



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

December 2022

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.



In this report

Public Homes

Kāinga Ora	3
Community Housing Providers	4

Supporting Housing Needs

Transitional Housing	5
Emergency Housing Special Needs Grant.....	6
Housing First	7

Housing Support

Income-Related Rent Subsidy	8
Accommodation Supplement & Temporary Additional Support	9
Housing Support Products	9

Public Housing Demand

Housing Register	10
Transfer Register	11
Regional Overview	12

People Housed

Time to House.....	14
Public Housing System Overview – December 2022	15

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 31 December 2022, there are 77,707 public housing homes. Consisting of 65,654 Kāinga Ora and 12,053 registered Community Housing Provider properties.

In the December quarter transitional housing places increased to 5,815 places. Compared to December 2021 transitional housing places have increased by 713.

Compared to December 2021 public housing occupied homes have increased by 1,431 homes.

5,336 households have been accepted into the Housing First Programme and 3,003 of these households have been placed in housing.

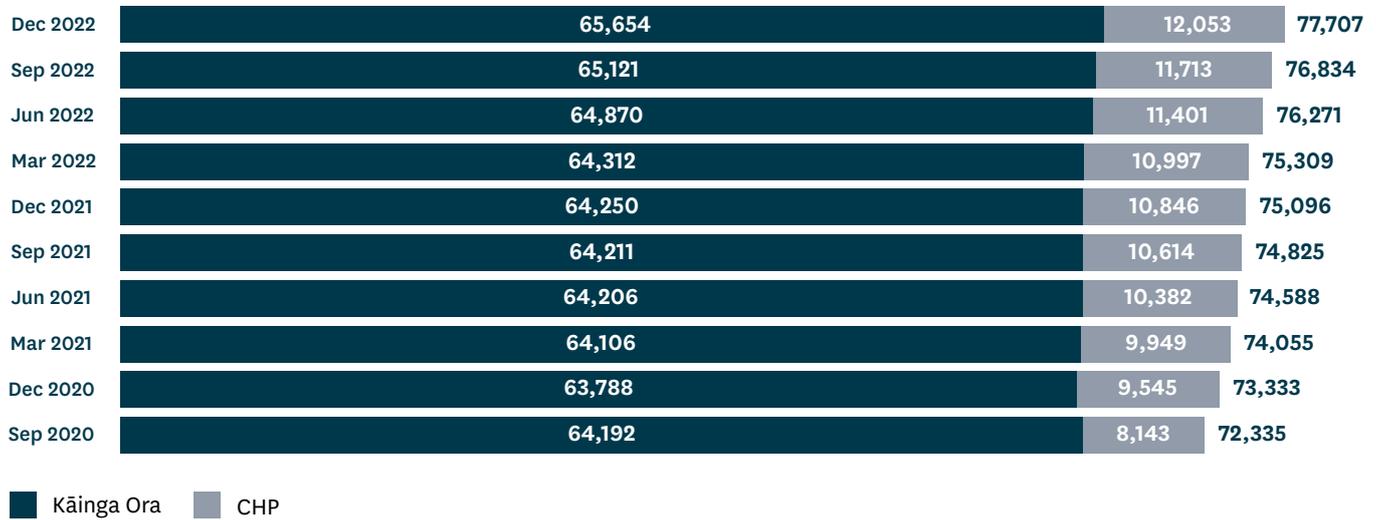
During this quarter the number of applicants from the Housing Register placed in public housing has increased by 8% to 1,751 applicants.

This quarter the Housing Register has decreased by 7% over the previous quarter, and is down 9% on the same time last year.

Public Homes

Public homes 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 77,707 public homes increased of 873 from the previous quarter (76,834). Of these, 65,654 homes are provided by Kāinga Ora, and 12,053 community houses are provided by 57 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 65,654 homes across the country which accommodates more than 180,000 people.



61,185

Kāinga Ora
IRRS Places

(61,010 – 30 September 2022)



1,561

Kāinga Ora
Market Renters

(1,575 – 30 September 2022)



1,010

Kāinga Ora
Short-term Vacant

(889 – 30 September 2022)



1,898

Kāinga Ora
Long-term Vacant

(1,647 – 30 September 2022)

Notes:

- 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 Homes 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 December quarter, registered CHPs have increased their total tenancies by **340**.



11,866

Registered CHP IRRS Places

(11,485 – 30 September 2022)



187

Registered CHP Market Renters

(228 – 30 September 2022)

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.

