



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

March 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.



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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 2022, there are 75,309 public housing homes. Consisting of 64,312 Kāinga Ora and 10,997 registered Community Housing Provider properties.

In the March quarter, transitional housing places increased to 5,143 places. Compared to March 2021, transitional housing places have increased by 1,061.

Public housing occupied homes increased by 1,223 homes since March 2021.

There have been 4,435 households accepted into the Housing First Programme. Of these accepted, 2,460 have been placed in housing.

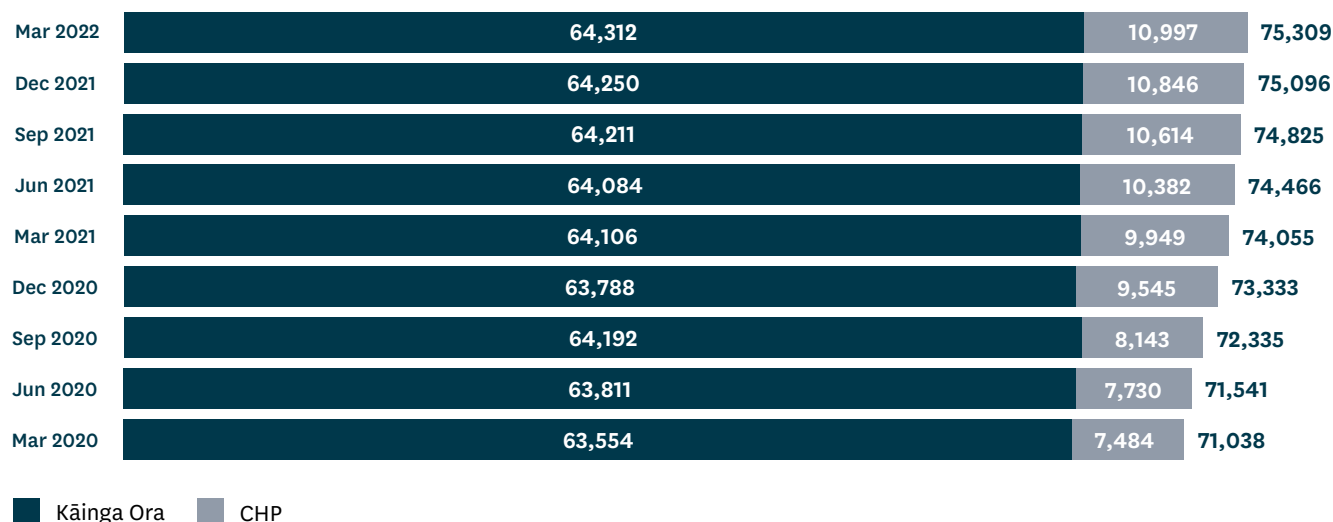
During this quarter, the number of applicants from the Housing Register placed in public housing has decreased by 7% to 1,254 applicants.

The Housing Register has increased by 5% from the previous quarter, and is up 13% 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 75,309 public homes, an increase of 213 from the previous quarter (75,096). Of these, 64,312 homes are provided by Kāinga Ora, and 10,997 community houses are provided by 53 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 64,312 homes across the country which accommodates more than 180,000 people.



61,155

**Kāinga Ora
IRRS Places**

(61,215 – 31 Dec 2021)



1,368

**Kāinga Ora
Market Renters**

(1,307 – 31 Dec 2021)



592

**Kāinga Ora
Short-term Vacant**

(577 – 31 Dec 2021)



1,197

**Kāinga Ora
Long-term Vacant**

(1,151 – 31 Dec 2021)

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 March quarter, registered CHPs have increased their total tenancies by **151**.



10,844

Registered CHP IRRS Places

(10,709 – 31 December 2021)



153

Registered CHP Market Renters

(137 – 31 December 2021)

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.

