

June 2017

Social Housing Quarterly Report



The Social Housing Quarterly Report provides key facts and data on Social Housing. The report will be published quarterly and contains information on the housing support provided by the Ministry, the supply of social houses, emergency and transitional housing, demand for social housing and the movement of people through the social housing system.



In this report

Housing Support

Accommodation Supplement.....	2
Temporary Additional Support	2
Income-Related Rent Subsidy	2

Social Housing Supply

Social Houses	3
---------------------	---

Emergency & Transitional Housing

Emergency Housing Special Needs Grant.....	4
Transitional Housing Places	4

Social Housing Demand

Social Housing Register.....	5
Characteristics of People on the Social Housing Register...	6

Transitions

Applications Housed and Average Time to House.....	7
Housing Support Products	7

Key facts

This year the Ministry will spend **\$2.3 billion** on housing support, helping more than 310,000 households.

Last year, **\$144.5 million** over four years was announced to secure additional social housing places from Community Housing Providers (CHPs). This provides CHPs with upfront funding and/or an operating supplement for new supply.

\$354 million was also committed for Transitional Housing – which will provide 8,600 housing places per year.

There are currently more than 66,000 social houses, and MSD has a Purchasing Strategy that would see an additional 6,400 places by June 2020.

Housing Support

\$565.2 million

Total housing support provided in the quarter
(\$549.6 million – 31 March 2017)

Accommodation Supplement

Accommodation Supplement (AS) is a non-taxable benefit that provides assistance towards accommodation costs for beneficiaries and low and middle-income earners. Recipients must meet a cash asset test, an income test and have 'high' accommodation costs.

284,572

People receiving Accommodation Supplements as at 30 June 2017
(285,174 – 31 March 2017)

\$20.3 million

AS payments per week
(\$20.4 million – 31 March 2017)

Temporary Additional Support

Temporary Additional Support is a non-taxable supplementary that can be paid for a maximum of 13 weeks. It is paid as a last resort to help people with their regular essential living costs that cannot be met from their income and other resources.

64,449

People receiving Temporary Additional Support as at 30 June 2017
(63,392 – 31 March 2017)

\$4.1 million

TAS payments per week
(\$4.0 million – 31 March 2017)

Income-Related Rent Subsidy

Most tenants in Social Housing pay an Income-Related Rent (IRR) which limits the amount of rent they pay to no more than 25 per cent of their net income. The Ministry of Social Development 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.

62,926

IRRS tenancies as at 30 June 2017
(62,459 – 31 March 2017)

\$16.2 million

IRRS payments per week
(\$15.6 million – 31 March 2017)

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$211 million.

Social Housing Supply

Social Houses

Social houses are properties owned or leased by Housing New Zealand and registered Community Housing Providers that are able to be tenanted by people who have been assessed as being eligible for social housing.

58,277

HNZ IRRS Places

1,541

HNZ Market Renters

537

HNZ Short-term
Vacant

1,257

HNZ Long-term
Vacant

4,649

Registered CHP
IRRS Places

71

Registered CHP
Market Renters

= 66,332

Total Social Houses

(65,979 – 31 March 2017)

The Ministry of Social Development
is planning for

72,000

social houses to be available by June 2020.

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.
- As advised by HNZ, HNZ 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.

Emergency & Transitional Housing

Emergency Housing Special Needs Grant

The Special Needs Grant for emergency housing pays for short-term accommodation provided by commercial and community providers who are not contracted by the Ministry of Social Development where people cannot meet the cost of this from their own resources or from other sources.



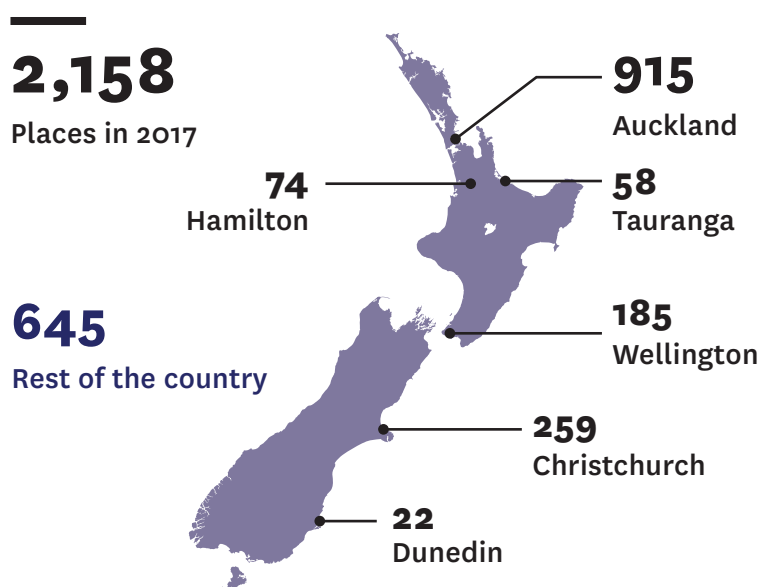
Notes:

- 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.
- This is the amount granted. The total amount granted may not be the same as the amount spent.