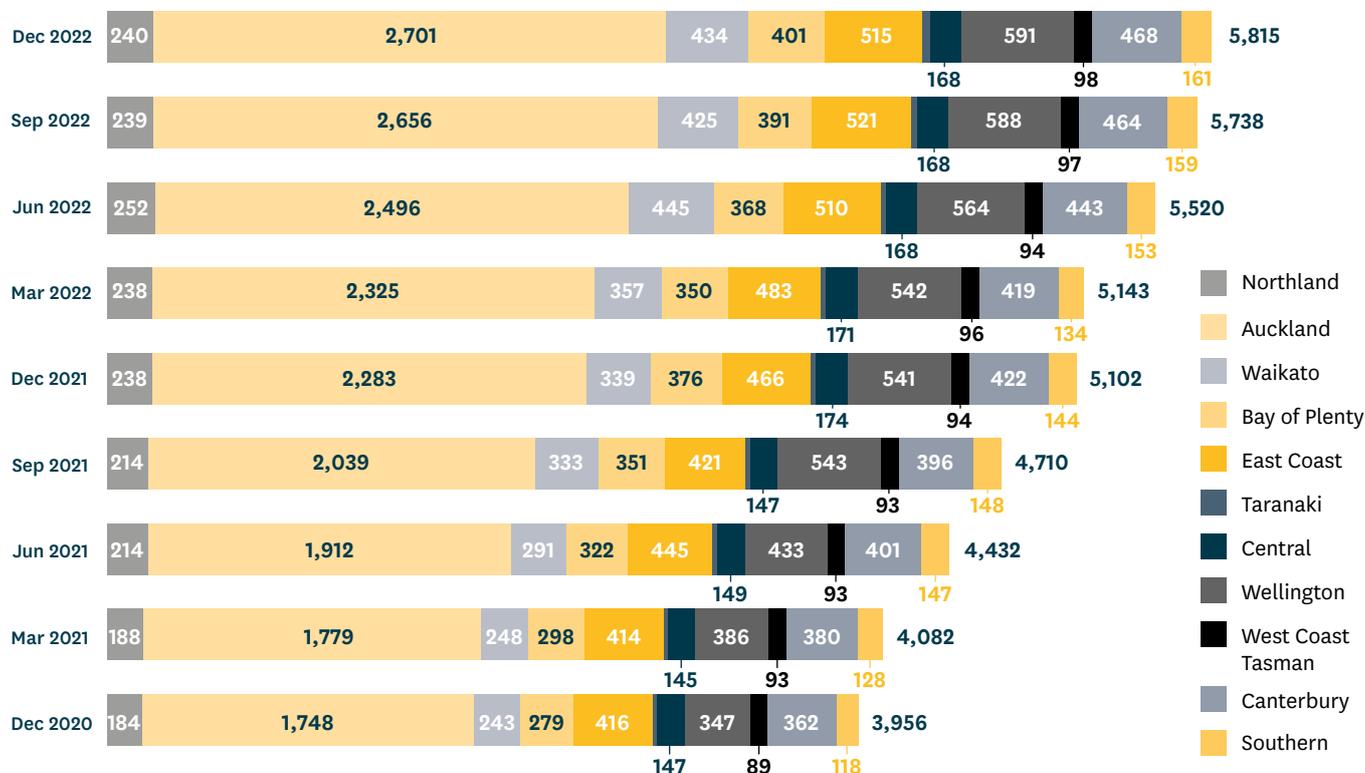
Transitional Housing

An additional 77 transitional housing places became available in the quarter, with a total of 5,815 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



Note: 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.

5,815

Places secured for tenanting
as at 31 December 2022
(5,738 – 30 September 2022)