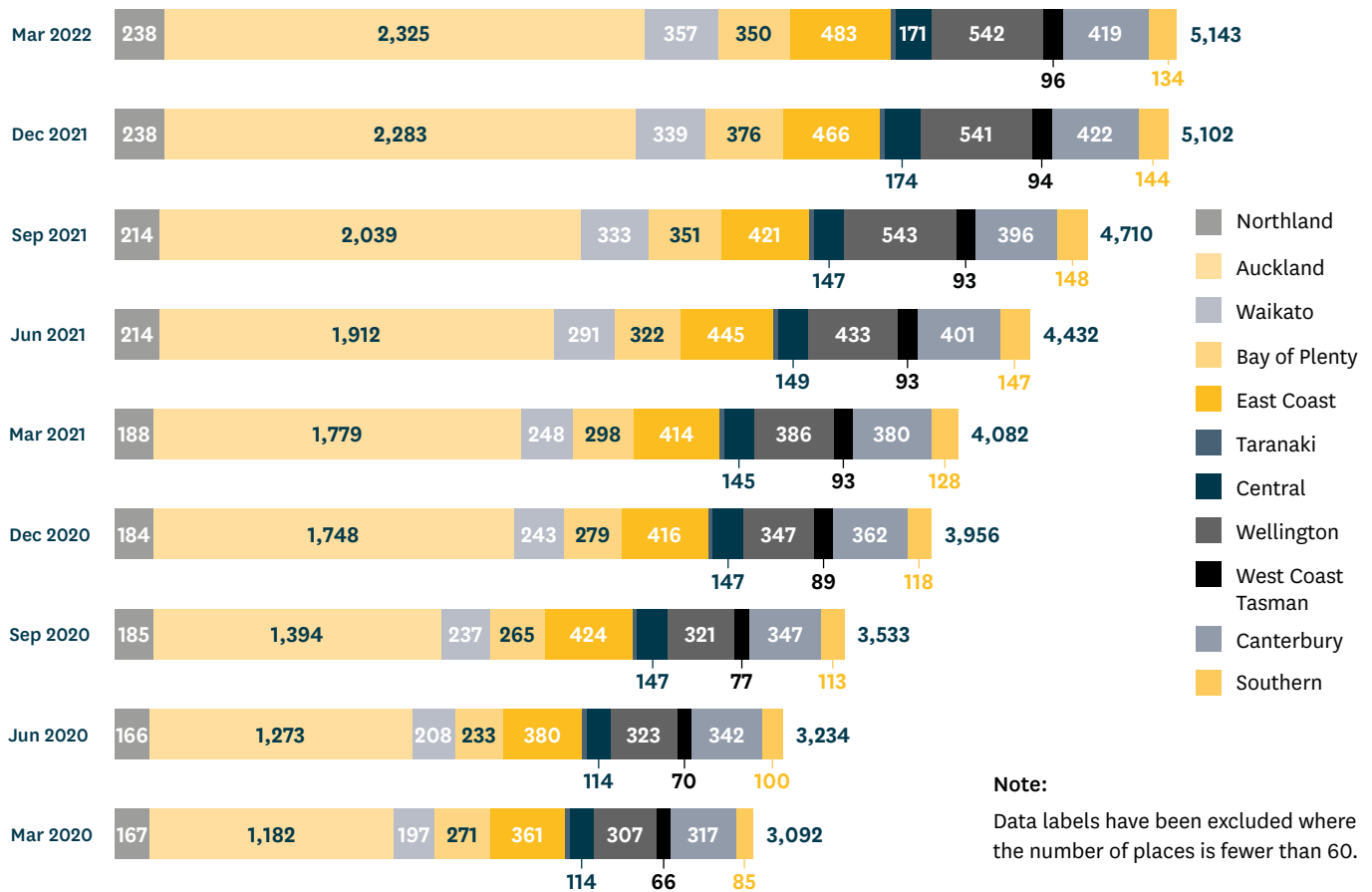
Transitional Housing

An additional 41 transitional housing places became available in the quarter, with a total of 5,143 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.

5,143

Places secured for tenanting
as at 31 March 2021
(5,102 – 31 December 2021)

