

Vote Housing and Urban Development

APPROPRIATION MINISTER(S): Minister of Housing (M37)

DEPARTMENT ADMINISTERING THE VOTE: Ministry for Cities, Environment, Regions, and Transport (A44)

RESPONSIBLE MINISTER FOR MINISTRY FOR CITIES, ENVIRONMENT, REGIONS, AND TRANSPORT: Minister Responsible for RMA Reform

Overview of the Vote

The Minister of Housing is responsible for appropriations in Vote Housing and Urban Development for the 2026/27 financial year covering the following:

- a total of over \$6,425 million for loans to Kāinga Ora - Homes and Communities
- a total of nearly \$2,345 million to secure the purchase and provision of social housing and associated support services
- a total of nearly \$394 million to achieve the outcome of advancing housing supply through the provision of infrastructure investment
- a total of over \$362 million to deliver transitional housing places and associated support services
- a total of \$213 million to support the Tāmaki regeneration programme and deliver new fit for purpose social housing
- a total of just over \$164 million for the fair-value write down of interest-free loans to suppliers of Land for Housing Deferred Settlements
- a total of nearly \$147 million to increase the housing supply provided by Māori service providers
- a total of just over \$95 million for acquisition, construction and provision of land and dwellings
- a total of over \$64 million for the amortisation of upfront payments and for residential development underwrite costs
- a total of just over \$59 million for the cost associated with the sale of land and dwellings of underwritten properties
- a total of over \$51 million for operating expenses incurred with the facilitation, acquisition and development of land and residential properties through Kāinga Ora - Homes and Communities
- a total of nearly \$35 million to assist with access to home ownership through the Progressive Home Ownership scheme
- a total \$18 million to assist territorial authorities with interest-free loans through the Housing Infrastructure Fund to finance the infrastructure needed to unlock residential development
- a total of just over \$17 million for operating expenses incurred with the facilitation, acquisition of land and dwellings held under the Buying Off the Plans and Land for Housing Programmes
- a total of over \$14 million for the delivery of services by Kāinga Ora - Homes and Communities that contribute to housing and urban development activity
- a total of nearly \$13 million to increase the provision of affordable housing through new-build affordable housing for rent or home ownership
- a total of just over \$8 million to increase investment into housing and infrastructure projects to enable urban development, regeneration, and housing outcomes
- a total of nearly \$3 million for activities associated with the facilitation of the purchase and redevelopment of land for housing purposes
- a total of nearly \$2 million for the administration of the Infrastructure Acceleration Fund

Details of these appropriations are set out in Parts 2-4.

Details of Appropriations and Capital Injections

Annual Appropriations and Forecast Permanent Appropriations

Titles and Scopes of Appropriations by Appropriation Type	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Departmental Capital Expenditure			
Ministry of Housing and Urban Development - Capital Expenditure PLA (M37) (A44) This appropriation is limited to the purchase or development of assets by and for the use of the Ministry of Housing and Urban Development, as authorised by section 24(1) of the Public Finance Act 1989.	2,551	2,551	-
Total Departmental Capital Expenditure	2,551	2,551	-
Non-Departmental Output Expenses			
Kāinga Ora - Homes and Communities (M37) (A44) This appropriation is limited to the delivery of services by Kāinga Ora - Homes and Communities that contribute to housing and urban development activity.	20,904	20,904	13,558
Local Innovations and Partnerships (M37) (A44) This appropriation is limited to the delivery and evaluation of locally-driven initiatives to respond to and prevent homelessness.	4,803	4,803	304
Support Services to increase home ownership (M37) (A44) This appropriation is limited to the delivery of support services for applicants to progressive home ownership schemes.	5,500	5,500	2,000
Contracted emergency housing accommodation and services (M37) (A44) This appropriation is limited to contracting with service providers for emergency housing accommodation (including ancillary services such as onsite management) and to supporting clients in contracted emergency housing to move into sustainable housing.	6,112	6,112	-
Total Non-Departmental Output Expenses	37,319	37,319	15,862
Non-Departmental Other Expenses			
Housing Assistance (M37) (A44) This appropriation is limited to payments made to Kāinga Ora and other mortgage providers to compensate for the difference between the cost of funds and the rate at which funds are lent, and provide write-offs for loans.	789	789	789
Kāinga Ora Land Programme (M37) (A44) This appropriation is limited to operating expenditure including write downs incurred in the facilitation, acquisition, and development of land and residential properties through Kāinga Ora.	-	-	46,000
Total Non-Departmental Other Expenses	789	789	46,789
Non-Departmental Capital Expenditure			
Refinancing of Crown loans to Kāinga Ora - Homes and Communities (M37) (A44) This appropriation is limited to refinancing existing Crown loans to Kāinga Ora - Homes and Communities and Housing New Zealand Limited.	284,717	284,717	418,258
Tāmaki Regeneration Company Ltd - Equity Injection (M37) (A44) This appropriation is limited to the provision of an equity injection to Tāmaki Regeneration Company Limited.	-	-	213,000
Land purchase within the Housing Agency Account (M37) (A44) This appropriation is limited to the purchase of land for State Housing purposes in accordance with the Housing Act 1955.	3,915	3,915	-
Total Non-Departmental Capital Expenditure	288,632	288,632	631,258

Titles and Scopes of Appropriations by Appropriation Type	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Multi-Category Expenses and Capital Expenditure			
Amortisation of Upfront Payments MCA (M37) (A44) The single overarching purpose of this appropriation is to recognise the amortisation of prepaid expenses associated with implementation of government housing policy.	80,363	80,363	64,231
<i>Non-Departmental Other Expenses</i>			
<i>Amortisation of Upfront Payments - Affordable Housing Fund</i> This category is limited to the amortisation of contribution prepayments associated with the Affordable Rental Pathway within the Affordable Housing Fund.	15,139	15,139	10,000
<i>Amortisation of Upfront Payments - Community Housing Providers - Early Stage Operating Supplement</i> This category is limited to the amortisation of early-stage operating funding provided to Community Housing Providers who provide Social Housing.	3,772	3,772	2,221
<i>Amortisation of Upfront Payments - He Kūku ki te Kāinga</i> This category is limited to the amortisation of prepayments of funding to increase the housing supply provided by Māori service providers.	52,152	52,152	41,626
<i>Amortisation of Upfront Payments - Māori Infrastructure Fund</i> This category is limited to the amortisation of prepayments of contributions for Māori infrastructure projects to advance development-ready land.	4,336	4,336	5,863
<i>Amortisation of Upfront Payments - Social Housing Upfront Capital Payments</i> This category is limited to the amortisation of upfront capital funding to Community Housing Providers who provide Social Housing.	4,162	4,162	4,120
<i>Amortisation of Upfront Payments - Transitional Housing Providers</i> This category is limited to the amortisation of prepayments of upfront funding to Transitional Housing Providers who provide transitional housing.	802	802	401
Housing Acceleration Fund MCA (M37) (A44) The single overarching purpose of this appropriation is to achieve the outcome of advancing housing supply through the provision of infrastructure investment.	-	-	393,500
<i>Non-Departmental Other Expenses</i>			
<i>Investment in Infrastructure to Advance Development-Ready Land</i> This category is limited to contributions for infrastructure projects to advance development-ready land.	-	-	282,700
<i>Non-Departmental Capital Expenditure</i>			
<i>Investment in Crown-owned Entities to Advance Development-Ready Land</i> This category is limited to investments in Crown-owned entities to increase the amount of development-ready land.	-	-	110,800
Housing Programme Fair Value Impairment Loss and Inventory Disposal MCA (M37) (A44) The single overarching purpose of this appropriation is to recognise the non-cash expenses associated with implementation of government housing policy.	209,704	209,704	186,342
<i>Non-Departmental Other Expenses</i>			
<i>Sale of Land and Dwellings - Costs</i> This category is limited to the expenses incurred as part of the sale of land and dwellings.	49,251	49,251	22,312
<i>Sale of Developments Underwritten - Costs</i> This category is limited to the expenses incurred as part of the sale of underwritten developments incurred under the Supporting Stalled and At-Risk Developments Scheme.	24,633	24,633	-
<i>Non-Departmental Capital Expenditure</i>			
<i>Land for Housing - Deferred Settlements</i> This category is limited to deferred settlement agreements associated with land sales.	135,820	135,820	164,030

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Titles and Scopes of Appropriations by Appropriation Type			
Social Housing MCA (M37) (A44)	2,198,266	2,186,717	2,275,356
The single overarching purpose of this appropriation is to secure and purchase the provision of social housing and other government-subsidised housing solutions and associated support services.			
Non-Departmental Output Expenses			
<i>Community Group Housing Market Rent Top-Up</i>	13,891	13,891	13,891
The category is limited to the provision of funding to Kāinga Ora to pay the difference between the contracted rent with each Community Group Housing provider and market rent for the leased properties.			
<i>Purchase of Social Housing Provision</i>	2,077,595	2,054,721	2,160,341
This category is limited to purchasing the provision of social housing and related services from social housing providers.			
<i>Services for People in Need of or at risk of Needing Social Housing</i>	96,576	107,901	90,920
This category is limited to the provision of support services to those in need of social housing or those at risk of entering or exiting social housing.			
<i>Services Related to the Provision of Social Housing</i>	300	300	300
This category is limited to the provision of services related to the provision of social housing by a social housing provider.			
Non-Departmental Other Expenses			
<i>Community Housing Rent Relief</i>	4,104	4,104	4,104
The category is limited to the provision of rent relief fund Community Group Housing providers for the sole purpose of helping them meet their contracted rent payments.			
Non-Departmental Capital Expenditure			
<i>Acquisition and Improvement of Community Group Housing Properties</i>	5,800	5,800	5,800
The category is limited to the providing debt or equity to Kāinga Ora to acquire, modernise or reconfigure properties leased by Community Housing Providers.			
Transitional Housing MCA (M37) (A44)	355,027	355,027	362,185
The single overarching purpose of this appropriation is to fund the delivery of transitional housing places and services in New Zealand.			
Non-Departmental Output Expenses			
<i>Provision of Transitional Housing Places</i>	159,973	159,973	158,043
This category is limited to supporting transitional housing providers to provide transitional housing places.			
<i>Transitional Housing Services</i>	195,054	195,054	204,142
This category is limited to payments to transitional housing providers to cover tenancy and property management, and services to support tenants in transitional housing to move into sustainable housing.			
Upfront Payments MCA (M37) (A44)	322,715	322,715	180,435
The single overarching purpose of this appropriation is to record the prepayment of expenses associated with implementation of government housing policy.			
Non-Departmental Capital Expenditure			
<i>Affordable Housing Fund - Prepayment of Grants</i>	58,900	58,900	12,000
This category is limited to the prepayments of contributions to providers of affordable rentals within the Affordable Housing Fund.			
<i>Affordable Rental Housing - Early-Stage Operating Funding</i>	-	-	18,904
This category is limited to early-stage operating funding to providers of affordable rental housing.			

Titles and Scopes of Appropriations by Appropriation Type	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
<i>Community Housing Providers - Early Stage Operating Supplement</i> This category is limited to early-stage operating funding to Community Housing Providers who provide Public Housing.	53,234	53,234	50,406
<i>He Kūkū ki te Kāinga - Increasing Māori Housing Supply - prepayment of upfront funds</i> This category is limited to the prepayment of funding to increase the housing supply provided by Māori service providers.	170,547	170,547	99,125
<i>Māori Infrastructure Projects - Prepayment of Upfront Funds</i> This category is limited to the prepayment of contributions for Māori infrastructure projects to advance development-ready land.	32,013	32,013	-
<i>Transitional Housing Providers - Prepayment of Upfront Funds</i> This category is limited to the prepayment of upfront funding to Transitional Housing Providers who provide transitional housing.	8,021	8,021	-
Managing the Housing and Urban Development Portfolio MCA (M37) (A44) The single overarching purpose of this appropriation is to improve the functioning of the housing sector by providing good quality advice to Ministers and effective departmental operations.	66,347	66,347	-
Departmental Output Expenses			
<i>Facilitating the Purchase and redevelopment of land for housing purposes</i> This category is limited to the activities associated with the facilitation of the purchase and redevelopment of land for housing purposes.	2,925	2,925	-
<i>Management of Housing Provision and Services</i> This category is limited to managing and regulating housing and housing support providers (including Kāinga Ora) through negotiating, managing and paying contracts.	28,963	28,963	-
<i>Policy Advice and Ministerial Servicing</i> This category is limited to advice to support decision making by Ministers on government policy matters relating to housing and urban development, and Ministerial servicing and performance monitoring.	34,459	34,459	-
Total Multi-Category Expenses and Capital Expenditure	3,232,422	3,220,873	3,462,049
Total Annual Appropriations and Forecast Permanent Appropriations	3,561,713	3,550,164	4,155,958

