



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

December 2023

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

Housing Support

Income-Related Rent Subsidy	2
Accommodation Supplement & Temporary Additional Support	3

Public Housing Supply

Public Houses	4
---------------------	---

Housing Demand

Housing First	5
Emergency Housing Special Needs Grant	6
Transitional Housing	7
Housing Register	8
Characteristics of people on the Housing Register	9
Transfer Register	9
Characteristics of people on the Transfer Register	10
Regional Overview	12

Transitions

Applications Housed	14
Time to House	14
Housing Support Products	14

Summary

Public Housing Overview	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 2023, there are 80,605 public homes which consist of 67,747 Kāinga Ora and 12,858 registered Community Housing Provider properties.

Transitional Housing places increased to 6,088 places. Compared to December 2022, transitional housing places have increased by 466.

Public housing occupied homes have increased by 1,744 homes since December 2022.

There have been 6,586 households accepted into the Housing First Programme and 3,688 of these households have been placed in housing.

The number of applicants from the Housing Register placed in public housing has increased by 16% to 2,243 applicants.

This quarter, the Housing Register has increased by 1% over the previous quarter, and has increased by 9% compared to December 2022.

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 80,605 public homes, an increase of 3,631 from the previous quarter (79,985). Of these, 67,747 homes are provided by Kāinga Ora, and 12,858 community houses are provided by 65 registered Community Housing Providers across New Zealand.

Quarter	Kāinga Ora	CHP	Total
Dec 2023	67,747	12,858	80,605
Sep 2023	67,450	12,535	79,985
Jun 2023	67,099	12,364	79,463
Mar 2023	65,889	12,175	78,064
Dec 2022	65,654	12,053	77,707
Sep 2022	65,121	11,713	76,834
Jun 2022	64,870	11,401	76,271
Mar 2022	64,312	10,997	75,309
Dec 2021	64,250	10,846	75,096
Sep 2021	64,211	10,614	74,825

■ Kāinga Ora ■ CHP

Kāinga Ora

Kāinga Ora is the primary provider of public housing in New Zealand. They own and manage 67,747 homes across the country which accommodates more than 180,000 people.

62,665

Kāinga Ora
IRRS Places
(61,941 –
30 September 2023)

1,544

Kāinga Ora
Market Renters
(1,566 –
30 September 2023)

1,673

Kāinga Ora
Vacant Homes
(2,033 –
30 September 2023)

1,865

Kāinga Ora
Unavailable Homes
(1,910 –
30 September 2023)

Notes:

- Kāinga Ora has changed the way they report vacants. Instead of Short-term and Long-term vacant housing, they are now broken down by Vacant Homes and Unavailable Homes.
- Kāinga Ora's vacant properties include newly constructed homes, those undergoing repairs or major repairs, those ready for let, and those pending decisions.
- Kāinga Ora's unavailable properties include homes that are part of demolition or redevelopment, those undergoing retrofitting, and those being sold or whose lease is coming up for expiry.
- Kāinga Ora vacant and unavailable properties exclude Community Group Housing managed by Kāinga Ora.
- Number of Community Group Housing represents existing tenancies and does not include vacant properties.

Community Housing Providers

Community Homes are homes owned, leased or managed by registered 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.

CHPs became eligible to receive Income-Related Rent Subsidy since 2014. Some providers are also contracted by the Ministry to provide support services for Government programmes such as Housing First and Transitional Housing.

CHPs increased their total tenancies by **171** over the September quarter.

12,653

Registered CHP IRRS Places
(12,291 – 30 September 2023)

205

Registered CHP Market Renters
(244 – 30 September 2023)

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.