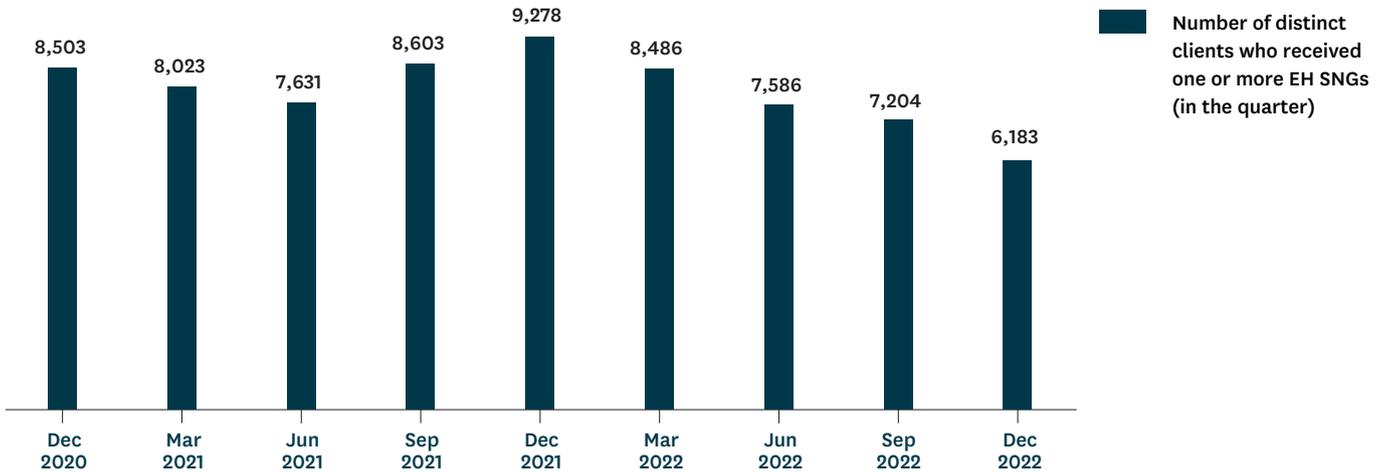
Emergency Housing Special Needs Grant

The number of Emergency Housing Special Needs Grants (EH SNGs) administered by MSD decreased 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



26,369

EN SNG Grants
in quarter ending
31 December 2022

(31,164 – quarter ending
30 September 2022)

6,183

Individual clients granted
an EN SNG in quarter
ending 31 December 2022

(7,204 – quarter ending
30 September 2022)

\$86.5 million

Total EH SNG amount
granted in quarter ending
31 December 2022

(\$91.7 million – quarter ending
30 September 2022)

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 First

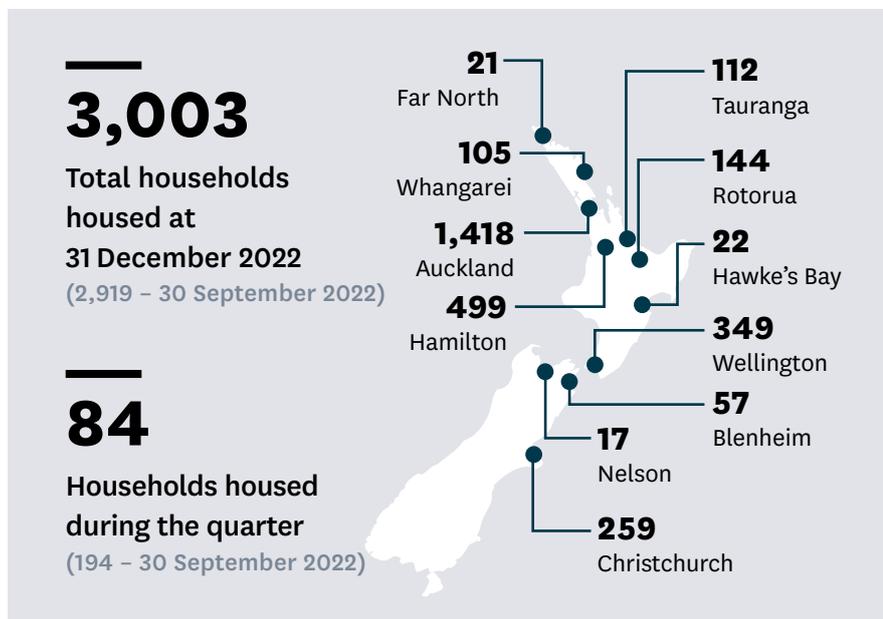
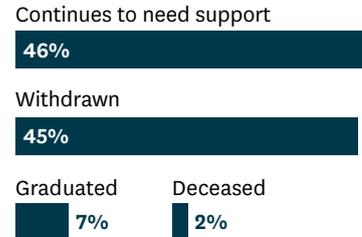
Housing First is a collective response to homelessness in a community. It offers people immediate access to housing and then wraps around tailored support for as long as needed, to help people remain housed, and address the issues that led to their homelessness.

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.

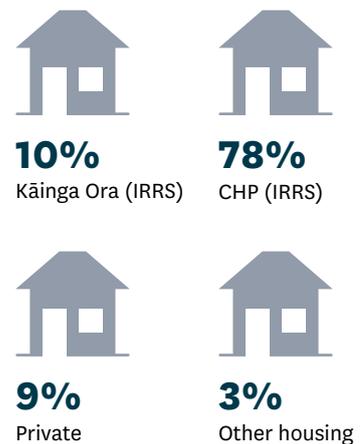
No Housing First collective or programme is the same because no community or region is the same. We facilitate the development of a fit-for-purpose community programme around a series of core Housing First principles.