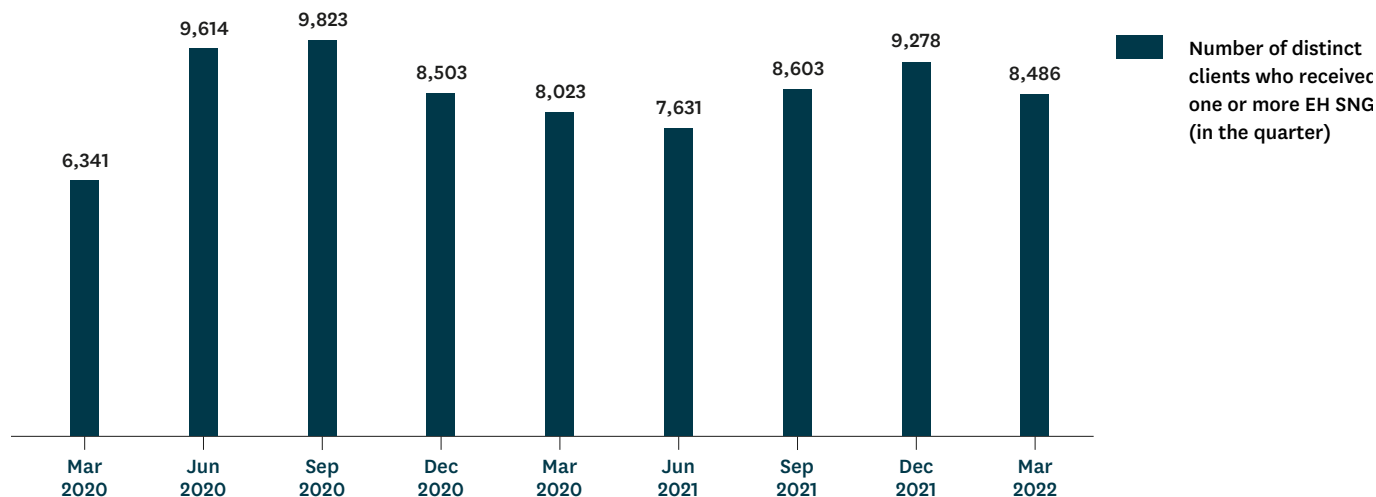
Emergency Housing Special Needs Grant

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



35,222

EN SNG Grants
in quarter ending
31 March 2022

(40,274 – quarter ending
31 December 2021)

8,486

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

(9,278 – quarter ending
31 December 2021)

\$98.6 million

Total EH SNG amount
granted in quarter ending
31 March 2022

(\$109.4 million – quarter ending
31 December 2021)

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.

4,435

Households accepted into the programme
(4,185 – 31 December 2021)

250

Households accepted into the programme during the quarter
(217 – 31 December 2021)

Housing outcomes:

Continues to need support

49%

Withdrawn

44%

Graduated

5%

Deceased

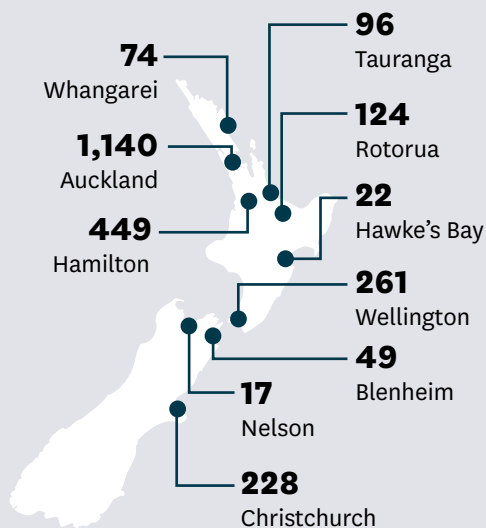
2%

2,460

Total households housed at 31 March 2022
(2,324 – 31 Dec 2021)

136

Households housed during the quarter
(146 – 31 Dec 2021)



Households housed were placed in the following homes:



11%

Kāinga Ora (IRRS)



77%

CHP (IRRS)



9%

Private

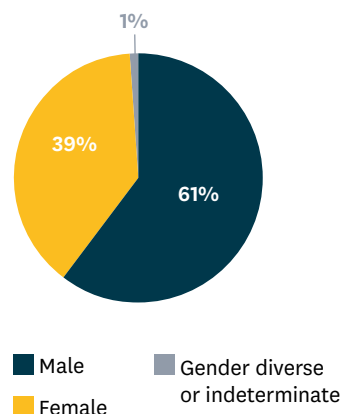


2%

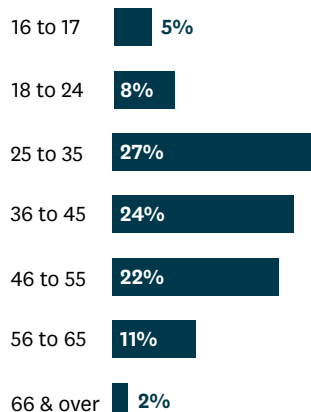
Other housing

About the clients in the programme:

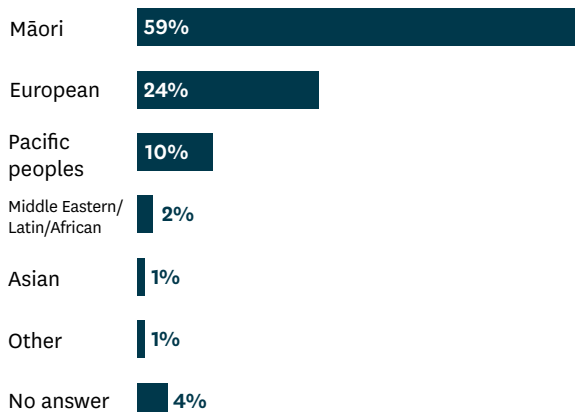
Gender



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.