Transitional Housing Places

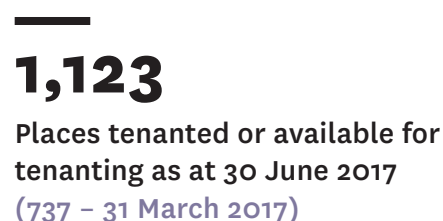
The Ministry of Social Development has established a panel of emergency housing providers to deliver transitional housing places and associated support services for people in severe housing need.

Transitional Housing Target



Note: The 2,158 Transitional Housing Places will be used to provide 8,600 placements per year, based on four 12-week stays.

Transitional Housing Delivery



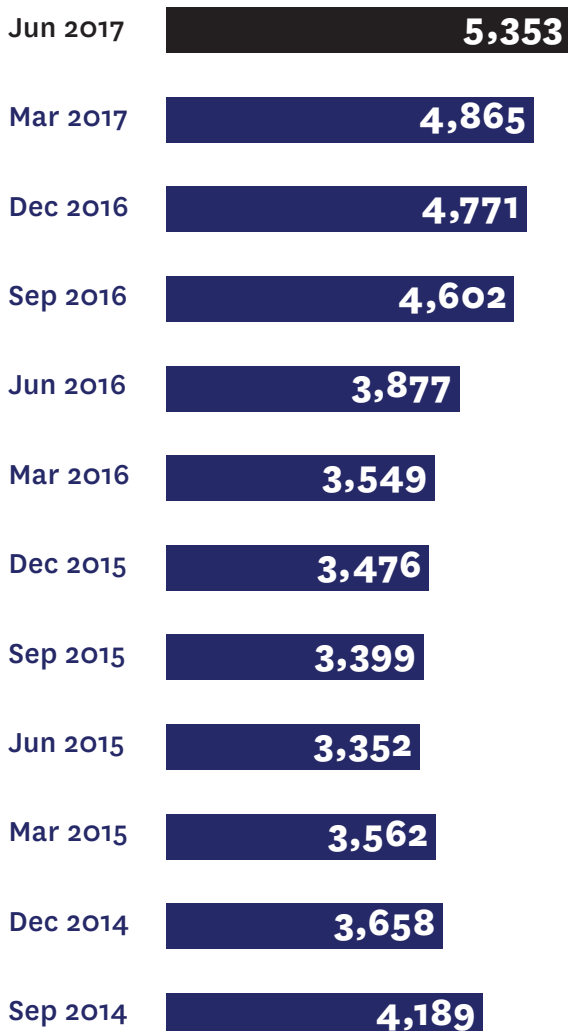
Social Housing Demand

Social Housing Register

The Social Housing Register is comprised of a Housing Register and a Transfer Register. The Housing Register is prioritised by need and consists of social housing applicants who have been assessed as being eligible for social housing. The Transfer Register is made up of people already in social housing, but who have requested and are eligible for a transfer to another property.

5,353

Housing Register



1,420

Transfer Register

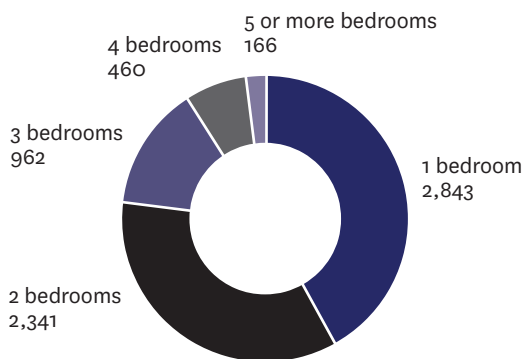


Note:

This only includes priority A and B applications. The A and B priority applications used in these tables are as at the end of the quarter and may have changed prior to this date.