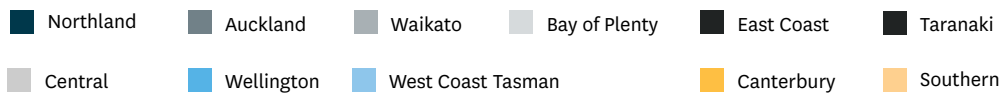
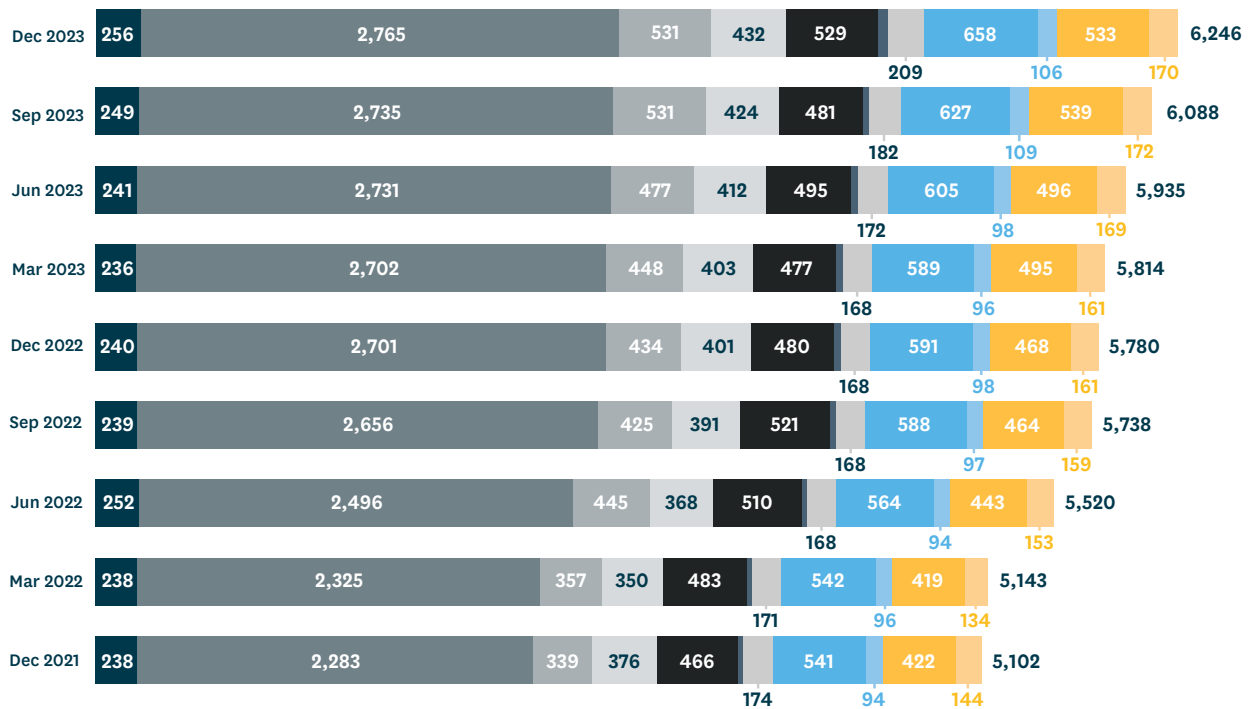
Transitional Housing

An additional 158 transitional housing places became available in the quarter, with a total of 6,246 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.

6,246

**Places secured for tenanting
as at 31 December 2023
(6,088 – 30 September 2023)**

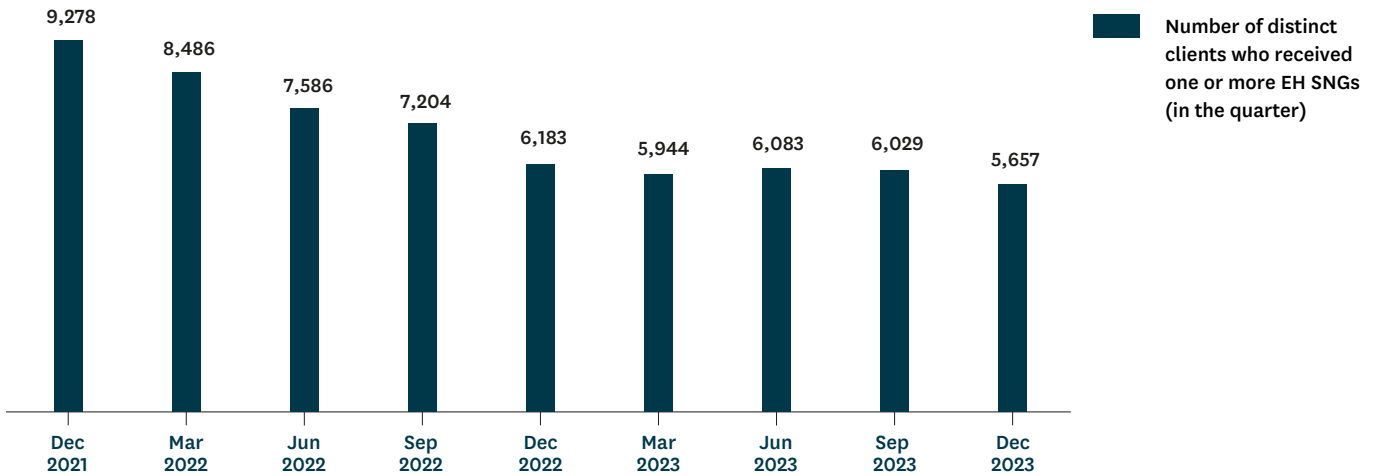
Emergency Housing Special Needs Grant

The number of Emergency Housing Special Needs Grants (EH SNGs) administered by MSD increased compared to the last quarter.

