



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

March 2021

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 31 March 2021, there are 73,847 public housing places. Consisting of 63,898 Kāinga Ora and 9,949 registered Community Housing Provider properties.

In the March quarter transitional housing places increased to 4,082 places. Compared to March 2020 transitional housing places have increased by 990.

Compared to March 2020 public housing tenancies have increased by 2,528 tenancies.

3,396 households have been accepted into the Housing First Programme and 1,855 of these households have been placed in housing.

During this quarter the number of applicants from the Housing Register placed in public housing has decreased by 16% to 1,588 applicants (Priority A applicants).

This quarter the Housing Register increased by 5% over the previous quarter, and is up 45% 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 73,847 public houses, an increase of 673 from the previous quarter (73,174). Of these, 63,898 state houses are provided by Kāinga Ora, and 9,949 community houses are provided by 59 registered Community Housing Providers across New Zealand.



■ Kāinga Ora ■ CHP

Kāinga Ora

Kāinga Ora is the primary provider of public housing in New Zealand. They own and manage 63,898 homes across the country.



61,463

Kāinga Ora
IRRS Places

(61,268 – 31 December 2020)



667

Kāinga Ora
Market Renters

(686 – 31 December 2020)



507

Kāinga Ora
Short-term Vacant

(548 – 31 December 2020)



1,261

Kāinga Ora
Long-term Vacant

(1,127 – 31 December 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, 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 March quarter, registered CHPs have increased their total tenancies by **404**.



9,867

Registered CHP IRRS Places

(9,473 – 31 December 2020)



82

Registered CHP Market Renters

(72 – 31 December 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.