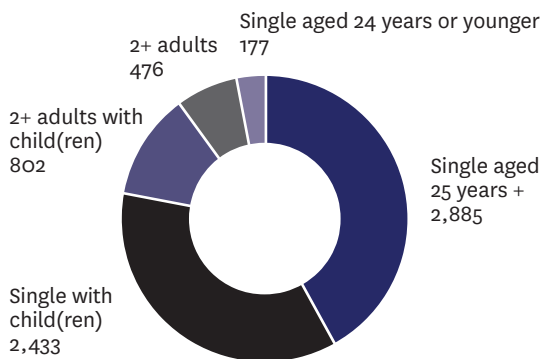
Characteristics of People on the Social Housing Register

Bedrooms required*

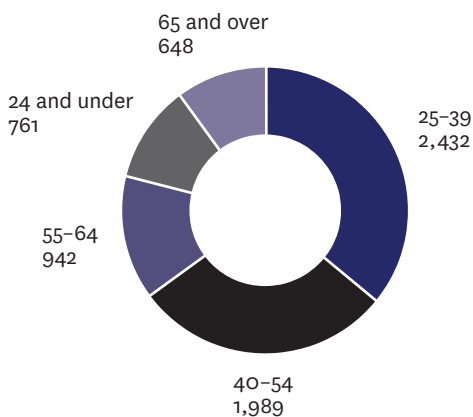


* As at 30 June 2017 one client did not have a bedrooms required figure assigned and another's age of main applicant was missing from their information in the register. These issues have now been resolved.

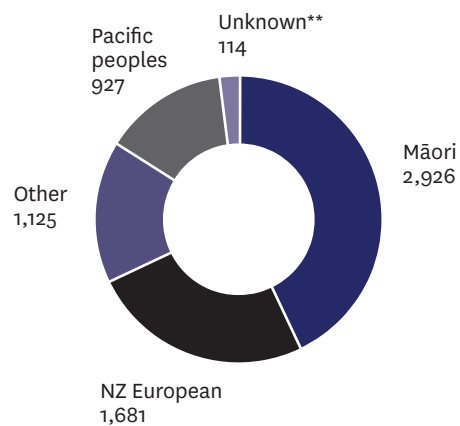
Household composition



Age of main applicant



Ethnicity of main applicant

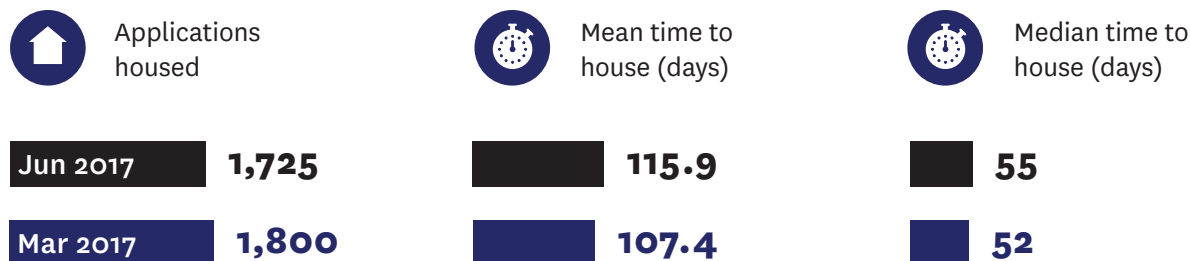


** As reporting of ethnicity is voluntary, 'unknown' indicates applicants have decided not to report their ethnicity.

Note: Social housing register includes the housing register and transfer register.

Transitions

Applications Housed and Average Time to House

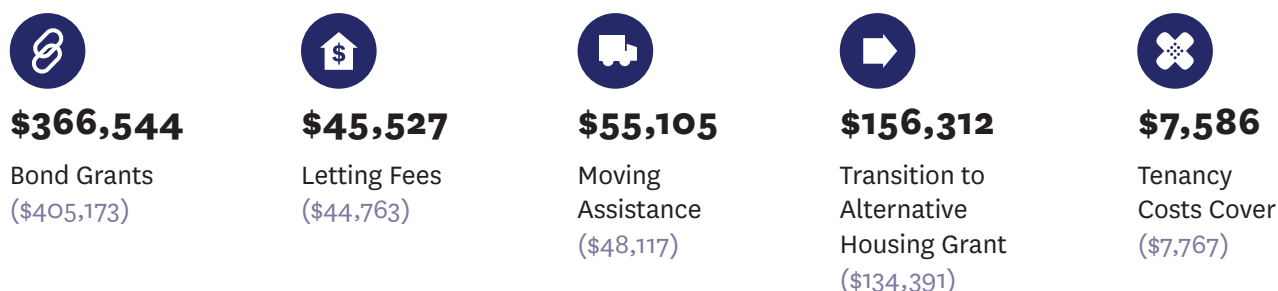


Notes:

- After September 2015 time to house is defined as the number of calendar days between the date an application is first confirmed live 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 Corporation 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 independence in the private housing market. HSPs help to ensure that those who most need social 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 social housing.



= 554

Grants for 371 distinct clients (total \$631,074)

(555 grants for 397 distinct clients, total \$640,212 – 31 March 2017)

Note: Number in bracket as at 31 March 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.
- HSP hardship assistance payments are granted as Special Needs Grants.
- This does not include the HSP Relocation from Auckland Assistance.