Multi-Year Appropriations

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Non-Departmental Output Expenses		
Affordable Housing Fund (M37) (A44) This appropriation is limited to expenses incurred in increasing the provision of affordable housing, through supporting the development of new-build affordable housing for rent or home ownership.	Original Appropriation	294,000
	Adjustments to 2024/25	(182,674)
	Adjustments for 2025/26	-
Commences: 01 July 2022	Adjusted Appropriation	111,326
Expires: 30 June 2027	Actual to 2024/25 Year End	51,346
	Estimated Actual for 2025/26	58,981
	Estimate for 2026/27	999
	Estimated Appropriation Remaining	-

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Authority for the Residential Property Management Regime (M37) (A44) This appropriation is limited to the costs of the Real Estate Authority to establish its role as the Authority of the residential property management regime, and the Authority's initial operating costs of regulating the residential property management regime. Commences: 01 July 2023 Expires: 30 June 2027	Original Appropriation	7,510
	Adjustments to 2024/25	(7,323)
	Adjustments for 2025/26	-
	Adjusted Appropriation	187
	Actual to 2024/25 Year End	187
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-
Buying off the Plans Programme (M37) (A44) This appropriation is limited to the provision of dwellings for the Buying off the Plans programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	271,500
	Adjustments to 2024/25	(37,000)
	Adjustments for 2025/26	(14,700)
	Adjusted Appropriation	219,800
	Actual to 2024/25 Year End	79,637
	Estimated Actual for 2025/26	45,020
	Estimate for 2026/27	95,143
	Estimated Appropriation Remaining	-
He Kūkū ki te Kāinga - Increasing Māori Housing Supply (M37) (A44) This appropriation is limited to increasing the housing supply provided by Māori service providers. Commences: 01 July 2025 Expires: 30 June 2030	Original Appropriation	112,653
	Adjustments to 2024/25	-
	Adjustments for 2025/26	7,927
	Adjusted Appropriation	120,580
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	57,492
	Estimate for 2026/27	47,376
	Estimated Appropriation Remaining	15,712
Infrastructure Acceleration Fund - Administration Funding 2025-2028 (M37) (A44) This appropriation is limited to the delivery of services by a Crown infrastructure finance agency that contribute to the administration of the Infrastructure Acceleration Fund. Commences: 01 July 2025 Expires: 30 June 2028	Original Appropriation	5,580
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	5,580
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	1,860
	Estimate for 2026/27	1,860
	Estimated Appropriation Remaining	1,860
Infrastructure Investment to Progress Urban Development (M37) (A44) This appropriation is limited to investment into housing and infrastructure projects to enable urban development, regeneration and housing outcomes. Commences: 01 July 2024 Expires: 30 June 2029	Original Appropriation	68,010
	Adjustments to 2024/25	18,840
	Adjustments for 2025/26	-
	Adjusted Appropriation	86,850
	Actual to 2024/25 Year End	57,925
	Estimated Actual for 2025/26	21,123
	Estimate for 2026/27	7,802
	Estimated Appropriation Remaining	-

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Land for Housing Programme (M37) (A44) This appropriation is limited to the acquisition and provision of land for the Land for Housing programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	294,218
	Adjustments to 2024/25	116,081
	Adjustments for 2025/26	-
	Adjusted Appropriation	410,299
	Actual to 2024/25 Year End	74,335
	Estimated Actual for 2025/26	335,964
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-
Operating the Buying off the Plans Programme (M37) (A44) This appropriation is limited to the operating expenses incurred in relation to the facilitation and acquisition of the Buying off the Plans programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	3,000
	Adjustments to 2024/25	5,000
	Adjustments for 2025/26	14,700
	Adjusted Appropriation	22,700
	Actual to 2024/25 Year End	1,893
	Estimated Actual for 2025/26	7,482
	Estimate for 2026/27	13,325
	Estimated Appropriation Remaining	-
Operating the Land for Housing Programme (M37) (A44) This appropriation is limited to the holding costs incurred for land acquired and developed under the Land for Housing Programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	7,000
	Adjustments to 2024/25	15,187
	Adjustments for 2025/26	-
	Adjusted Appropriation	22,187
	Actual to 2024/25 Year End	12,598
	Estimated Actual for 2025/26	5,836
	Estimate for 2026/27	3,753
	Estimated Appropriation Remaining	-
Progressing the Pipeline of Māori Housing (M37) (A44) This appropriation is limited to interventions that develop Māori housing capability across the Māori housing continuum and reduce technical and cost barriers to increasing the supply of Māori housing. Commences: 01 July 2025 Expires: 30 June 2030	Original Appropriation	1,032
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	1,032
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	1,032
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-
Non-Departmental Other Expenses		
Kāinga Ora Land Programme (M37) (A44) This appropriation is limited to operating expenditure including write downs incurred in the facilitation, acquisition, and development of land and residential properties through Kāinga Ora. Commences: 01 July 2021 Expires: 30 June 2026	Original Appropriation	230,000
	Adjustments to 2024/25	(5,000)
	Adjustments for 2025/26	-
	Adjusted Appropriation	225,000
	Actual to 2024/25 Year End	14,436
	Estimated Actual for 2025/26	210,564
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Land for Housing Operations (M37) (A44)	Original Appropriation	50,000
This appropriation is limited to operating expenditure incurred in the facilitation, acquisition, and development of land and residential properties, through the Land for Housing Programme.	Adjustments to 2024/25	65,877
	Adjustments for 2025/26	(10,000)
Commences: 01 July 2021	Adjusted Appropriation	105,877
Expires: 30 June 2026	Actual to 2024/25 Year End	84,817
	Estimated Actual for 2025/26	21,060
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-
Land for Housing Operations MYA 2026-2029 (M37) (A44)	Original Appropriation	10,000
This appropriation is limited to operating expenditure incurred in the facilitation, acquisition, and development of land and residential properties, through the Land for Housing Programme.	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
Commences: 01 July 2026	Adjusted Appropriation	10,000
Expires: 30 June 2030	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	5,000
	Estimated Appropriation Remaining	5,000
Transfer of infrastructure assets to Councils and other Stakeholders (M37) (A44)	Original Appropriation	75,000
This appropriation is limited to expenses incurred in transferring infrastructure assets to Councils and other Stakeholders.	Adjustments to 2024/25	8,100
	Adjustments for 2025/26	-
Commences: 01 July 2024	Adjusted Appropriation	83,100
Expires: 30 June 2029	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	83,100
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-
Non-Departmental Capital Expenditure		
Housing Infrastructure Fund Loans (M37) (A44)	Original Appropriation	215,301
This appropriation is limited to interest-free loans from the Housing Infrastructure Fund of a duration of ten years or under to Territorial Local Authorities to finance the infrastructure needed to unlock residential development.	Adjustments to 2024/25	99,428
	Adjustments for 2025/26	(169,278)
Commences: 01 July 2023	Adjusted Appropriation	145,451
Expires: 30 June 2028	Actual to 2024/25 Year End	93,767
	Estimated Actual for 2025/26	33,620
	Estimate for 2026/27	18,000
	Estimated Appropriation Remaining	64
Kāinga Ora - Homes and Communities Crown Lending Facility (M37) (A44)	Original Appropriation	12,724,000
This appropriation is limited to loans to Kāinga Ora - Homes and Communities (and any of its subsidiaries).	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
Commences: 01 October 2022	Adjusted Appropriation	12,724,000
Expires: 30 June 2027	Actual to 2024/25 Year End	7,700,000
	Estimated Actual for 2025/26	257,000
	Estimate for 2026/27	4,767,000
	Estimated Appropriation Remaining	-

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$'000
Kāinga Ora - Homes and Communities Private Debt Refinancing Facility (M37) (A44) This appropriation is limited to loans to Kāinga Ora - Homes and Communities (and any of its subsidiaries) for the purpose of refinancing private debt. Commences: 01 October 2022 Expires: 30 June 2027	Original Appropriation	450,000
	Adjustments to 2024/25	3,165,000
	Adjustments for 2025/26	-
	Adjusted Appropriation	3,615,000
	Actual to 2024/25 Year End	2,375,000
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	1,240,000
	Estimated Appropriation Remaining	-
Land for Housing Programme - developers' loan payments (M37) (A44) This appropriation is limited to interest-free loans related to development payments to developers under the Land for Housing programme. Commences: 01 July 2025 Expires: 30 June 2030	Original Appropriation	17,400
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	17,400
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	13,300
	Estimate for 2026/27	4,100
	Estimated Appropriation Remaining	-
Progressive Home Ownership Fund (M37) (A44) This appropriation is limited to addressing housing affordability issues by assisting access to home ownership through progressive home ownership schemes. Commences: 01 July 2024 Expires: 30 June 2029	Original Appropriation	162,381
	Adjustments to 2024/25	30,867
	Adjustments for 2025/26	-
	Adjusted Appropriation	193,248
	Actual to 2024/25 Year End	51,991
	Estimated Actual for 2025/26	108,354
	Estimate for 2026/27	32,903
	Estimated Appropriation Remaining	-
Tāmaki Regeneration Company Limited - Equity Injection (M37) (A44) This appropriation is limited to the provision of an equity injection to Tāmaki Regeneration Company Limited. Commences: 01 July 2023 Expires: 30 June 2026	Original Appropriation	870,000
	Adjustments to 2024/25	1,900
	Adjustments for 2025/26	(411,900)
	Adjusted Appropriation	460,000
	Actual to 2024/25 Year End	160,000
	Estimated Actual for 2025/26	300,000
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-

Multi-Year Multi-Category Appropriations

Title, Overarching Purpose and Period of Appropriations and Type and Scope of Categories	Appropriations, Adjustments and Use	\$000
Housing Acceleration Fund (M37) (A44)	Original Appropriation	3,729,000
The single overarching purpose of this appropriation is to achieve the outcome of advancing housing supply through the provision of infrastructure investment.	Adjustments to 2024/25	(818,200)
Commences: 01 July 2021	Adjustments for 2025/26	(1,343,800)
Expires: 30 June 2026	Adjusted Appropriation	1,567,000
	Actual to 2024/25 Year End	1,172,948
	Estimated Actual for 2025/26	394,052
	Estimate for 2026/27	-
	Estimated Appropriation Remaining	-
Non-Departmental Capital Expenditure		
<i>Investment in Crown-owned Entities to Advance Development-Ready Land</i>	Original Amount	1,682,000
This category is limited to investments in Crown-owned entities to increase the amount of development-ready land.	Adjustments to 2024/25	(136,719)
	Adjustments for 2025/26	(394,800)
	Adjusted Amount	1,150,481
	Actual to 2024/25 Year End	886,591
	Estimated Actual for 2025/26	263,890
	Estimate for 2026/27	-
	Estimated Amount Remaining	-
Non-Departmental Other Expenses		
<i>Investment in Infrastructure to Advance Development-Ready Land</i>	Original Amount	2,047,000
This category is limited to contributions for infrastructure projects to advance development-ready land.	Adjustments to 2024/25	(681,481)
	Adjustments for 2025/26	(949,000)
	Adjusted Amount	416,519
	Actual to 2024/25 Year End	286,357
	Estimated Actual for 2025/26	130,162
	Estimate for 2026/27	-
	Estimated Amount Remaining	-

Title, Overarching Purpose and Period of Appropriations and Type and Scope of Categories	Appropriations, Adjustments and Use	\$000	
Residential Development Underwrite (M37) (A44)	Original Appropriation	142,826	
<p>The single overarching purpose of this appropriation is to record purchase costs and associated expenses incurred in acquiring, holding and on-selling homes under the residential development underwrite.</p> <p>Commences: 01 October 2024</p> <p>Expires: 30 June 2029</p>	Adjustments to 2024/25	-	
	Adjustments for 2025/26	-	
	Adjusted Appropriation	142,826	
	Actual to 2024/25 Year End	-	
	Estimated Actual for 2025/26	-	
	Estimate for 2026/27	32,994	
	Estimated Appropriation Remaining	109,832	
	Non-Departmental Output Expenses		
	<i>Operating the Residential Development Underwrite</i>	Original Amount	18,000
	<p>This category is limited to expenses incurred in relation to the facilitation, acquisition and subsequent on-sale of homes or developments in the Residential Development Underwrite.</p>	Adjustments to 2024/25	-
Adjustments for 2025/26		-	
Adjusted Amount		18,000	
Actual to 2024/25 Year End		-	
Estimated Actual for 2025/26		-	
Estimate for 2026/27		2,500	
Estimated Amount Remaining		15,500	
<i>Residential Development Underwrite Purchase</i>		Original Amount	124,826
<p>This category is limited to expenses incurred in the provision of purchasing homes under the Residential Development Underwrite.</p>		Adjustments to 2024/25	-
		Adjustments for 2025/26	-
	Adjusted Amount	124,826	
	Actual to 2024/25 Year End	-	
	Estimated Actual for 2025/26	-	
	Estimate for 2026/27	30,494	
	Estimated Amount Remaining	94,332	

Total Annual Appropriations and Forecast Permanent Appropriations and Multi-Year Appropriations

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Annual Appropriations and Forecast Permanent Appropriations	3,561,713	3,550,164	4,155,958
Total Forecast MYA Non-Departmental Output Expenses	534,790	534,790	170,258
Total Forecast MYA Non-Departmental Other Expenses	314,724	314,724	5,000
Total Forecast MYA Non-Departmental Capital Expenditure	712,274	712,274	6,062,003
Total Forecast MYA Multi-Category Expenses and Capital Expenditure	394,052	394,052	32,994
Total Annual Appropriations and Forecast Permanent Appropriations and Multi-Year Appropriations	5,517,553	5,506,004	10,426,213

