



RESEARCH QUESTION: Are residents worse-off when there is more social housing development in their neighbourhood?

"NOT IN MY BACKYARD!"



10,000 NEW HOMES
BUILT SINCE 2018



~26K ON SH WAITLIST
(MAR 2024)

Kāinga Ora (KO) is the government agency responsible for the provision of social housing (SH) and urban development in New Zealand. These developments have the potential to deliver positive outcomes for not just SH tenants, but all residents by providing better housing and neighbourhood amenities. However, even with ongoing development, the demand for SH outstrips the supply.

These SH developments are often met with resistance and community backlash. Drivers for these sentiments include fear of antisocial behaviour from SH tenants and neighbourhoods with SH appearing less desirable and attractive. This has been coined 'NIMBY'-ism - *not in my backyard!* - where residents are opposed to urban development, particularly SH, in their neighbourhood.



MEASURING THE DESPAIR

This research tests the hypothesis that if more SH development is bad for the neighbourhood, then we would see worse outcomes for residents in areas with SH development, relative to neighbourhoods without SH development.

OUTCOMES OF INTEREST



CRIME
VICTIMISATIONS



MENTAL HEALTH
UTILISATION



WAGES &
SALARY



BENEFIT
RECEIPT



EDUCATIONAL
ATTAINMENT

Access to the anonymised data used in this study was provided by Statistics New Zealand in accordance with security and confidentiality provisions of the Data and Statistics Act 2022, and secrecy provisions of the Tax Administration Act 1994. The findings are not Official Statistics. The results in this paper are the work of the authors, not Statistics NZ, and have been confidentialised to protect individual from identification.

DATA

KO provides data on new housing developments from 2018-2021 at meshblock-level, aggregated to SA2. Integrated Data Infrastructure (IDI) permits identification of SH using the Social Housing register. Individuals linked via Address Notification table.

Meshblock = 100 - 200 residents, SA2 = 1,000-3,000 residents

METHOD

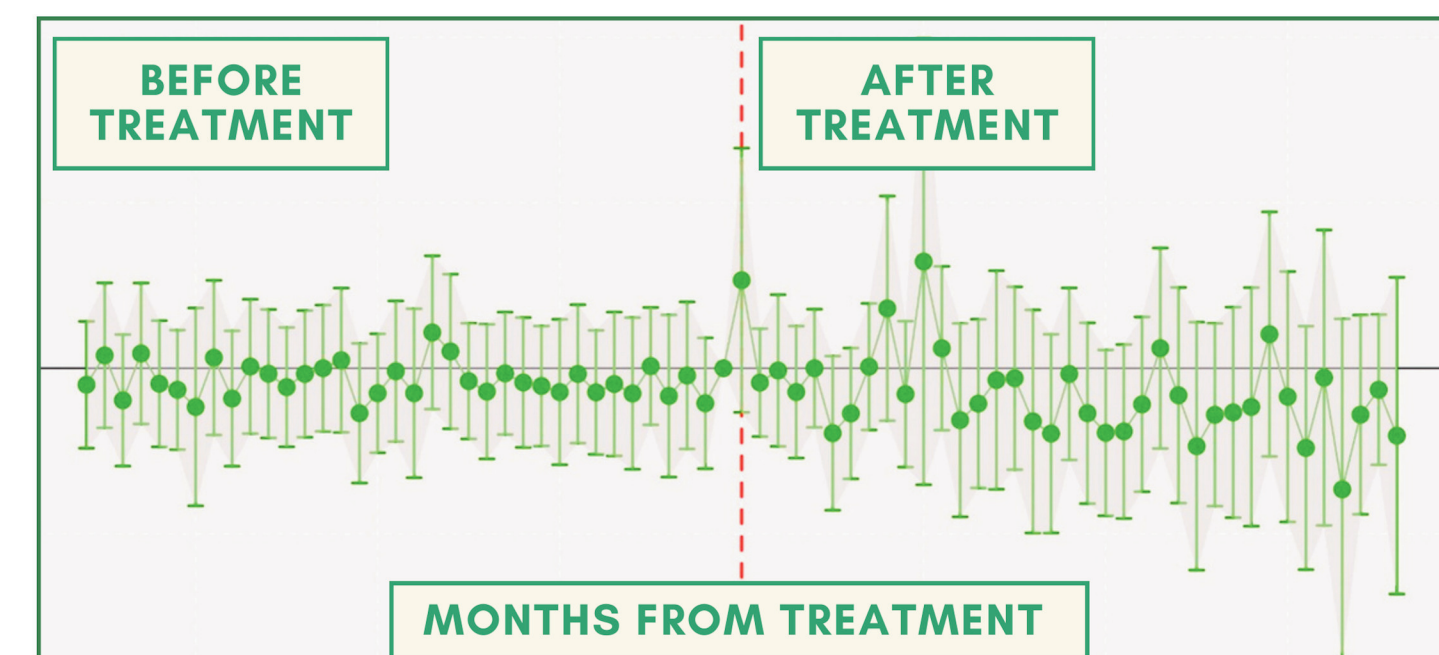
Staggered difference-in-differences (DiD) comparing treated areas (undergoing KO development) and control areas (no KO development). Control areas matched to treated areas using area-level demographic characteristics. Analysis split by SH and non-SH population in treated areas compared to control areas.

