

March 2018

# Housing Quarterly Report



The Housing Quarterly Report provides the latest key facts on housing in New Zealand. The report gives detailed information about the Ministry of Social Development's housing support, the demand for and the supply of public, emergency and transitional housing, and the movement of people through the public housing system.



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**Cover:** Airedale Property Trust, in partnership with Methodist Church, Te Taha Māori Property Trust and MSD, is providing public housing for five Māori and Pacific families in South Auckland. This development comprises three two-bedroom and two five-bedroom homes. Photo supplied by Airedale Property Trust.

## Key facts

For the March 2018 quarter MSD spent **\$572 million** on housing support. This year MSD will spend around \$2.3 billion on providing New Zealanders with housing support.

The total number of public housing tenancies **increased by 488** over the March 2018 quarter. MSD continues to actively work with the wider housing sector to meet housing demand through the delivery of additional housing places and support services.

This quarter the Social Housing Register **increased by 26%**, and is up 58% on the same time last year. This growth is due to an increase in new applications (up 24%), and less people housed (down 6%) and fewer public housing tenancies ending (down 9%).

An additional 211 transitional housing places became available in the quarter, **with a total of 2,112 places now tenanted or available for tenancing**. We continue to work towards our target of 2,155 places, which could support 8,620 families each year.

The term **'public housing'** (a combination of state and community housing) is now used instead of **'social housing'** to describe properties provided by Housing New Zealand and Community Housing Providers.

From 1st April 2018, the Accommodation Supplement regional boundaries and maximum payments changed as a result of the Families Package, where **approximately 135,000 recipients received an increase** to the rate of Accommodation Supplement.

# Housing Support

The Ministry of Social Development (MSD) provides housing support that ranges from providing places in emergency and transitional housing, through to financial support to remain housed in the private housing market.

## \$571.6 million

Total housing support provided in the quarter ending 31 March 2018  
(\$576.3 million – 31 December 2017)



**\$223 million**  
Income-Related  
Rent Subsidy



**\$278 million**  
Accommodation  
Supplement



**\$63.5 million**  
Temporary Additional  
Support



**\$6.6 million**  
Emergency Housing  
Special Needs Grant



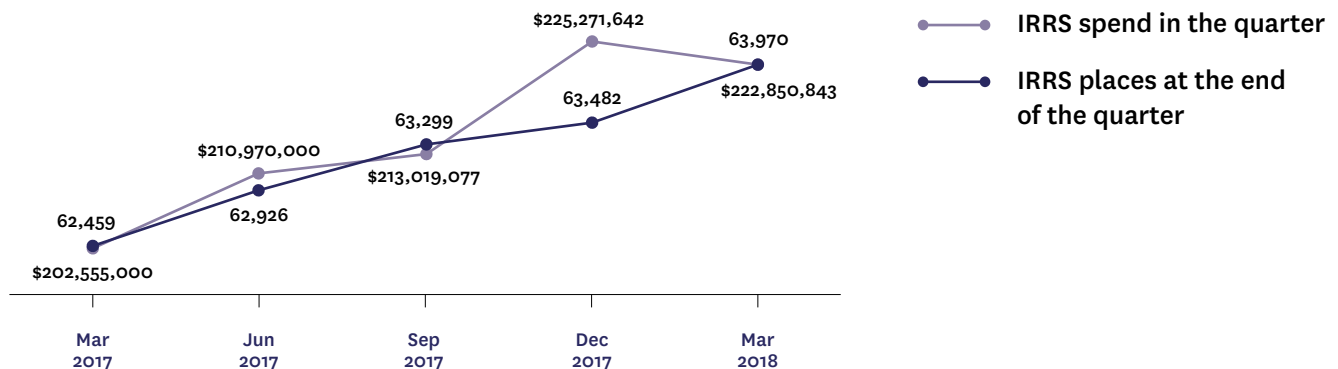
**\$0.5 million**  
Housing Support  
Products

## Income-Related Rent Subsidy

MSD is paying more Income-Related Rent Subsidy (IRRS) payments for individual households than before, with the total number of IRRS places increasing by 488 over the March quarter.

Most tenants in public housing pay an Income-Related Rent (IRR) which limits the amount of rent they pay to be generally no more than 25% of their net income. MSD pays an Income-Related Rent Subsidy (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



While there are quarterly changes in the level of IRRS places over the last year, the total has increased by 2% on the same time last year.

## \$17.2 million

IRRS payments per week

(\$17.3 million – 31 December 2017)

**Note:** The IRRS payment figure is a weekly average based on a quarterly total of \$223 million.

## 63,970

IRRS places as at 31 March 2018

(63,482 – 31 December 2017)

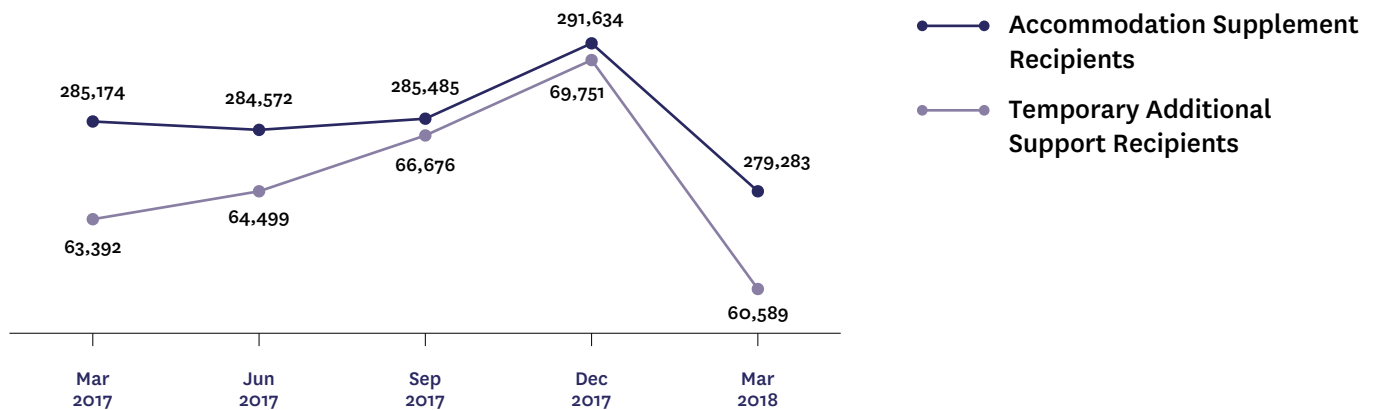
# Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) decreased in the March quarter following seasonal trends, while recipients of Temporary Additional Support (TAS) decreased significantly as a result of the Families Package, which will see maximum rates of AS increase.

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.

Temporary Additional Support is a weekly payment that helps to cover essential living costs that cannot be met from their income and through other resources. It is paid for a maximum of 13 weeks, and the recipient does not have to be receiving a benefit to qualify for TAS.