Capital Injection Authorisations

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Ministry of Housing and Urban Development - Capital Injection (M37) (A44)	3,451	3,451	-

Supporting Information

Part 1 - Vote as a Whole

1.1 - New Policy Initiatives

Policy Initiative	Appropriation	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Flexible Fund for New Social and Affordable Housing Investments	Social Housing (MCA) Purchase of affordable rental housing provision Non-Departmental Output Expense	-	-	7,921	12,683	17,321
	Purchase of Social Housing Provision Non-Departmental Output Expense	-	-	7,921	12,682	17,320
Housing Flexible Fund - Further Investment for Social Housing and Other Housing Solutions	Purchase of Social Housing Provision Non-Departmental Output Expense	-	-	-	17,150	52,088
Alignment of Appropriation and IRRS Treatment for Kāinga Ora Expenditure	Purchase of Social Housing Provision Non-Departmental Output Expense	-	-	65,637	112,730	182,960
Tenant contribution to housing costs - increasing the minimum IRR for social housing via Ministry of Social Development	Purchase of Social Housing Provision Non-Departmental Output Expense	-	(912)	(84,292)	(139,842)	(143,962)
	Transitional Housing (MCA) Provision of Transitional Housing Places Non-Departmental Output Expense	-	(241)	(5,937)	(7,658)	(7,866)
Flexible Fund for New Social and Affordable Housing Investments	Upfront Payments (MCA) Affordable Rental Housing - Early - Stage Operating Funding Non-Departmental Capital Expenditure	-	18,904	14,269	10,431	25,435
	Community Housing Providers - Early- Stage Operating Supplement Non-Departmental Capital Expenditure	-	18,906	14,269	10,431	25,435
Going for Housing Growth - Pillar 3: Council Incentives for Urban Development	New Tagged Operating Contingency: Incentive payments to councils	-	100,000	100,000	100,000	100,000
Tāmaki Regeneration Company Delivery Commitments and Budget 2026 Savings Opportunities	Tāmaki Regeneration Company Limited - Equity Injection (MYA) Non-Departmental Capital Expenditure	-	(23,000)	-	-	-
Total Initiatives		-	113,657	119,788	128,607	268,731

1.2 - Trends in the Vote

Summary of Financial Activity

	2021/22	2022/23	2023/24	2024/25	2025/26		2026/27			2027/28	2028/29	2029/30
	Actual \$000	Actual \$000	Actual \$000	Actual \$000	Final Budgeted \$000	Estimated Actual \$000	Departmental Transactions Budget \$000	Non- Departmental Transactions Budget \$000	Total Budget \$000	Estimated \$000	Estimated \$000	Estimated \$000
Appropriations												
Output Expenses	321,463	209,989	279,790	282,134	572,109	572,109	-	186,120	186,120	30,485	25,171	22,472
Benefits or Related Expenses	39,247	61,970	68,001	11,243	-	-	N/A	-	-	-	-	-
Borrowing Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	34,591	57,590	12,536	27,858	315,513	315,513	-	51,789	51,789	51,789	46,789	46,789
Capital Expenditure	172,688	2,803,390	4,419,631	3,559,197	1,003,457	1,003,457	-	6,693,261	6,693,261	1,365,761	2,200,923	2,431,912
Intelligence and Security Department Expenses and Capital Expenditure	-	-	-	-	-	-	-	N/A	-	-	-	-
Multi-Category Expenses and Capital Expenditure (MCA)												
<i>Output Expenses</i>	1,814,831	1,879,272	2,127,463	2,391,531	2,609,736	2,598,187	-	2,660,631	2,660,631	2,652,230	2,740,252	2,771,014
<i>Other Expenses</i>	28,534	174,576	266,936	216,342	288,513	288,513	-	373,347	373,347	456,050	399,757	127,465
<i>Capital Expenditure</i>	5,800	320,995	611,477	409,746	728,225	728,225	N/A	461,065	461,065	249,289	222,482	192,490
Total Appropriations	2,417,154	5,507,782	7,785,834	6,898,051	5,517,553	5,506,004	-	10,426,213	10,426,213	4,805,604	5,635,374	5,592,142
Crown Revenue and Capital Receipts												
Tax Revenue	-	-	-	-	-	-	N/A	-	-	-	-	-
Non-Tax Revenue	24,875	45,598	32,731	40,898	75,984	75,984	N/A	22,512	22,512	36,636	61,368	50,576
Capital Receipts	-	-	-	-	-	-	N/A	-	-	-	-	-
Total Crown Revenue and Capital Receipts	24,875	45,598	32,731	40,898	75,984	75,984	N/A	22,512	22,512	36,636	61,368	50,576

Note - where restructuring of the vote has occurred then, to the extent practicable, prior years information has been restated as if the restructuring had occurred before the beginning of the period covered. In this instance Total Appropriations for the Budgeted and Estimated Actual year may not equal Total Annual Appropriations and Forecast Permanent Appropriations and Multi-Year Appropriations in the Details of Appropriations and Capital Injections.

Adjustments to the Summary of Financial Activity Table Due to Vote Restructuring

There have been no restructuring adjustments to prior year information in the Summary of Financial Activity table.

1.3 - Analysis of Significant Trends

Operating Expenditure

The significant increases in the trend for operating expenditure from 2021/22 and outyears is mainly driven by:

- the implementation of the Housing Acceleration Fund from 2021/22 for \$2,047 million (operating component only), with subsequent reductions in funding of \$637 million up to Budget 2024. In Budget 2025 \$45 million was reprioritised from the Housing Acceleration Fund (Operating component) to fund cost pressures and new housing investment
- the increase in funding for the provision of Social Housing Places and Services funded in Budget 2022, Budget 2023 and Budget 2024. Budget 2025 reprioritised nearly \$41 million into Social Housing to manage cost pressures in 2025/26, with a further \$239 million reprioritised into Social Housing over 2026/27-2028/29
- the implementation of the Affordable Housing Fund from 2022/23 for \$294 million with subsequent reductions in funding of \$60 million up to Budget 2024, and a further reduction of \$123 million in Budget 2025
- Kāinga Ora Homes and Communities funding of \$63 million in 2021/22 and \$71 million in 2022/23, and subsequent funding received in of \$72 million in 2023/24, and \$35 million in 2024/25, reducing to a baseline of nearly \$19 million from 2025/26 as a result of Budget 2025 savings initiatives
- funding received in 2023/24 and 2024/25 for Transitional Housing Motels - extending funding received through Budget 2023. Budget 2025 included a net funding return of \$19 million which was reprioritised to new spending and cost pressures within Vote Housing
- reprioritisation of \$16 million from Contracted Emergency Housing from 2024/25 to fund cost pressures and new spending initiatives, with a further \$85 million reprioritised out over 2026/27-2028/29
- operating funding for the Flexible Fund for New Social and Affordable Housing Investments of \$15.8 million in 2027/28 and \$25.4 million in 2028/29, increasing to an ongoing \$34.6 million per annum from 2029/30, to support the delivery of new social and affordable housing from 1 July 2027 through the Flexible Fund
- the transfer of departmental funding of \$66 million from 2026/27 and outyears to the newly established Ministry for Cities, Environment, Regions, and Transport that will assume the functions of the Ministry of Housing and Urban Development from 1 July 2026.

Capital Expenditure

The significant increases in the trend for capital expenditure is mainly driven by:

- Kāinga Ora - Homes and Communities Crown Lending Facility was established in 2022/23 for \$3,250 million, with subsequent funding of \$10,574 million from 2023/24 onwards. From 2025/26, \$1,006 million was transferred from Vote Finance to Vote Housing and Urban Development for the refinancing of Crown loans to Kāinga Ora - Homes and Communities, consolidating all Kāinga Ora debt within Vote Housing and Urban Development. Further Kāinga Ora debt of \$600 million in 2028/29 and \$907 million in 2029/30 is scheduled to be refinanced
- Kāinga Ora - Homes and Communities Private Debt Refinancing Facility established in 2022/23 for \$450 million, and subsequent funding received in Budget 2024 and Budget 2025 of \$4,065 million and \$1,425 million, respectively. This debt programme is forecast to finish in 2026/27
- the implementation of the Housing Acceleration Fund from 2021/22 for \$1,682 million (capital component only), with a reduction in funding of \$12 million to 2023/24 and a further \$125 million funding reduction in Budget 2025 for additional Large-Scale Project savings, which was reprioritised to new spending initiatives over the forecast period
- funding of \$870 million via Budget 2023 for an equity injection into Tāmaki Regeneration Company Limited which has subsequently been reduced to \$847 million from 2026/27
- funding received for Upfront Payments of \$56 million 2021/22 and subsequent funding received in Budget 2023 and Budget 2024. Budget 2025 reprioritised almost \$13 million into Upfront Payments for additional Māori and Community Housing Supply in 2025/26, with a net funding increase of \$6 million from 2026/27 - 2028/29 to fund new social housing
- capital funding for the Flexible Fund for New Social and Affordable Housing Investments (capital component) of \$18.9 million in 2025/26 and 2026/27, increasing to \$28.5 million in 2027/28 and \$20.9 million in 2028/29, and \$50.9 million in 2029/30.

Part 3 - Details of Non-Departmental Appropriations

3.1 - Non-Departmental Output Expenses

Affordable Housing Fund (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Affordable Housing Fund (M37) (A44) This appropriation is limited to expenses incurred in increasing the provision of affordable housing, through supporting the development of new-build affordable housing for rent or home ownership. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	294,000
	Adjustments to 2024/25	(182,674)
	Adjustments for 2025/26	-
	Adjusted Appropriation	111,326
	Actual to 2024/25 Year End	51,346
	Estimated Actual for 2025/26	58,981
	Estimate for 2026/27	999
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve an increase in affordable housing available to New Zealanders, through supporting the development of new-build affordable housing for rent or home ownership via underwrites and pre-purchases.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Crown exposure is removed from sites with homes underwritten or pre-purchased through the Build Ready Development Pathway in accordance with executed contracts and Ministerial decisions	Achieved	Achieved	Achieved
The number of homes delivered through the Affordable Rental Pathway	265	205	Measure deleted
Complete delivery of all contracted Affordable Rental Pathway homes	New measure 2026/27	New measure 2026/27	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Service Providers

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Property developers in the building and development industry	20,786	20,786	999	2027

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Establishing a General Underwrite to Maintain Housing Construction	2025/26	(2,340)	(124,960)	-	-	-
Recycling of Funds Back into the Build Ready Development appropriation	2025/26	-	19,826	-	-	-
Previous Government						
Affordable Housing Fund - Affordable Rental Pathway	2026/27	-	(100,000)	-	-	-
Amortisation of Upfront Payments	2026/27	-	(50,000)	-	-	-
Using Build Ready Developments and Land for Housing to Respond to Changing Market Conditions	2023/24	45,000	-	-	-	-

Buying off the Plans Programme (M37) (A44)*Scope of Appropriation and Expenses*

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Buying off the Plans Programme (M37) (A44) This appropriation is limited to the provision of dwellings for the Buying off the Plans programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	271,500
	Adjustments to 2024/25	(37,000)
	Adjustments for 2025/26	(14,700)
	Adjusted Appropriation	219,800
	Actual to 2024/25 Year End	79,637
	Estimated Actual for 2025/26	45,020
	Estimate for 2026/27	95,143
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve the development of affordable homes, by underwriting the development of new-build affordable housing.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
The percentage of completed underwritten KiwiBuild homes acquired by the Crown as part of the Buying Off the Plans Programme since the start of the programme	<25%	17.7%	<25%

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

He Kūkū ki te Kāinga - Increasing Māori Housing Supply (M37) (A44)*Scope of Appropriation and Expenses*

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
He Kūkū ki te Kāinga - Increasing Māori Housing Supply (M37) (A44) This appropriation is limited to increasing the housing supply provided by Māori service providers. Commences: 01 July 2025 Expires: 30 June 2030	Original Appropriation	112,653
	Adjustments to 2024/25	-
	Adjustments for 2025/26	7,927
	Adjusted Appropriation	120,580
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	57,492
	Estimate for 2026/27	47,376
	Estimated Appropriation Remaining	15,712

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve an increase in the housing supply provided by Māori Housing providers.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Number of new housing places created for individuals/whānau	400	488	700

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Service Providers

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Various Māori Housing providers	57,492	57,492	47,376	Various

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Housing Portfolio Savings to Enable Flexible Fund and New Investment	2027/28	-	-	(42,163)	(59,942)	-
Housing Portfolio Savings to Offset Cost Pressures	2027/28	-	-	(2,699)	(13,839)	-
Housing Portfolio New Social Housing and Affordable Rental Investments	2025/26	19,500	24,376	4,875	-	-
Te Puni Kōkiri transfer of Whai Kāinga Whai Oranga to Ministry of Housing and Urban Development	2025/26	15,832	-	-	-	-

Infrastructure Acceleration Fund - Administration Funding 2025-2028 (M37) (A44)*Scope of Appropriation and Expenses*

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Infrastructure Acceleration Fund - Administration Funding 2025-2028 (M37) (A44) This appropriation is limited to the delivery of services by a Crown infrastructure finance agency that contribute to the administration of the Infrastructure Acceleration Fund.	Original Appropriation	5,580
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	5,580
Commences: 01 July 2025	Actual to 2024/25 Year End	-
Expires: 30 June 2028	Estimated Actual for 2025/26	1,860
	Estimate for 2026/27	1,860
	Estimated Appropriation Remaining	1,860

What is Intended to be Achieved with this Appropriation

This appropriation is intended to the delivery of services by a Crown infrastructure finance agency that contribute to the administration of the Infrastructure Acceleration Fund.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
On completion of review, funding payments to partners based on agreed milestones paid within 30 days of receipt of valid claim	100%	100%	100%

End of Year Performance Reporting

Performance information for this appropriation will be reported by National Infrastructure Funding and Financing Limited in its Annual Report.