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.

\$1,009.3 million

Total housing support provided in the quarter ending 31 March 2022

(\$1,032.4 million – 31 December 2021)



\$319.2 million

Income-Related
Rent Subsidy



\$501.0 million

Accommodation
Supplement



\$88.1 million

Temporary Additional
Support



\$98.6 million

Emergency Housing
Special Needs Grant



\$2.4 million

Housing Support
Products

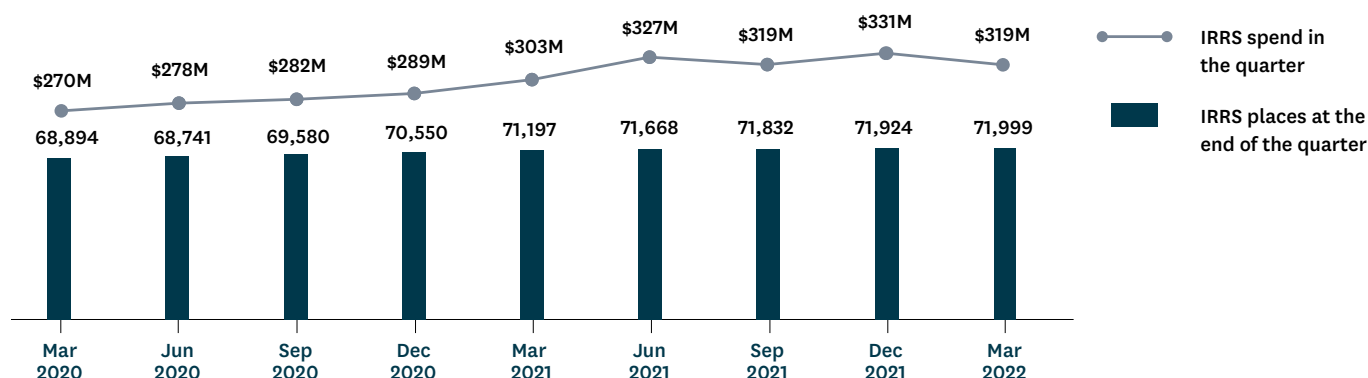
Income-Related Rent Subsidy

Income-Related Rent Subsidy (IRRS) payments for individual households decreased from last quarter, with the total number of IRRS occupied homes increasing by 75 over the March quarter.

The majority of public housing tenants (71,999) receive an Income-Related Rent Subsidy (IRRS). A further 1,521 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 1% on the same time last year, while market rent tenancies have increased by 40%.

\$24.6 million

IRRS payments per week

(\$25.5 million – 31 December 2021)

71,999

IRRS places as at 31 March 2022

(71,924 – 31 December 2021)

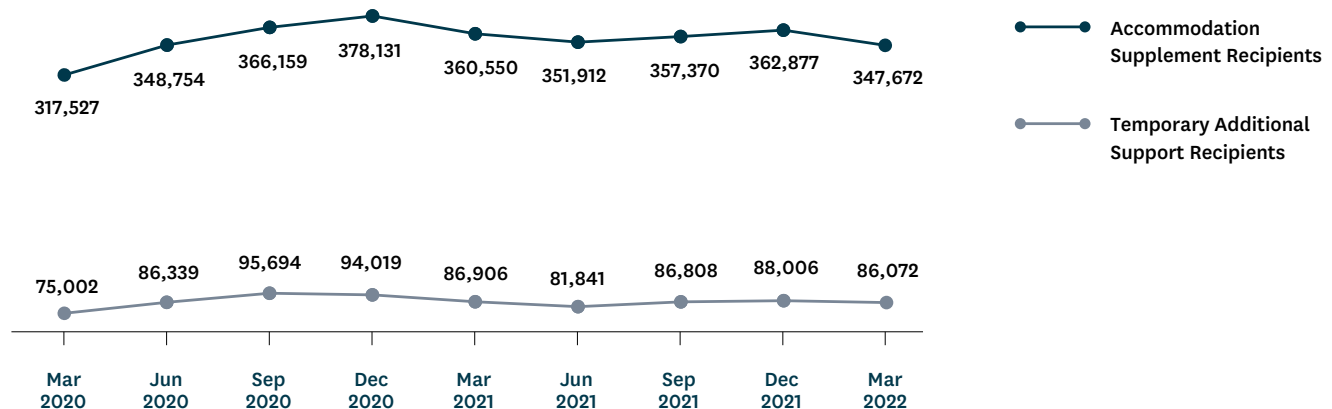
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$319 million.