The purpose of the EH SNG is to help 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



24,116

EN SNG Grants
in quarter ending
31 December 2023
(25,867 – quarter ending
30 September 2023)

5,675

Individual clients granted
an EN SNG in quarter
ending 31 December 2023
(6,029 – quarter ending
30 September 2023)

\$86.2 million

Total EH SNG amount
granted in quarter ending
31 December 2023
(\$88.2 million – quarter ending
30 September 2023)

Notes:

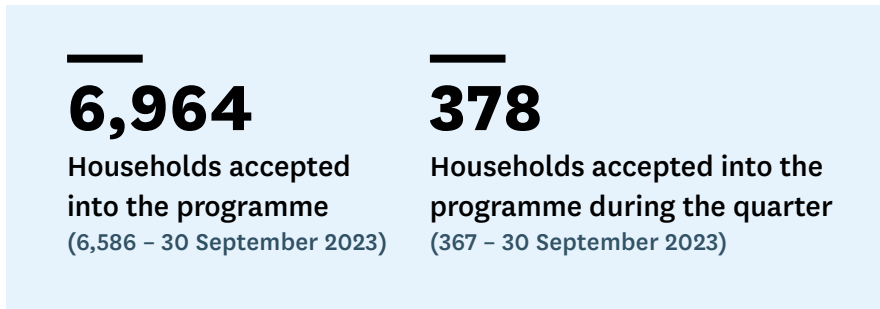
- This is a count of grants. A client can have more than one grant in the time period.
- Emergency Housing assistance payments are granted as Special Needs Grants.
- The total amount granted may not be the same as the amount spent.

Housing First

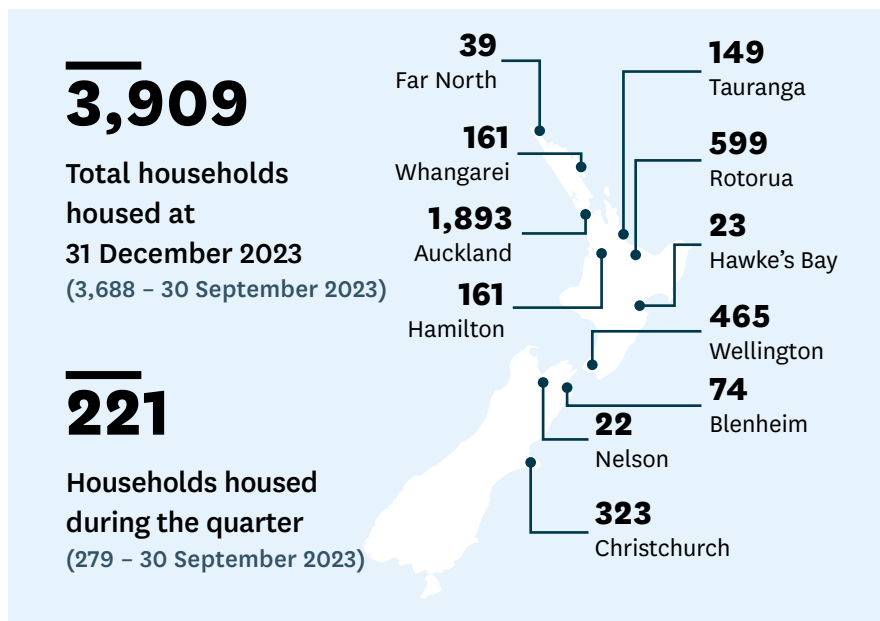
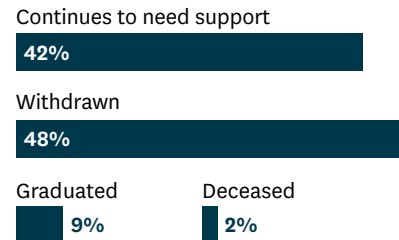
Housing First is a collective response to homelessness in a community. It offers people immediate access to housing and then wraps around tailored support for as long as needed, to help people remain housed, and address the issues that led to their homelessness.

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.

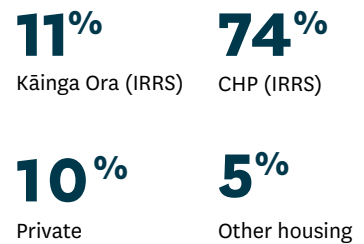
No Housing First collective or programme is the same because no community or region is the same. We facilitate the development of a fit-for-purpose community programme around a series of core Housing First principles.