Service Providers

National Infrastructure Funding and Financing Limited are the sole provider.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Infrastructure Acceleration Fund (IAF) Transfer	2025/26	1,860	1,860	1,860	-	-

Infrastructure Investment to Progress Urban Development (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Infrastructure Investment to Progress Urban Development (M37) (A44) This appropriation is limited to investment into housing and infrastructure projects to enable urban development, regeneration and housing outcomes. Commences: 01 July 2024 Expires: 30 June 2029	Original Appropriation	68,010
	Adjustments to 2024/25	18,840
	Adjustments for 2025/26	-
	Adjusted Appropriation	86,850
	Actual to 2024/25 Year End	57,925
	Estimated Actual for 2025/26	21,123
	Estimate for 2026/27	7,802
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to increase investment into housing and infrastructure projects to enable urban development, regeneration and housing outcomes.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
The full life project costs (less any 3rd party funding) are forecasted to be within budget	100%	100%	100%
The percentage of housing infrastructure projects completed	100%	100%	100%

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Service Providers

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Kāinga Ora - Homes and Communities	17,550	17,550	7,802	End of Contract
Other Providers	2,190	2,190	-	End of Contract
Total	19,740	19,740	7,802	

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Infrastructure Investment to Progress Urban Development Funding Transfer	2024/25	5,640	-	-	-	-

Kāinga Ora - Homes and Communities (M37) (A44)*Scope of Appropriation*

This appropriation is limited to the delivery of services by Kāinga Ora - Homes and Communities that contribute to housing and urban development activity.

Expenses

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	20,904	20,904	13,558

What is Intended to be Achieved with this Appropriation

This appropriation is intended to facilitate the delivery of services by Kāinga Ora - Homes and Communities that contribute to housing and urban development activity.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Number of First Home Loan mortgages underwritten by Kāinga Ora - Homes and Communities (see Note 1)	Up to a maximum of 3,600	4,110	Demand Driven
Number of potential or established Specified Development Projects (SDPs) that have been facilitated by Kāinga Ora under the Urban Development Act 2020, which may include completing projects in any of the following project stages during the fiscal year (see Note 2):			
• Selection	-	-	Measure Deleted
• Assessment	-	-	Measure Deleted
• Draft development plan	-	-	Measure Deleted
• Independent hearing panel	-	-	Measure Deleted

Note 1 - The Budget Standard for this measure has been updated to align with Kāinga Ora's updated reporting approach for 2026/27, following the change to move to a full cost-recovery model for the scheme, which removed the cap on funded underwrites.

Note 2 - These performance measures are discontinued to reflect current Government priorities for Kāinga Ora, under which facilitating Specified Development Projects is not a core activity.

End of Year Performance Reporting

Performance information for this appropriation will be reported by Kāinga Ora - Homes and Communities in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Housing Portfolio Savings to Offset Cost Pressures	2027/28	-	-	(17,900)	(17,900)	(17,900)
Housing Portfolio Savings to Enable Flexible Fund and New Investment	2025/26	(17,900)	(17,900)	-	-	-
Kāinga Ora Crown-Funded Programmes and Statutory Obligations - Continuation of Funding	2024/25	14,970	12,610	12,610	12,610	12,610
Previous Government						
Kāinga Ora baseline funding to deliver Crown products or Government Act related services	2023/24	10,698	10,698	10,698	10,698	10,698
First Home Products	2022/23	10,773	10,773	10,773	10,773	10,773

Reasons for Change in Appropriation

The decrease in this appropriation for 2026/27 is mainly due to:

- the non-recurrence of a \$5.500 million one-off expense transfer in 2025/26 for Meeting Contractual Obligations for the First Home Loan Crown Premium contributions, and
- a reduction of \$2.360 million in the funding provided to Kāinga Ora through Budget 2024 to retain capability required to execute its non-public housing statutory functions and obligations, and to deliver housing products on behalf of the Crown.

This is partially offset by a reduction of \$514,000 in funding transferred to the Infrastructure Acceleration Fund (IAF) - Administration Funding appropriation.

Local Innovations and Partnerships (M37) (A44)

Scope of Appropriation

This appropriation is limited to the delivery and evaluation of locally-driven initiatives to respond to and prevent homelessness.

Expenses

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	4,803	4,803	304

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve the delivery and evaluation of locally-driven initiatives to respond to and prevent homelessness.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Innovation and Partnership grants are released to organisations in accordance with signed funding agreements	Achieved	Achieved	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Local Innovations and Partnerships Expense Transfers	2025/26	4,750	250	-	-	-
Previous Government						
Approval to Appropriate Funding to Extend Pay Equity Settlement for Social Workers in Community and Iwi Organisations	2023/24	53	54	54	-	-

Reasons for Change in Appropriation

The decrease in this appropriation for 2026/27 is mainly due to the non-recurrence of one-off funding for the implementation of the 2022/23 Homelessness Action Plan.

Operating the Buying off the Plans Programme (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Operating the Buying off the Plans Programme (M37) (A44) This appropriation is limited to the operating expenses incurred in relation to the facilitation and acquisition of the Buying off the Plans programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	3,000
	Adjustments to 2024/25	5,000
	Adjustments for 2025/26	14,700
	Adjusted Appropriation	22,700
	Actual to 2024/25 Year End	1,893
	Estimated Actual for 2025/26	7,482
	Estimate for 2026/27	13,325
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to facilitate the development of affordable homes through the KiwiBuild Programme.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
The percentage of Crown-acquired KiwiBuild homes on-sold by the Crown as part of the Buying off the Plans Programme since the start of the Programme	60%	65.4%	60%

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Operating the Land for Housing Programme (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Operating the Land for Housing Programme (M37) (A44) This appropriation is limited to the holding costs incurred for land acquired and developed under the Land for Housing Programme. Commences: 01 July 2022 Expires: 30 June 2027	Original Appropriation	7,000
	Adjustments to 2024/25	15,187
	Adjustments for 2025/26	-
	Adjusted Appropriation	22,187
	Actual to 2024/25 Year End	12,598
	Estimated Actual for 2025/26	5,836
	Estimate for 2026/27	3,753
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to cover holding costs such as rates and insurance, incurred as a result of the land held during the development of affordable and market housing under the Land for Housing Programme.

How Performance will be Assessed and End of Year Reporting Requirements

The appropriation is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative because this appropriation is solely for payments of holding costs associated with Land for Housing Programme inventory.

Support Services to increase home ownership (M37) (A44)

Scope of Appropriation

This appropriation is limited to the delivery of support services for applicants to progressive home ownership schemes.

Expenses

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	5,500	5,500	2,000

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve the delivery of support services for before and after purchase support for households participating in progressive home ownership schemes.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Number of households settled into home ownership will be at least:	400	224	Measure deleted
Complete settlement of all households into Progressive Home Ownership (excluding any reinvestments)	New measure 2026/27	New measure 2026/27	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Return of Funding for Progressive Home Ownership	2024/25	(5,000)	(5,000)	(5,000)	-	-

Reasons for Change in Appropriation

The decrease in this appropriation for 2026/27 reflects the implementation of baseline savings approved through Budget 2024 which was previously offset by a non-recurring expense transfer from prior years.

3.4 - Non-Departmental Other Expenses

Housing Assistance (M37) (A44)

Scope of Appropriation

This appropriation is limited to payments made to Kāinga Ora and other mortgage providers to compensate for the difference between the cost of funds and the rate at which funds are lent, and provide write-offs for loans.

Expenses

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	789	789	789

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve safe, healthy and affordable homes by providing financial assistance to Kāinga Ora - Homes and Communities and other mortgage providers.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Housing assistance subsidies will be paid within invoice terms	Achieved	Achieved	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by Kāinga Ora - Homes and Communities in its Annual Report.

Kāinga Ora Land Programme (M37) (A44)

Scope of Appropriation

This appropriation is limited to operating expenditure including write downs incurred in the facilitation, acquisition, and development of land and residential properties through Kāinga Ora.

Expenses

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	-	-	46,000

What is Intended to be Achieved with this Appropriation

This appropriation is intended to fund operating expenditure including write downs incurred in the facilitation, acquisition, and development of land and residential properties through Kāinga Ora.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Number of priority locations where the Land Programme has made an acquisition since the start of the programme (see Notes 1 and 2)	3	3	3

Note 1 - The 2025/26 target has been reduced from four to three locations to correct an earlier reporting misstatement. One transaction recorded in 2023/24 was incorrectly counted as a sale.

Note 2 - This appropriation replaces the previous multi-year appropriation that expired on 30 June 2026. The Budgeted Standard and Estimated Actual presented above for 2025/26 reflect the performance against the previous MYA.

End of Year Performance Reporting

Performance information for this appropriation will be reported by Kāinga Ora - Homes and Communities in its Annual Report.

Reasons for Change in Appropriation

This is a new appropriation for 2026/27 to allow Kāinga Ora to borrow so as to buy land, meet holding costs, and allow for development risks. This appropriation reflects the outyears funding for Kāinga Ora's 20-year Land Programme funded in Budget 2021.

Land for Housing Operations MYA 2026-2029 (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Land for Housing Operations MYA 2026-2029 (M37) (A44) This appropriation is limited to operating expenditure incurred in the facilitation, acquisition, and development of land and residential properties, through the Land for Housing Programme. Commences: 01 July 2026 Expires: 30 June 2030	Original Appropriation	10,000
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	10,000
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	5,000
Estimated Appropriation Remaining	5,000	

What is Intended to be Achieved with this Appropriation

This appropriation is intended to provide for costs generated in achieving non-market outcomes, such as land-value write downs, under the Land for Housing Programme.

How Performance will be Assessed and End of Year Reporting Requirements

The appropriation is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this appropriation.

Reasons for Change in Appropriation

This is a new MYA for 2026/27 which supersedes the previous Land for Housing Operations MYA which expires on 30 June 2026.

3.5 - Non-Departmental Capital Expenditure

Housing Infrastructure Fund Loans (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Housing Infrastructure Fund Loans (M37) (A44) This appropriation is limited to interest-free loans from the Housing Infrastructure Fund of a duration of ten years or under to Territorial Local Authorities to finance the infrastructure needed to unlock residential development. Commences: 01 July 2023 Expires: 30 June 2028	Original Appropriation	215,301
	Adjustments to 2024/25	99,428
	Adjustments for 2025/26	(169,278)
	Adjusted Appropriation	145,451
	Actual to 2024/25 Year End	93,767
	Estimated Actual for 2025/26	33,620
	Estimate for 2026/27	18,000
Estimated Appropriation Remaining	64	

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve the development of council infrastructure (stormwater, potable water, wastewater and transport) and to enable new houses to be built sooner, through the provision of interest-free loans.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Loan payments are processed by the Ministry within 20 business days from receipt of a compliant drawdown notice	100%	100%	100%

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Kāinga Ora - Homes and Communities Crown Lending Facility (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Kāinga Ora - Homes and Communities Crown Lending Facility (M37) (A44) This appropriation is limited to loans to Kāinga Ora - Homes and Communities (and any of its subsidiaries). Commences: 01 October 2022 Expires: 30 June 2027	Original Appropriation	12,724,000
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	12,724,000
	Actual to 2024/25 Year End	7,700,000
	Estimated Actual for 2025/26	257,000
	Estimate for 2026/27	4,767,000
Estimated Appropriation Remaining	-	

What is Intended to be Achieved with this Appropriation

This appropriation is intended to provide lending to Kāinga Ora - Homes and Communities (and any of its subsidiaries) to meet its cashflow requirements to deliver its share of the government's housing commitments.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Payments are made in accordance with the terms of the agreement for notified claims	Achieved	Achieved	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by Kāinga Ora - Homes and Communities in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Previous Government						
Public Housing Supply - Maintaining delivery of Government Build Programme	2023/24	854,000	-	-	-	-

Kāinga Ora - Homes and Communities Private Debt Refinancing Facility (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Kāinga Ora - Homes and Communities Private Debt Refinancing Facility (M37) (A44) This appropriation is limited to loans to Kāinga Ora - Homes and Communities (and any of its subsidiaries) for the purpose of refinancing private debt. Commences: 01 October 2022 Expires: 30 June 2027	Original Appropriation	450,000
	Adjustments to 2024/25	3,165,000
	Adjustments for 2025/26	-
	Adjusted Appropriation	3,615,000
	Actual to 2024/25 Year End	2,375,000
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	1,240,000
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to enable Kāinga Ora - Homes and Communities (and any of its subsidiaries) to meet its refinancing commitments of bonds on issue.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Refinancing will be undertaken in accordance with the agreed appropriation limits	Achieved	Achieved	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by Kāinga Ora - Homes and Communities in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Kāinga Ora - Homes and Communities Private Debt Refinancing Facility	2024/25	-	1,240,000	900,000	-	-

Land for Housing Programme - developers' loan payments (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Land for Housing Programme - developers' loan payments (M37) (A44) This appropriation is limited to interest-free loans related to development payments to developers under the Land for Housing programme. Commences: 01 July 2025 Expires: 30 June 2030	Original Appropriation	17,400
	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Appropriation	17,400
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	13,300
	Estimate for 2026/27	4,100
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

These appropriations will fund an increase in the housing supply in future years and are ongoing programmes, which carry on beyond 30 June 2025.