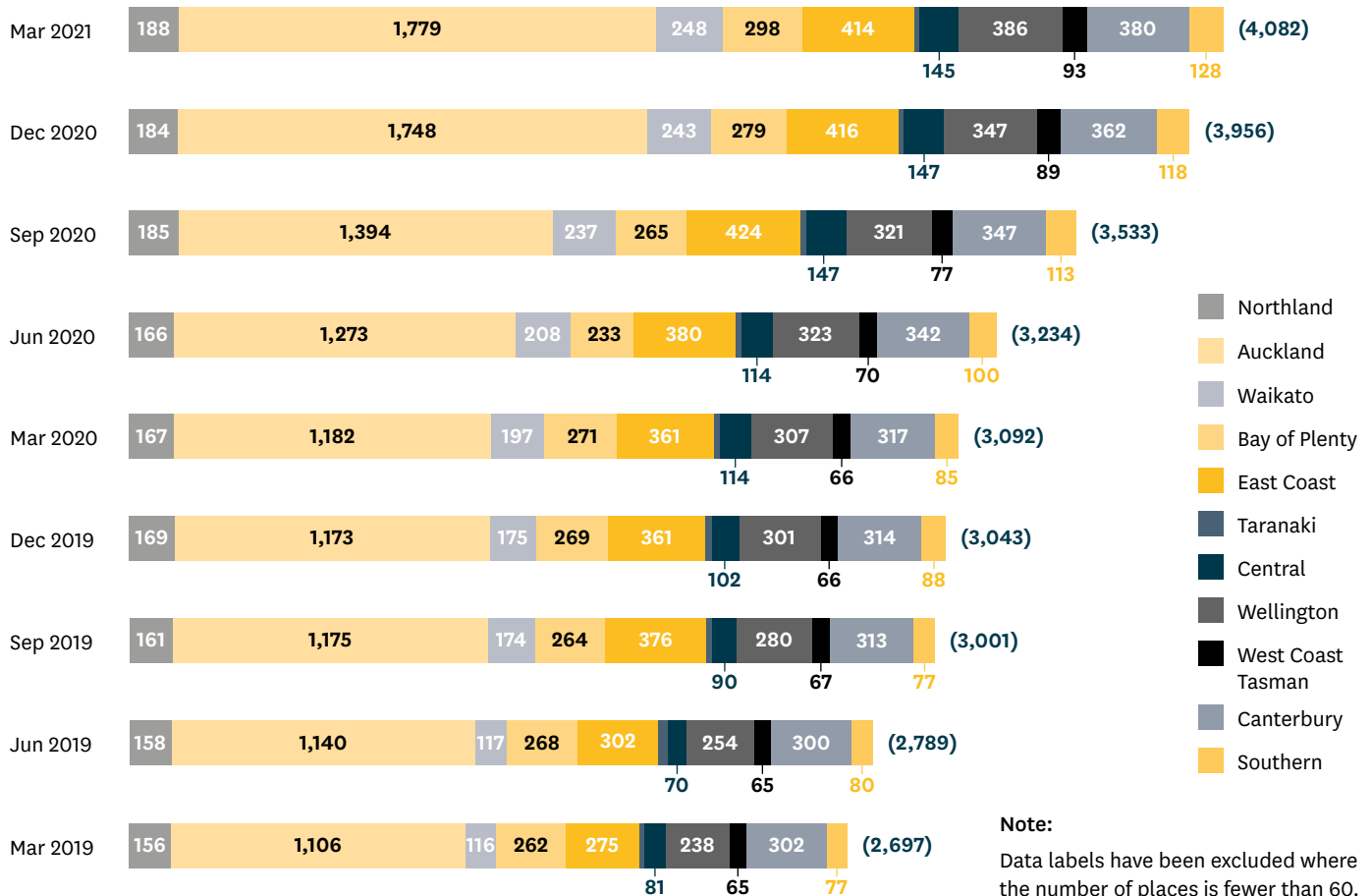
Transitional Housing

An additional 126 transitional housing places became available in the quarter, with a total of 4,082 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.

4,082

Places secured for tenanting
as at 31 March 2021

(3,956 – 31 December 2020)

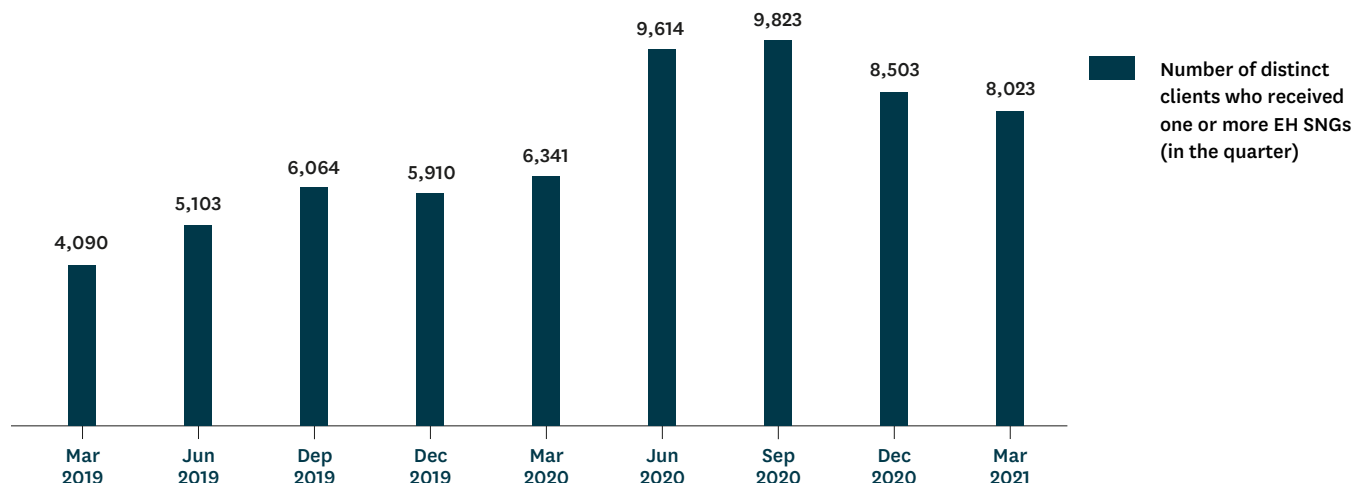
Emergency Housing Special Needs Grant

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 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



34,314

EH SNG Grants in
quarter ending
31 March 2021

(39,342 – quarter ending
31 December 2020)

8,023

Individual clients granted
an EH SNG in quarter
ending 31 March 2021

(8,503 – quarter ending
31 December 2020)

\$77.8 million

Total EH SNG amount
granted in quarter ending
31 March 2021

(\$82.5 million – quarter ending
31 December 2020)

Notes:

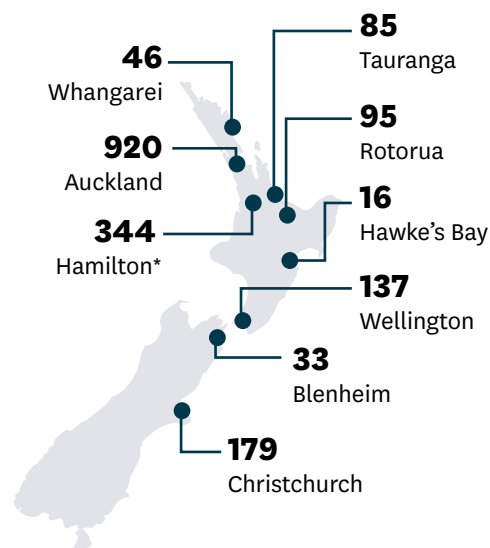
- This is a count of grants. A client can have more than one grant in the time period.
- Emergency Housing assistance payments are granted as Special Needs Grants.
- The total amount granted may not be the same as the amount spent.

Housing 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.



1,855

Total households placed
as at 31 March 2021

(1,690 – 31 December 2020)

3,396

Households accepted into
the programme

(3,020 – 31 December 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.

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.

\$964.9 million

Total housing support provided in the quarter ending 31 March 2021

(\$957.5 million – 31 December 2020)



\$303.2 million

Income-Related
Rent Subsidy



\$499.9 million

Accommodation
Supplement



\$78.9 million

Temporary Additional
Support



\$77.8 million

Emergency Housing
Special Needs Grant



\$5.1 million

Housing Support
Products

Income-Related Rent Subsidy

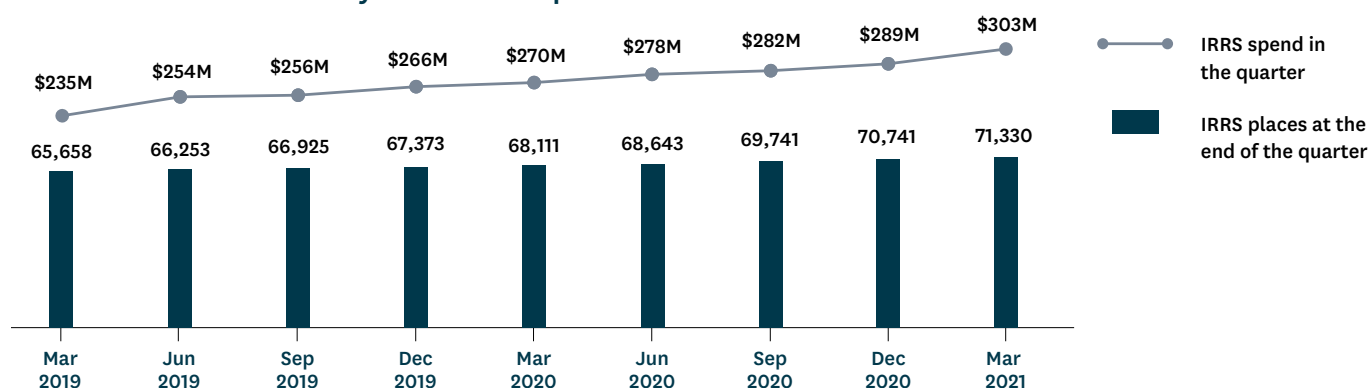
Income-Related Rent Subsidy (IRRS) payments for individual households increased from last quarter, with the total number of IRRS tenancies increasing by 589 over the March quarter.

The majority of public housing tenants (71,330) receive an Income-Related Rent Subsidy (IRRS). A further 749 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 5% on the same time last year, while market rent tenancies have decreased by 48%.

\$23.3 million

IRRS payments per week

(\$22.2 million – 31 December 2020)

71,330

IRRS places as at 31 March 2021

(70,741 – 31 December 2020)