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 decreased by 4% compared to the same time last year, and decreased by 4% when compared to last quarter. Total recipients of TAS decreased by 1% on the same time last year, and decreased by 2% from last quarter.

347,672

People receiving
Accommodation Supplements
as at 31 March 2022
(362,877 – 31 Dec 2021)

\$38.5 million

Accommodation
Supplement payments
per week
(\$38.9 million – 31 Dec 2021)

86,072

People receiving
Temporary Support
as at 31 March 2022
(86,006 – 31 Dec 2021)

\$6.8 million

Temporary Additional
Support payments
per week
(\$6.4 million – 31 Dec 2021)

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 sector. The use of HSP decreased by 24% from last quarter. The value of HSP decreased by \$719,718 to \$2,380,604.

\$1,288,101

Bond Grants
(\$1,811,911)

\$170,739

Moving
Assistance
(\$175,905)

\$478,705

Rent Arrears
(\$504,389)

\$343,604

Rent in
Advance
(\$496,545)

\$24,345

Tenancy
Costs Cover
(\$15,574)

\$75,110

Transition to
Alternative
Housing Grant
(\$96,000)

= 1,966

Grants for 1,337 distinct clients (total \$2,380,604)

(2,603 grants for 1,742 distinct clients, total \$3,100,323 – 31 December 2021)

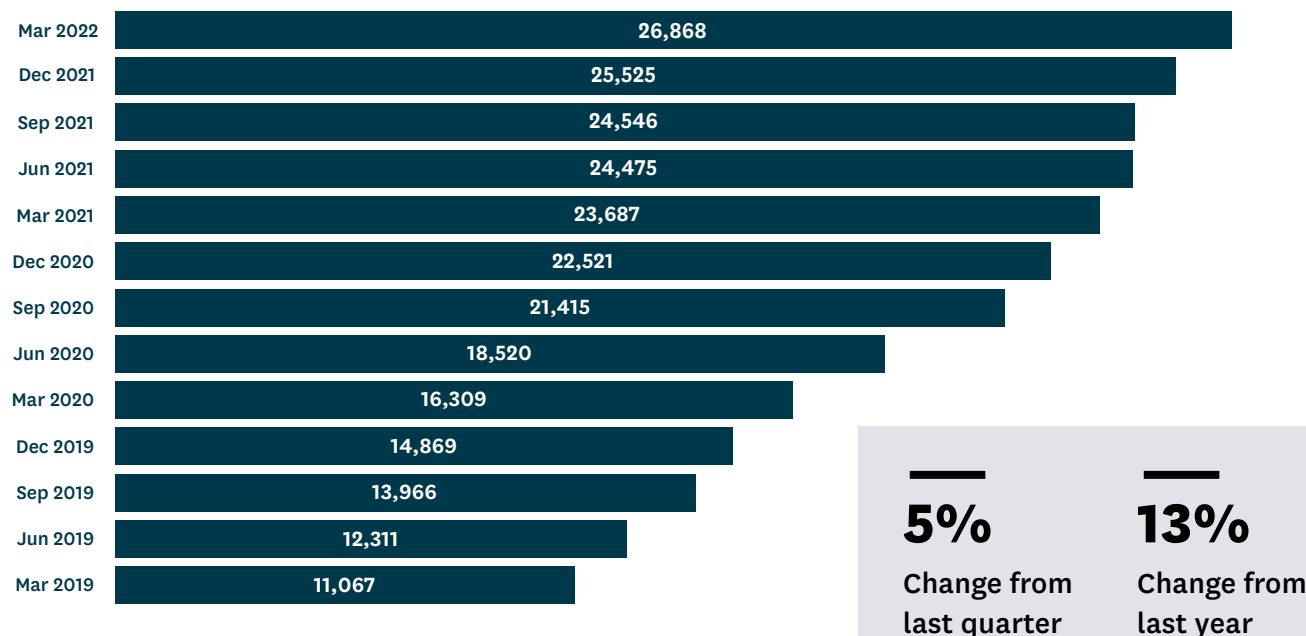
Note:

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

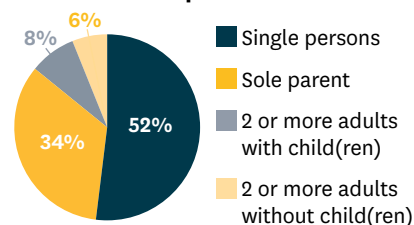
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