Housing outcomes:

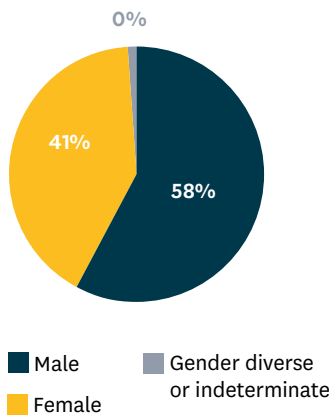


Households housed were placed in the following homes:

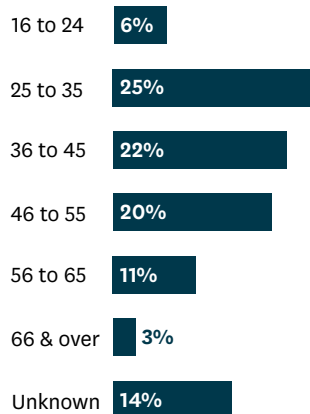


About the clients in the programme:

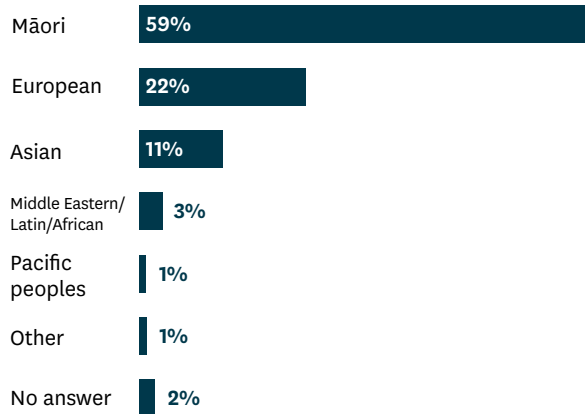
Gender



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.

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.

\$1,128.6 million

Total housing support provided in the quarter ending 31 December 2023

(\$1094.4 million – 30 September 2023)

\$376.2 million

Income-Related
Rent Subsidy

\$528.5 million

Accommodation
Supplement

\$112.0 million

Temporary Additional
Support

\$86.2 million

Emergency Housing
Special Needs Grant

\$25.7 million

Housing Support
Products

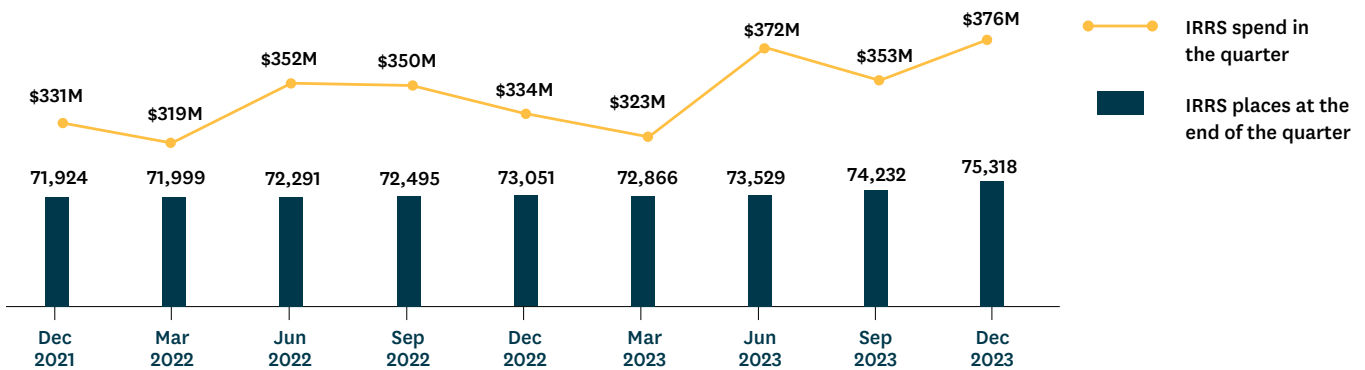
Income-Related Rent Subsidy

Income-Related Rent Subsidy (IRRS) payments for individual households decreased from last quarter, with the total number of IRRS occupied homes changing by 703 over the December quarter.

The majority of public housing tenants (74,594) receive an Income-Related Rent Subsidy (IRRS). A further 1,760 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 3% on the same time last year, while market rent tenancies have decreased by 1%.