THE RESULTS ARE IN...

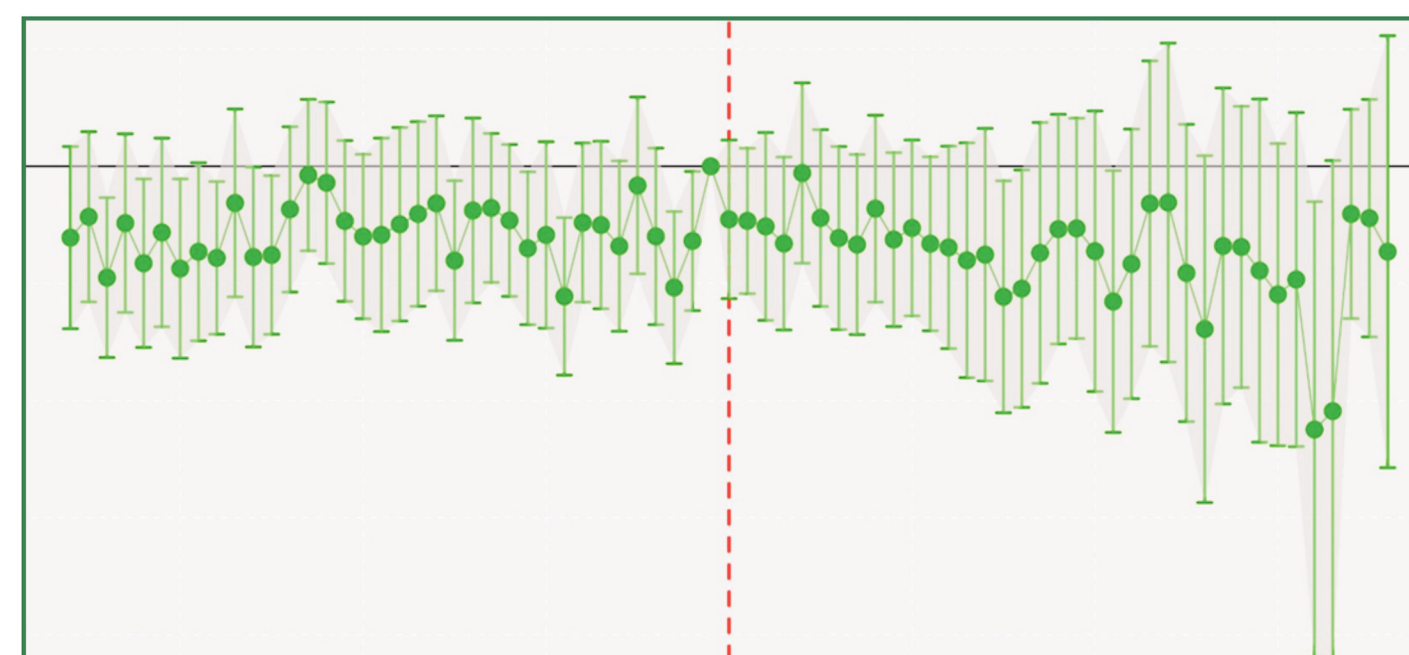
...and shows that after SH development, non-SH residents are not more likely to be victims of assault, theft or robberies, nor do they have higher mental health utilisation when compared to residents in control areas.

Treated SH & non-SH (combined) residents showed no difference in earnings and benefit receipt compared to control areas. Tertiary educational attainment rates were significantly lower by only 0.4 percentage points.

