



Jack Jones

fyi-request-29348-9bd9a352@requests.fyi.org.nz

Tēnā koe Jack

Thank you for your email of 28 November 2024 requesting the following information under the Official Information Act 1982 (the Act):

- 1. How many new developments did the BRD underwrite?*
- 2. How many homes, by development, did the BRD contract to be built by way of an underwrite?*
- 3. Of those contracted homes in the BRD programme, how many have been completed?*
- 4. When are the non-completed but underwritten homes in the BRD programme expected to be completed, by development?*
- 5. Of the completed homes in the BRD programme how many did the Crown have to purchase as a result of the underwrite being used by the developer?*
- 6. Of the homes purchased by the Crown, how many have been on-sold and did the Crown recover the cost incurred in buying the homes?*
- 7. How much of the original appropriation for the BRD programme was unspent?*

The Affordable Housing Fund supports the development of new, affordable homes for low-to-moderate income people and whānau, in locations facing the biggest housing supply and affordability challenges. I would like to correct one of your initial statements, The Build Ready Development pathway (BRD pathway) was one part of the Affordable Housing Fund. The BRD pathway alone does not have a target of 4000 homes or an initial appropriation of \$350 million.

For questions one to six of your request, I refer you to the attached tables in annex one. Please note that the BRD pathway is not just an underwrite programme, it also pre-purchased homes to accelerate stalled developments and on-sell the home to be used as affordable rentals or social housing. The tables attached show both underwritten and pre-purchased BRD pathway developments.

Regarding question seven, the \$350 million Affordable Housing Fund was established as part of Budget 2022 and originally it comprised of the Affordable Rentals Pathway, the Innovation Pathway, and the BRD pathway. Of the original \$350 million allocated to the Affordable Housing Fund, the BRD pathway was allocated \$134 million. In addition to this, a further \$100 million was transferred from the Land for Housing Fund (not the original appropriation) for a total allocation of \$234 million.

Of this, a total of \$94 million was spent, meaning \$140 million remains unspent. No applications were progressed after October 2023 due to the change in Government. The unspent allocation from the BRD pathway will be transferred to the Residential Development Underwrite programme.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'J Garland'.

Jessica Garland

General Manager Programmes and Contracts

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex A: Data tables

Address	Number of Homes development 'unlocked'	Number of homes under commitment (Pre Purchase or Underwritten)	Homes Completed (CCC and Title)	Forecast Completion Date	Underwrites triggered
Salisbury Street, Levin	6	6	6	Delivered	6
Awamutu Grove, Lower Hutt	14	13	14	Delivered	11
Ceta Bowater Place, Manurewa	15	11	15	Delivered	0
Galbraith Street, Ngaruawahia	15	15	15	Delivered	15
maraekakaho Road, Hastings	18	18	18	Delivered	0
Hayes Avenue, Tauranga	7	7	7	Delivered	0
Wellesley Road, Napier	30	30	0	Apr-25	0
Utauta Street, Waikanae	39	35	39	Delivered	0
Cambridge Road, Te Awamutu	20	20	0	Oct-25	0
Total	164	155	114		32

Address	BRD Prepurchase	BRD Underwrite	Underwrites triggered	Homes on-sold by Crown	Percentage of Crown costs recovered
Salisbury Street, Levin	-	6	6	6	100%
Awamutu Grove, Lower Hutt	-	13	11	0	-
Ceta Bowater Place, Manurewa	-	11	0	-	-
Galbraith Street, Ngaruawahia	-	15	15	15	94.17%
Maraekakaho Road, Hastings	18	-	0	18	85.30%
Hayes Avenue, Tauranga	7	-	0	7	100%
Wellesley Road, Napier	30	-	0	0	-
Utauta Street, Waikanae	10	25	0	0	-
Cambridge Road, Te Awamutu	3	17	0	0	-
Total	68	87	32	46	