

Housing

From “Understanding the Landscape of Auckland & Northland: An Evidence Review”

Written by the Centre for Social Impact (July 2018)

This topic extract is taken from the above report which summarises the key findings of an evidence review completed by the Centre for Social Impact to inform the implementation of Foundation North’s 2018 Strategic Plan. These key findings have been used to inform the development of funding priorities for the Foundation alongside the development of a broader range of positive outcomes that best contribute to the Foundation’s overall vision.

Key Findings

There are 10 topic-specific extracts from the full report.

All extracts and the full report are available at www.foundationnorth.org.nz/how-we-work/resources

1. Population profile | 2. Population change | 3. Income inequality and deprivation | 4. Economic wellbeing | 5. Social cohesion | 6. Education | 7. Children and young people | **8. Housing** | 9. Environmental wellbeing | 10. Community sector

(i) Why is housing an important indicator?

- 1) Across New Zealand, many communities are currently experiencing housing issues, including affordability to buy and rent, availability (supply), and suitability (quality). Without accessible, affordable and suitable housing, people are more likely to experience poor health and socio-economic outcomes, and/or are less likely to address existing issues such as addictions, joblessness or mental health conditions.
(Housing First Auckland, 2017).
- 2) Issues with housing affordability, supply and quality are key structural or wider system issues that can cause significant housing deprivation i.e. homelessness. Income inequality is another key structural factor that can affect housing affordability and homelessness.
(Auckland Council, 2017b).
- 3) Homelessness is officially defined as having no options to acquire safe and secure housing. Those at highest risk of homelessness include people with no or low incomes, addictions, mental health issues or emotional trauma (e.g. family violence or state care experience) and those without support networks.
(Auckland Council, 2017b).
- 4) Research suggests that home owners – and renters with sustainable tenancies - have more social capital, as they are able to put down social roots and invest time in their communities. As housing affordability decreases, it “threatens to erode New Zealand’s strong social capital (a measure of how strong society is).”
(Chartered Accountants of Australia and New Zealand, 2017).

(ii) What are the regional trends and issues?

- 1) New Zealand has the highest level of homelessness per capita in the OECD. There are 40,000 people living on the streets, in emergency housing, or in shelter that is considered sub-standard. This equates to almost 1% of the country’s population.
Sources: Yale University, 2017; OECD, 2017c.

OECD country and rank	Homeless as % of pop ^a
1. New Zealand	0.94%
2. Czech Republic	0.65%
3. Australia	0.47%
4. Canada	0.44%
5. Germany	0.42%

- 2) The 2013 census showed that there were 20,296 people homeless in Auckland. This number is estimated to have increased to 23,409 in 2017. Both of these figures do not include those living in uninhabitable housing, such as sheds and garages, which is difficult to measure accurately. The number of homeless people is increasing by approximately 1,000 per year (since 2013, and projected to 2020).
Source: Treasury, 2015.

Homeless category	2013 (pop ^a)
Sleeping rough (street, car)	771
Emergency accommodation (refuge, marae, hotels etc.)	3,175
Temporary accommodation private (couch surfers)	16,350
Uninhabitable housing (garages, sheds)	Unknown

3) The cost of emergency housing grants and accommodation-related hardship grants is rising. Government is currently spending \$140,000 per day on emergency housing provision. <i>Source: MSD, 2017b.</i>	Government spending (NZ total)	Cost at June 2017
	Accommodation supplement	\$20 million/week
	Emergency housing grants	\$12.6 million/quarter
	Hardship grants related to accommodation costs	\$16 million/quarter
4) Housing affordability for first home buyers is a significant issue in Northland and Auckland, with more than 70% of households having below average incomes after housing costs. <i>Source: MBIE, 2017b.</i>	Region	% with < average income after housing costs
	National	77%
	Northland	83%
	Auckland	82%
5) Housing affordability for renters is a significant issue in Northland, and in parts of Auckland – particularly South Auckland. <i>Source: MBIE, 2017b.</i>	Region	% with < average income after housing costs
	National	60%
	Northland	74%
	Auckland	56%
	- Manukau	71%
	- Manurewa-Papakura	66%
6) Homelessness is a significant issue in Northland too. It has the third highest rate of ‘severe housing deprivation’ (homelessness) in New Zealand, and the Far North District has the second highest rate of any territorial authority in New Zealand. <i>Source: University of Otago, 2013.</i>	Region	Severe housing deprivation per 1,000 popⁿ (2013)
	Auckland	14 per 1,000
	Gisbourne	14 per 1,000
	Northland	13 per 1,000
	- Far North	18 per 1,000
7) Young people under 25 years, Māori and Pacific and new migrants are over-represented in ‘severely housing deprived’ (homeless) populations across New Zealand <i>Source: University of Otago, 2013.</i>	Population group	Prevalence in severely housing deprived popⁿ
	Under 25s	51%
	New migrants	<1 year in NZ = 6% >5 years in NZ = 0.8%
	Pacific	10 x that of NZ Europeans
	Māori	5 x that of NZ Europeans

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