

Appendix One – Housing Circumstances

	Housing circumstances	Description	Case Study Examples
1.	<p>People who need no help in the private housing market</p> <p>A person is living in stable and healthy private market housing and is equipped to be mobile in the private housing market.</p>	<p>The first housing outcome has the intent of maximising people's opportunities to enter the private market; obtain stable housing; and to move within that market as their circumstances change. The primary enabler is through workforce status and/or educational/skill level to allow sufficient income to make informed choices.</p>	<p>Michaela - Michaela (26) has recently started her first job as a secondary school teacher. She is earning a median income, with the potential to increase this as she moves through her career as a teacher. She is currently renting and living with flatmates, but is putting money away to save for a house deposit. She has enough residual income to meet her needs and is able to navigate the private rental market on her own.</p>
2.	<p>People who need time-limited assistance in the private housing market</p> <p>A person is living in the private housing market with some assistance and the potential to move to circumstance 1.</p>	<p>The second housing outcome has the intent of supporting people in the private housing market where the main issue is affordability. People in this circumstance are capable of becoming independent in the housing market and have the potential for financial mobility, but need housing assistance while they retrain or engage in work to increase their income.</p>	<p>Sione and Sharon and three kids - Sione and Sharon (both 28) have been renting in Dunedin in the private housing market for 6 years, receiving AS. Sione and Sharon were receiving a benefit a few years ago but now Sione is in full time work and on the minimum wage as he completes his electrician's apprenticeship. Sharon is at home with their three kids who are 6, 5, and 2. Sione and Sharon have the potential to move into circumstance 1 by increasing their income once Sione has finished his apprenticeship and Sharon is able to get into part-time work when their youngest child starts kindergarten.</p>
3.	<p>People who need ongoing assistance in the private housing market</p> <p>A person is living in the private housing market with ongoing government support), because they have no potential to move to circumstance 1.</p>	<p>The third housing outcome are for those who have barriers to workforce engagement to increase their income but can continue to live in the private housing market with ongoing financial assistance. This group is likely to include people with disabilities living in supported independent living, older people who do not own their own home, and people in low-skilled, low-paid jobs where job opportunities and up-skilling may not be available.</p>	<p>Stewart - Stewart (58) receives Jobseeker Support. He has been on some form of benefit most of his life due to an ongoing muscular-skeletal health condition. He is renting in the private housing market with the assistance of AS. He has participated in work on and off over the years, but never for a very long duration. The likelihood of him gaining job where he can increase his income to a sufficient level to maintain his private rental without additional supports is unlikely given his health and disability condition so he will need on-going housing assistance.</p>
4.	<p>People who are in social housing and have the potential to move in the short-term</p> <p>A person is living in social housing but could transition in to the private housing market with some assistance.</p>	<p>The fourth housing outcome has the intent of identifying those people who are in social housing but with the potential to move into the private housing market in the immediate future. It includes those paying market rent and those that are not paying market rent but could move if short term social housing support with plans, pathways and products to move them out of social housing were provided.</p>	<p>Alex and Philippa - Alex (39) and Philippa (36) have been living in social housing for seven years in Lower Hutt and are paying market rent. They have four children who are 14, 12, 9, and 7. Philippa is working part-time at a local supermarket and Alex works as a cleaner at the hospital. If they can find a house big enough to meet their family's needs, they have the potential to move into the private market with some housing assistance in the short-term.</p>
5.	<p>People who are in social housing and the potential to move in the medium-term</p> <p>A person is living in high subsidy social housing with a pathway to become independent in the private housing market, which may include a plan to maximise their social and economic potential, including through involvement in skill development and/or workforce participation.</p>	<p>The fifth housing outcome has the intent of assisting people in social housing to make the transition into the private housing market in the short term. This assistance is currently provided partly through the IRRS, however IRRS does not provide an incentive or products to identify pathways for transitioning people off that assistance over time.</p>	<p>Leeza and two kids - Leeza (31) and has two children who are 6 and 9 years old. She lives in a Housing New Zealand property and pays an income related rent. She completed high school, worked in a café for a few years but has not been in paid work since she had kids. She receives Sole Parent Support and has part-time work obligations. With support to help her into work, which will increase her income, she has the potential to move into the private market with assistance</p>
6.	<p>People with an ongoing social housing need</p> <p>A person is living in high subsidy social housing because they are currently unable to live independently in the private market or there is a wider benefit to the person or community.</p>	<p>The sixth housing outcome recognises that some people are less able, for a range of reasons and for some only temporarily, to achieve self-sufficiency in the private housing market (for example, some people with a profound disability).</p> <p>For other groups, it is considered necessary that they stay in social housing to improve wider social outcomes through assured tenancies – eg. vulnerable children. For these people, long-term housing assistance may provide the best housing outcomes.</p>	<p>Kate and three kids - Kate (23) has three children who are 5, 4 and 2 years old. She receives a Supported Living Payment because she has a severe mental health condition. She lives in a Housing New Zealand property and pays an Income Related Rent. Before she was placed with HNZZ, her and her children were homeless. She is working with Child, Youth and Family who are providing respite support for her every second weekend. She has limited ability to increase her income and the stability her and her children have by living in social housing means she should stay in social housing for the long-term.</p>
7.	<p>People who are inadequately housed</p> <p>A person who is living in severely inadequate housing because of a lack of suitable options.</p>	<p>The seventh housing outcome is the latent demand that government is unaware of or is not being addressed through current policies. It includes people in severely inadequate housing such as:</p> <ul style="list-style-type: none"> severely overcrowded private dwellings on the street or in improvised or mobile dwellings emergency accommodation (night shelters or women's refuges) 	<p>Pat - Pat (16) has recently left CYF care, during which time he moved between residences and foster families. He left school at 16 and limited skills and education. He is currently couch-surfing between friends' homes. He receives a Youth Payment and is engaged with a Youth Service provider, who is helping him get his numeracy and literacy up to speed so he can go on a building apprenticeship course. Once in stable employment, Pat has the potential to live in the private market.</p>