## Accommodation Supplement and Temporary Additional Support recipients



From 1st April 2018, the AS regional boundaries and maximum payments changed as a result of the Families Package. Official reporting for the AS and TAS align to the end of the week, which means that the Families Package changes of 1st April 2018 are included in the March quarter figures.

Total recipients of the AS reduced by 2% on the same time last year, and reduced by 4% when compared to last quarter, with the overall reduction being in line with seasonal variances, such as people exiting benefit to commence study.

Total recipients of TAS decreased by 4% on the same time last year, and decreased by 13% in the last quarter. This decrease is a result of the Families Package changes implemented on 1st April 2018, where approximately 135,000 recipients received an increase to their rate of AS.

**279,283**

People receiving Accommodation Supplements as at 31 March 2018  
(291,634 – 31 December 2017)

**\$26.3 million**

Accommodation Supplement payments per week  
(\$20.9 million – 31 December 2017)

**60,589**

People receiving Temporary Additional Support as at 31 March 2018  
(69,751 – 31 December 2017)

**\$2.9 million**

Temporary Additional Support payments per week  
(\$4.5 million – 31 December 2017)

**Note:** Temporary Additional Support (TAS) figures excludes Special Benefit (which was replaced by TAS in April 2006, but continues to be grandparented to clients that were receiving it prior to this date), therefore the figures in this Housing Quarterly Report will differ to those published in the quarterly Benefit Fact Sheets.

# Public Housing Supply

Public houses are properties owned or leased by Housing New Zealand (HNZ) and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing.

## Public Houses

There are currently **66,582 public houses**. Of these, 61,338 state houses are provided by HNZ, and 5,244 community houses are provided by 31 registered CHPs across New Zealand, with an average tenancy duration of 8 years and 7 months.



### 58,821

HNZ IRRS Places

(58,503 – 31 December 2017)



### 5,149

Registered CHP IRRS Places

(4,979 – 31 December 2017)



### 337

HNZ Short-term Vacant

(410 – 31 December 2017)



### 1,408

HNZ Market Renters

(1,602 – 31 December 2017)



### 95

Registered CHP Market Renters

(104 – 31 December 2017)



### 772

HNZ Long-term Vacant

(769 – 31 December 2017)

## Characteristics of public housing properties

Household composition measures the number of adults and children in a public housing tenancy. As at 31 March 2018, 17% (11,271 tenancies) of households had one child, and 34% (22,095 tenancies) had two or more children in the household. Households with no children in the tenancy represented 49% (32,107 tenancies) of all tenancies, with 65% (20,842 tenancies) of those tenancies being for single adults.

The most common type of bedroom composition in a public housing tenancy as at 31 March 2018 is within three bedroom properties (40% or 26,252 tenancies), followed by two bedroom properties (38% or 24,847 tenancies). Around 10% (6,258 tenancies) of public housing tenancies are for one bedroom properties, and 2% of tenancies for properties with five or more bedrooms.

## Characteristics of public housing tenants

A public housing tenancy can be made up of multiple tenants. MSD currently reports demographic information on public housing based on the characteristics of one signatory per tenancy, of which:

- 32% (21,273 signatories) are aged 40–54 years, followed by 23% (15,259 signatories) aged 25–39 years.
- 69% (45,443 signatories) are Female, with 31% (19,979 signatories) are Male.
- 36% (23,642 signatories) self-identify as Māori, followed by 24% (15,713 signatories) self-identifying as NZ European and 24% (15,401 signatories) self-identifying as Pacific People.
- 55% (35,939 signatories) are receiving a main benefit from MSD, followed by 22% (14,419 signatories) receiving no financial assistance from MSD, and 21% (13,980 signatories) receiving New Zealand Superannuation.

### Notes:

- There may be some variations in MSD and HNZ reporting. This is due to differences in timing and processes. The MSD data provides a snapshot at a specific point in time, the HNZ data is drawn from an operational database that reflects changes in tenant status.
- HNZ short-term vacant properties are those that are currently between tenancies and are about to be re-tenanted.
- HNZ advises that long-term vacant properties are generally vacant for the following reasons: methamphetamine contaminated, undergoing major repairs or upgrades, pending redevelopment, or properties that are pending sale, lease expiry or demolition.
- HNZ short-term vacant and HNZ long-term vacant excludes Community Group Housing managed by Housing New Zealand.

# Public Housing Pipeline

The Ministry of Social Development (MSD) is actively working to increase housing supply in New Zealand, and continues to engage with a wide range of interested groups across the country. There is strong interest and willingness within the housing sector to meet demand through the delivery of additional places and services.

## Increasing supply

An open Request For Proposals (RFP) for new public housing supply in Auckland closed on 31 March 2018. The RFP generated significant interest from the housing sector with developers and investors demonstrating their interest in partnering with MSD and CHPs to deliver new supply. MSD is currently evaluating the proposals received, which will provide further opportunities to increase the supply of public housing for those most in need.

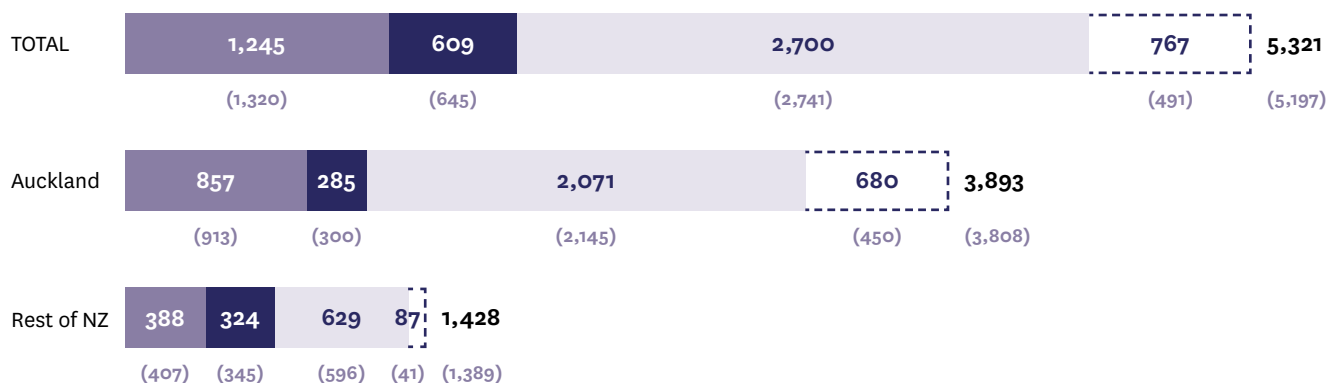
Across the rest of New Zealand, this quarter Housing New Zealand (HNZ) released plans to build up to 155 new state houses in Kaikohe, Kaitaia, Whangarei, Rotorua, Whakatane, Napier, Hastings, New Plymouth, Whanganui, Palmerston North, Nelson, Blenheim, Ashburton, Timaru, Dunedin and Invercargill. This initiative, along with a range of other planned activity throughout New Zealand, will help to alleviate the growing demand for warm and dry houses.