How Performance will be Assessed and End of Year Reporting Requirements

The appropriation is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this appropriation.

Progressive Home Ownership Fund (M37) (A44)

Scope of Appropriation and Expenses

Type, Title, Scope and Period of Appropriations	Appropriations, Adjustments and Use	\$000
Progressive Home Ownership Fund (M37) (A44) This appropriation is limited to addressing housing affordability issues by assisting access to home ownership through progressive home ownership schemes. Commences: 01 July 2024 Expires: 30 June 2029	Original Appropriation	162,381
	Adjustments to 2024/25	30,867
	Adjustments for 2025/26	-
	Adjusted Appropriation	193,248
	Actual to 2024/25 Year End	51,991
	Estimated Actual for 2025/26	108,354
	Estimate for 2026/27	32,903
	Estimated Appropriation Remaining	-

What is Intended to be Achieved with this Appropriation

This appropriation is intended to assist access to home ownership through progressive home ownership schemes.

How Performance will be Assessed and End of Year Reporting Requirements

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Number of households settled into home ownership will be at least:	400	224	Measure deleted
Complete settlement of all households into Progressive Home Ownership (excluding any reinvestments)	New measure 2026/27	New measure 2026/27	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Minister of Housing in the Minister's Report on Non-Departmental Appropriations for Vote Housing and Urban Development.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Progressive Home Ownership Fund Funding Transfer	2024/25	45,589	20,789	-	-	-

Refinancing of Crown loans to Kāinga Ora - Homes and Communities (M37) (A44)

Scope of Appropriation

This appropriation is limited to refinancing existing Crown loans to Kāinga Ora - Homes and Communities and Housing New Zealand Limited.

Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	284,717	284,717	418,258

What is Intended to be Achieved with this Appropriation

This appropriation is intended to enable Kāinga Ora - Homes and Communities and Housing New Zealand Limited to refinance their loans.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Refinancing will be undertaken in accordance with the agreed appropriation limits	Achieved	Achieved	Achieved

End of Year Performance Reporting

Performance information for this appropriation will be reported by Kāinga Ora - Homes and Communities in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Transfer of Refinancing of Kāinga Ora - Homes and Communities from Vote Finance	2025/26	283,442	331,148	290,989	99,832	-

Reasons for Change in Appropriation

The increase in this appropriation for 2026/27 reflects Kāinga Ora - Homes and Communities and Housing New Zealand Limited debt refinancing requirements.

Tāmaki Regeneration Company Ltd - Equity Injection (M37) (A44)

Scope of Appropriation

This appropriation is limited to the provision of an equity injection to Tāmaki Regeneration Company Limited.

Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	-	-	213,000

What is Intended to be Achieved with this Appropriation

This appropriation is intended to support the Tāmaki regeneration programme and deliver new fit for purpose social housing.

How Performance will be Assessed and End of Year Reporting Requirements

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Number of newly constructed homes - delivery managed by Kāinga Ora - Homes and Communities on behalf of Tāmaki Regeneration Company Limited (see Note 1)	223	242	Measure deleted
Number of newly constructed homes (see Note 2)	New measure 2026/27	New measure 2026/27	305
Number of houses planned in submitted resource consents	291	314	520

Note 1 - This measure is discontinued due to a change in delivery responsibility, with responsibility transferring from Kāinga Ora to Tāmaki Regeneration Company Limited effective from 1 July 2026. A new performance measure has been introduced to reflect this change.

Note 2 - This measure is introduced following the transfer of delivery responsibility for newly constructed homes from Kāinga Ora to Tāmaki Regeneration Company Limited, effective from 1 July 2026.

General note: The previous Tāmaki Regeneration Company Limited Equity Injection Multi Year Appropriation expires on 30 June 2026, with a new annual appropriation commencing 1 July 2026. Budget standards and estimated actuals for 2025/26 are applicable to the previous appropriation.

End of Year Performance Reporting

Performance information for this appropriation will be reported by Tāmaki Regeneration Company Limited in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Previous Government						
Public Housing Supply - Maintaining delivery of Government Build Programme	2023/24	244,000	240,000	-	-	-

Reasons for Change in Appropriation

This is a new appropriation for 2026/27 that supersedes the previous Tāmaki Regeneration Company Limited - Equity Injection multi-year appropriation.

Part 4 - Details of Multi-Category Expenses and Capital Expenditure

4 - Multi-Category Expenses and Capital Expenditure

Amortisation of Upfront Payments (M37) (A44)

Overarching Purpose Statement

The single overarching purpose of this appropriation is to recognise the amortisation of prepaid expenses associated with implementation of government housing policy.

Scope of Appropriation

Non-Departmental Other Expenses

Amortisation of Upfront Payments - Affordable Housing Fund

This category is limited to the amortisation of contribution prepayments associated with the Affordable Rental Pathway within the Affordable Housing Fund.

Amortisation of Upfront Payments - Community Housing Providers - Early Stage Operating Supplement

This category is limited to the amortisation of early-stage operating funding provided to Community Housing Providers who provide Social Housing.

Amortisation of Upfront Payments - He Kūkū ki te Kāinga

This category is limited to the amortisation of prepayments of funding to increase the housing supply provided by Māori service providers.

Amortisation of Upfront Payments - Māori Infrastructure Fund

This category is limited to the amortisation of prepayments of contributions for Māori infrastructure projects to advance development-ready land.

Amortisation of Upfront Payments - Social Housing Upfront Capital Payments

This category is limited to the amortisation of upfront capital funding to Community Housing Providers who provide Social Housing.

Amortisation of Upfront Payments - Transitional Housing Providers

This category is limited to the amortisation of prepayments of upfront funding to Transitional Housing Providers who provide transitional housing.

Expenses, Revenue and Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	80,363	80,363	64,231
Non-Departmental Other Expenses			
Amortisation of Upfront Payments - Affordable Housing Fund	15,139	15,139	10,000
Amortisation of Upfront Payments - Community Housing Providers - Early Stage Operating Supplement	3,772	3,772	2,221
Amortisation of Upfront Payments - He Kūku ki te Kāinga	52,152	52,152	41,626
Amortisation of Upfront Payments - Māori Infrastructure Fund	4,336	4,336	5,863
Amortisation of Upfront Payments - Social Housing Upfront Capital Payments	4,162	4,162	4,120
Amortisation of Upfront Payments - Transitional Housing Providers	802	802	401

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve the recognition of amortisation of upfront payments made to housing providers associated with the implementation of government housing policy.

How Performance will be Assessed for this Appropriation

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Amortisation of prepaid expenses will be accurately recorded and recognised in the correct accounting period	Achieved	Achieved	Achieved

What is Intended to be Achieved with each Category and How Performance will be Assessed

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Non-Departmental Other Expenses			
Amortisation of Upfront Payments - Affordable Housing Fund			
This category is intended to facilitate the amortisation of contribution prepayments associated with the Affordable Rental Pathway within the Affordable Housing Fund.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this category	Exempted	Exempted	Exempted

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Amortisation of Upfront Payments - Community Housing Providers - Early Stage Operating Supplement			
This category is intended to facilitate the amortisation of early-stage operating funding provided to Community Housing Providers who provide social housing.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this category	Exempted	Exempted	Exempted
Amortisation of Upfront Payments - He Kūku ki te Kāinga			
This category is intended to facilitate the amortisation of prepayments of funding to increase the housing supply provided by Māori service providers.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this category	Exempted	Exempted	Exempted
Amortisation of Upfront Payments - Māori Infrastructure Fund			
This category is intended to facilitate the amortisation of prepayments of contributions for Māori infrastructure projects to advance development-ready land.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this category	Exempted	Exempted	Exempted
Amortisation of Upfront Payments - Social Housing Upfront Capital Payments			
This category is intended to facilitate the amortisation of upfront capital funding provided to Community Housing Providers who provide social housing.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this category	Exempted	Exempted	Exempted

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Amortisation of Upfront Payments - Transitional Housing Providers			
This category is intended to facilitate the amortisation of prepayments of upfront funding to Transitional Housing Providers who provide transitional housing.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(ii) of the Public Finance Act 1989, as additional performance information is unlikely to be informative due to the technical nature of this category	Exempted	Exempted	Exempted

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
<i>Amortisation of Upfront Payments - Affordable Housing Fund</i>						
Accounting for Upfront Payments and Amortisation Expenses	2024/25	6,667	6,667	6,667	6,667	6,667
<i>Amortisation of Upfront Payments - He Kūku ki te Kāinga</i>						
Accounting for Upfront Payments and Amortisation Expenses	2023/24	38,520	41,626	27,805	27,805	27,805
<i>Amortisation of Upfront Payments - Māori Infrastructure Fund</i>						
Accounting for Upfront Payments and Amortisation Expenses	2023/24	3,282	5,863	6,163	6,220	6,220
<i>Amortisation of Upfront Payments - Progressing the Pipeline of Māori Housing</i>						
Previous Government						
<i>Amortisation of Upfront Payments - Affordable Housing Fund</i>						
Amortisation of Upfront Payments	2022/23	3,333	3,333	3,333	3,333	3,333
<i>Amortisation of Upfront Payments - Community Housing Providers - Early Stage Operating Supplement</i>						
Amortisation of Upfront Payments	2022/23	2,221	2,221	2,221	2,221	2,221

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
<i>Amortisation of Upfront Payments - He Kūkū ki te Kāinga</i>						
Amortisation of Upfront Payments	2022/23	4,120	4,120	4,120	4,120	4,120
<i>Amortisation of Upfront Payments - Transitional Housing Providers</i>						
Amortisation of Upfront Payments	2023/24	401	401	401	401	401

Reasons for Change in Appropriation

The decrease in this appropriation for 2026/27 is mainly due to:

Amortisation of Upfront Payments - Affordable Housing Fund

The decrease in this category is due the non-recurrence of a one-off funding transfer of \$5.139 million into 2025/26, that has no ongoing impact in outyears.

Amortisation of Upfront Payments - Community Housing Providers - Early Stage Operating Supplement

The decrease in this category is due the non-recurrence of a one-off funding transfer of \$1.551 million into 2025/26, that has no ongoing impact in outyears.

Amortisation of Upfront Payments - He Kūkū ki te Kāinga

The decrease in this category is mainly due to the non-recurrence of a one-off funding transfer of \$13.632 million into 2025/26, that has no ongoing impact in outyears.

Amortisation of Upfront Payments - Māori Infrastructure Fund

The decrease in this category is mainly due to the non-recurrence of a one-off funding transfer of \$1.054 million into 2025/26, that has no ongoing impact in outyears.

Housing Acceleration Fund (M37) (A44)

Overarching Purpose Statement

The single overarching purpose of this appropriation is to achieve the outcome of advancing housing supply through the provision of infrastructure investment.

Scope of Appropriation

Non-Departmental Other Expenses

Investment in Infrastructure to Advance Development-Ready Land

This category is limited to contributions for infrastructure projects to advance development-ready land.

Non-Departmental Capital Expenditure

Investment in Crown-owned Entities to Advance Development-Ready Land

This category is limited to investments in Crown-owned entities to increase the amount of development-ready land.

Expenses, Revenue and Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	-	-	393,500
Non-Departmental Other Expenses			
Investment in Infrastructure to Advance Development-Ready Land	-	-	282,700
Non-Departmental Capital Expenditure			
Investment in Crown-owned Entities to Advance Development-Ready Land	-	-	110,800

Components of the Appropriation

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Investment Infrastructure to Advance Development-Ready Land			
Projects funded from the Infrastructure Acceleration Fund	508,544	508,544	223,100
Large-Scale Projects	443,854	443,854	59,600
Projects funded from the Māori Infrastructure	8,079	8,079	-
Total Investment in Infrastructure to Advance Development-Ready Land	960,477	960,477	282,700
Investment in Crown-Owned Entities to Advance Development-Ready Land			
Large-Scale Projects	506,911	506,911	110,800
Total Investment in Crown-Owned Entities to Advance Development-Ready Land	506,911	506,911	110,800

The table above shows the components of this appropriation in relating to the previous Housing Acceleration Fund MCA/MYA which expires on 30 June 2026 for comparison purposes. Final Budget and estimated actual figures for 2025/26 are applicable to the previous appropriation.