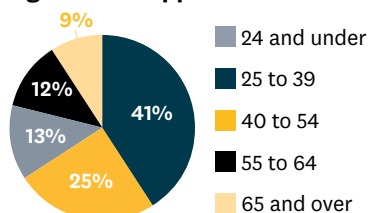
Characteristics of applicants on the Housing Register

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

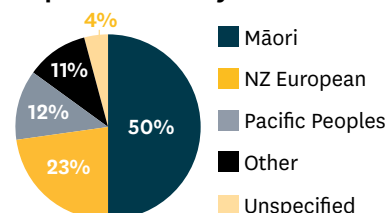
Household composition:



Age of main applicant:



Reported Ethnicity:



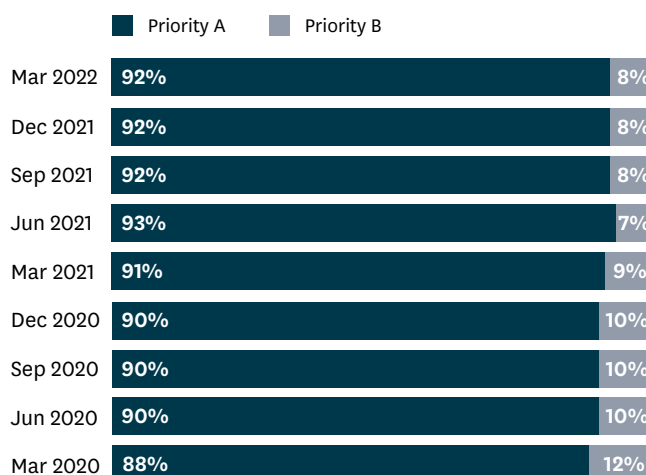
Priority of applicants on the Housing Register

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.

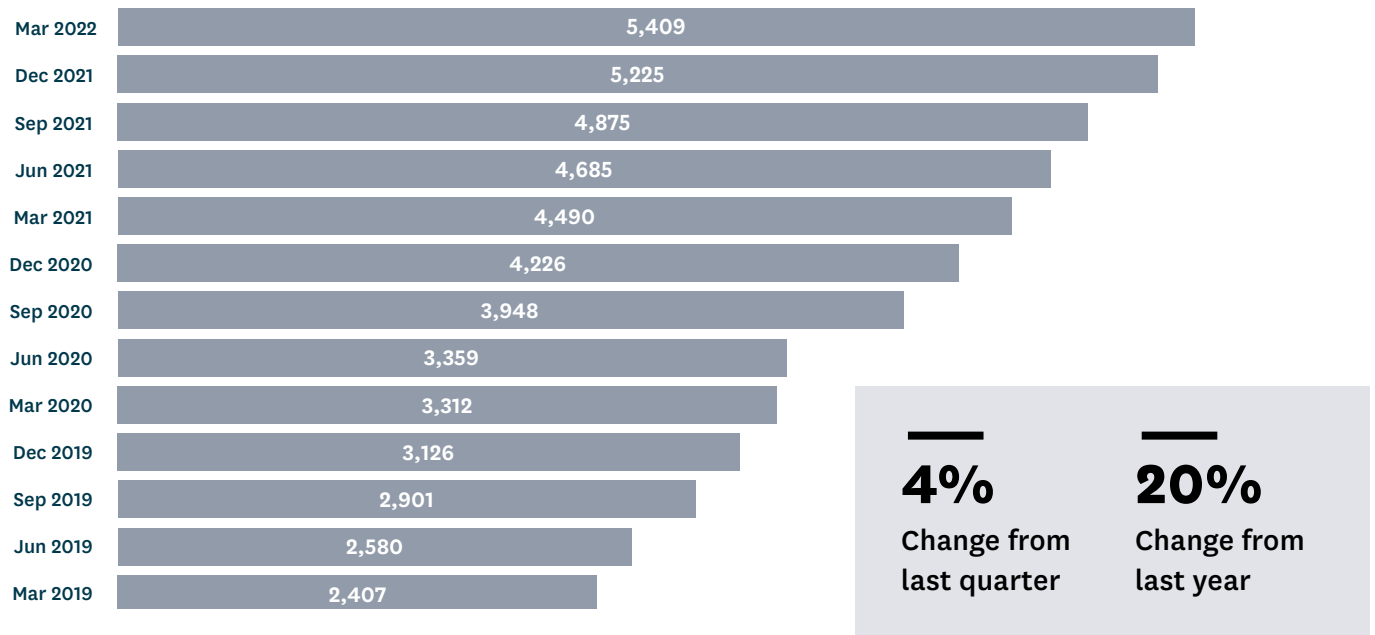
In the March quarter, Priority A applicants on the Housing Register remained at 92% and Priority B applicants at 8%.