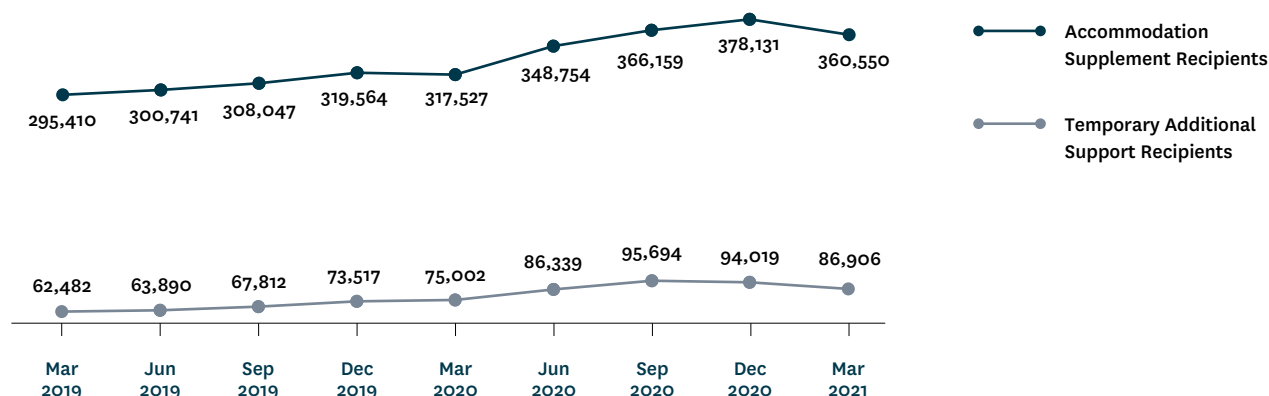
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$303 million.

Accommodation Supplement & Temporary Additional Support

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

Accommodation Supplement is a weekly payment to assist people who are not in public housing, with their rent, board or the cost of owning a home. A person does not have to be receiving a benefit to qualify for AS.

Accommodation Supplement and Temporary Additional Support recipients



Total recipients of the AS increased by 14% compared to the same time last year, and decreased by 5% when compared to last quarter. Total recipients of TAS increased by 16% on the same time last year, and decreased by 8% from last quarter.

360,550

People receiving
Accommodation Supplements
as at 31 March 2021
(378,131 – 31 Dec 2020)

\$38.5 million

Accommodation
Supplement payments
per week
(\$38.6 million – 31 Dec 2020)

86,906

People receiving
Temporary Support
as at 31 March 2021
(94,019 – 31 Dec 2020)

\$6.1 million

Temporary Additional
Support payments
per week
(\$6.2 million – 31 Dec 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 8% from last quarter. The value of HSP increased by \$318,857 to \$5,051,527.

\$1,905,385

Bond Grants
(\$1,814,343)

\$181,290

Moving
Assistance
(\$161,700)

\$2,431,309

Rent Arrears
(\$2,248,927)

\$436,283

Rent in
Advance
(\$426,323)

\$19,149

Tenancy
Costs Cover
(\$12,921)

\$78,110

Transition to
Alternative
Housing Grant
(\$68,456)

= 4,240

Grants for 3,297 distinct clients (total \$5,051,527)

(3,931 grants for 3,014 distinct clients, total \$4,732,670 – 31 December 2020)