\$28.9 million

IRRS payments per week

(\$27.2 million – 30 September 2023)

75,318

IRRS places as at 31 December 2023

(74,232 – 30 September 2023)

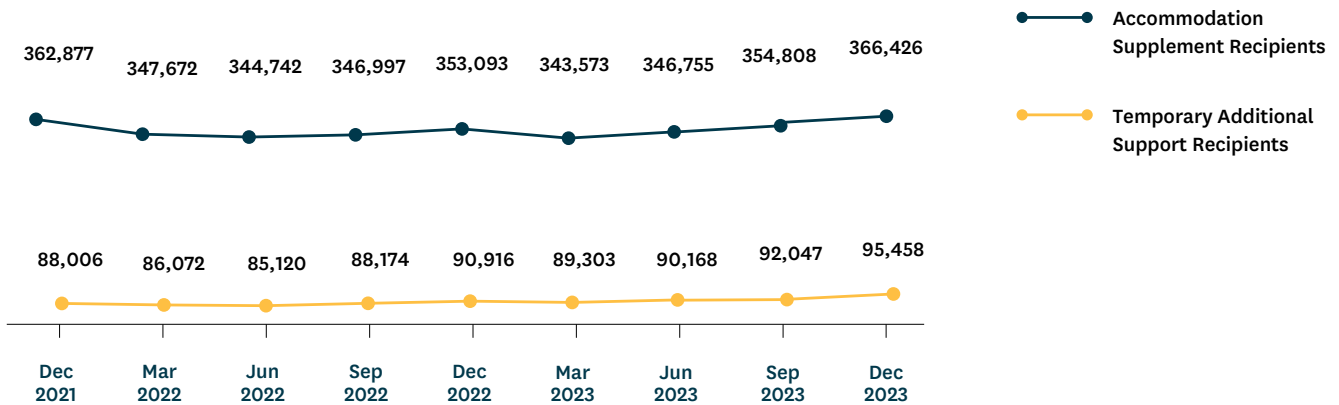
Note: The IRRS payment figure is a weekly average based on a quarterly total of \$376 million.

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 4% compared to the same time last year and increased by 3% when compared to last quarter. Total recipients of TAS increased by 5% on the same time last year and increased by 4% from last quarter.

366,426	\$40.7 million	95,458	\$8.6 million
People receiving Accommodation Supplements as at 31 December 2023 (354,808 – 30 September 2023)	Accommodation Supplement payments per week (\$39.7 million – 30 September 2023)	People receiving Temporary Support as at 31 December 2023 (92,047 – 30 September 2023)	Temporary Additional Support payments per week (\$8.5 million – 30 September 2023)

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 private housing. The use of HSP decreased by 5% from last quarter. The value of HSP decreased by \$1,233,721 to \$25,743,325.

\$12,688,525	\$1,115,780	\$6,290,246	\$5,441,592	\$31,738	\$175,444
Bond Grants (\$13,271,566)	Moving Assistance (\$1,134,481)	Rent Arrears (\$6,676,237)	Rent in Advance (\$5,673,957)	Tenancy Costs Cover (\$76,804)	Transition to Alternative Housing Grant (\$144,000)

= 27,432

Grants for 16,695 distinct clients (total \$25,743,325)
(28,374 grants for 17,089 distinct clients, total \$26,977,045 – 30 September 2023)

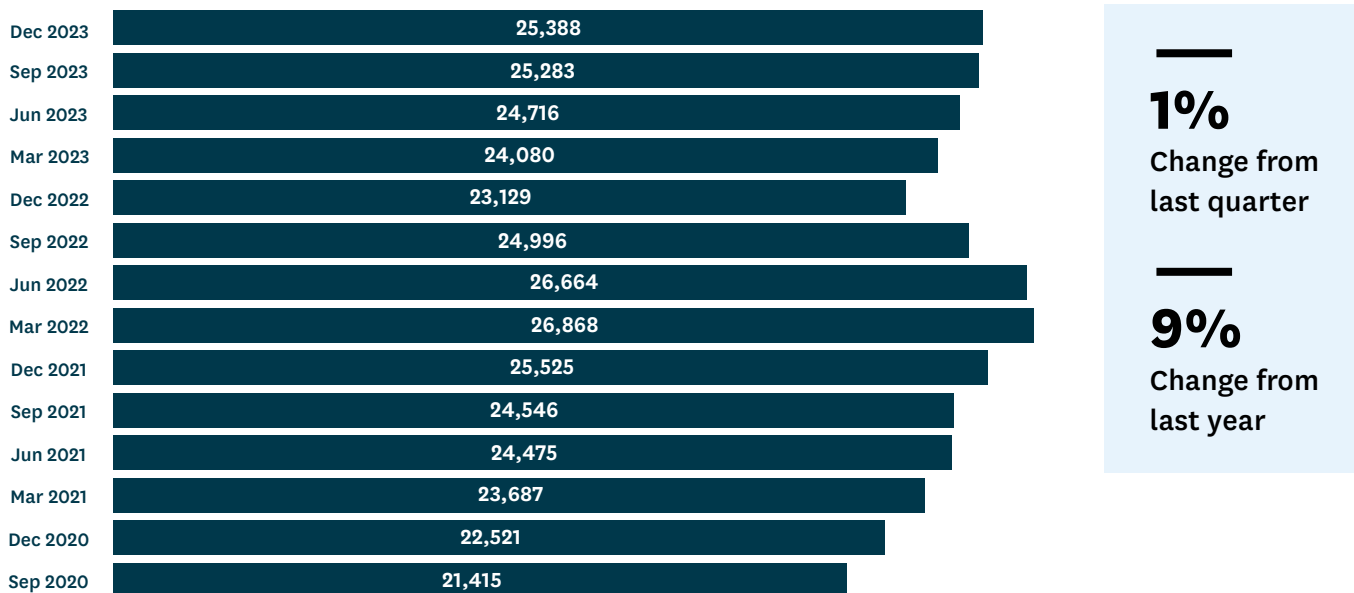
Note:

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

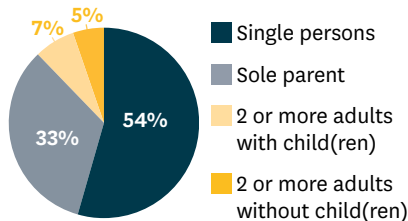
The Housing Register captures the housing requirements of people who have applied for public housing through MSD.



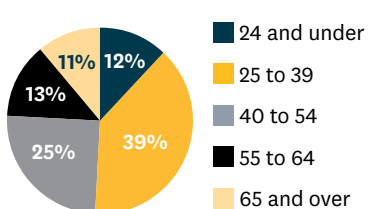
Characteristics of applicants on the Housing Register

As at the end of December 2023 the main characteristics of applicants on the register were:

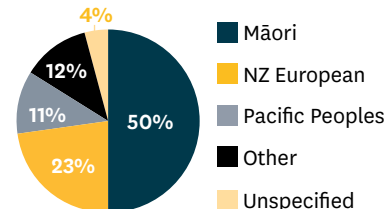
Household composition:



Age of main applicant:



Reported Ethnicity:



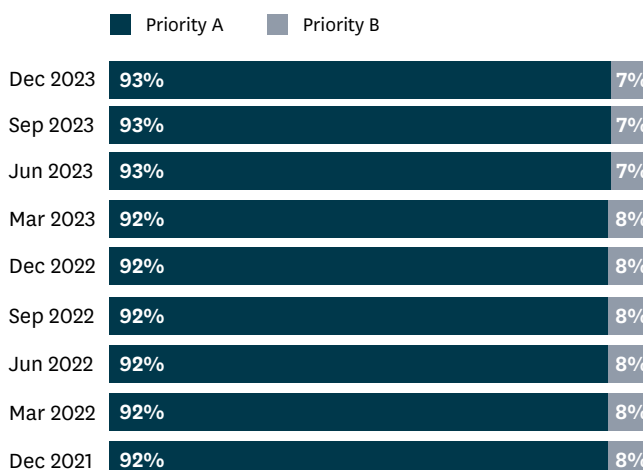
Priority of applicants on the Housing Register

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.

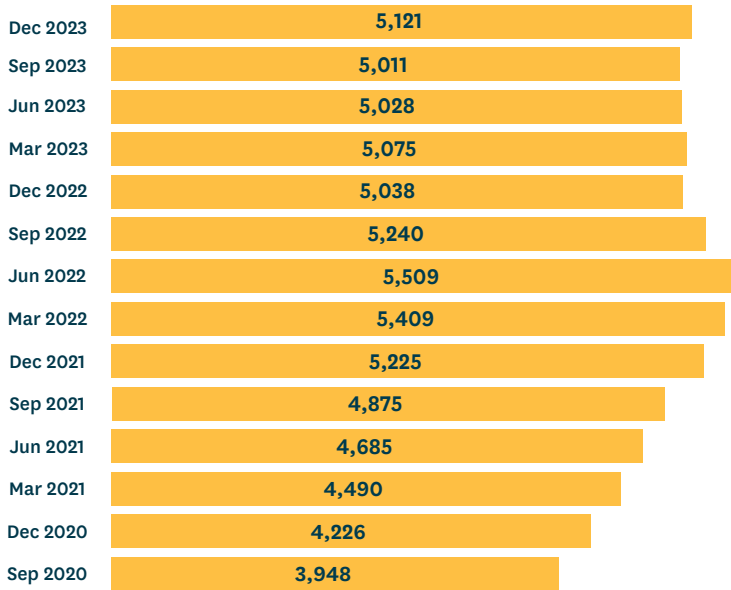
In the December quarter, Priority A applicants on the Housing Register remained at 93% and Priority B applicants remained at 7%

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.



