wellbeing and living standards, and over a life cycle.*
  - *How does this compare to non-Maori, and non-Pasifika?*

*Finally since I am concerned for our most vulnerable citizens, namely: elderly (65 years and over), disabled and sick.*

12. *What impact does rising rents, house price, and land price inflation have on these groups?*
  - *What information do you have further split by local council or regional council boundaries*
  - *What about the impact on the disabled, and on the sick with children?*
13. *Also what impact does not owning a house have on these groups, in terms of their financial security and household debt, health & mental health, social wellbeing and living standards, reducing poverty, and are there systemic intergenerational and other life cycle impacts?*

**14. What impact/costs from low home ownership rates (and unaffordable rents): related to crime, law/justice, health and educational outcomes and democracy (participation in local and central government elections) for Maori, Pasifika, sick and disabled**

On 21 April 2020, part one of your request was transferred to the Ministry of Social Development (MSD). The remaining parts of your request are addressed in this response.

Firstly, I would like to provide some clarity on the Government's response to public housing. Public housing is owned or leased by Kāinga Ora – Homes and Communities and, since 2014, Community Housing Providers (CHPs). For the purpose of answering your request, your references to 'state houses' have been taken to mean public houses provided by Kāinga Ora. Additionally, your references to 'social houses' has been taken to mean public housing places provided by CHPs. Both are tenanted by people from the Public Housing Register, which is managed by MSD.

In addition, this response provides a view up to approximately March 2020. Since this time, the Government has had to urgently respond to the effects of COVID-19 on those that are most vulnerable within New Zealand. As such, this response reflects only a point-in-time of the Ministry's work.

**2. How many state houses have been built (not consented or part-way in completion) since this current government has come into power?**

From 1 November 2017 to 31 March 2020 a total of 3,064 state houses were built by Kāinga Ora – Homes and Communities (formerly Housing New Zealand).

**3. How many social houses have been built since this current government has come into power?**

- How many were fully funded by local government and/or NFPs
- How many were partially funded by local government and/or NFPs

Providing the breakdown you have requested would involve a manual search and review of all invoices in order to match the funding to the places provided. As such, this part of your request is refused under section 18(f) of the Act, due to the substantial collation required.

Instead, we can advise that from 1 November 2017 to 31 March 2020 a total of 507 public housing places were built by CHPs. Please note that a public housing place could be for a single person, or a family, and cannot be considered as an 'individual' place.

**4. Also, how many state houses were built under the previous government?**

The number of new builds by Kāinga Ora (formerly Housing New Zealand) from 1 December 2008 to 31 October 2017 is provided in the table below, broken down by year.

Financial Year	Number of houses/units
Dec 2008/2009	306
2009/10	226
2010/11	158
2011/12	82
2012/13	97
2013/14	171
2014/15	398
2015/16	724
2016/17	409
To Oct 2017	99
<b>Total</b>	<b>2,670</b>

**5. Similarly, how many social housing were built/funded by the previous government?**

As noted in the opening of this letter, CHPs only started providing public housing in 2014. As such, data is only available from mid-2015 to 31 October 2017. I can advise that a total of 95 public housing places were built by CHPs during this period.

**6. Move over, how many state houses were sold under the previous government?**

Sales of State Houses by Kāinga Ora (formerly Housing New Zealand) from 1 December 2008 to 31 October 2017 is provided in the table below.

Financial Year	Number of houses/units
Dec 2008/2009	53
2009/10	168
2010/11	185
2011/12	202
2012/13	465
2013/14	336
2014/15	577
2015/16	428
2016/17	295
To 31 Oct 2017	19
<b>Total</b>	<b>2,728</b>

**7. What information do you have on the latest home ownership rates for Maori and Pasifika?**

The Ministry publishes home ownership rates in its Annual Report. The home ownership rates reported in the 2018-2019 Annual Report are based on Census 2013. The 2019-2020 Annual Report will be released later this year. The 2018-2019 annual report can be found at <https://www.hud.govt.nz/news-and-resources/news/ministry-of-housing-and-urban-development-annual-report-20182019-released/>.