Appendix Two – Identifying the initial client segments

Housing continuum

Severe housing deprivation

Needs assistance

No assistance

Social housing: Income Related Rent Subsidy (IRRS) + market renters

Housing Circumstance 6 Ongoing social housing need

46% of social housing primary tenants

1. NZS with high IRRS
4,238 people
Average subsidy: \$294 pw

2. NZS with low-medium IRRS
7,943 people
Average subsidy: \$147 pw

3. SLP with high IRRS
5,030 people
Average subsidy: \$304 pw

4. SLP with low-medium IRRS
6,565 people
Average subsidy: \$160 pw

5. SPS with a high IRRS (excl WFCM)
2,760 people
Average subsidy: \$301 pw

6. SPS with low-medium IRRS (excl WFCM)
3,039 people
Average subsidy: \$159 pw

Housing Circumstance 5 Current need but with potential to move in medium-term

35% of social housing primary tenants

7. Beneficiaries in WFCM
8,090 people
Average subsidy \$235 pw

8. JSS with a high IRRS (excl WFCM)
5,399 people
Average subsidy \$301 pw

9. JSS with low-medium IRRS (excl WFCM)
4,983 people
Average subsidy \$157 pw

10. Non-bens with high IRRS
4,031 people
Average subsidy: \$299 pw

Housing Circumstance 4 Potential to move in short-term

19% of social housing primary tenants

11. Non-bens with low-medium IRRS
7,719 people
Average subsidy: \$148 pw

12. Non-beneficiary market renters
3,189 people

13. Beneficiary and NZS Market renters
1,031 people

Subsidy bands

High (top two quintiles): \$287 - \$803
Low to medium (bottom three quintiles): \$1 - \$229

Private market: Accommodation Supplement (AS)

Housing Circumstance 3 Ongoing assistance in the private market

47% of AS recipients

14. NZS with AS (all levels)
33,052 people
Average subsidy: \$57 pw

15. SLP with a high AS
12,598 people
Average subsidy: \$109 pw

16. SLP with a low-medium AS
35,292 people
Average subsidy: \$45 pw

17. Non-ben with high AS
29,126 people
Average subsidy: \$117 pw

18. SPS with a high AS (excl WFCM)
16,076 people
Average subsidy: \$114 pw

19. SPS with a low-medium AS (excl WFCM)
9,084 people
Average subsidy: \$47 pw

Subsidy bands

High (top two quintiles): \$112 - \$225
Low to medium (bottom three quintiles): \$1 - \$75

Housing Circumstance 2 Time-limited assistance in the private market

53% of AS recipients

20. Beneficiaries in WFCM
60,789 people
Average subsidy \$78 pw

21. JSS with a high AS (excl WFCM)
19,864 people
Average subsidy: \$112 pw

22. JSS with a low-medium AS (excl WFCM)
44,550 people
Average subsidy: \$45 pw

23. Non-ben with a low-medium AS
26,041 people
Average subsidy: \$44 pw

Housing Circumstance 1
Independent in the Private market

Admin data: 64,017 Primary tenants receiving IRRS
(192,000 total in social housing)

Admin data: 286,472 people receiving AS
(536,000 total in households that receive AS)

Housing Circumstance 7
People who are inadequately housed