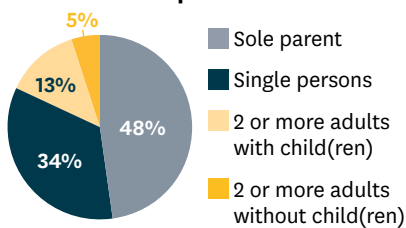
2%
Change from last quarter

2%
Change from last year

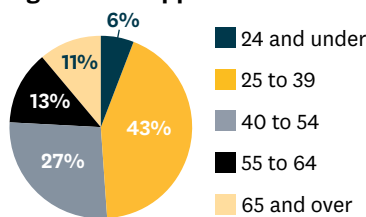
Characteristics of applicants on the Transfer Register

As at the end of December 2023 the main characteristics of applicants on the register were:

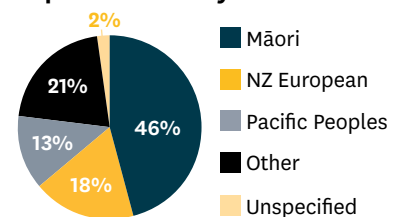
Household composition:



Age of main applicant:



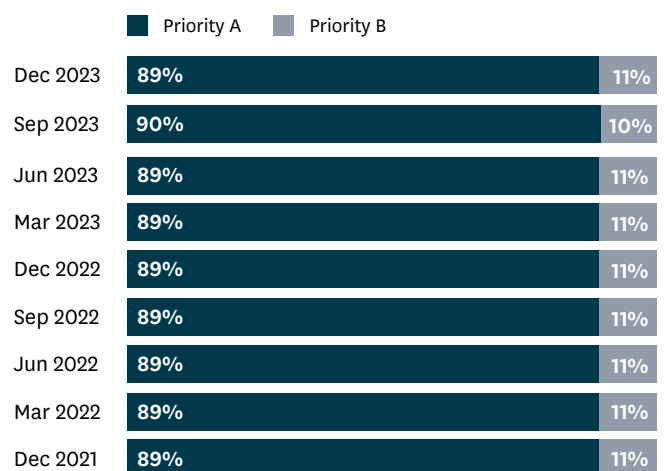
Reported Ethnicity:



Priority of applicants on the Transfer Register

In the December quarter, Priority A applicants on the Transfer Register decreased to 89% and Priority B applicants increased to 11%.

Priority of applicants



Regional Overview

The demand for public housing has decreased in the Central region, whilst all other regions saw an increase during the December quarter compared to December 2022. The top five regions that increased, by percentage, in the Housing Register compared to December 2022 were Canterbury (19% or an increase of 403 applicants), West Coast Tasman (19% or an increase of 146 applicants), Southern (17% or an increase of 120 applicants), Northland (14% or an increase of 149 applicants), and Auckland (11% or an increase of 850 applicants).

Northland



Applicants on the Housing Register

1,235 (1,180)

Applicants on the Transfer Register

189 (175)

Public Housing occupied homes

2,332 (2,296)

Transitional Housing places

256 (249)

Number of EH SNG approved

243 (347)

Amount of EH SNG approved

\$521,839 (\$759,751)

Auckland



Applicants on the Housing Register

8,344 (8,495)

Applicants on the Transfer Register

2,275 (2,213)

Public Housing occupied homes

36,472 (35,962)

Transitional Housing places

2,765 (2,735)

Number of EH SNG approved

8,101 (8,258)

Amount of EH SNG approved

\$28,065,765 (\$25,925,465)

Waikato



Applicants on the Housing Register

2,644 (2,675)

Applicants on the Transfer Register

342 (337)

Public Housing occupied homes

5,161 (5,005)

Transitional Housing places

531 (531)

Number of EH SNG approved

4,275 (4,994)

Amount of EH SNG approved

\$21,997,790 (\$25,739,719)

Bay of Plenty



Applicants on the Housing Register

2,478 (2,431)

Applicants on the Transfer Register

198 (196)

Public Housing occupied homes

3,437 (3,380)

Transitional Housing places

432 (424)

Number of EH SNG approved

1,901 (2,265)

Amount of EH SNG approved

\$5,337,802 (\$6,611,803)

East Coast



Applicants on the Housing Register

2,171 (2,141)

Applicants on the Transfer Register

354 (349)

Public Housing occupied homes

4,241 (4,232)

Transitional Housing places

529 (481)

Number of EH SNG approved

2,005 (2,129)

Amount of EH SNG approved

\$6,890,681 (\$6,986,932)