MSD is currently reviewing its purchasing intentions for public housing, which will indicate to the sector where and how much public housing the Government will fund over the next four years. MSD expects the purchasing intentions to be released publicly in June 2018, aligning with Budget 2018. These purchasing intentions will supersede the 2016 Purchasing Strategy 2020 targets previously published.

## Current Pipeline

- In Auckland, the number of CHP houses contracted or approved in the pipeline is at 857, with an additional 680 potential places that are likely to result from opportunities currently under discussion.
- Throughout the rest of New Zealand, MSD's new supply programme is also actively pursuing CHP opportunities, with 388 contracted or approved, and 87 potential new community houses.
- HNZ's redevelopment activity in Auckland continues, with 2,071 additional state houses through the Auckland Housing Programme, and 629 state houses in the rest of New Zealand.

## Public Housing Supply Pipeline



**■** CHP houses contracted or approved through MSD's new supply programme (which includes additional, leases, buy-ins, new builds or turnkeys). MSD is actively pursuing a number of other opportunities through this programme.

**■** Council properties placed in CHP ownership (including contracts signed, and deals at contract drafting/negotiation stages).

**■** HNZ Pipeline to June 2020, as at 31 March 2018.

**▤** Potential deals subject to approval, financing or evaluation, and includes deals at pre-proposal, proposal and proposal submitted stages. From 1 January 2018, each potential project is assigned a specific probability weighting to reflect the likelihood of delivery.

**Note:** MSD continues to enhance its monitoring and reporting on the public housing pipeline. The December 2017 quarterly data included a 50% probability weighting on all potential projects in the CHP pipeline. From 1 January 2018 the Ministry has adjusted this approach, and each potential project is now assigned a specific probability weighting to more accurately reflect the likelihood of delivery.

# Supporting Housing Needs

The Ministry of Social Development (MSD) provides a range of financially based housing products and services to help people with a housing need. Each product and service is designed to support individual circumstances.



## Housing First

Housing First is an internationally-recognised approach to addressing chronic homelessness. The Housing First model recognises that it is easier for people to address issues such as mental health and substance use, once they are housed. It provides stable housing (public or private) to people experiencing homelessness, before providing them with access to the support services they need to address issues underpinning their homelessness.

The Housing First approach was initially rolled out in New Zealand in 2014 by the Wise Group, via The People’s Project in Hamilton. MSD has since provided grant funding of \$500,000 over two years to support project delivery.

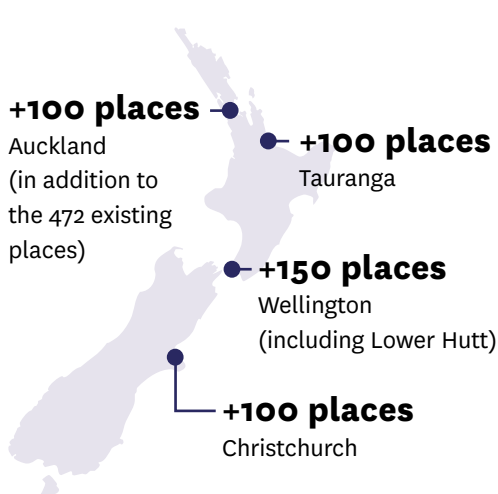
### Auckland

The Auckland Housing First programme started in March 2017, and is jointly-funded by MSD and the Auckland Council. Lifewise together with Auckland City Mission, Kahui Tu Kaha (formerly Affinity Services), Link People, and VisionWest, together form the Housing First Auckland Collective and operate the programme across Auckland. These providers engage with local councils, Housing New Zealand and private landlords, to secure appropriate accommodation. The programme is currently able to provide support for up to 472 vulnerable households.

As at 31 March 2018, 215 households have been placed into secure and stable accommodation in both the public and private housing sector.

### Housing First Expansion

Over the coming months the programme is expanding to Christchurch, Tauranga and Wellington, delivering housing and support services to an additional 350 chronically homeless households, across all three cities, over the next two years. MSD is also working with the Housing First Auckland Collective to deliver on plans for an additional 100 places in Auckland.



**215**  
households placed  
as at 31 March 2018  
(176 households placed  
as at 31 December 2017)

**472**  
chronic homeless  
households able to be  
supported

**\$3.75 million**  
Funding over two years  
from 2017

### Tauranga

In Tauranga, Housing First is led by the People’s Project Tauranga, a subsidiary of the Wise Group which is also involved in the Auckland Housing First Collective, and the Hamilton initiative. Providers expect to begin delivering services in May 2018.

### Christchurch

In Christchurch a partnership of local providers, led by the Christchurch Methodist Mission working with Comcare, Emerge Aotearoa and Otautahi Community Housing Trust, will deliver Housing First. Providers expect to begin delivering services in May 2018.

### Wellington

In Wellington and Lower Hutt, a collective of providers are working on a proposal to deliver up to 150 Housing First places over two years. Wellington Housing First services are expected to commence during winter 2018.

# Emergency Housing

The Ministry of Social Development (MSD) has seen a decrease in the number of Emergency Housing Special Needs Grants (EH SNG) being granted, albeit with a 2% increase in the number of individuals accessing the assistance.

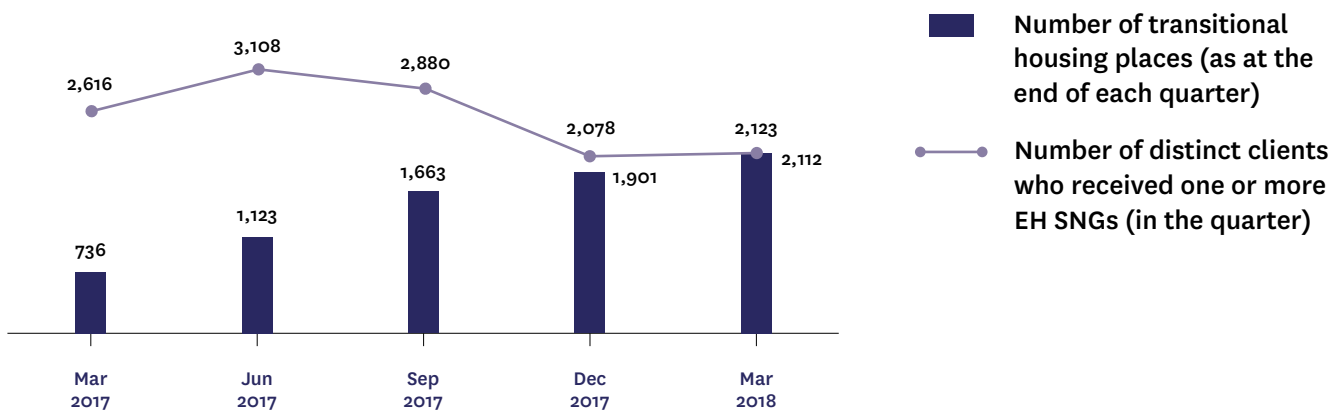
## Emergency Housing Special Needs Grant

The purpose of the EH SNG is to help individuals and families with the cost of staying in short-term accommodation (motels, hostels, campsites etc) if they are temporarily unable to access one of MSD’s contracted transitional housing places.