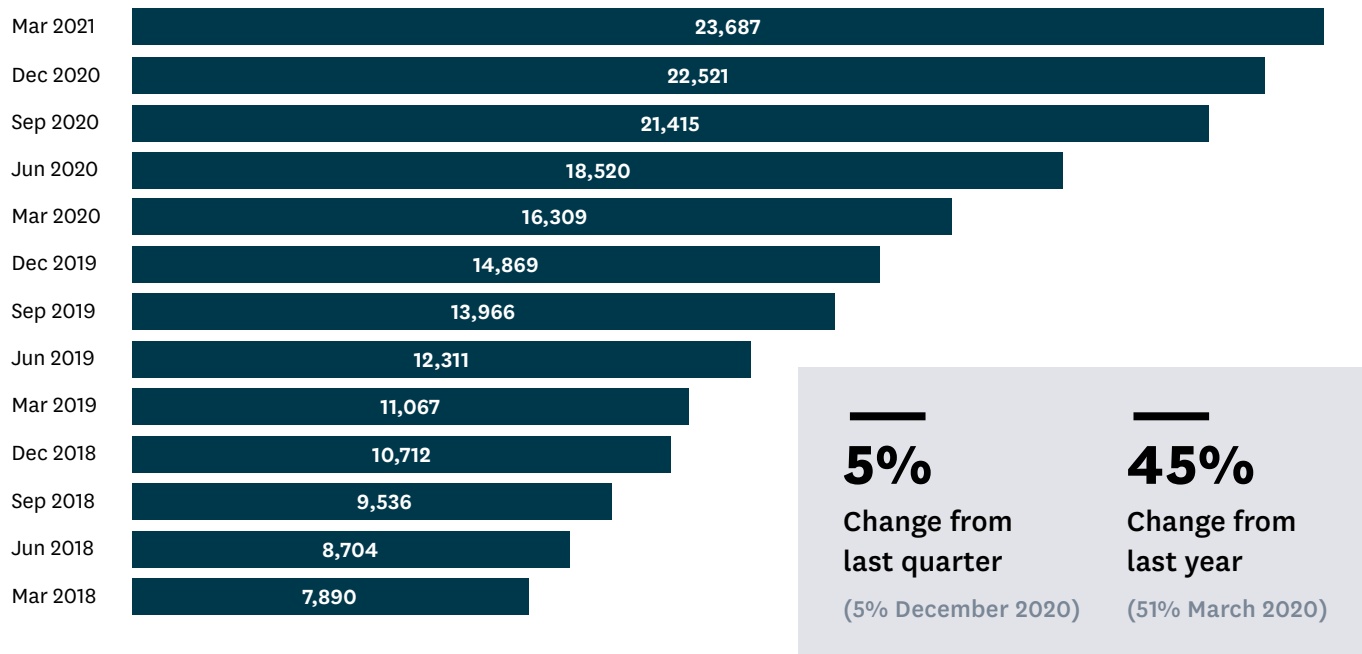
Note:

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

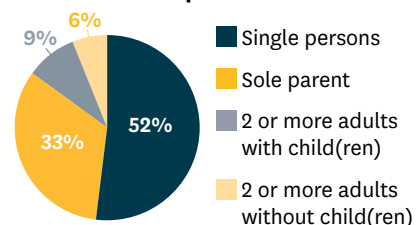
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



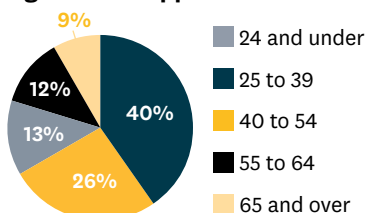
Characteristics of applicants on the Housing Register

As at the end of March 2021 the main characteristics of applicants on the register were:

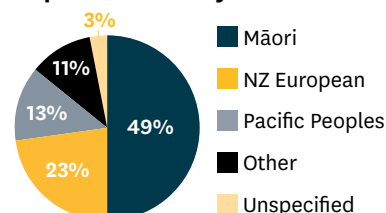
Household composition:



Age of main applicant:



Reported Ethnicity:



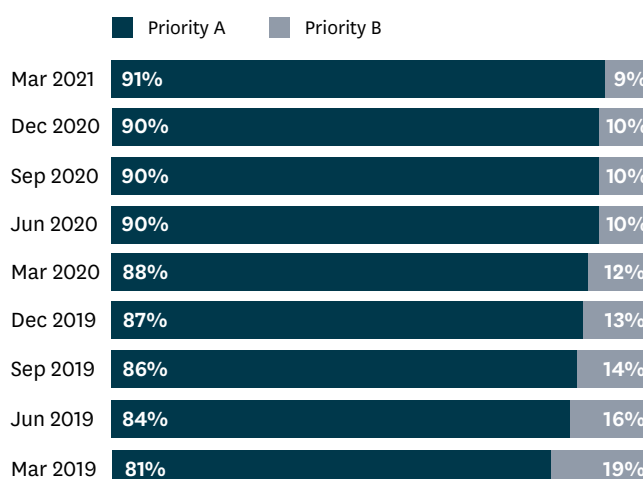
Priority of applicants on the Housing Register

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

Priority A applicants are considered to be 'at risk' and include households that have a severe and persistent housing need that must be addressed immediately. Priority B applicants are those with a 'serious housing need' and include households with a significant and persistent need.

