

# Public Housing Report

## Snapshot for whānau Māori

**April 2020**



This Public Housing Report has been compiled by the Ministry of Housing and Urban Development for WAI2750. It should be read together with the latest Public Housing Quarterly Report, which provides general data on public housing supply and demand, housing support, and the movement of people through the public housing system.

## APPENDIX A

### **Caveats and limitations:**

- Applicants for public housing and other programmes are given the option to self-identify as Māori. Applicants may choose to self-identify differently in different contexts.
- For the purposes of public housing reporting, the ethnicity of the household is indicated by the ethnicity of the primary applicant. This approach is different to the approach used by Stats NZ, where any household including a person identifying as Māori is classified as a 'Māori household'. This approach means that the household may include Māori people, but not be counted as a 'Māori household' within public housing reporting.

# Public Housing Supply

Public houses are properties owned or leased by Kāinga Ora<sup>1</sup> and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing.

As of December 2019, there were 70,474 public houses. Of these, 63,300 state houses are provided by Kāinga Ora, and 7,174 IRRS tenancies<sup>2</sup> are provided by registered Community Housing Providers (CHPs) across Aotearoa New Zealand. CHPs are registered by the Community Housing Regulatory Authority (CHRA).

## Kāinga Ora

Kāinga Ora is the primary provider of public housing in New Zealand. Kāinga Ora owns and manages 63,300 homes across the country which accommodates more than 180,000 people.

## Māori Community Housing Providers

Community houses are homes owned, leased or managed by non-government organisations (NGOs) or independent government subsidiaries, such as Tāmaki Housing Association.

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 Central and Local Government partnerships and are located across the country.

Since 2014, registered CHPs have become eligible to receive Income-Related Rent Subsidy (IRRS). Some providers are separately contracted to provide support services for Government programmes such as Housing First and Transitional Housing.

When registering with the CHRA, CHPs indicate whether they are a Māori organisation. The table below lists all Māori CHPs, their location, their housing stock and the number of IRRS tenancies they have.

As recorded in the table below, as at 20 March 2020 there were 15 Māori CHPs registered with the CHRA, making up 29% of registered CHPs.<sup>3</sup> These 15 Māori CHPs provide a total of 463 units, which is 3.5% of total units supplied by CHPs. There has been significant growth in the Māori CHP sector since June 2019, when there were 11 Māori CHPs providing 315 units. This represents a near 50% increase in units provided by Māori CHPs between June 2019 and March 2020. 57% of the units provided by Māori CHPs are funded to receive IRRS.

- 
- 1 Kāinga Ora – Homes and Communities was formed in October 2019 and brings together the KiwiBuild Unit, Housing New Zealand and its development subsidiary HLC.
  - 2 Income-Related Rent (IRR) is a subsidised rent scheme for public housing tenants with low incomes. IRR is calculated based on a tenant's 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.
  - 3 The total number of registered CHPs as at 20 March 2020 is 52.

APPENDIX A

<b>Māori Community Housing Providers</b>	<b>Location</b>	<b>Housing Stock</b>	<b>IRRS Tenancies</b>
Kāhui Tū Kaha Limited	Auckland	194	180
Kahungunu Executive ki te Wairoa Charitable Trust	Wairoa	18	0
Mahitahi Kāinga Trust	Auckland	0	0
Manawa Community Housing Trust	Bay of Plenty	6	0
Mangatawa Papamoa Blocks Incorporated	Bay of Plenty	31	S
Ngā Hau E Whā National Marae Charitable Trust Incorporated	Christchurch	6	0
Ngā Rau Tātangi - Māori Housing Foundation	Waikato	15	13
Porirua Whānau	Greater Wellington	17	15
Te Hau Ora o Ngāpuhi Ltd	Kaikohe - Northland	0	0
Te Runanganui O Ngati Porou Trustee Limited	Gisborne East Cape	7	11
Te Taiwhenua o Heretaunga Trust	Hawkes Bay	19	S
Te Whānau o Waipareira Trust	Auckland	0	0
Waiohiki Community Charitable Trust	Hawkes Bay	14	S
Whai Maia Charitable Trust 1	Auckland	136	33
Te Rūnanga o Kirikiriroa Charitable Trust	Hamilton	0	0
<b>Total for 15 Māori CHPs</b>	<b>Total</b>	<b>463</b>	<b>266</b>
<b>Total for all 52 CHPs</b>	<b>Total</b>	<b>13,111</b>	<b>7281</b>
<b>Percentage of total supplied by Māori CHPs</b>		<b>3.53%</b>	<b>3.65%</b>
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• An 'S' denotes data of a small volume. The data is suppressed to ensure the privacy of tenants, and therefore the sum across providers may not equal the total displayed.</li> <li>• Te Rūnanga o Kirikiriroa have just been registered and will replace their subsidiary Ngā Rau Tātangi. The houses currently held by Ngā Rau Tātangi will be transferred to Te Rūnanga o Kirikiriroa. The number of Māori CHPs will be 14 once this process is completed.</li> <li>• Three Māori CHPs do not currently hold any housing stock. These organisations have chosen to register before they own or lease any housing stock.</li> </ul>			

**Notes:**

- There may be some variations in MSD and Kāinga Ora reporting. This is due to differences in timing and processes. The MSD data provides a snapshot at a specific point in time, the Kāinga Ora data is drawn from an operational database that reflects changes in tenant status.
- Number of community housing units represents existing tenancies and does not include vacant properties.