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve increased housing supply through funding infrastructure and land development for social, affordable, and market-housing through Kāinga Ora's large-scale projects, the infrastructure acceleration fund, and the Māori infrastructure fund.

How Performance will be Assessed for this Appropriation

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
The total number of houses enabled	2,087	1,568	3,038

What is Intended to be Achieved with each Category and How Performance will be Assessed

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Non-Departmental Other Expenses			
Investment in Infrastructure to Advance Development-Ready Land			
This category is intended to enable contributions for infrastructure projects to advance development-ready land.			
Number of dwellings enabled as a result of the Infrastructure Acceleration Fund (see Note 1)	1,300	560	2,500
Non-Departmental Capital Expenditure			
Investment in Crown-owned Entities to Advance Development-Ready Land			
This category is intended to enable investments in Crown-owned entities to support the development of Government-owned land.			
Number of new homes enabled on land developed and delivered by Kāinga Ora - Homes and Communities (see Note 2)	787	1,008	538

Note 1 - The Infrastructure Acceleration Fund invests in infrastructure that supports new housing developments that have housing supply and affordability issues. The funding is intended to enable around 30,000 to 35,000 dwellings over the next 10 to 15 years. The performance measure reports dwellings enabled as a result of the Infrastructure Acceleration Fund (IAF) at the point in time when all infrastructure associated with a development is completed. The nature of infrastructure delivery is that it can take years to work through design, land acquisition, consenting and construction before infrastructure delivery is completed.

Note 2 - Infrastructure and land development work progresses over multi-year cycles, resulting in natural variability in annual hectares delivered and homes enabled. The 2026/27 year shows lower delivery than previous years as several major redevelopment projects are in early or mid-delivery stages, with completion expected in later years.

Service Providers for the Multi-Category Appropriation

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Investment in Infrastructure to Advance Development-Ready Land				
Kāinga Ora - Homes and Communities	443,854	443,854	59,600	30 June 2026
Various councils	508,544	508,544	223,100	Various
Third Party Māori Housing Providers	8,079	8,079	-	Various
Total Investment in Infrastructure to Advance Development-Ready Land	960,477	960,477	282,700	

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Investment in Crown-Owned Entities to Advance Development-Ready Land				
Kāinga Ora - Homes and Communities	506,911	506,911	110,800	30 June 2026
Total Investment in Crown-Owned Entities to Advance Development-Ready Land	506,911	506,911	110,800	

The table above shows all service providers for this appropriation relating to the previous Housing Acceleration Fund MCA/MYA which expires on 30 June 2026 for comparison purposes. Final Budget and estimated actual figures for 2025/26 are applicable to the previous appropriation.

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Investment in infrastructure to advance development-ready land						
Housing Portfolio Savings to Enable Flexible Fund and New Investment	2025/26	(44,603)	-	-	-	-
Accounting for Upfront Payments and Amortisation Expenses	2024/25	(44,903)		-	-	-
Return of Funding for Kāinga Ora led Large-Scale Projects	2024/25	(170,000)	-	-	-	-
Investment in Crown-owned Entities to Advance Development-Ready Land						
Large-Scale Projects Savings	2025/26	(125,000)	-	-	-	-
Return of Funding for Large Scale Projects	2024/25	(202,500)	-	-	-	-
Previous Government						
Investment in infrastructure to advance development-ready land						
2023 Rapid Savings Exercise: Vote Housing and Urban Development	2023/24	(50,000)	-	-	-	-

Reasons for Change in Appropriation

This is a new appropriation for 2026/27 which supersedes the previous Housing Acceleration Fund MCA/MYA that expires on 30 June 2026.

Housing Programme Fair Value Impairment Loss and Inventory Disposal (M37) (A44)

Overarching Purpose Statement

The single overarching purpose of this appropriation is to recognise the non-cash expenses associated with implementation of government housing policy.

Scope of Appropriation

Non-Departmental Other Expenses

Sale of Developments Underwritten - Costs

This category is limited to the expenses incurred as part of the sale of underwritten developments incurred under the Supporting Stalled and At-Risk Developments Scheme.

Sale of Land and Dwellings - Costs

This category is limited to the expenses incurred as part of the sale of land and dwellings.

Non-Departmental Capital Expenditure

Land for Housing - Deferred Settlements

This category is limited to deferred settlement agreements associated with land sales.

Expenses, Revenue and Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	209,704	209,704	186,342
Non-Departmental Other Expenses			
Sale of Developments Underwritten - Costs	24,633	24,633	-
Sale of Land and Dwellings - Costs	49,251	49,251	22,312
Non-Departmental Capital Expenditure			
Land for Housing - Deferred Settlements	135,820	135,820	164,030

What is Intended to be Achieved with this Appropriation

This appropriation is intended to recognise the non-cash expenses associated with the implementation of government housing policy.

How Performance will be Assessed for this Appropriation

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Expenses will be accurately recorded and recognised in the correct accounting period	Achieved	Achieved	Achieved

What is Intended to be Achieved with each Category and How Performance will be Assessed

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Non-Departmental Other Expenses			
Sale of Developments Underwritten - Costs			
This category is intended to facilitate the expenses incurred as part of the sale of underwritten developments incurred under the Supporting Stalled and At-Risk Developments Scheme.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption was granted under s15D(2)(b)(ii) of the Public Finance Act 1989 as additional performance information is unlikely to be informative due to the technical nature of the transactions giving rise to the expenses under this category	Exempted	Exempted	Exempted
Sale of Land and Dwellings - Costs			
This category is intended to facilitate the expenses incurred as part of the sale of land and dwellings.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption was granted under s15D(2)(b)(ii) of the Public Finance Act 1989 as additional performance information is unlikely to be informative due to the technical nature of the transactions giving rise to the expenses under this category	Exempted	Exempted	Exempted
Non-Departmental Capital Expenditure			
Land for Housing - Deferred Settlements			
This category is intended to facilitate the deferred settlement agreements associated with land sales.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption was granted under s15D(2)(b)(ii) of the Public Finance Act 1989 as additional performance information is unlikely to be informative due to the technical nature of the transactions giving rise to the expenses under this category	Exempted	Exempted	Exempted

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Previous Government						
Sale of Developments Underwritten - Costs						
Using Build Ready Developments and Land for Housing to Respond to Changing Market Conditions	2023/24	57,150	-	-	-	-

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
<i>Sale of Land and Dwellings - Costs</i>						
2023 Rapid Savings Exercise: Vote Housing and Urban Development	2023/24	(10,000)	-	-	-	-

Reasons for Change in Appropriation

The decrease in this appropriation for 2026/27 is mainly due to reduced expenditure in the Sales of Land and Dwellings - Costs and Sale of Developments Underwritten - Costs categories, reflecting delays across multiple sites that have shifted forecast sales later than originally planned. This was partially offset by the reforecast of deferred settlements.

Residential Development Underwrite (M37) (A44)

Scope of Appropriation, Expenses and Capital Expenditure

Title, Overarching Purpose and Period of Appropriations and Type and Scope of Categories	Appropriations, Adjustments and Use	\$000
Residential Development Underwrite (M37) (A44)	Original Appropriation	142,826
The single overarching purpose of this appropriation is to record purchase costs and associated expenses incurred in acquiring, holding and on-selling homes under the residential development underwrite.	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
Commences: 01 October 2024	Adjusted Appropriation	142,826
	Actual to 2024/25 Year End	-
Expires: 30 June 2029	Estimated Actual for 2025/26	-
	Estimate for 2026/27	32,994
	Estimated Appropriation Remaining	109,832
<i>Non-Departmental Output Expenses</i>		
<i>Operating the Residential Development Underwrite</i>	Original Amount	18,000
This category is limited to expenses incurred in relation to the facilitation, acquisition and subsequent on-sale of homes or developments in the Residential Development Underwrite.	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Amount	18,000
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	2,500
	Estimated Amount Remaining	15,500
<i>Residential Development Underwrite Purchase</i>	Original Amount	124,826
This category is limited to expenses incurred in the provision of purchasing homes under the Residential Development Underwrite.	Adjustments to 2024/25	-
	Adjustments for 2025/26	-
	Adjusted Amount	124,826
	Actual to 2024/25 Year End	-
	Estimated Actual for 2025/26	-
	Estimate for 2026/27	30,494
	Estimated Amount Remaining	94,332

Components of the Appropriation

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Operating the Residential Development Underwrite Programme	9,000	-	2,500
Residential Development Underwrite Purchases	72,326	-	30,494
Total Residential Development Underwrite	81,326	-	32,994

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve increased housing supply and support for the residential construction sector by underwriting developments, ensuring financial feasibility and maintaining construction pipelines.

How Performance will be Assessed for this Appropriation

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Number of homes underwritten through the Residential Development Underwrite	400	402	Measure deleted
Residential Development Underwrite decisions are made in accordance with executed contracts and programme settings	New measure 2026/27	New measure 2026/27	Achieved

What is Intended to be Achieved with each Category and How Performance will be Assessed

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Non-Departmental Output Expenses			
Operating the Residential Development Underwrite			
This category is intended to support the operation and administration of the Residential Development Underwrite, including facilitation, assessment, and associated acquisition and on-sale activity.			
The percentage of Crown-acquired homes on-sold by the Crown as part of the Residential Development Underwrite since the start of the programme	New measure 2026/27	New measure 2026/27	Baseline year
Residential Development Underwrite Purchase			
This category is intended to support the provision of purchasing homes under the Residential Development Underwrite where contractual purchase obligations are triggered.			
The percentage of completed underwritten homes acquired by the Crown as part of the Residential Development Underwrite since the start of the Programme	New measure 2026/27	New measure 2026/27	<25%

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
Establishing the General Underwrite Programme	2025/26	61,500	61,500	-	-	-

Social Housing (M37) (A44)

Overarching Purpose Statement

The single overarching purpose of this appropriation is to secure and purchase the provision of social housing and other government-subsidised housing solutions and associated support services.

Scope of Appropriation

Non-Departmental Output Expenses

Community Group Housing Market Rent Top-Up

The category is limited to the provision of funding to Kāinga Ora to pay the difference between the contracted rent with each Community Group Housing provider and market rent for the leased properties.

Purchase of Social Housing Provision

This category is limited to purchasing the provision of social housing and related services from social housing providers.

Services for People in Need of or at risk of Needing Social Housing

This category is limited to the provision of support services to those in need of social housing or those at risk of entering or exiting social housing.

Services Related to the Provision of Social Housing

This category is limited to the provision of services related to the provision of social housing by a social housing provider.

Non-Departmental Other Expenses

Community Housing Rent Relief

The category is limited to the provision of rent relief fund Community Group Housing providers for the sole purpose of helping them meet their contracted rent payments.

Non-Departmental Capital Expenditure

Acquisition and Improvement of Community Group Housing Properties

The category is limited to the providing debt or equity to Kāinga Ora to acquire, modernise or reconfigure properties leased by Community Housing Providers.

Expenses, Revenue and Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	2,198,266	2,186,717	2,275,356
Non-Departmental Output Expenses			
Community Group Housing Market Rent Top-Up	13,891	13,891	13,891
Purchase of Social Housing Provision	2,077,595	2,054,721	2,160,341
Services for People in Need of or at risk of Needing Social Housing	96,576	107,901	90,920
Services Related to the Provision of Social Housing	300	300	300
Non-Departmental Other Expenses			
Community Housing Rent Relief	4,104	4,104	4,104
Non-Departmental Capital Expenditure			
Acquisition and Improvement of Community Group Housing Properties	5,800	5,800	5,800

Components of the Appropriation

Vote, Type and Title of Appropriation	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Services for People in Need of or at risk of Needing Social Housing			
Housing First	48,300	63,094	48,300
Homelessness Action Plan	14,050	13,133	11,560
Sustaining Tenancies	11,247	11,615	11,247
Single Site Supported Housing	-	9,274	-
Rapid Rehousing	10,680	9,045	10,727
Social Outcomes Contracting	5,900	1,740	2,950
Other	18,028	-	6,136
Total Services for People in Need of or at risk of Needing Social Housing	96,576	107,901	90,920

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve better access to social and community housing places by providing payments to secure access to properties for social and community housing providers and the purchase of social housing provision.

How Performance will be Assessed for this Appropriation

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
The net increase in additional social housing places will be at least:	1,450	1,455	Measure deleted
Complete the provision by Community Housing Providers of all additional social housing places funded through Budget 2024 and Budget 2025 (see Note 1)	New measure 2026/27	New measure 2026/27	2,050

Note 1 - The target reflects the total places funded over two years, 1,500 new social housing places in Budget 2024 and 550-600 new social housing places in Auckland in Budget 2025.