Taranaki



Applicants on the Housing Register

687 (676)

Applicants on the Transfer Register

88 (88)

Public Housing occupied homes

1,277 (1,221)

Transitional Housing places






57 (39)

Number of EH SNG approved

344 (378)

Amount of EH SNG approved

\$747,535 (\$774,235)

Central 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	1,266 (1,283)	2,413 (2,420)	696 (873)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	254 (250)	209 (182)	\$1,670,265 (\$2,027,487)
Wellington 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	2,319 (2,283)	8,904 (8,829)	2,892 (2,600)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	579 (565)	658 (627)	\$11,861,850 (\$10,658,033)
West Coast Tasman 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	900 (873)	1,647 (1,627)	909 (950)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	89 (93)	106 (109)	\$1,549,132 (\$1,460,114)
Canterbury 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	2,495 (2,431)	9,321 (9,190)	2,901 (3,158)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	654 (639)	533 (539)	\$7,071,289 (\$6,768,800)
Southern 	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	812 (775)	1,912 (1,880)	222 (213)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	110 (105)	170 (172)	\$312,167 (\$264,215)
Other/ unknown	Applicants on the Housing Register	Public Housing occupied homes	Number of EH SNG approved
	37 (40)	- (-)	73 (66)
	Applicants on the Transfer Register	Transitional Housing places	Amount of EH SNG approved
	1 (1)	- (-)	\$196,245 (\$178,116)

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 2023, 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 2023.

People Housed

Over the quarter, 2,344 applicants from the Public Housing Register were housed, an increase of 15% from the last quarter. The median time to house these applicants was 182 days, this is 24 days less than last quarter.

2,243 applicants from the Housing Register were housed, and 101 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (2,294 compared to 50 Priority B applicants). A majority of the housed applicants went into Kāinga Ora properties 1,676 while 668 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 2023 2,344	346	182
Sep 2023 2,041	391	206
Jun 2023 1,758	380	232
Mar 2023 1,264	361	205
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

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 2023

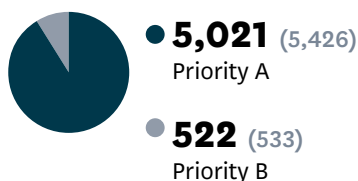
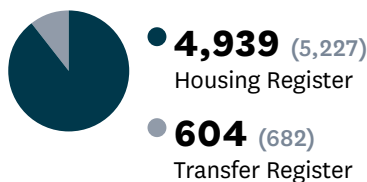
The information below illustrates the entries on and off the Public Housing Register for the December 2023 quarter, with the numbers in brackets showing the June 2023 quarter.

32,519

Existing applications from September 2023 quarter

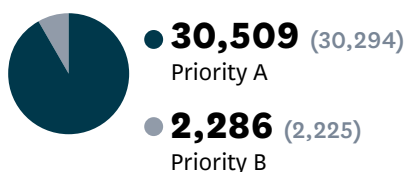
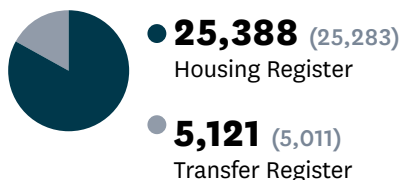
5,543

New entries over December 2023 quarter
(5,959 over September 2023)



32,795

Current applications at 31 December 2023
(32,519 at 30 September 2023)



3,174

Register exits over December 2023 quarter

In the September 2023 quarter, the 3,353 exit reasons were:

658 (454)	Change in household circumstances	5 (6)	Moved to existing public housing tenancy
20 (8)	Declined offer of public housing	917 (454)	No longer eligible for public housing
36 (28)	Moved to emergency housing	550 (482)	Self exit – no longer requires public housing
1,167 (853)	Moved to private accommodation		

2,344

Applicants housed over December 2023 quarter
(2,041 over September 2023 quarter)

2,243 (1,937)	Housing Register	182 (206)	Median time to house (days) over December 2023 quarter
101 (104)	Transfer Register	181 (203)	days
2,294 (2,007)	Priority A applicants	294 (224)	days
50 (34)	Priority B applicants	185 (213)	days*
1,676 (1,561)	housed in Kāinga Ora properties	35 (94)	days*
668 (480)	housed in CHP properties	200 (245)	days*
		133 (124)	days*

2,371

Tenancies ended over December 2023 quarter

In the September 2023 quarter, the 2,549 tenancy end reasons were:

85 (235)	Moved to private accommodation	218 (619)	Change in household circumstances
366 (1,048)	Moved to new public housing tenancy	2 (-)	Moved as a result of a Tenancy Review
23 (50)	Moved to emergency housing	89 (243)	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, 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.