# Supporting Housing Needs

The Ministry of Housing and Urban Development (HUD) and the Ministry of Social Development (MSD) provide a range of housing products and services to help people with their housing needs, from addressing homelessness to emergency housing grants to transitional housing.

## Housing First

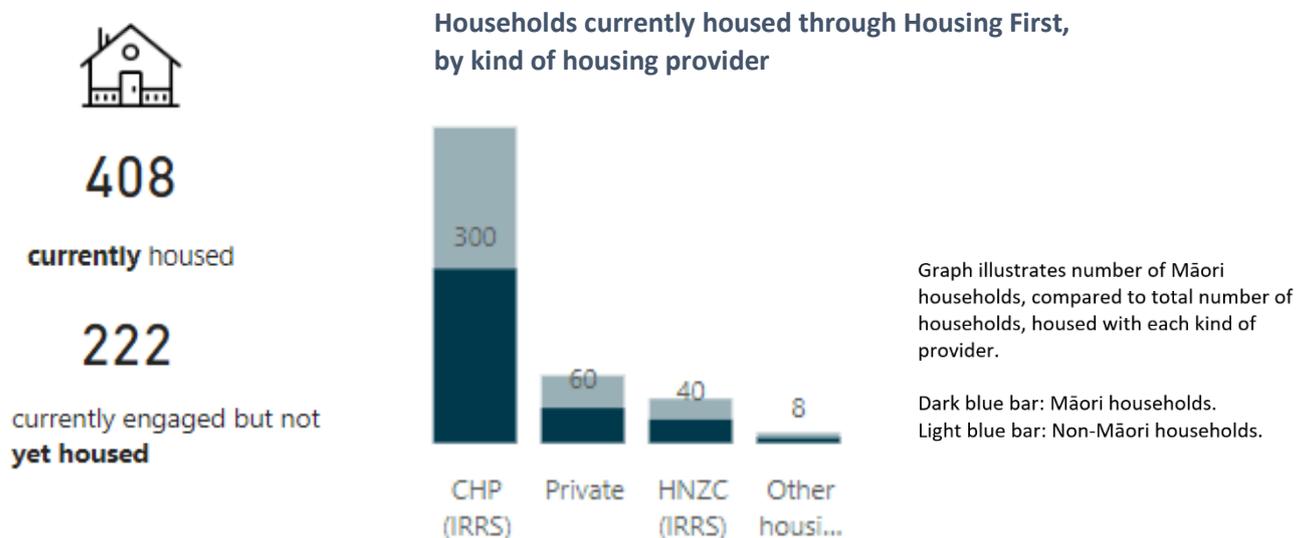
The Housing First programme is a collective response to homelessness in a community. It offers people immediate access to housing and then wraps around tailored support for as long as needed, to help people remain housed and address the issues that led to their homelessness.

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. HUD facilitates the development of a fit-for-purpose community programme around a series of core Housing First principles.

## Housing First for whānau Māori

As at March 2020, 55% of households accessing Housing First programmes identified as Māori.<sup>4</sup> 54% of Māori households accepted into the programme have been housed. The majority of these households have been housed by CHPs.



<sup>4</sup> For the purposes of public housing reporting, the ethnicity of the household is indicated by the ethnicity of the primary applicant. Applicants for public housing and other programmes are given the option to self-identify as Māori.

## APPENDIX A

Within the 968 households identifying as Māori, people accessing Housing First programmes are predominantly male. 33% of Māori households currently accessing Housing First programmes reported experiencing homelessness four or more times. 29% of Māori households accessing Housing First reported experiencing homelessness only once.

968

households **have been accepted to service**

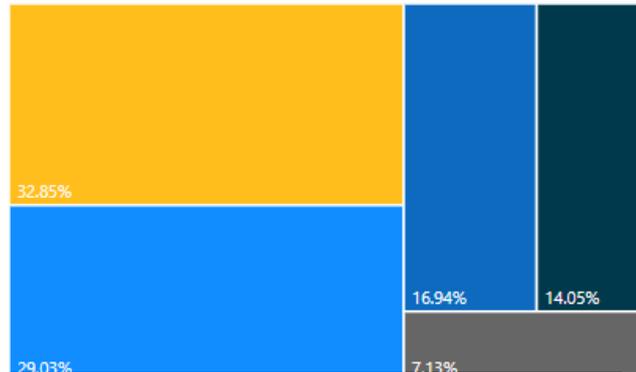


### Gender:

Male	Female	Gender diverse
58.7%	40.5%	0.8%

### Reported history of homelessness for Māori households accessing Housing First programmes

● 4+ ● 1 ● 2 ● 3 ● Choose not to answer/not asked



Graph illustrates percentage of Māori households who report experiencing homelessness once, twice, three times or four or more times.