If EH SNGs are what is needed to help people, then we will use them. The important thing is that New Zealanders have a warm, safe and dry place to live. The EH SNG is an important tool to support people with an emergency housing need.

The EH SNG pays for short-term accommodation for up to seven days at a time, with the accommodation being provided by commercial and community providers who are not contracted by MSD to deliver accommodation services.

## People in Transitional Housing vs EH SNG recipients



Every applicant for an EH SNG must make reasonable efforts to find secure accommodation. For most applicants, this includes applying for transitional housing and public housing.

The EH SNG payment normally does not need to be paid back by the applicant, but where the household has contributed to their own housing need, the EH SNG may be made recoverable at 25% of the applicants weekly income.

In the quarter ending 31 March 2018, 10% of EH SNG grants were issued as recoverable payments, which is a decrease of 1% when compared to the quarter ending 31 December 2017.

EH SNG’s grants made for the March 2018 quarter were typically made to people:

- who identify as Māori (3,264 or 53% of grants), or NZ European (1,395 or 23% of grants)
- who are aged between 25 to 39 years old (2,910 or 47% of grants), or 40 to 54 years old (1,536 or 25% of grants)
- receiving ongoing financial assistance through MSD (5,345 or 87% of grants).

|  |   |  |
|--|---|--|
| <p><b>6,138</b></p> <p><b>EH SNG Grants in quarter ending 31 March 2018</b></p> <p>(6,172 – quarter ending 31 December 2017)</p> | <p><b>2,123</b></p> <p><b>Individual clients granted an EH SNG in quarter ending 31 March 2018</b></p> <p>(2,078 – quarter ending 31 December 2017)</p> | <p><b>\$6.6 million</b></p> <p><b>Total EH SNG amount granted in quarter ending 31 March 2018</b></p> <p>(\$6.6 million – quarter ending 31 December 2017)</p> |
|--|---|--|

**Notes:**

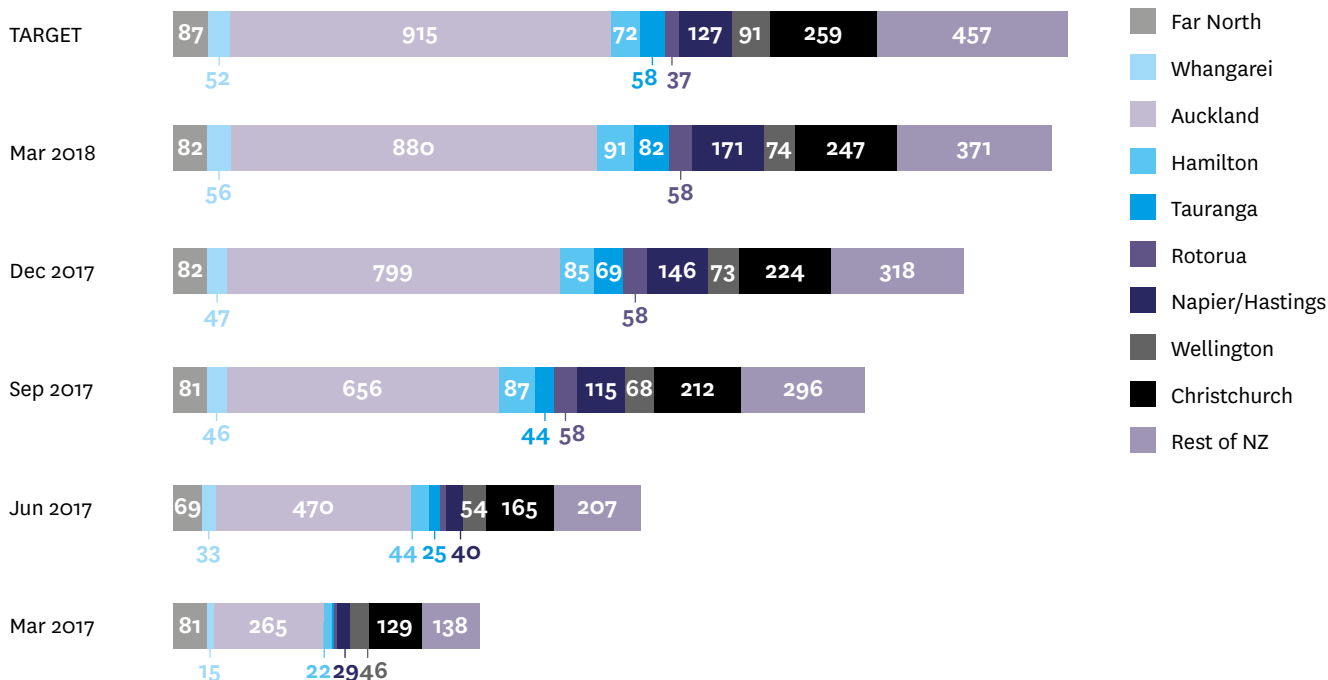
- This is a count of grants. A client can have more than one grant in the time period.
- Emergency Housing assistance payments are granted as Special Needs Grants.
- The total amount granted may not be the same as the amount spent.



# Transitional Housing

An additional 211 transitional housing places became available in the quarter, with a total of 2,112 places secured for tenanting. The Ministry of Social Development (MSD) continues to work towards a target of 2,155 places, which could support 8,620 families each year.

## Transitional Housing Places



**Note:** Data labels have been excluded where the number of places is fewer than 20.

## What is transitional housing?

Transitional housing provides warm, dry and safe short-term accommodation for people in need. It is managed by contracted providers, who are skilled in supporting tenants with a range of tailored social support, tenancy-related services, and are also responsible for maintaining the properties.

The transitional housing programme is led by MSD with collaboration from Housing New Zealand (HNZ), transitional housing providers, and the wider housing sector.

There are currently 43 contracted providers across New Zealand, offering a diverse range of properties. Additional places are being brought on throughout New Zealand, including HNZ (on behalf of MSD) purchasing or building in areas such as Auckland, Whangarei, Hamilton, Rotorua, Napier and Hastings, Palmerston North, Wellington, and Blenheim.

People living in transitional housing pay rent of up to 25% of their income, which is in line with income-related rents for public housing. The balance is subsidised to providers by MSD.