What is Intended to be Achieved with each Category and How Performance will be Assessed

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Non-Departmental Output Expenses			
Community Group Housing Market Rent Top-Up			
This category is intended to enable the provision of funding to Kāinga Ora to pay the difference between the contracted rent with each Community Group Housing provider and market rent for the leased properties.			
The performance will be assessed by Kāinga Ora - Homes and Communities support to community group providers by making available up to 1,500 community group housing properties and related housing services	1,500	1,455	1,500
Purchase of Social Housing Provision			
This category is intended to achieve an increase in social housing support for eligible people through the payment of income-related rent subsidy.			
The number of tenancies subsidised by an income-related rent subsidy will be at least:	84,000	85,500	86,500
Services for People in Need of or at risk of Needing Social Housing			
This category is intended to achieve an increase in the number of people who are able to secure and sustain tenancies, and transition to housing independence.			
The number of contracted places available for chronic homeless households to be placed and supported into secure and stable accommodation under the Housing First initiative, will be at least:	2,735	2,735	2,735
The number of contracted places available for households to be supported under the Sustaining Tenancies programme, will be at least:	2,290	2,293	2,290
The number of contracted places available for homeless households to be supported under the Rapid Rehousing programme, will be at least:	565	671	565

	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Assessment of Performance			
Services Related to the Provision of Social Housing			
This category is intended to achieve continuity of support for social housing tenants who previously had the cost of water rate charges paid for and to fund the sector body.			
The category is one from which resources will be provided to a person or entity other than a department, a functional chief executive, an Office of Parliament, or a Crown entity; and an exemption from end of year performance reporting was granted under s15D(2)(b)(iii) of the Public Finance Act 1989 as the amount of the category is less than \$5 million	Exempted	Exempted	Exempted
Non-Departmental Other Expenses			
Community Housing Rent Relief			
This category is intended to achieve safe, healthy and affordable homes by the provision of rent relief to service provider tenants of the Community Group Housing properties.			
The performance will be assessed by Kāinga Ora - Homes and Communities support to community group providers by making available up to 1,500 community group housing properties and related housing services	1,500	1,455	1,500
Non-Departmental Capital Expenditure			
Acquisition and Improvement of Community Group Housing Properties			
This category is intended to achieve safe, healthy and affordable Community Group Houses properties through the acquisition, modernisation and reconfiguration of Kāinga Ora - Homes and Communities Community Group Housing properties.			
The performance will be assessed by Kāinga Ora - Homes and Communities support to community group providers by making available up to 1,500 community group housing properties and related housing services	1,500	1,455	1,500

Service Providers for the Multi-Category Appropriation

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Purchase of Social Housing Provision				
Kāinga Ora - Homes and Communities	1,681,672	1,681,672	Under negotiation	Contract reviewed annually
Tāmaki Housing Association Limited Partnership	62,084	62,084	Under negotiation	Contract reviewed annually
Accessible Properties New Zealand Limited	36,929	36,929	Under negotiation	Contract reviewed annually
Kāhui Tū Kaha Limited	26,719	26,719	Under negotiation	Contract reviewed annually
LinkPeople Limited	23,991	23,991	Under negotiation	Contract reviewed annually
Other Providers	246,201	223,326	Under negotiation	Contract reviewed annually
Total Purchase of Social Housing Provision	2,077,595	2,054,721	2,160,341	

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Services for People in Need of or at risk of Needing Social Housing				
Kāhui Tū Kaha Limited	20,324	20,324	Under negotiation	Contract reviewed annually
Mental Health Solutions Limited	14,425	14,425	Under negotiation	Contract reviewed annually
Te Matapihi He Tirohanga mō te Iwi Trust	13,240	13,240	Under negotiation	Contract reviewed annually
Auckland City Mission	12,870	12,870	Under negotiation	Contract reviewed annually
Christchurch Methodist Central Mission	12,489	12,489	Under negotiation	Contract reviewed annually
Other Providers	23,228	34,553	Under negotiation	Contract reviewed annually
Total Services for People in Need of or at risk of Needing Social Housing	96,576	107,901	90,920	
Services Related to the Provision of Social Housing				
Accessible Properties New Zealand Limited	300	300	Under negotiation	Contract reviewed annually
Total Services Related to the Provision of Social Housing	300	300	300	
Community Group Housing Market Rent Top-Up				
Kāinga Ora - Homes and Communities	13,891	13,891	Under negotiation	Contract reviewed annually
Total Community Group Housing Market Rent Top-Up	13,891	13,891	13,891	
Community Housing Rent Relief				
Kāinga Ora - Homes and Communities	4,104	4,104	4,104	Contract reviewed annually
Total Community Housing Rent Relief	4,104	4,104	4,104	
Acquisition and Improvement of Community Group Housing Properties				
Kāinga Ora - Homes and Communities	5,800	5,800	5,800	Contract reviewed annually
Total Acquisition and Improvement of Community Group Housing Properties	5,800	5,800	5,800	

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
<i>Community Group Housing Market Rent Top-Up</i>						
Merging Community Group Housing into the Social Housing MCA	2025/26	13,891	13,891	13,891	13,891	13,891
<i>Community Housing Rent Relief</i>						
Merging Community Group Housing into the Social Housing MCA	2025/26	4,104	4,104	4,104	4,104	4,104
<i>Acquisition and Improvement of Community Group Housing Properties</i>						
Merging Community Group Housing into the Social Housing MCA	2025/26	5,800	5,800	5,800	5,800	5,800
<i>Purchase of Social Housing Provision</i>						
Housing Flexible Fund - Further Investment for Social Housing and Other Housing Solutions	2028/29	-	-	-	17,150	52,088
Flexible Fund for New Social and Affordable Housing Investments	2027/28	-	-	7,921	12,682	17,320
Alignment of Appropriation and IRRS Treatment for Kāinga Ora Expenditure	2027/28	-	-	65,637	112,730	182,960
Housing Portfolio Funding for Cost Pressures	2027/28	-	-	23,068	32,546	32,546
Tenant contribution to housing costs - increasing the minimum IRR for social housing via Ministry Social Development	2026/27	-	(912)	(84,292)	(139,842)	(143,962)
Return of Funding for Housing Subsidies Contribution	2026/27	-	(6,040)	(15,376)	(15,376)	(15,376)
New Social Housing and Affordable Rental Investments	2025/26	29,000	33,000	33,000	33,000	33,000
Social Housing Supply - Additional 1,500 Social Housing Places	2025/26	17,500	52,500	70,000	70,000	70,000
Personal Income Tax and Independent Earner Tax Credit Threshold Changes - Operating Costs	2024/25	(578)	(1,064)	(1,085)	(1,085)	(1,085)
<i>Services for People in Need of or at risk of Needing Social Housing</i>						
Housing Portfolio Funding for Cost Pressures	2024/25	11,629	19,562	28,226	36,740	36,740
Return of Funding for Rangatahi Youth Transitional Housing	2024/25	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
<i>Purchase of affordable rental housing provision</i>						
Flexible Fund for New Social and Affordable Housing Investments	2027/28	-	-	7,921	12,683	17,321

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Previous Government						
<i>Purchase of Public Housing Provision</i>						
Public Housing Supply - Maintaining delivery of Government Build Programme	2025/26	340,000	367,000	367,000	367,000	367,000
Public Housing Supply - Additional 3,000 places	2024/25	185,000	190,000	190,000	190,000	190,000
Delivering the Emergency Housing Reset and Redesign: Place-based Plans for Wellington and Hamilton and Programme Update	2023/24	358	365	-	-	-
Main Benefit Indexation to CPI Rather than Wages from 1 April 2024	2023/24	926	6,161	10,286	10,286	10,286
Welfare assistance package to help low-income people meet the increasing cost of living	2022/23	(3,065)	(2,850)	(2,850)	(2,850)	(2,850)
Initial Working for Families Changes to Support Low-income Families	2022/23	(2,141)	(2,141)	(2,141)	(2,141)	(2,141)
Amortisation of Upfront Payments	2022/23	(2,221)	(2,221)	(2,221)	(2,221)	(2,221)
Government Housing Build Programme	2022/23	189,000	189,000	189,000	189,000	189,000
<i>Services for People in Need of or at risk of Needing Public Housing</i>						
Approval to Appropriate Funding to Extend Pay Equity Settlement for Social Workers in Community and Iwi Organisations	2025/26	5,285	5,834	5,834	5,834	5,834
Homelessness Action Plan Contingency Drawdown	2023/24	3,000	3,000	3,000	3,000	3,000
Homelessness Action Plan Contingency Cost Pressure Drawdown	2023/24	2,500	-	-	-	-
Delivering the Emergency Housing Reset and Redesign: Place-based Plans for Wellington and Hamilton and Programme Update	2023/24	1,107	1,154	-	-	-
Approval to Draw Down Funding to Settle a Pay Equity Claim for Social Work in the Funded Sector	2023/24	655	688	688	688	688
Homelessness Action Plan	2022/23	15,720	15,720	15,720	15,720	15,720

Reasons for Change in Appropriation

The increase in this appropriation for 2026/27 is mainly due to:

Purchase of Social Housing Provision

The increase in this category is mainly due to:

- Budget 2023 initiative - Social Housing Supply: Maintaining delivery of new and existing Social Houses which increases this category by \$27 million
- Budget 2024 initiative - Social Housing Supply: Additional 1,500 Social Housing Places, which increases this category by \$35 million, and
- Budget 2025 initiative - Housing Portfolio Reset of Investment: Cost Pressures, which increases funding in this category by \$18.733 million to maintain existing service volumes.

Services for People in Need of or at Risk of Needing Social Housing

This decrease in this category is mainly due to:

- a decrease of \$2.660 million due to the non-recurrence of funding for providing kaupapa Māori support services, homelessness outreach services and a new supported accommodation service for rangatahi youth
- a decrease of \$2.500 million due to the non-recurrence of funding from the 2020 Homelessness package: Increasing the supply of public and transitional housing, and
- a decrease of \$2.950 million due to the reduction in funding to deliver the Emergency Housing Social Outcomes Contracting two-year trial. This was partially offset by:
 - the non-recurrence of a transfer of \$1.660 million to the Transitional Housing MCA for rangatahi focused transitional housing places, and
 - an increase of \$549,000 in funding for pay equity settlements to all social workers and those undertaking substantially similar work in community and iwi organisations.

Transitional Housing (M37) (A44)

Overarching Purpose Statement

The single overarching purpose of this appropriation is to fund the delivery of transitional housing places and services in New Zealand.

Scope of Appropriation

Non-Departmental Output Expenses

Provision of Transitional Housing Places

This category is limited to supporting transitional housing providers to provide transitional housing places.

Transitional Housing Services

This category is limited to payments to transitional housing providers to cover tenancy and property management, and services to support tenants in transitional housing to move into sustainable housing.

Expenses, Revenue and Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	355,027	355,027	362,185
Non-Departmental Output Expenses			
Provision of Transitional Housing Places	159,973	159,973	158,043
Transitional Housing Services	195,054	195,054	204,142

Components of the Appropriation

Vote, Type and Title of Appropriation	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
General Transitional Housing	307,867	289,648	307,506
Motels	-	13,512	-
Youth Transitional Housing	12,590	23,764	11,290
Emergency Housing Transitional housing	34,579	12,679	43,630
Other	-	15,424	-
Total Transitional Housing MCA	355,027	355,027	362,426

What is Intended to be Achieved with this Appropriation

This appropriation is intended to achieve better outcomes for vulnerable households with nowhere to stay, through the provision of transitional housing and associated support services.