You may be interested in reading a research paper Stats NZ published in 2016 outlining changes in home ownership rates for Māori and Pasifika populations. This research is also based on Census 2013 and can be found at [http://archive.stats.govt.nz/browse\\_for\\_stats/people\\_and\\_communities/housing/changing-maori-pacific-housing-tenure.aspx](http://archive.stats.govt.nz/browse_for_stats/people_and_communities/housing/changing-maori-pacific-housing-tenure.aspx).

**8. *What research, if any, has been conducted to find out the issues underlying the housing and rental crisis, and what can be done to reduce this imbalance and disparity in home ownership rates, and rising rents?***

The Ministry has not commissioned or undertaken any specific research on this topic. However, there is a significant amount of research being funded through National Science Challenge 11 – Building Better Homes, Towns and Cities which may be of interest to you. Specifically, the ‘Homes and Spaces for Generations’ strategic research area focuses on understanding the housing and urban development system, and the decisions made by different actors in the system. This information can be found at [www.buildingbetter.nz/research/homes\\_spaces.html](http://www.buildingbetter.nz/research/homes_spaces.html).

The New Zealand Centre for Sustainable Cities has also produced significant research on the history and future of cities in Aotearoa New Zealand. You can find their research here: <http://sustainablecities.org.nz/>

**9. *What advice does your agency provide to Ministers to help resolve/plan for these issues?***

Home Ownership rates and rising rents are concerns of this Government and the Ministry is working on addressing these issues with two programmes of work underway: a Progressive Home Ownership scheme; and the Reform of the Residential Tenancies Act 1986. As work involved is still underway, the Ministry informs and provides advice to Ministers as and when required. Further information can be found at [www.beehive.govt.nz/release/kiwibuild-reset-reduces-deposit-needed-buy-first-home](http://www.beehive.govt.nz/release/kiwibuild-reset-reduces-deposit-needed-buy-first-home) and [www.hud.govt.nz/residential-housing/tenancy-and-rentals/changes-to-the-residential-tenancies-act-1986/rta-reforms/](http://www.hud.govt.nz/residential-housing/tenancy-and-rentals/changes-to-the-residential-tenancies-act-1986/rta-reforms/).

**10. *What information/research do you have on the impact of house price and land price inflation, and rent price inflation and the impact on Maori, and Pasifika.***

The Ministry has not commissioned or undertaken any specific research on this topic. We monitor price efficiency indicators and market indicators through the Urban Development Capacity dashboard which can be found at <https://catalogue.data.govt.nz/dataset/urban-development-capacity>.

The Ministry also regularly publishes a statistical series including a number of measures of housing affordability, which is available at [www.hud.govt.nz/news-and-resources/statistics-and-research/housing-affordability-measure-ham/](http://www.hud.govt.nz/news-and-resources/statistics-and-research/housing-affordability-measure-ham/).

The Ministry will be producing a version of the Housing Affordability Measure specifically for Māori communities, to inform the Waitangi Tribunal kaupapa inquiry into housing policy and services. That Housing Affordability Measure will be published later in 2020.

The Ministry has also requested Māori household data from the 2018-19 Household Economic Survey describing the ratio of housing costs to household income, as well as whether households have reported missing rent or mortgage payments. These data tables are available at <https://catalogue.data.govt.nz/organization/ministry-of-housing-and-urban-development>.

**11. Do you have research on the impact of low home ownership rates for Maori and Pasifika in terms of social wellbeing and living standards, and over a life cycle.**

- *How does this compare to non-Maori, and non-Pasifika?*

The Ministry has not commissioned or undertaken any specific research on this topic.