Priority of applicants



Transfer Register

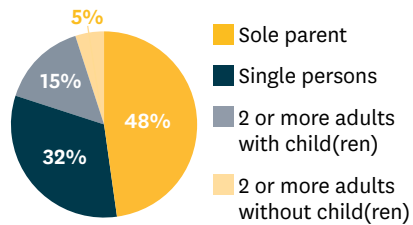
The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.



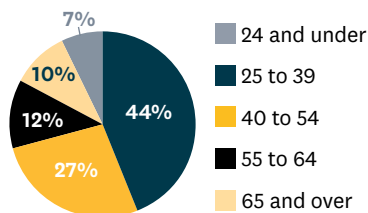
Characteristics of applicants on the Transfer Register

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

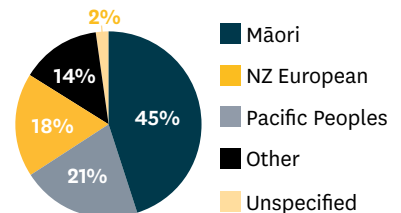
Household composition:



Age of main applicant:



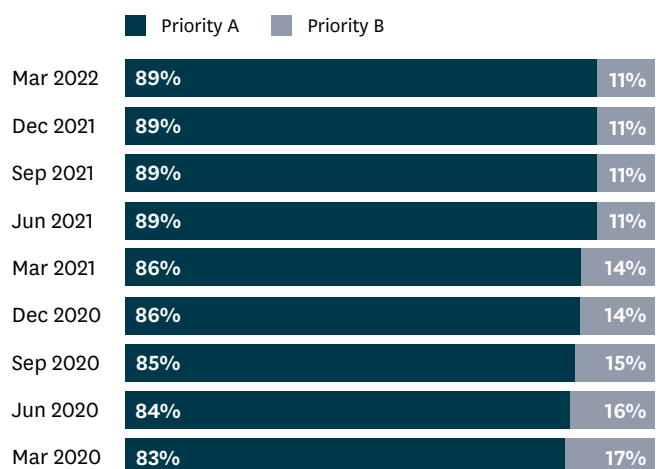
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the March 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 increased across almost all housing regions during the March quarter compared to March 2021. The top five increases by percentage, in the Housing register compared to March 2021 were Bay of Plenty (42% or 761 applicants), Southern (29% or 159 applicants), Northland (28% or 280 applicants), Canterbury (20% or 409 applicants), Waikato (20% or 475 applicants).

Northland



Applicants on the Housing Register

1,282 (1,221)

Applicants on the Transfer Register

190 (180)

Public Housing occupied homes

2,187 (2,191)

Transitional Housing places

238 (238)

Number of EH SNG approved

628 (948)

Amount of EH SNG approved

\$740,140 (\$1,321,292)

Auckland



Applicants on the Housing Register

8,712 (8,471)

Applicants on the Transfer Register

2,492 (2,443)

Public Housing occupied homes

34,612 (34,537)

Transitional Housing places

2,325 (2,283)

Number of EH SNG approved

11,564 (14,251)

Amount of EH SNG approved

\$29,410,601 (\$36,335,256)

Waikato



Applicants on the Housing Register

2,907 (2,739)

Applicants on the Transfer Register

398 (379)

Public Housing occupied homes

4,946 (4,909)

Transitional Housing places

357 (339)

Number of EH SNG approved

5,845 (6,549)

Amount of EH SNG approved

\$22,814,036 (\$23,531,282)

Bay of Plenty



Applicants on the Housing Register

2,564 (2,394)

Applicants on the Transfer Register

176 (165)

Public Housing occupied homes

2,992 (2,993)

Transitional Housing places

350 (376)

Number of EH SNG approved

3,958 (4,586)

Amount of EH SNG approved

\$11,337,673 (\$11,784,063)

East Coast



Applicants on the Housing Register

2,376 (2,245)

Applicants on the Transfer Register

381 (355)

Public Housing occupied homes

4,133 (4,144)

Transitional Housing places

483 (466)

Number of EH SNG approved

2,599 (3,203)

Amount of EH SNG approved

\$8,516,448 (\$10,728,688)

Taranaki



Applicants on the Housing Register

773 (749)

Applicants on the Transfer Register

114 (108)

Public Housing occupied homes

1,225 (1,225)

Transitional Housing places

28 (25)

Number of EH SNG approved

674 (700)

Amount of EH SNG approved

\$1,321,898 (\$1,338,765)

Central



Applicants on the Housing Register

1,603 (1,492)