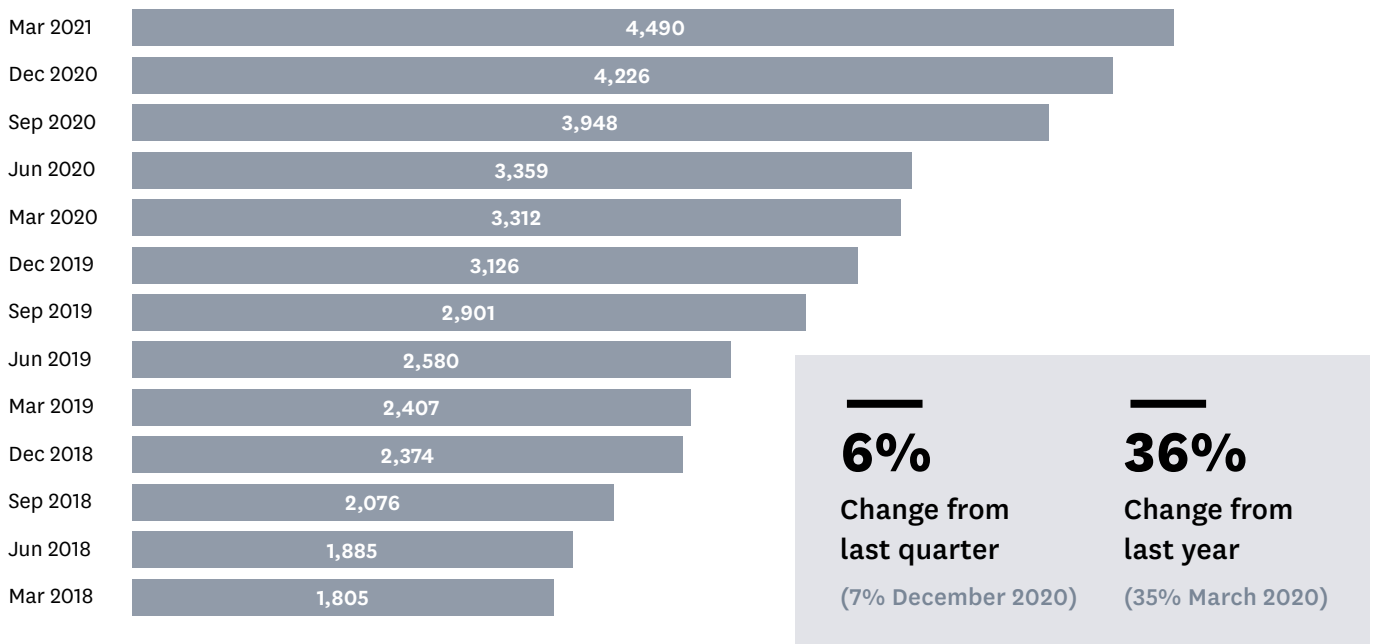
In the March 2021 quarter, Priority A applicants on the Housing Register increased to 91% (from 90%) and Priority B applicants shifting to 9% (from 10%).

Priority of applicants



Transfer Register

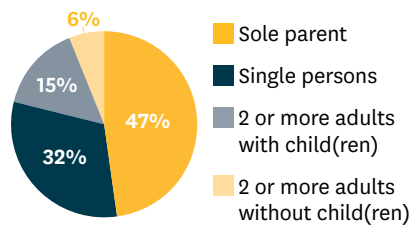
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



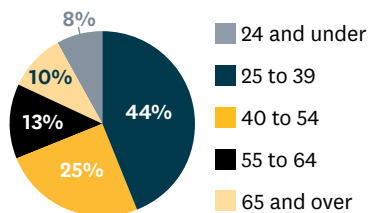
Characteristics of applicants on the Transfer Register

As at the end of March 2021 the main characteristics of applicants on the register were:

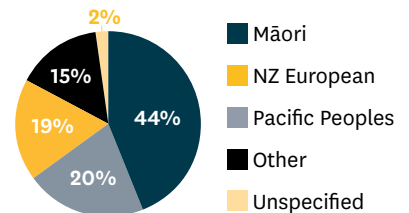
Household composition:



Age of main applicant:



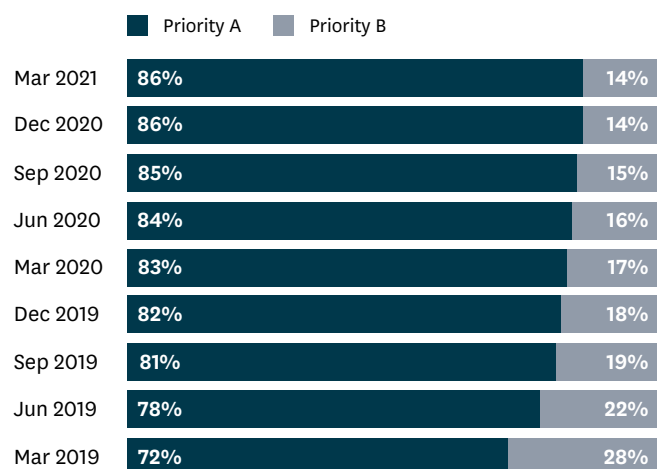
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the March quarter, Priority A applicants on the Transfer Register remained at 86% and Priority B applicants at 14%.