Housing outcomes:

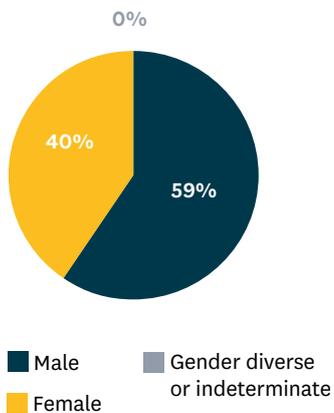


Households housed were placed in the following homes:

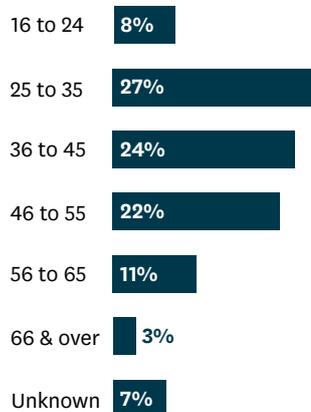


About the clients in the programme:

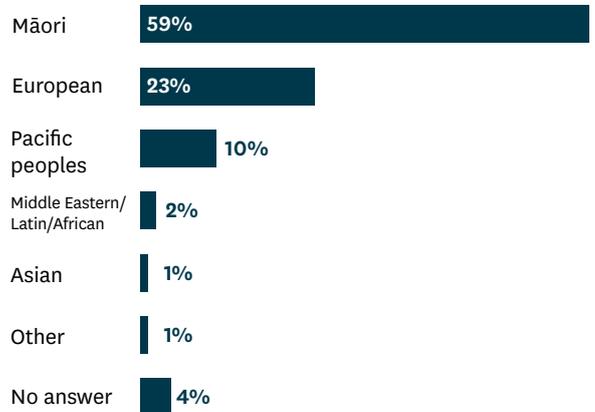
Gender



Age groups



Ethnicity



Notes:

- Housing First providers report on sex but do not collect data on gender.
- Ethnicity is based on the primary applicant within a participating household.
- Percentages may not add to 100 due to rounding.
- Due to low reporting in November and December 2022, the figures for these months have been carried over from the October 2022 data.

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.

\$1,029.8 million

Total housing support provided in the quarter ending 31 December 2022

(\$1,039.6 million – 30 September 2022)



\$334.3 million

Income-Related
Rent Subsidy



\$506.7 million

Accommodation
Supplement



\$99.6 million

Temporary Additional
Support



\$86.5 million

Emergency Housing
Special Needs Grant



\$2.7 million

Housing Support
Products

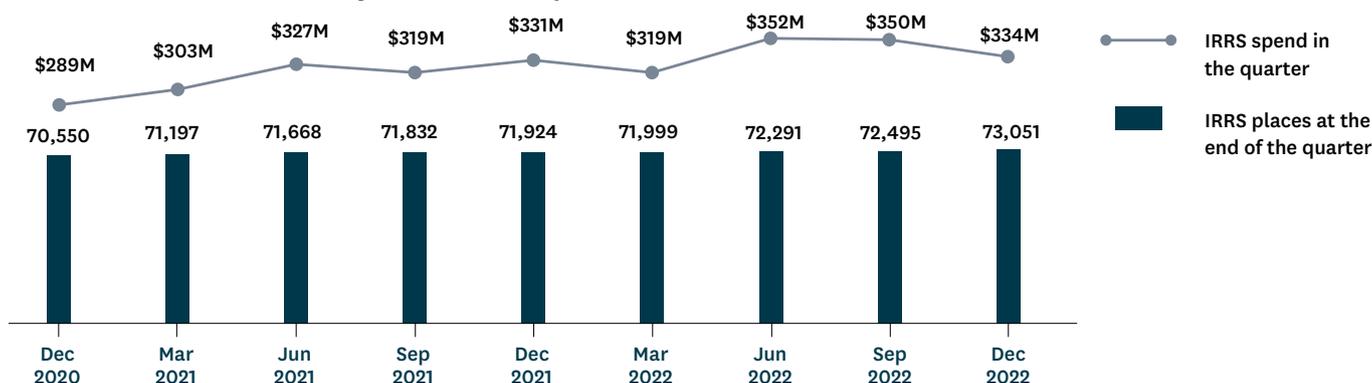
Income-Related Rent Subsidy

Income-Related Rent Subsidy (IRRS) payments for individual households decreased from last quarter, with the total number of IRRS occupied homes increasing by 556 over the December quarter.