**2,112**

Places secured for tenanting as at 31 March 2018

(1,901 – 31 December 2017)

**2,155**

Target for places secured for tenanting

**\$354**

**million**

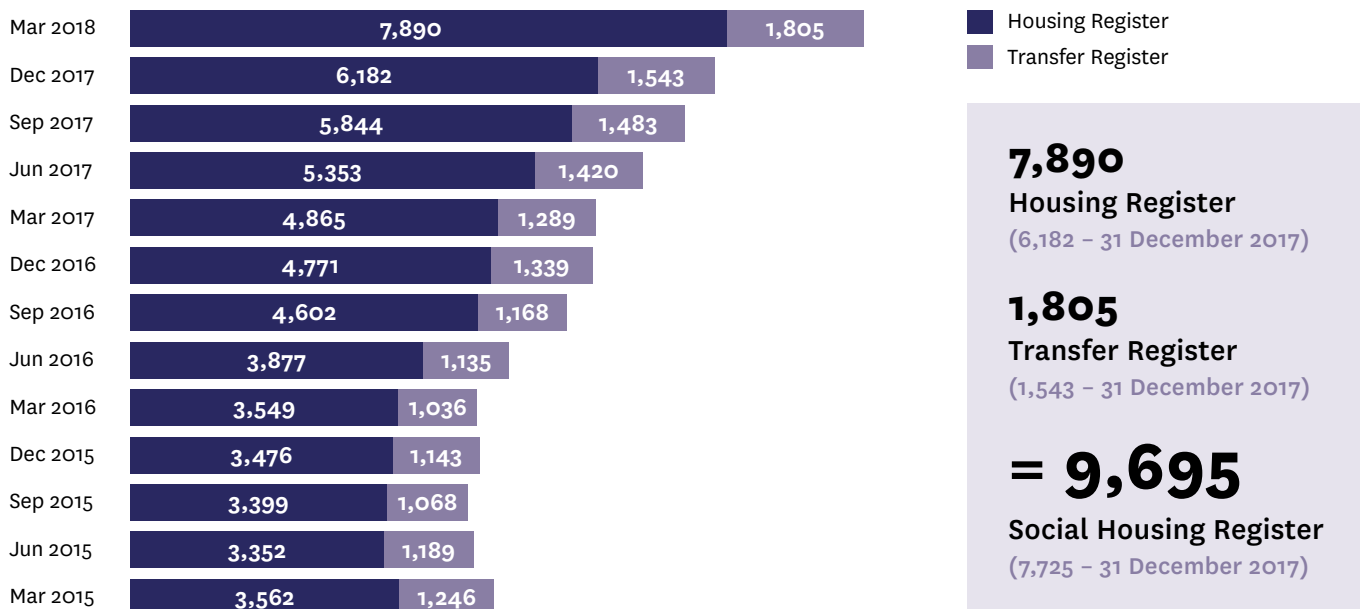
Funding from 2016 to 2020

# Housing Demand

The number of people eligible for housing support on the Social Housing Register has increased by 26%, as more people struggle in the private market, and are talking with the Ministry of Social Development (MSD) about their housing situation.

## Social Housing Register

The Social Housing Register has grown by 26% this quarter, and is up 58% on the same time last year



The Social Housing Register increase of 26% this quarter is significantly higher than the December 2017 quarter, which saw an increase of 5% over the quarter ending September 2017.

The increase this quarter of 1,970 applications reflects wider market conditions with housing costs increasingly unaffordable for many New Zealanders, evidenced by an increase in the number of applications lodged by people who do not receive financial assistance from MSD (up 54%).

Compared with the same time last year, there has been an increase in the number of Social Housing Register applicants in Wellington Metro (up 613 main applicants, or 94%), Auckland (up 1,500 applicants, or 57%), and Christchurch (up 178 main applicants, or 33%), with most of the increases in all of these areas occurring over the last quarter.

The increase seen in the rest of New Zealand in the last year has been driven by increases in Hastings (up 87% to 228), Napier (up 51% to 274), and Hamilton (up 39% to 353). Rotorua, Whangarei, Tauranga, Palmerston North and Nelson also featured in the top eight areas.

The increase in the register is partly attributable to MSD's emergency housing service approach. When people approach MSD with an urgent housing need, we will always explore long-term permanent housing options in the first instance, meaning that we will assess their eligibility for public housing and place them on the register where appropriate. Other factors that have contributed to the increase include:

- operational changes generated a 16% decrease in the number of applicants going to a hold or pending status, which ensure people eligible for public housing remain on the Social Housing Register.
- the end of Relocation from Auckland Assistance resulting in more existing public housing tenants accessing the Transfer Register, with a 19% increase of the Transfer Register in Auckland.
- a pause of Tenancy Reviews has decreased the number of tenancies ending, which reduces the number of available public houses for housing applicants on the Social Housing Register.
- vacant public housing properties have reduced by 39% over the past 12 months, resulting in fewer opportunities for public housing applicants to be housed from the Social Housing Register.

**When New Zealanders are in need of public housing, their needs are recorded on the Social Housing Register, which is comprised of a Housing Register and a Transfer Register.**

MSD has two measures in determining an applicant’s living situation:

- ‘Primary reason for application’ is static and based on the initial reason for the public housing application
- ‘Current accommodation type’ is updated following a change to the households circumstances.

The current accommodation type for applicants on the Social Housing Register has remained stable for the last 12 months, with no significant change with the increased register demand. Accommodation types include private accommodation (26%), boarding (21%), currently in public housing (16%), in emergency accommodation (16%), temporarily sharing with family or friends (12%), in a temporary facility (2%), or in a homeless situation and are not accessing or seeking additional housing support from MSD (6%).

Overall, people on the Social Housing Register are generally in some form of housing, with 95% of applicants on the register already receiving housing support from MSD.

The number of applicants on the Housing Register and on the Transfer Register fluctuates. This is because people are constantly moving on and off the registers, or because their personal circumstances change in ways which influence their priority rating.

Applicants on the Social Housing Register are ranked by priority. Priority A applicants are people considered ‘at risk’ and include households with a severe and persistent housing need that must be addressed immediately. Priority B applicants are people who have a ‘serious housing need’ and include households with a significant and persistent need.

## Housing Register

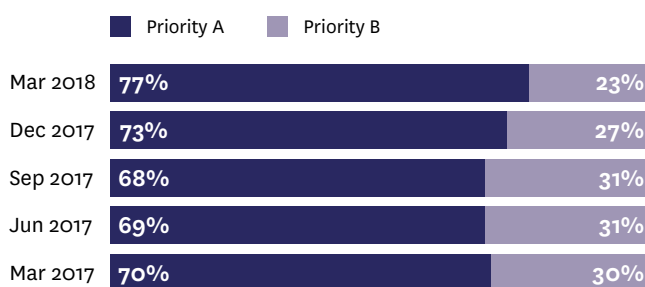
**The Housing Register is prioritised by need and consists of applicants who have been assessed as being eligible for public housing.**

The Housing Register has signalled a shift in housing demand with a 2% increase to the proportion of applicants stating ‘Tenancy ending/eviction’ as the primary reason for their application. There was also a 2% decrease to the proportion of applicants stating ‘Inadequate or unsuitable accommodation’ as the primary reason for application, which at 30% of all applicants on the Housing Register remains the top reason in the March quarter.

### Priority of applicants on the Housing Register

In the March quarter, Priority A applicants on the Housing Register increased to 77% (from 73%) and Priority B applicants shifting to 23% (from 27%).