Priority of applicants



Regional Overview

The demand for public housing has increased in all housing regions during the March quarter and compared to March 2020. The top five increases by percentage, in the Housing register compared to March 2020 were Taranaki (157% or 459 applicants), Canterbury (73% or 876 applicants), Northland (70% or 412 applicants), Central (63% or 544 applicants) and West Coast Tasman (52% or 277 applicants).

Northland



Applicants on the Housing Register

1,002 (886)

Applicants on the Transfer Register

155 (147)

Public Housing tenancies

2,175 (2,162)

Transitional Housing places

188 (184)

Number of EH SNG approved

649 (725)

Amount of EH SNG approved

\$692,638 (\$751,044)

Auckland



Applicants on the Housing Register

8,377 (8,043)

Applicants on the Transfer Register

2,061 (1,979)

Public Housing tenancies

33,737 (33,464)

Transitional Housing places

1,779 (1,748)

Number of EH SNG approved

13,255 (14,935)

Amount of EH SNG approved

\$27,960,141 (\$31,259,604)

Waikato



Applicants on the Housing Register

2,432 (2,251)

Applicants on the Transfer Register

350 (320)

Public Housing tenancies

4,820 (4,812)

Transitional Housing places

248 (243)

Number of EH SNG approved

4,375 (4,386)

Amount of EH SNG approved

\$12,656,428 (\$12,190,662)

Bay of Plenty



Applicants on the Housing Register

1,803 (1,749)

Applicants on the Transfer Register

133 (134)

Public Housing tenancies

2,930 (2,920)

Transitional Housing places

298 (279)

Number of EH SNG approved

4,201 (5,129)

Amount of EH SNG approved

\$8,856,951 (\$9,151,515)

East Coast



Applicants on the Housing Register

2,180 (2,155)

Applicants on the Transfer Register

290 (288)

Public Housing tenancies

4,080 (4,088)

Transitional Housing places

414 (416)

Number of EH SNG approved

2,751 (3,170)

Amount of EH SNG approved

\$7,467,616 (\$7,959,838)

Central



Applicants on the Housing Register

1,407 (1,347)

Applicants on the Transfer Register

209 (196)

Public Housing tenancies

2,341 (2,329)

Transitional Housing places

145 (147)

Number of EH SNG approved

1,405 (1,765)

Amount of EH SNG approved

\$2,469,122 (\$2,808,583)

Taranaki



Applicants on the Housing Register

751 (642)

Applicants on the Transfer Register

105 (86)

Public Housing tenancies

1,239 (1,241)

Transitional Housing places

23 (23)

Number of EH SNG approved

536 (616)

Amount of EH SNG approved

\$884,009 (\$726,624)

Wellington



Applicants on the Housing Register

2,279 (2,273)

Applicants on the Transfer Register

535 (495)

Public Housing tenancies

8,772 (8,725)

Transitional Housing places

386 (347)

Number of EH SNG approved

3,916 (4,729)

Amount of EH SNG approved

\$13,072,231 (\$13,365,250)

West Coast Tasman



Applicants on the Housing Register

808 (759)

Applicants on the Transfer Register

122 (109)

Public Housing tenancies

1,615 (1,483)

Transitional Housing places

93 (89)

Number of EH SNG approved

824 (1,071)

Amount of EH SNG approved

\$942,621 (\$1,281,292)

Canterbury



Applicants on the Housing Register

2,069 (1,849)

Applicants on the Transfer Register

486 (428)

Public Housing tenancies

8,445 (8,357)

Transitional Housing places

380 (362)

Number of EH SNG approved

2,190 (2,383)

Amount of EH SNG approved

\$2,564,594 (\$2,614,326)