The majority of public housing tenants (73,051) receive an Income-Related Rent Subsidy (IRRS). A further 1,748 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 2% on the same time last year, while market rent tenancies have decreased by 21%.

\$25.7 million

IRRS payments per week

(\$27.0 million – 30 September 2022)

73,051

IRRS places as at 31 December 2022

(72,495 – 30 September 2022)

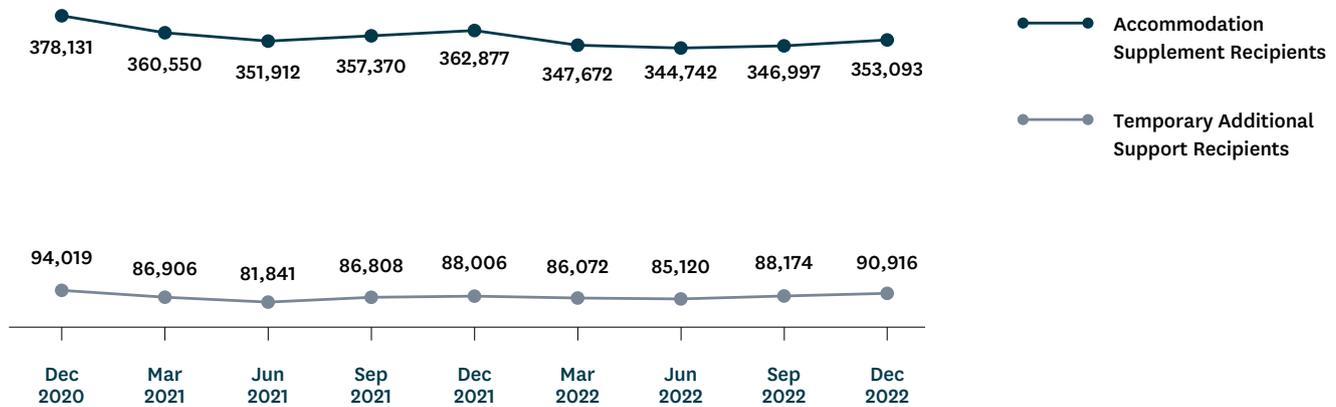
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$334 million.

Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) and Temporary Additional Support (TAS) has increased in the December 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 decreased by 3% compared to the same time last year, and increased by 2% when compared to last quarter. Total recipients of TAS increased by 3% on the same time last year, and increased by 3% from last quarter.

353,093 People receiving Accommodation Supplements as at 31 December 2022 (346,997 – 30 Sept 2022)	\$39.0 million Accommodation Supplement payments per week (\$38.5 million – 30 Sept 2022)	90,916 People receiving Temporary Support as at 31 December 2022 (88,174 – 30 Sept 2022)	\$7.7 million Temporary Additional Support payments per week (\$7.3 million – 30 Sept 2022)
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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 decreased by 10% from last quarter. The value of HSP decreased by \$313,517 to \$2,710,138.

\$1,490,720 Bond Grants (\$1,780,342)	\$168,761 Moving Assistance (\$164,779)	\$408,754 Rent Arrears (\$418,705)	\$444,582 Rent in Advance (\$496,792)	\$34,489 Tenancy Costs Cover (\$35,539)	\$162,833 Transition to Alternative Housing Grant (\$127,500)
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= 2,120

Grants for 1,371 distinct clients (total \$2,710,138)

(2,442 grants for 1,566 distinct clients, total \$3,023,656 – 30 September 2022)