Priority of applicants



## Transfer Register

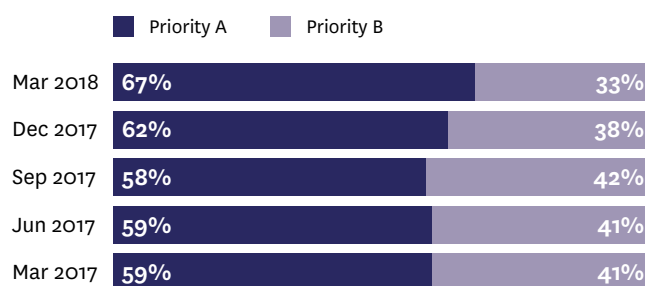
**The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.**

The Transfer Register also signalled a shift in housing demand with a 3% increase to the proportion of applicants stating ‘Neighbourhood or safety issues’ as the primary reason for their application, which at 31% of all applicants on the Transfer Register remains the top reason in the March quarter. There was also a 2% decrease to the proportion of applicants stating ‘Medical or other special need’ as the primary reason for application.

### Priority of applicants on the Transfer Register

In the March quarter, Priority A applicants on the Transfer Register increased slightly to 67% (from 62%) and Priority B applicants shifting to 33% (from 38%).

Priority of applicants



## Regional Overview

The information below provides a snap shot of the demand for housing assistance, as well as the current level of public and transitional housing supply, across the Ministry of Social Development's (MSD) 11 housing regions.

Over the March quarter there has been a growing demand for public housing across all regions, and also good progress in bringing on additional public and transitional housing places in areas of high demand.

The housing regions shown below represent groupings of over sixty Territorial Local Authorities and, therefore, do not align with either Work and Income regions or Statistics New Zealand's regional groupings. More detailed information on the demand for housing assistance and the current supply situation at the Territorial Local Authority level (and local board level for Auckland) can be found in the MSD Regional Housing Factsheets.

### Northland



Number of applicants on the Social Housing Register  
**328** (236)

Public Housing tenancies  
**2,009** (2,016)

Transitional Housing places  
**142** Target  
**138** Actual



Number of EH SNG approved  
**92** (77)  
Amount of EH SNG approved  
**\$188,639** (\$201,703)

### Auckland



Number of applicants on the Social Housing Register  
**4,133** (3,278)

Public Housing tenancies  
**29,868** (29,767)

Transitional Housing places  
**915** Target  
**880** Actual



Number of EH SNG approved  
**931** (968)  
Amount of EH SNG approved  
**\$4,084,194** (\$4,221,779)

### Waikato



Number of applicants on the Social Housing Register  
**604** (471)

Public Housing tenancies  
**4,314** (4,241)

Transitional Housing places  
**110** Target  
**106** Actual



Number of EH SNG approved  
**129** (91)  
Amount of EH SNG approved  
**\$398,126** (\$236,674)

### Bay of Plenty



Number of applicants on the Social Housing Register  
**548** (453)

Public Housing tenancies  
**2,616** (2,620)

Transitional Housing places  
**146** Target  
**156** Actual



Number of EH SNG approved  
**97** (179)  
Amount of EH SNG approved  
**\$158,916** (\$389,726)

### East Coast



Number of applicants on the Social Housing Register  
**666** (595)

Public Housing tenancies  
**3,960** (3,937)

Transitional Housing places  
**165** Target  
**206** Actual



Number of EH SNG approved  
**149** (168)  
Amount of EH SNG approved  
**\$296,533** (\$535,416)

### Central













Number of applicants on the Social Housing Register  
**419** (356)

Public Housing tenancies  
**2,261** (2,259)

Transitional Housing places  
**56** Target  
**60** Actual



Number of EH SNG approved  
**102** (105)  
Amount of EH SNG approved  
**\$126,553** (\$149,528)

|   |  |  |   |   |  |
|---|--|--|---|---|--|
| <b>Taranaki</b><br>          | Number of applicants on the Social Housing Register<br><b>153</b> (115)  | Public Housing tenancies<br><b>1,220</b> (1,223) | Transitional Housing places<br><b>27</b> Target<br><b>19</b> Actual   |    | Number of EH SNG approved<br><b>17</b> (16)<br>Amount of EH SNG approved<br><b>\$19,869</b> (\$11,219)     |
| <b>Wellington</b><br>        | Number of applicants on the Social Housing Register<br><b>1,387</b> (1,092)  | Public Housing tenancies<br><b>8,380</b> (8,383) | Transitional Housing places<br><b>196</b> Target<br><b>198</b> Actual |    | Number of EH SNG approved<br><b>263</b> (203)<br>Amount of EH SNG approved<br><b>\$768,888</b> (\$427,520) |
| <b>West Coast Tasman</b><br> | Number of applicants on the Social Housing Register<br><b>342</b> (267)  | Public Housing tenancies<br><b>1,414</b> (1,416) | Transitional Housing places<br><b>63</b> Target<br><b>40</b> Actual   |    | Number of EH SNG approved<br><b>71</b> (76)<br>Amount of EH SNG approved<br><b>\$215,090</b> (\$167,162)   |
| <b>Canterbury</b><br>      | Number of applicants on the Social Housing Register<br><b>865</b> (691)  | Public Housing tenancies<br><b>7,291</b> (7,201) | Transitional Housing places<br><b>280</b> Target<br><b>252</b> Actual |   | Number of EH SNG approved<br><b>177</b> (144)<br>Amount of EH SNG approved<br><b>\$177,897</b> (\$132,745) |
| <b>Southern</b><br>        | Number of applicants on the Social Housing Register<br><b>223</b> (144)  | Public Housing tenancies<br><b>1,846</b> (1,834) | Transitional Housing places<br><b>55</b> Target<br><b>57</b> Actual   |  | Number of EH SNG approved<br><b>71</b> (39)<br>Amount of EH SNG approved<br><b>\$112,014</b> (\$54,531)    |
| <b>Other/unknown</b>  | Number of applicants on the Social Housing Register<br><b>27</b> (27)  | Public Housing tenancies<br><b>294</b> (291)     |   |   | Number of EH SNG approved<br><b>24</b> (12)<br>Amount of EH SNG approved<br><b>\$28,013</b> (\$38,959)     |
|   | <p><b>Note:</b> These applicants have a primary address that is not geo-coded so cannot be attributed to a specific Territorial Local Authority.</p> |  |   |   |  |

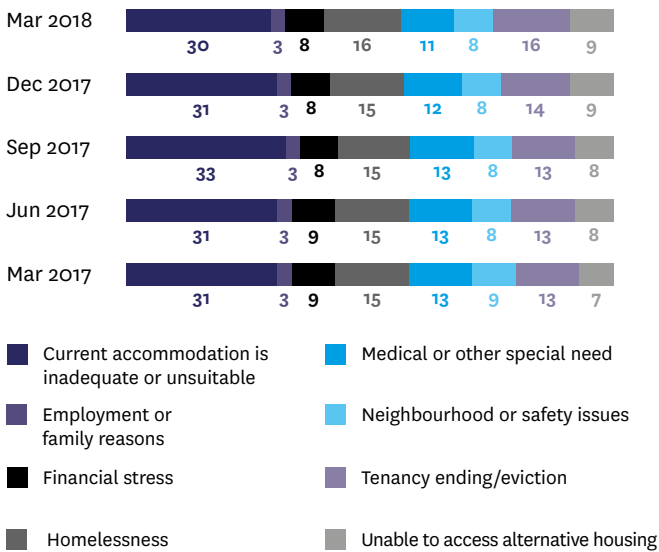
**Notes:**

- Numbers in brackets denote previous quarter figure.
- Social Housing Register includes both the Housing Register and Transfer Register as at 31 March 2018.
- Transitional Housing – Actual is at 31 March 2018, and regional figures targets are adjusted based on demand.
- Emergency Housing – Number of EH SNG is the number of distinct clients who were granted a SNG in the quarter ending 31 March 2018, based on the housing region the last grant of the quarter was made in.
- Emergency Housing – Amount of EH SNG is the total value of grants issued in the quarter ending 31 March 2018, per housing region.
- Public Housing Tenancies includes Housing New Zealand and 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 2018.