Southern



Applicants on the Housing Register

542 (532)

Applicants on the Transfer Register

44 (44)

Public Housing tenancies

1,839 (1,847)

Transitional Housing places

128 (118)

Number of EH SNG approved

182 (387)

Amount of EH SNG approved

\$197,753 (\$371,753)

Other/ unknown

Applicants on the Housing Register

37 (35)

Applicants on the Transfer Register

- (-)

Public Housing tenancies

86 (71)

Transitional Housing places

-

Number of EH SNG approved

30 (46)

Amount of EH SNG approved

\$41,218 (\$51,284)

Notes:

- Numbers in brackets denote previous quarter figure.
- Emergency Housing – Amount of EH SNG is the total value of grants approved in the quarter ending 31 March 2021, 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 31 March 2021.

People Housed

Over the quarter, 1,751 applicants from the Public Housing Register were housed, a decrease of 18% from the last quarter. The median time to house these applicants was 156 days, this is 5 days less than last quarter.

Over the March quarter, 1,642 applicants from the Housing Register were housed, and 109 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,693 compared to 58 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties (1,128), while 623 were housed in a community housing provider properties.

Time to House

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

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

| Applications housed | Mean time to house (days) | Median time to house (days) |
|---------------------|---------------------------|-----------------------------|
| Mar 2021 1,751 | 254 | 156 |
| Dec 2020 2,131 | 270 | 161 |
| 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 |

Notes:

- Mean is an average of a set of numbers and median is the central value of a set of numbers.
- The date a tenancy is activated may differ from the tenancy start date.
- This table includes both A and B priority applications.
- The quarter in which the tenancy was activated is the quarter in which the application has been reported as housed.

Public Housing System Overview – March 2021

The information below illustrates the entries and exits of the Public Housing Register for the March 2021 quarter, with the numbers in brackets showing the December 2020 quarter.

26,747

Register applicants at end of December 2020 quarter

5,415

New entries over March 2021 quarter
(5,732 over Dec 2020 quarter)



● **4,759** (4,994)
Housing Register

● **656** (738)
Transfer Register



● **4,872** (5,092)
Priority A

● **543** (640)
Priority B

28,177

Current applications at 31 March 2021
(26,747 at 31 December 2020)



● **23,687** (22,521)
Housing Register

● **4,490** (4,226)
Transfer Register



● **25,426** (23,953)
Priority A

● **2,751** (2,794)
Priority B

2,138

Register exits over March 2021 quarter

In the December 2020 quarter, the 1,966 exit reasons were:

| | |
|---|---|
| 335 (343) Change in household circumstances | 6 (7) Moved to existing public housing tenancy |
| 21 (14) Declined offer of public housing | 281 (259) No longer eligible for public housing |
| 41 (33) Moved to emergency housing | 364 (386) Self exit – no longer requires public housing |
| 918 (622) Moved to private accommodation | - (1) Pending offer |

1,751

Applicants housed over March 2021 quarter
(2,131 over December 2020 quarter)

1,642 (1,987) Housing Register

109 (144) Transfer Register

1,693 (2,036) Priority A applicants

58 (95) Priority B applicants

1,128 (1,360) housed in Kāinga Ora properties

623 (771) housed in CHP properties

156

Median time to house (days) over March 2021 quarter
(161 over December 2020 quarter)

157 (160) days

141 (193) days

161 (168) days

85 (90) days

164 (193) days

140 (118) days

1,741

Tenancies ended over March 2021 quarter

In the December 2020 quarter, the 2,910 tenancy end reasons were:

| | |
|---|---|
| 310 (292) Moved to private accommodation | 498 (513) Change in household circumstances |
| 1,837 (811) Moved to new public housing tenancy | - (-) Moved as a result of a Tenancy Review |
| 75 (85) Moved to emergency housing | 190 (199) Unknown |

Note: The difference in register flow and outcomes is generally due to tenancy transfers where a tenancy is ended and a household is housed but do not originate from the Public Housing Register. Register exit and tenancy end reasons are measured 28 days after the register exit or tenancy end, to ensure an accurate outcome, and are therefore shown for the previous quarter (December), with a comparative to the previous quarter (September) shown in brackets. Change in household circumstances includes relationship changes, deceased, imprisonment, left NZ, entered residential care, or changes in living arrangements.