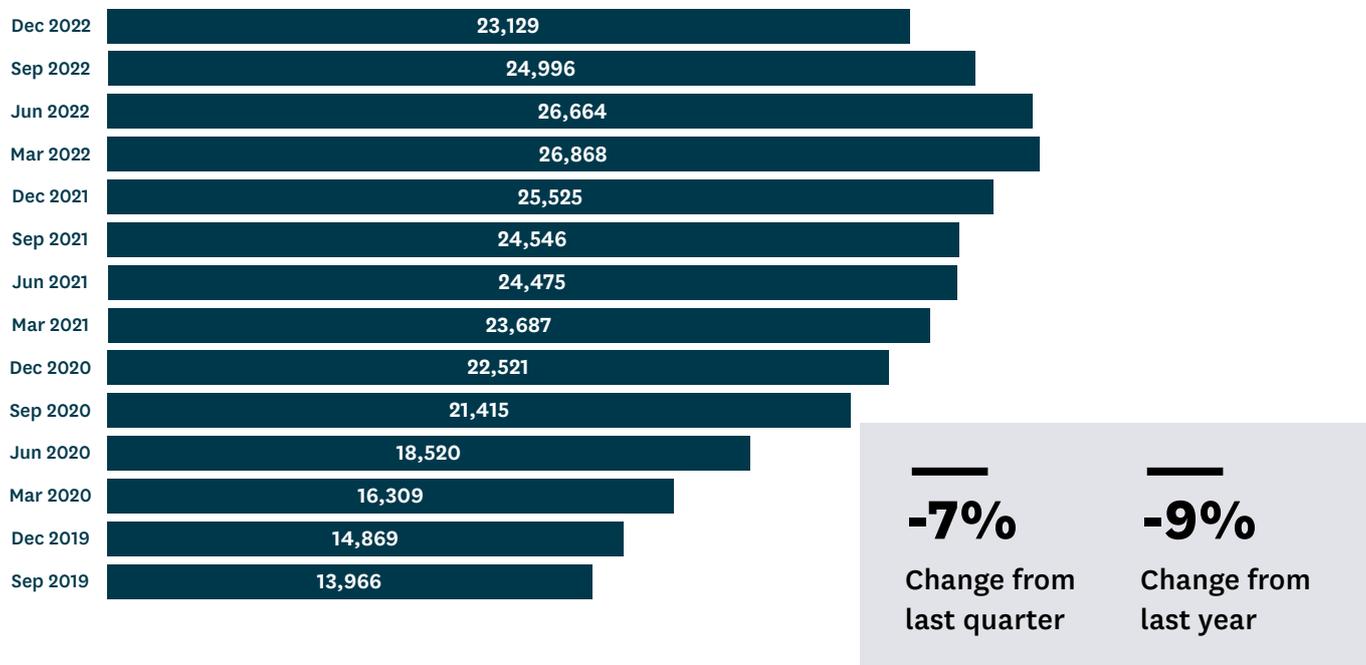
Note:

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

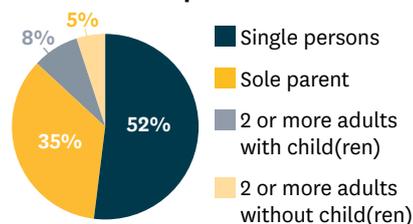
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



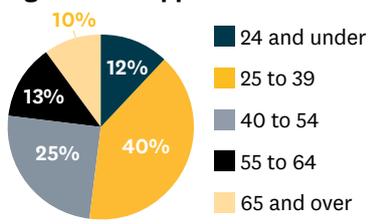
Characteristics of applicants on the Housing Register

As at the end of December 2022 the main characteristics of applicants on the register were:

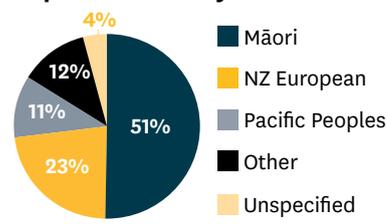
Household composition:



Age of main applicant:



Reported Ethnicity:



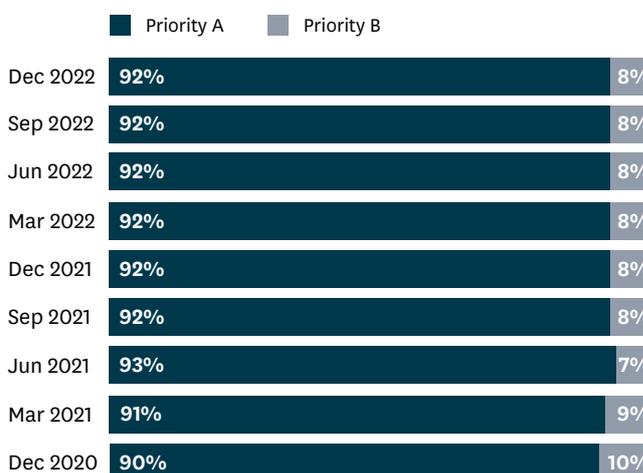
Priority of applicants on the Housing Register

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.