Since accessing the programme, 630 Māori households continue to need support, 292 Māori households have withdrawn from the programme, and the primary applicant in 16 households is now deceased. 30 Māori households have 'graduated' from Housing First programmes, which means the person has accessed the support they require.

### Outcomes for Māori households accessing Housing First programmes



Graph illustrates number of Māori households, compared to total number of households, for each outcome.

Dark bar: Māori households  
Light bar: Non-Māori households

## Emergency Housing Special Needs Grant

The purpose of the Emergency Housing Special Needs Grant (EH SNG) is to help individuals and families with the cost of staying in short-term accommodation (usually a motel) if they are temporarily unable to access a contracted transitional housing place or private rental. The EH SNG pays for short-term accommodation for up to seven days at a time.

## Emergency Housing Special Needs Grant for whānau Māori

Between September 2016 and January 2020, one or more EH SNGs were received by 23,403 Māori households. Māori households represented 55% of households receiving EH SNGs.

A client can have more than one grant. The number of EH SNGs received by Māori households during this time period was 122,993. This is an average of just over five grants per Māori household.

### Emergency Housing Special Needs Grants

	Māori households	Non-Māori households
Number of households receiving Emergency Housing Grants	23,403	18,817
Number of grants approved	122,993	85,117

# 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.

## Accommodation Supplement

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 Accommodation Supplement. From 1 April 2018, the Accommodation Supplement regional boundaries and maximum payments changed as a result of the Government's Families Package<sup>5</sup>

## Accommodation Supplement for whānau Māori

As at December 2018, 31% of people receiving Accommodation Supplement identified as Māori.

---

<sup>5</sup> Information about updated Accommodation Supplement Areas is available at: <https://www.msd.govt.nz/about-msd-and-our-work/newsroom/2017/budget-2017/new-regions.html>.

Benefit rate summaries are available at: <https://www.workandincome.govt.nz/map/deskfile/benefit-rate-summaries/index.html>

# Public Housing Demand

Public housing demand is measured through the number of households on the Housing Register, the number of households currently living in public housing, and the number of households on the Transfer Register.

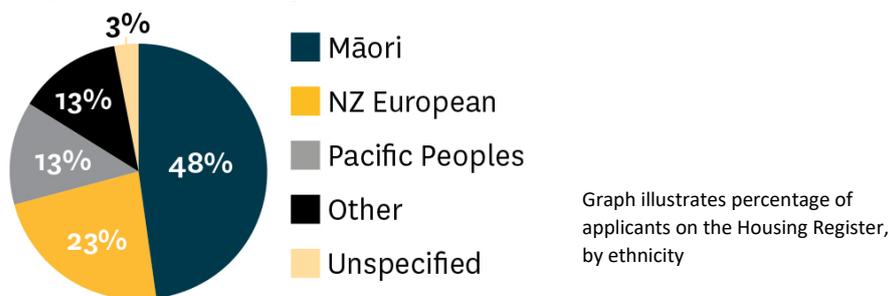
## Housing Register

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

### Whānau Māori waiting on the Housing Register

As at December 2019, 48% of applicants on the Housing Register identified as Māori.

Applicants on the Housing Register, by ethnicity



## 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.

### Whānau Māori waiting on the Transfer Register

As at December 2019, 44% of applicants on the Transfer Register identified as Māori.

Applicants on the Transfer Register, by ethnicity



## Public Housing Tenancies

The list of Public Housing Tenancies records the people who are currently living in public housing.

### Whānau Māori living in Public Housing

As at March 2020, the number of Māori households living in public housing was 24,414. There are a total of 66,772 households living in public housing, meaning that 36.6% of households living in public housing identify as Māori.<sup>6</sup>

#### Composition of households living in Public Housing

	Māori households	Non-Māori households
Proportion of households in Public Housing with two or more adults, and no children	5%	12%
Proportion of households in Public Housing comprising a single parent with children	44%	24%

44% of Māori households living in public housing are identified as a whānau comprising a single parent with children. 42% of Māori households living in public housing are identified as a single adult.

#### Length of tenure for households living in Public Housing

	Māori households	Non-Māori households
Number of Households living in Public Housing for fewer than 5 years	13,924	19,399
Number of Households living in Public Housing for more than 5 years tenancy duration	10,490	22,959

As shown in the table above, 13,924 whānau Māori have held their current public housing tenancy for five years or shorter, and 10,490 whānau Māori have held their current public housing tenancy for more than five years.

<sup>6</sup> For the purposes of public housing reporting, the ethnicity of the household is indicated by the ethnicity of the primary applicant. Applicants for public housing and other programmes are given the option to self-identify as Māori.