Applicants on the Transfer Register

244 (233)

Public Housing occupied homes

2,453 (2,443)

Transitional Housing places

171 (174)

Number of EH SNG approved

1,581 (1,846)

Amount of EH SNG approved

\$3,655,280 (\$4,064,004)

Wellington



Applicants on the Housing Register

2,555 (2,454)

Applicants on the Transfer Register

654 (633)

Public Housing occupied homes

8,815 (8,820)

Transitional Housing places

542 (541)

Number of EH SNG approved

3,649 (3,889)

Amount of EH SNG approved

\$13,744,847 (\$13,962,364)

West Coast Tasman



Applicants on the Housing Register

869 (822)

Applicants on the Transfer Register

118 (118)

Public Housing occupied homes

1,612 (1,608)

Transitional Housing places

96 (94)

Number of EH SNG approved

927 (993)

Amount of EH SNG approved

\$1,319,255 (\$1,318,281)

Canterbury



Applicants on the Housing Register

2,478 (2,273)

Applicants on the Transfer Register

562 (536)

Public Housing occupied homes

8,700 (8,654)

Transitional Housing places

419 (422)

Number of EH SNG approved

3,359 (2,926)

Amount of EH SNG approved

\$5,189,601 (\$4,511,855)

Southern



Applicants on the Housing Register

701 (630)

Applicants on the Transfer Register

80 (73)

Public Housing occupied homes

1,845 (1,844)

Transitional Housing places

134 (144)

Number of EH SNG approved

350 (327)

Amount of EH SNG approved

\$407,306 (\$431,208)

Other/ unknown

Applicants on the Housing Register

48 (35)

Applicants on the Transfer Register

- (S)

Public Housing occupied homes

(-) (-)

Transitional Housing places

-

Number of EH SNG approved

88 (56)

Amount of EH SNG approved

\$162,198 (\$112,481)

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 2022, in each housing region.
- Public Housing Occupied Homes includes Kāinga Ora and community housing provider occupied homes that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 31 March 2022.
- An 'S' denotes data of a small volume. The data is suppressed to ensure the privacy of our clients, and therefore the sum across areas may not equal the total displayed.

People Housed

Over the quarter, 1,336 applicants from the Public Housing Register were housed, a decrease of 7% from the last quarter. The median time to house these applicants was 242 days, this is 55 days longer than last quarter.

Over the March quarter, 1,254 applicants from the Housing Register were housed, and 82 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,291 compared to 45 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties (892), while 444 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 2022 1,336	343	242
Dec 2021 1,441	306	187
Sep 2021 1,290	289	182
Jun 2021 1,634	281	189
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

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 2022

The information below illustrates the entries on and off the Public Housing Register for the March 2022 quarter, with the numbers in brackets showing the December 2021 quarter.

30,750

Existing applications from
December quarter

4,826

New entries over
March 2022 quarter
(5,747 over December 2021)



- **4,262** (5,006)
Housing Register
- **564** (741)
Transfer Register



- **4,398** (5,204)
Priority A
- **428** (543)
Priority B

32,277

Current applications at
31 March 2022
(30,750 at 31 December 2021)



- **26,868** (25,525)
Housing Register
- **5,409** (5,225)
Transfer Register



- **29,629** (28,181)
Priority A
- **2,648** (2,569)
Priority B

2,928

Register exits over March 2022 quarter

In the December 2021 quarter, the 4,117 exit reasons were:

771 (683) Change in household circumstances	2 (6) Moved to existing public housing tenancy
15 (17) Declined offer of public housing	1,260 (603) No longer eligible for public housing
56 (43) Moved to emergency housing	595 (1,090) Self exit – no longer requires public housing
1,418 (1,540) Moved to private accommodation	

1,336

Applicants housed over
March 2022 quarter
(1,441 over December 2021 quarter)

1,254 (1,347) Housing Register

82 (94) Transfer Register

1,291 (1,396) Priority A applicants

45 (45) Priority B applicants

892 (925) housed in Kāinga Ora
properties

444 (516) housed in CHP properties

242

Median time to house (days)
over March 2022 quarter
(187 over December 2021 quarter)

245 (186) days

204 (227) days

245 (191) days

132 (94) days

286 (215) days

185 (133) days

1,743

Tenancies ended over March quarter

In the December quarter, the 1,721 tenancy end reasons were:

227 (202) Moved to private accommodation	540 (455) Change in household circumstances
650 (660) Moved to new public housing tenancy	- (-) Moved as a result of a Tenancy Review
61 (46) Moved to emergency housing	243 (171) 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.