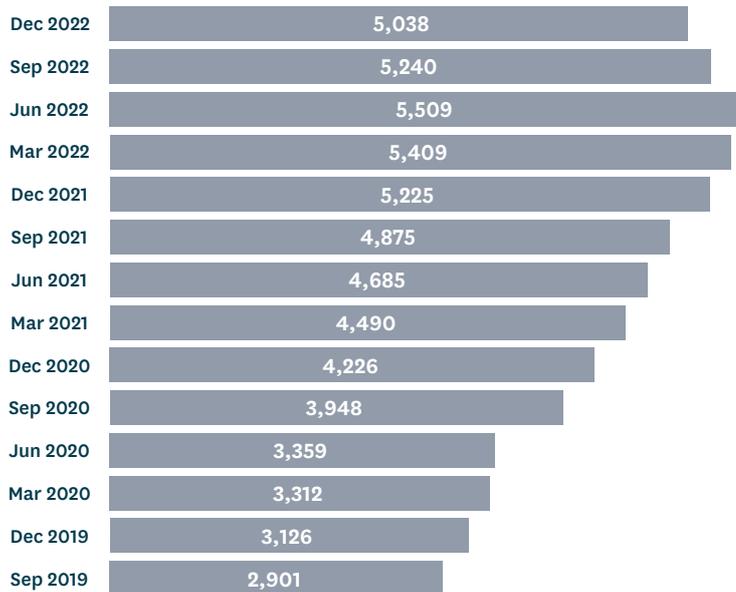
In the December quarter, Priority A applicants on the Housing Register remained at 92% and Priority B applicants at 8%.

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.



-4%

Change from last quarter

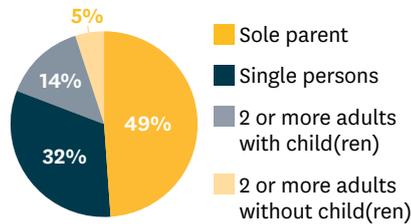
-4%

Change from last year

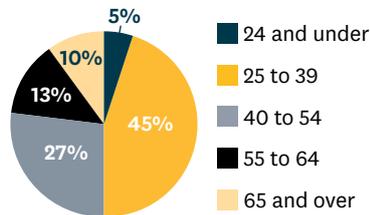
Characteristics of applicants on the Transfer Register

As at the end of December 2022 the main characteristics of applicants on the register were:

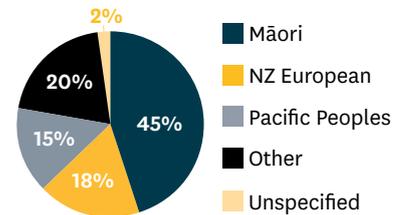
Household composition:



Age of main applicant:



Reported Ethnicity:



Priority of applicants on the Transfer Register

In the December quarter, Priority A applicants on the Transfer Register remained at 89% and Priority B applicants at 11%.

Priority of applicants



Regional Overview

The demand for public housing has decreased across all housing regions except for the Bay of Plenty and Southern regions during the December quarter compared to December 2021. The top five decreases by percentage, in the Housing register compared to December 2021 were Wellington (13% or -326 applicants), Auckland (11% or -883 applicants), Central (10% or -145 applicants), Taranaki (10% or -69 applicants) and Waikato (6% or -6 applicants).

Northland



Applicants on the Housing Register

1,086 (1,167)

Applicants on the Transfer Register

159 (164)

Public Housing occupied homes

2,226 (2,212)

Transitional Housing places

240 (239)

Number of EH SNG approved

251 (433)

Amount of EH SNG approved

\$348,128 (\$599,879)

Auckland



Applicants on the Housing Register

7,494 (8,066)

Applicants on the Transfer Register

2,317 (2,396)

Public Housing occupied homes

35,257 (35,042)

Transitional Housing places

2,701 (2,656)

Number of EH SNG approved

6,812 (8,512)

Amount of EH SNG approved

\$17,524,931 (\$20,353,293)

Waikato



Applicants on the Housing Register

2,528 (2,737)

Applicants on the Transfer Register

357 (366)

Public Housing occupied homes

4,950 (4,934)

Transitional Housing places

434 (425)

Number of EH SNG approved

6,116 (6,385)

Amount of EH SNG approved

\$28,794,185 (\$27,788,514)

Bay of Plenty



Applicants on the Housing Register

2,320 (2,538)

Applicants on the Transfer Register

187 (187)

Public Housing occupied homes

3,308 (3,105)

Transitional Housing places

401 (391)

Number of EH SNG approved

2,825 (3,405)

Amount of EH SNG approved

\$9,322,112 (\$10,490,392)

East Coast



Applicants on the Housing Register

2,071 (2,144)

Applicants on the Transfer Register

358 (377)

Public Housing occupied homes

4,228 (4,252)

Transitional Housing places

515 (521)

Number of EH SNG approved

2,268 (2,555)

Amount of EH SNG approved

\$8,452,133 (\$8,444,290)

Taranaki



Applicants on the Housing Register

648 (710)