Stats NZ undertakes three surveys which provide information on housing tenure and condition, wellbeing, and life satisfaction. These surveys are:

- Te Kupenga (Māori General Social Survey) - [www.stats.govt.nz/information-releases/te-kupenga-2013-english](http://www.stats.govt.nz/information-releases/te-kupenga-2013-english)
- General Social Survey - [www.stats.govt.nz/information-releases/wellbeing-statistics-2018](http://www.stats.govt.nz/information-releases/wellbeing-statistics-2018)
- Household Economic Survey:
  - [www.stats.govt.nz/information-releases/household-expenditure-statistics-year-ended-june-2019](http://www.stats.govt.nz/information-releases/household-expenditure-statistics-year-ended-june-2019)
  - [www.stats.govt.nz/information-releases/household-income-and-housing-cost-statistics-year-ended-june-2019](http://www.stats.govt.nz/information-releases/household-income-and-housing-cost-statistics-year-ended-june-2019)

The Social Investment Agency has released an annual Families and Whānau Status Report, which provides information about families including some housing information. This is available at <https://thehub.sia.govt.nz/resources/families-and-whanau-status-report-2018/>

There is a significant amount of research being funded through National Science Challenge 11 – Building Better Homes, Towns and Cities which may be of interest to you. Specifically, the ‘Kāinga Tahi, Kāinga Rua’ strategic research area focuses on housing research with, by and for Māori communities. This is available at <http://www.kaingatahikaingarua.nz/>

**12. What impact does rising rents, house price, and land price inflation have on [elderly (65 years and over), disabled and sick]?**

- *What information do you have further split by local council or regional council boundaries*
- *What about the impact on the disabled, and on the sick with children?*

The Ministry has not commissioned or undertaken any specific research on this topic. Recent research that we are aware of includes:

- Research undertaken through the ‘Ageing Well’ National Science Challenge available at <https://www.ageingwellchallenge.co.nz/>
- Research undertaken through the ‘Building Better Homes Towns and Cities’ National Science Challenge, for example: James and Saville-Smith (2018) Tenure insecurity and exclusion: older people in New Zealand’s rental market, available at <https://journals.sagepub.com/doi/pdf/10.1177/0042098019886764>

MSD has also published the ‘Better Later Life – He Oranga Kaumātua Strategy’, which is available at <http://www.superseniors.msd.govt.nz/about-superseniors/ageing-population/better-later-life-report/index.html>.

The Ministry publishes the Urban Development Capacity Dashboard, which reports efficiency indicators and market indicators for each territorial local authority. This link will take you to the operating dashboard, which is in the process of being updated: <https://www.hud.govt.nz/urban-development/urban-development-capacity-dashboard/>. Updated data can be found at <https://catalogue.data.govt.nz/dataset/urban-development-capacity>.

The Ministry is developing a new dashboard interface which will be available later in the year.

Stats NZ has published 2018 Census data by areas which includes housing data here: <https://www.stats.govt.nz/tools/2018-census-place-summaries/>.

The Ministry of Business Innovation and Employment have a regional economic activity webtool which displays data for different areas here: <http://webrear.mbie.govt.nz/summary/new-zealand>.

**13. Also what impact does not owning a house have on these groups, in terms of their financial security and household debt, health & mental health, social wellbeing and living standards, reducing poverty, and are there systemic intergenerational and other life cycle impacts?**

The Ministry has not commissioned or undertaken any specific research on this topic.

Stats NZ undertakes three surveys which provide information on housing tenure and condition, wellbeing, and life satisfaction. These surveys are:

- Te Kupenga (Māori General Social Survey), which can be found at <https://www.stats.govt.nz/information-releases/te-kupenga-2013-english>
- General Social Survey, which can be found at: <https://www.stats.govt.nz/information-releases/wellbeing-statistics-2018>
- Household Economic Survey, which can be found at:
  - [www.stats.govt.nz/information-releases/household-expenditure-statistics-year-ended-june-2019](http://www.stats.govt.nz/information-releases/household-expenditure-statistics-year-ended-june-2019)
  - [www.stats.govt.nz/information-releases/household-income-and-housing-cost-statistics-year-ended-june-2019](http://www.stats.govt.nz/information-releases/household-income-and-housing-cost-statistics-year-ended-june-2019)

**14. What impact/costs from low home ownership rates (and unaffordable rents): related to crime, law/justice, health and educational outcomes and democracy (participation in local and central government elections) for Maori, Pasifika, sick and disabled**

The Ministry has not commissioned or undertaken any specific research on this topic, however, other Government agencies may have information that is of interest to you. As such, you may wish to contact Te Puni Kōkiri, Ministry for Pacific Peoples, and the Office for Disability Issues.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Yours sincerely



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