# Characteristics of People on the Social Housing Register

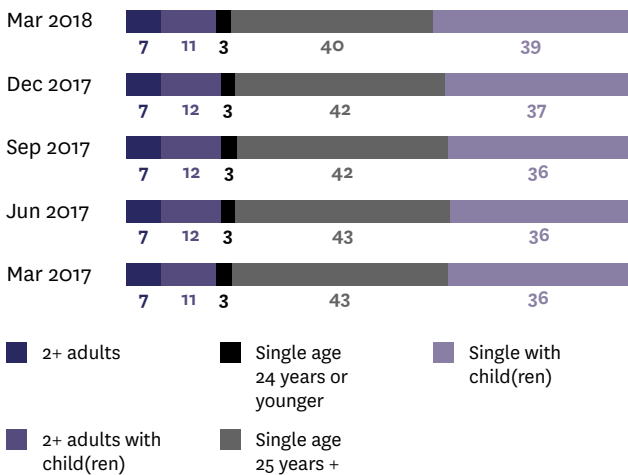
As the register continues to increase, the characteristics of households remain relatively unchanged, with housing demand being evenly spread across all demographics.

## Main reason for application (%)



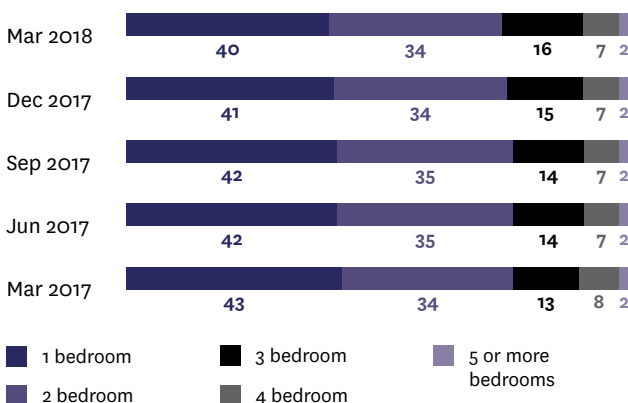
- The main reason for application is captured at the initial application for public housing through an assessment. The main reason given for applying for the Housing Register as at 31 March 2018 was 'current accommodation being inadequate or unsuitable' – this accounts for 2,396 applicants or 30% of applicants on the Housing Register.
- The second most common reason given for applying for the Housing Register as at 31 March 2018 was 'homelessness' – this accounts for 1,513 applicants or 19% of the Housing Register, and is closely followed by 'Tenancy ending/eviction' – this accounts for 1,505 applicants or 19% of the Housing Register.
- In the last year, the number of applicants on the Housing Register that are in secure housing has increased by 47% from 3,010 to 4,422 as at 31 March 2018. In contrast, the number of applicants on the Housing Register that are in insecure housing has increased by 87% from 1,855 to 3,468 as at 31 March 2018.
- As a result of this contrast, this has seen the proportion of applicants on the Housing Register that are currently in insecure housing increase from 32% of the total in March 2017, to 44% of the total in March 2018.

## Household composition (%)



- Household composition describes the people who will be housed with the applicant. This may include extended family or boarders who are permanent members of the household, and provide or receive financial, physical and emotional support.
- The most common type of applications on the Social Housing Register as at 31 March 2018 continued to be single adult households (4,221 applicants or 44%) followed by single adult households with children (3,757 applicants or 39%).
- The increase in the Social Housing Register since 31 December 2017 (up 1,970) was led by an increase on the Housing Register of single adult households with children (up 790).

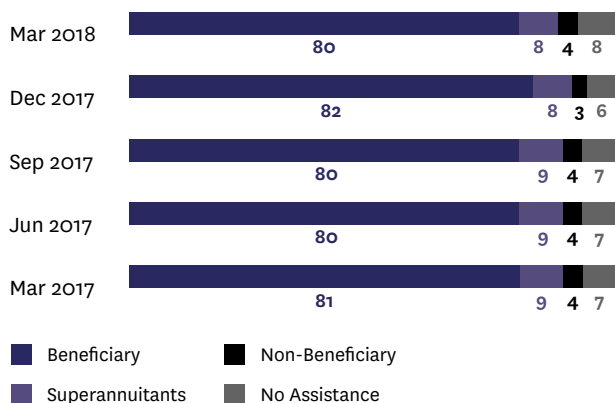
## Bedrooms required (%)



- Number of bedrooms required is the number of bedrooms assessed as being required based on the number and composition of the people that will be housed with the applicant.
- The most common number of bedrooms needed for applicants on the Social Housing Register as at 31 March 2018 continued to be one bedroom (3,911 applicants or 40%), followed by two bedrooms (3,341 applicants or 34%).
- The high demand for one or two bedroom properties continues to align with the household composition data over the last 12 months, which showed that around 80% of applicants on the Social Housing Register were for single adults with child(ren) or single adults.

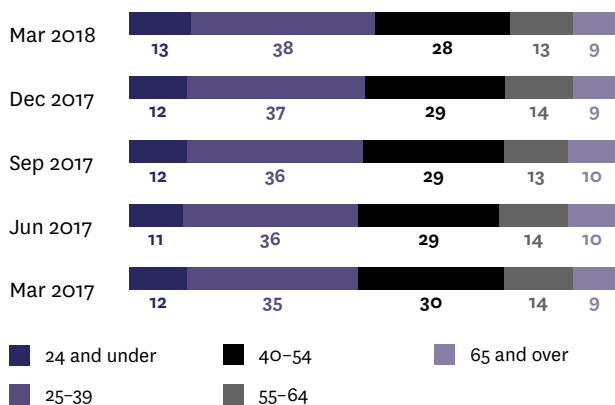
# Characteristics of People on the Social Housing Register continued...