Applicants on the Transfer Register

97 (109)

Public Housing occupied homes

1,223 (1,224)

Transitional Housing places

38 (30)

Number of EH SNG approved

412 (594)

Amount of EH SNG approved

\$924,511 (\$1,271,801)

Central 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	1,312 (1,468)	2,431 (2,425)	1,064 (1,259)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	226 (239)	168 (168)	\$2,477,959 (\$2,967,405)
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Wellington 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	2,097 (2,308)	8,811 (8,828)	2,781 (3,108)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	588 (616)	591 (588)	\$11,077,549 (\$11,858,967)
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West Coast Tasman 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	754 (823)	1,591 (1,582)	807 (1,043)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	94 (108)	98 (97)	\$1,187,121 (\$1,492,602)
<hr/>			
Canterbury 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	2,092 (2,283)	8,924 (8,843)	2,799 (3,551)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	565 (584)	468 (464)	\$5,957,601 (\$6,035,732)
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Southern 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	692 (705)	1,850 (1,851)	156 (180)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	90 (93)	161 (159)	\$235,858 (\$190,752)
<hr/>			
Other/ unknown	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	35 (47)	- (-)	78 (139)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	- (1)	- (-)	\$157,238 (\$250,680)

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 December 2022, 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 December 2022.

People Housed

Over the quarter, 1,848 applicants from the Public Housing Register were housed, an increase of 6% from the last quarter. The median time to house these applicants was 176 days, this is 119 days less than last quarter.

Over the December quarter, 1,751 applicants from the Housing Register were housed, and 97 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,795 compared to 53 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties (1,203), while 645 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)
Dec 2022 1,848	341	176
Sep 2022 1,744	389	295
Jun 2022 1,679	360	253
Mar 2021 1,336	343	242
Dec 2021 1,441	306	187
Sep 2021 1,290	289	182
Jun 2021 1,634	281	189
Mar 2020 1,751	254	156
Dec 2020 2,131	270	161

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 – December 2022

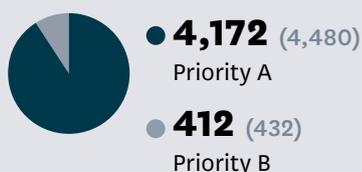
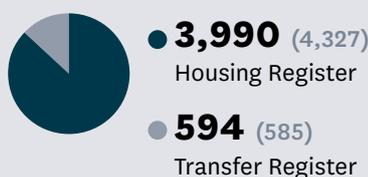
The information below illustrates the entries on and off the Public Housing Register for the December 2022 quarter, with the numbers in brackets showing the September 2022 quarter.

30,236

Existing applications from September 2022 quarter

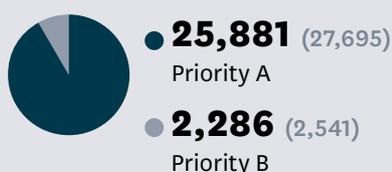
4,584

New entries over December 2022 quarter
(4,912 over September 2022)



28,167

Current applications at 31 December 2022
(30,236 at 30 September 2022)



4,586

Register exits over December 2022 quarter

In the September 2022 quarter, the 3,669 exit reasons were:

652 (376)	7 (3)
Change in household circumstances	Moved to existing public housing tenancy
10 (9)	729 (338)
Declined offer of public housing	No longer eligible for public housing
36 (24)	640 (377)
Moved to emergency housing	Self exit – no longer requires public housing
1,595 (1,001)	
Moved to private accommodation	

1,848

Applicants housed over December 2022 quarter
(1,744 over September 2022 quarter)

1,751 (1,626) Housing Register

97 (118) Transfer Register

1,795 (1,687) Priority A applicants

53 (57) Priority B applicants

1,203 (1,091) housed in Kāinga Ora properties

645 (653) housed in CHP properties

176

Median time to house (days) over December 2022 quarter
(295 over September 2022 quarter)

171 (289) days

274 (371) days

182 (300) days

50 (124) days

188 (329) days

163 (194) days

2,331

Tenancies ended over December 2022 quarter

In the September 2022 quarter, the 2,327 tenancy end reasons were:

302 (251)	678 (608)
Moved to private accommodation	Change in household circumstances
1,021 (770)	- (-)
Moved to new public housing tenancy	Moved as a result of a Tenancy Review
48 (56)	278 (255)
Moved to emergency housing	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 (September), with a comparative to the previous quarter (June) shown in brackets. Change in household circumstances includes relationship changes, deceased, imprisonment, left NZ, entered residential care, or changes in living arrangements.