How Performance will be Assessed for this Appropriation

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
At least 5,800 transitional housing places and associated support services where applicable are provided and maintained	Achieved	Achieved	Measure deleted
Transitional housing places and associated support services are available and maintained	New measure 2026/27	New measure 2026/27	Achieved

What is Intended to be Achieved with each Category and How Performance will be Assessed

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Non-Departmental Output Expenses			
Provision of Transitional Housing Places			
This category is intended to achieve improved access to transitional places for eligible families and individuals across New Zealand.			
The number of transitional housing places available will be at least:	5,800	5,879	Measure deleted
The number of transitional housing places will be no more than:	New measure 2026/27	New measure 2026/27	6,100
Transitional Housing Services			
This category is intended to achieve an increase in support services for the families and individuals who access the additional transitional housing places secured.			
Percentage of new transitional housing places contracted that receive associated services	100%	100%	100%

Service Providers for the Multi-Category Appropriation

Provider	2025/26 Final Budgeted \$000	2025/26 Estimated Actual \$000	2026/27 Budget \$000	Expiry of Resourcing Commitment
Provision of Transitional Housing Places				
The Salvation Army New Zealand Trust	21,847	21,847	Under negotiation	Contract reviewed Annually
Kāhui Tū Kaha Limited	20,114	20,114	Under negotiation	Contract reviewed Annually
Emerge Aotearoa Limited	13,414	13,414	Under negotiation	Contract reviewed Annually
Monte Cecilia Housing Trust	11,004	11,004	Under negotiation	Contract reviewed Annually
STRIVE Community Trust	8,733	8,733	Under negotiation	Contract reviewed Annually
Other Providers	84,861	84,861	Under negotiation	Contract reviewed Annually
Total Provision of Transitional Housing Places	159,973	159,973	158,043	
Transitional Housing Services				
The Salvation Army New Zealand Trust	28,976	28,976	Under negotiation	Contract reviewed Annually
Kāhui Tū Kaha Limited	20,656	20,656	Under negotiation	Contract reviewed Annually
Emerge Aotearoa Limited	17,560	17,560	Under negotiation	Contract reviewed Annually
VisionWest Community Trust	11,823	11,823	Under negotiation	Contract reviewed Annually
STRIVE Community Trust	10,304	10,304	Under negotiation	Contract reviewed Annually
Other Providers	105,735	105,735	Under negotiation	Contract reviewed Annually
Total	195,054	195,054	204,142	

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
<i>Provision of Transitional Housing Places</i>						
Housing Support Services, Transitional Housing, and Social Housing - Cost Pressures	2027/28	-	-	9,334	17,482	17,482
Tenant contribution to housing costs - increasing the minimum IRR for social housing via Ministry Social Development	2026/27	-	(241)	(5,937)	(7,658)	(7,866)
Return of Funding for the Emergency Housing Review and Homelessness Action Plan	2024/25	(7,000)	(7,500)	(1,000)	(1,000)	(1,000)
Return of Funding for Rangatahi Youth Transitional Housing	2024/25	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)
<i>Transitional Housing Services</i>						
Savings to Offset Housing Cost Pressures	2027/28	-	-	(15,000)	(30,000)	(30,000)
Return of Funding for the Emergency Housing Review and Homelessness Action Plan	2024/25	(7,000)	(7,500)	(1,000)	(1,000)	(1,000)
Return of Funding for Rangatahi Youth Transitional Housing	2024/25	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)
Previous Government						
<i>Provision of Transitional Housing Places</i>						
Actions to Improve Alternatives to Emergency Housing Special Needs Grant Accommodation	2023/24	4,000	-	-	-	-
Delivering the Emergency Housing Reset and Redesign: Place-based Plans for Wellington and Hamilton and Programme Update	2023/24	11,077	17,704	4,001	4,001	4,001
Homelessness Action Plan Contingency Drawdown	2023/24	3,000	3,000	3,000	3,000	3,000
Homelessness Action Plan	2022/23	5,130	5,130	5,130	5,130	5,130
Public and Transitional Housing - Maintaining and Increasing Public, Transitional and COVID-19 Housing Supply	2021/22	50,000	50,000	50,000	50,000	50,000
Short-term Housing and Support Services - Extension	2021/22	60	60	60	60	60
<i>Transitional Housing Services</i>						
Approval to Appropriate Funding to Extend Pay Equity Settlement for Social Workers in Community and Iwi Organisations	2024/25	9,253	10,193	10,193	10,193	10,193
Delivering the Emergency Housing Reset and Redesign: Place-based Plans for Wellington and Hamilton and Programme Update	2023/24	26,543	28,956	4,643	4,643	4,643
Approval to Draw Down Funding to Settle a Pay Equity Claim for Social Work in the Funded Sector	2023/24	287	301	301	301	301
Public and Transitional Housing - Maintaining and Increasing Public, Transitional and COVID-19 Housing Supply	2021/22	50,000	50,000	50,000	50,000	50,000
Short-term Housing and Support Services - Extension	2021/22	10	10	10	10	10

Reasons for Change in Appropriation

The increase in this appropriation in 2026/27 is mainly due to:

Transitional Housing Services

The increase of \$9 million in this category is mainly due to:

- an expense transfer of \$7.309 million in 2026/27 to align the Emergency Housing System Reset funding profile with contracted commitments
- a fiscally neutral transfer of \$4.050 million in 2025/26 to Vote Finance to cover expected credit losses associated with the Community Housing Provider loan guarantee scheme, and
- a fiscally neutral transfer of \$1 million from the Provision of Transitional Housing Places category.

This is partially offset by the non-recurrence of one-off funding of \$2.977 million transferred into 2025/26 to align the Emergency Housing System Reset funding profile with contracted commitments.

Provision of Transitional Housing Places

The decrease of \$1.700 million in this category is mainly due to:

- a fiscally neutral transfer of \$10.800 million to the Social Housing appropriation to support actions to address homelessness
- a decrease of \$4 million due to non-recurrence of funding from the tagged operating contingency drawdown for the Emergency Housing System Reset, and
- non-recurrence of funding from a transfer of \$2.976 million in 2025/26 to align the Emergency Housing System Reset funding profile with contracted commitments.

This is partially offset by:

- a \$6.627 million increase due to a tagged operating contingency drawdown for the Emergency Housing System Reset
- an expense transfer of \$4.665 million in 2026/27 to align the Emergency Housing System Reset funding profile with contracted commitments
- a fiscally neutral transfer of \$4.050 million in 2025/26 to Vote Finance to cover expected credit losses associated with the Community Housing Provider loan guarantee scheme, and
- a fiscally neutral transfer of \$1 million from the Provision of Transitional Housing Services category.

Upfront Payments (M37) (A44)

Overarching Purpose Statement

The single overarching purpose of this appropriation is to record the prepayment of expenses associated with implementation of government housing policy.

Scope of Appropriation

Non-Departmental Capital Expenditure

Affordable Housing Fund - Prepayment of Grants

This category is limited to the prepayments of contributions to providers of affordable rentals within the Affordable Housing Fund.

Affordable Rental Housing - Early-Stage Operating Funding

This category is limited to early-stage operating funding to providers of affordable rental housing

Community Housing Providers - Early Stage Operating Supplement

This category is limited to early-stage operating funding to Community Housing Providers who provide Public Housing.

He Kūkū ki te Kāinga - Increasing Māori Housing Supply - prepayment of upfront funds

This category is limited to the prepayment of funding to increase the housing supply provided by Māori service providers.

Māori Infrastructure Projects - Prepayment of Upfront Funds

This category is limited to the prepayment of contributions for Māori infrastructure projects to advance development-ready land.

Transitional Housing Providers - Prepayment of Upfront Funds

This category is limited to the prepayment of upfront funding to Transitional Housing Providers who provide transitional housing.

Expenses, Revenue and Capital Expenditure

	2025/26		2026/27
	Final Budgeted \$000	Estimated Actual \$000	Budget \$000
Total Appropriation	322,715	322,715	180,435
Non-Departmental Capital Expenditure			
Affordable Housing Fund - Prepayment of Grants	58,900	58,900	12,000
Affordable Rental Housing - Early-Stage Operating Funding	-	-	18,904
Community Housing Providers - Early Stage Operating Supplement	53,234	53,234	50,406
He Kūkū ki te Kāinga - Increasing Māori Housing Supply - prepayment of upfront funds	170,547	170,547	99,125
Māori Infrastructure Projects - Prepayment of Upfront Funds	32,013	32,013	-
Transitional Housing Providers - Prepayment of Upfront Funds	8,021	8,021	-

What is Intended to be Achieved with this Appropriation

This category is intended to recognise the prepayment of expenses associated with implementation of government housing policy.

How Performance will be Assessed for this Appropriation

	2025/26		2026/27
Assessment of Performance	Final Budgeted Standard	Estimated Actual	Budget Standard
Performance will be assessed by the assessment of the categories for this MCA	See categories	See categories	See categories
Prepayments will be accurately recorded and recognised in the correct accounting period	Achieved	Achieved	Achieved

What is Intended to be Achieved with each Category and How Performance will be Assessed

	2025/26		2026/27
Assessment of Performance	Final Budgeted Standard	Estimated Actual	Budget Standard
Non-Departmental Capital Expenditure			
Affordable Housing Fund - Prepayment of Grants			
This category is intended to facilitate the payment of contributions to affordable rental providers under the Affordable Housing Fund.			
The number of homes delivered through the Affordable Rental Pathway	265	205	Measure deleted
Complete delivery of all contracted Affordable Rental Pathway homes	New measure 2026/27	New measure 2026/27	Achieved
Affordable Rental Housing - Early-Stage Operating Funding			
This category is intended to provide early-stage operating funding to providers of affordable rental housing.			
Payments of staged operating funding contribute to securing and purchasing affordable rental housing	New measure 2026/27	New measure 2026/27	Achieved
Community Housing Providers - Early Stage Operating Supplement			
This category is intended to provide early-stage operating funding to Community Housing Providers who deliver social housing.			
Payments of staged operating funding contribute to securing and purchasing social housing and associated support services	Achieved	Achieved	Achieved
He Kūkū ki te Kāinga - Increasing Māori Housing Supply - prepayment of upfront funds			
This category is intended to facilitate the prepayment of funding to increase the housing supply provided by Māori service providers.			
Number of new housing places created for individuals/whānau	400	488	700

Assessment of Performance	2025/26		2026/27
	Final Budgeted Standard	Estimated Actual	Budget Standard
Māori Infrastructure Projects - Prepayment of Upfront Funds			
This category is intended to facilitate the prepayment of contributions for Māori infrastructure projects to advance development-ready land.			
The total number of houses enabled through the Māori Infrastructure Fund	450	465	700
Transitional Housing Providers - Prepayment of Upfront Funds			
This category is intended to facilitate the prepayment of upfront funding to Transitional Housing Providers for the purpose of providing transitional housing.			
Payments of upfront funding contribute to securing and purchasing transitional housing and associated support services	Achieved	Achieved	Measure deleted

End of Year Performance Reporting

Performance information for this appropriation will be reported by the Ministry for Cities, Environment, Regions, and Transport in its Annual Report.

Current and Past Policy Initiatives

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Current Government						
<i>He Kūkū ki te Kāinga - Increasing Māori Housing Supply - Prepayment of Upfront Funds</i>						
Housing Portfolio New Social Housing and Affordable Rentals	2025/26	60,500	75,625	15,131	-	-
Housing Portfolio Savings to Enable Flexible Fund and New Investment	2024/25	(36,117)	(50,850)	(44,350)	(20,870)	(20,870)
Accounting for Upfront Payments and Amortisation Expenses	2023/24	45,617	36,850	6,850	6,850	6,850
<i>Māori Infrastructure Projects - Prepayment of Upfront Funds</i>						
Housing Portfolio Savings to Enable Flexible Fund and New Investment	2024/25	(22,419)	-	-	-	-
Accounting for Upfront Payments and Amortisation Expenses	2023/24	22,419	-	-	-	-
<i>Community Housing Providers - Early-stage Operating Supplement</i>						
Housing Portfolio New Social Housing and Affordable Rental Investments	2028/29	-	-	-	40,000	-
Flexible Fund for New Social and Affordable Housing Investments	2026/27	-	18,906	14,269	10,431	25,435
Early-stage Operating Supplement Additional Funding	2025/26	10,500	31,500	-	-	-

Policy Initiative	Year of First Impact	2025/26 Final Budgeted \$000	2026/27 Budget \$000	2027/28 Estimated \$000	2028/29 Estimated \$000	2029/30 Estimated \$000
Affordable Rental Housing - Early - Stage Operating Funding						
Flexible Fund for New Social and Affordable Housing Investments	2026/27	-	18,904	14,269	10,431	25,435
Previous Government						
He Kūkū ki te Kāinga - Increasing Māori Housing Supply - Prepayment of Upfront Funds						
Māori Housing Supply, Capability Building and Repairs	2023/24	37,500	37,500	37,500	37,500	37,500

Reasons for Change in Appropriation

The decrease in this appropriation for 2026/27 is mainly due to:

Affordable Housing Fund - Prepayment of Grants

- non-recurrence of funding from a one-off transfer made into 2025/26 of \$73.215 million to align funding with the timing of expected milestone payments to third parties
- partially offset by a transfer of funding of \$12 million from 2025/26 to 2026/27 to align to rental pathway milestones.

Community Housing Providers - Early-Stage Operating Supplement

- non-recurrence of funding from a one-off transfer made into 2025/26 of \$42.734 million to align funding with the timing of expected payments to providers
- partially offset by the Budget 2025 initiative Accounting for Upfront Payments and Amortisation Expenses increases funding for this category by \$21 million.

He Kūkū ki te Kāinga - Increasing Māori Housing Supply - Prepayment of Upfront Funds

- non-recurrence of funding from a one-off transfer made into 2025/26 of \$63.047 million to align funding with the timing of expected milestone payments to third parties
- the Budget 2024 initiative Accounting for Upfront Payments and Amortisation Expenses decreases funding for this category by \$8.767 million, and
- the Budget 2025 initiative Accounting for Upfront Payments and Amortisation Expenses decreases funding for this category by \$14.733 million.

This was partially offset by the Budget 2025 initiative Accounting for Upfront Payments and Amortisation Expenses increases funding for this category by \$15.125 million.

Māori Infrastructure Projects - Prepayment of Upfront Funds

- Non-recurrence of funding from a one-off funding transfer made into 2025/26 of \$32.013 million to align funding with the timing of expected milestone payments to third parties.

Transitional Housing Providers - Prepayment of Upfront Funds

- The increase of \$18.904 million in this category is mainly due to the drawdown of funding from the Flexible Fund tagged contingency to fund to enable the delivery of 650-900 social homes and affordable rentals.