## Household income type (%)



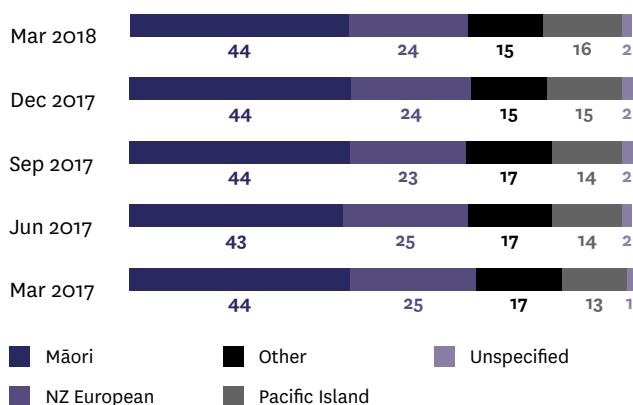
- A large majority (80%) of applicants on the Social Housing Register as at 31 March 2018 received a main benefit. The most common benefit received continued to be Jobseeker Support (JS), which made up 30% of applicants (2,890), followed by Sole Parent Support (SPS) (2,449 applicants or 25%), and Supported Living Payment (SLP) (2,116 applicants or 22%).
- The number of non-beneficiaries increased in the March quarter (up 55% to 410 applicants), as did those not receiving regular financial assistance from MSD (up 54% to 748 applicants).

## Age of main applicant (%)



- The following age group data in this report is for the main applicant only, and does not include any other individuals associated with the application.
- The most common age group for main applicants on the Social Housing Register as at 31 March 2018 continued to be those aged 25 to 39 years (3,670 applicants or 38%), followed by those aged 40 to 54 years (2,676 applicants or 28%).
- Overall, there was a 4% increase over the past 12 months to the number of applicants aged under 40 years.

## Ethnicity of main applicant (%)



- The following ethnicity data is self-identified and multiple ethnicities may be chosen by an individual as fits their preference. Multiple selected ethnicities are then prioritised into a hierarchy. Ethnic groups do not currently align with Statistics New Zealand ethnicity groupings.
- The most commonly reported ethnicity on the Social Housing Register as at 31 March 2018 continued to be Māori, who made up 44% (4,261 applicants), followed by New Zealand European (2,298 applicants or 24%).
- In particular, growth in the Social Housing Register since December 2017 was driven by increased numbers of Māori (up 872 applicants) and NZ European (up 472 applicants) during the quarter.

# Transitions

Over the quarter, 1,568 applicants from the Social Housing Register were housed, with an average time of 64 days to house. This is a decrease of 6% for applications housed, and on average six days longer, when compared to the number of applications housed in the December quarter.

## Applications Housed

Over the March 2018 quarter, 1,532 applicants from the Housing Register were housed, and 36 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,497 compared to 71 Priority B applicants). When housed, the majority of applicants from both registers went into a Housing New Zealand property (1,288), while 280 were housed in a community housing provider property.

## Time to House

Time to house is defined as the average number of days it takes from the time an application is first registered on the Housing Register or Transfer Register, to the day a tenancy commences for that application.

| Applications housed   | Mean time to house (days) | Median time to house (days) |
|-----------------------|---------------------------|-----------------------------|
| Mar 2018 <b>1,568</b> | <b>121.2</b>              | <b>64</b>                   |
| Dec 2017 <b>1,673</b> | <b>122.4</b>              | <b>58</b>                   |
| Sep 2017 <b>1,876</b> | <b>105.5</b>              | <b>50</b>                   |
| Jun 2017 <b>1,725</b> | <b>115.9</b>              | <b>55</b>                   |
| Mar 2017 <b>1,799</b> | <b>107.5</b>              | <b>52</b>                   |

### Notes:

- After September 2015 time to house is defined as the number of calendar days between the date an application is first confirmed on the Social Housing Register as an 'A' or 'B' priority and the date a tenancy is activated for that application. 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 in.
- Applications housed may have been housed with Housing New Zealand or with a community housing provider.

## 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 market. HSPs also help to ensure that people who most need public housing can access it by reducing the number of people on the register, and by helping those who can sustain alternative housing to transition out of public housing.

The use of HSP decreased from the last quarter, down 33% from \$745,122 over the December 2017 quarter to \$496,409 over the March 2018 quarter. This decrease is largely due to less applications being housed and less public housing tenancies being ended, and therefore less people moving into the private housing market. The end of Relocation from Auckland Assistance and pause of Tenancy Reviews has also impacted the use of HSPs.

|  |  |   |
|--|--|---|
| <b>\$306,886</b><br>Bond Grants<br>(\$412,223)   | <b>\$29,142</b><br>Letting Fees<br>(\$36,534)      | <b>\$33,773</b><br>Moving Assistance<br>(\$53,567)                        |
| <b>\$56,783</b><br>Rent in Advance<br>(\$81,723) | <b>\$4,296</b><br>Tenancy Costs Cover<br>(\$8,671) | <b>\$65,530</b><br>Transition to Alternative Housing Grant<br>(\$152,406) |

**= 503**

**Grants for 283 distinct clients (total \$496,409)**  
(727 grants for 402 distinct clients, total \$745,122 – 31 December 2017)

### Notes:

- 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.
- Numbers in brackets denote previous quarter figure.



# Public Housing Overview

The information below illustrates the entries on and off the Social Housing Register for the March 2018 quarter, with the numbers in brackets showing the December 2017 quarter.

## 7,725

Existing applications from December quarter

## 5,102

New entries over March 2018 quarter  
(4,101 over December 2017 quarter)



● **4,598** (3,679)  
Housing Register

● **504** (422)  
Transfer Register



● **4,162** (3,303)  
Priority A

● **940** (798)  
Priority B

## 9,695

Current applications at 31 March 2018  
(7,725 at 31 December 2017)



● **7,890** (6,182)  
Housing Register

● **1,805** (1,543)  
Transfer Register



● **7,287** (5,490)  
Priority A

● **2,408** (2,235)  
Priority B

## 1,970

Register exits over March 2018 quarter

In the December quarter, the 1,835 exit reasons were:

**462** (449)

Change in household circumstances

**763** (752)

Moved to private accommodation

**56** (31)

Declined offer of public housing

**13** (6)

Moved to existing public housing tenancy

**10** (14)

Moved to emergency housing

**325** (360)

No longer eligible for public housing

**206** (227)

Self exit – no longer requires public housing

## 1,568

Applications housed over March 2018 quarter  
(1,673 over December 2017 quarter)

**1,532** (1,652) Housing Register

**36** (21) Transfer Register

**1,497** (1,579) Priority A applicants

**71** (94) Priority B applicants

**1,288** (1,350) housed in HNZ properties

**280** (323) housed in CHP properties

## 64

Median time to house (days) over March 2018 quarter  
(58 over December 2017 quarter)

**64** (57) days

**106** (84) days

**65** (57) days

**48** (72) days

**66** (59) days

**59** (52) days

## 1,733

Tenancies ended over March 2018 quarter

In the December quarter, the 1,903 tenancy end reasons were:

**357** (404)

Moved to private accommodation

**622** (645)

Change in household circumstances

**585** (844)

Moved to new public housing tenancy

**52** (50)

Moved as a result of a Tenancy Review

**17** (17)

Moved to emergency housing

**270** (292)

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 Social 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.