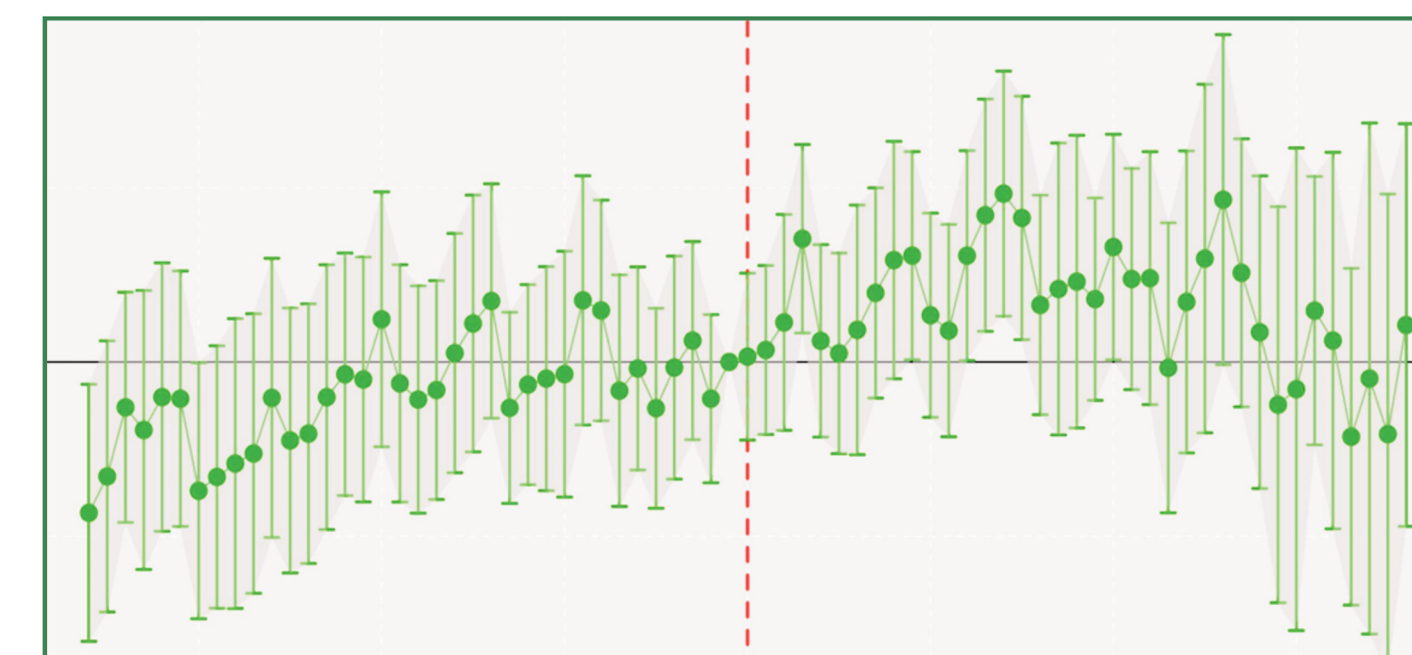
ASSAULT VICTIMISATIONS



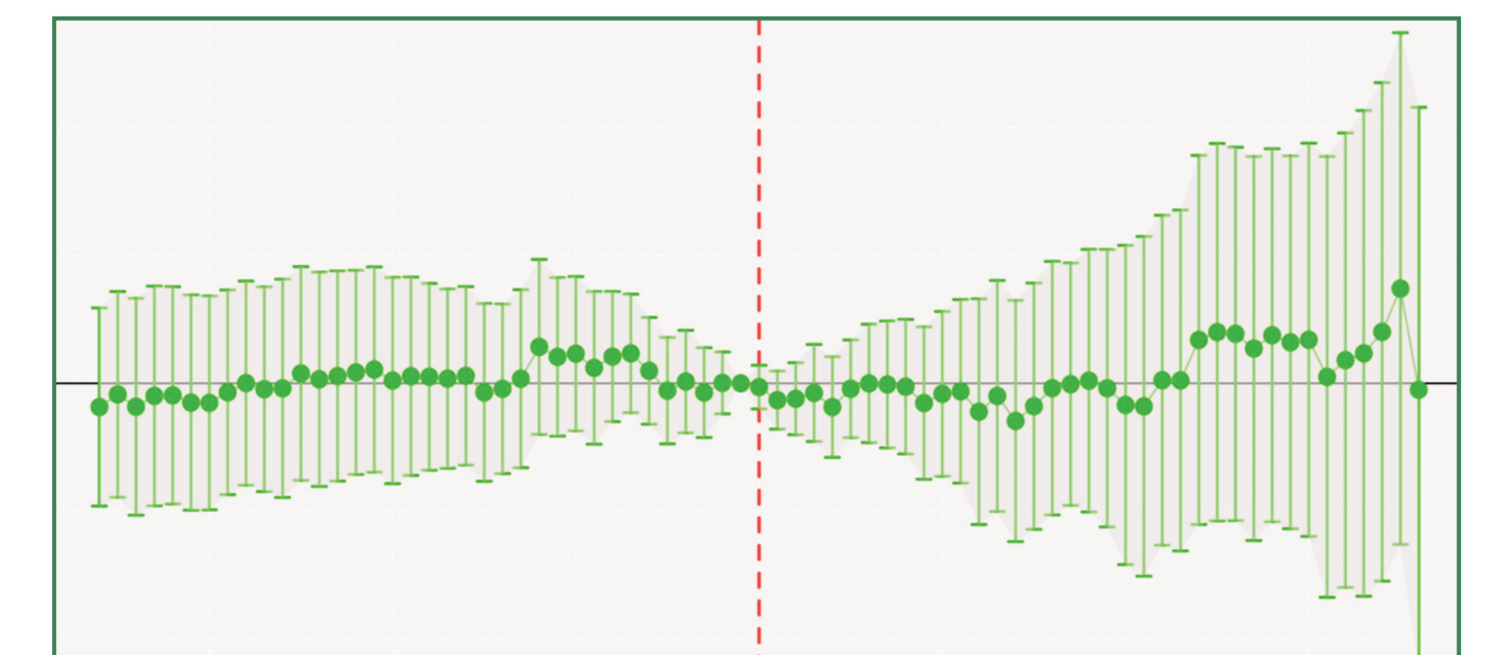
THEFT VICTIMISATIONS



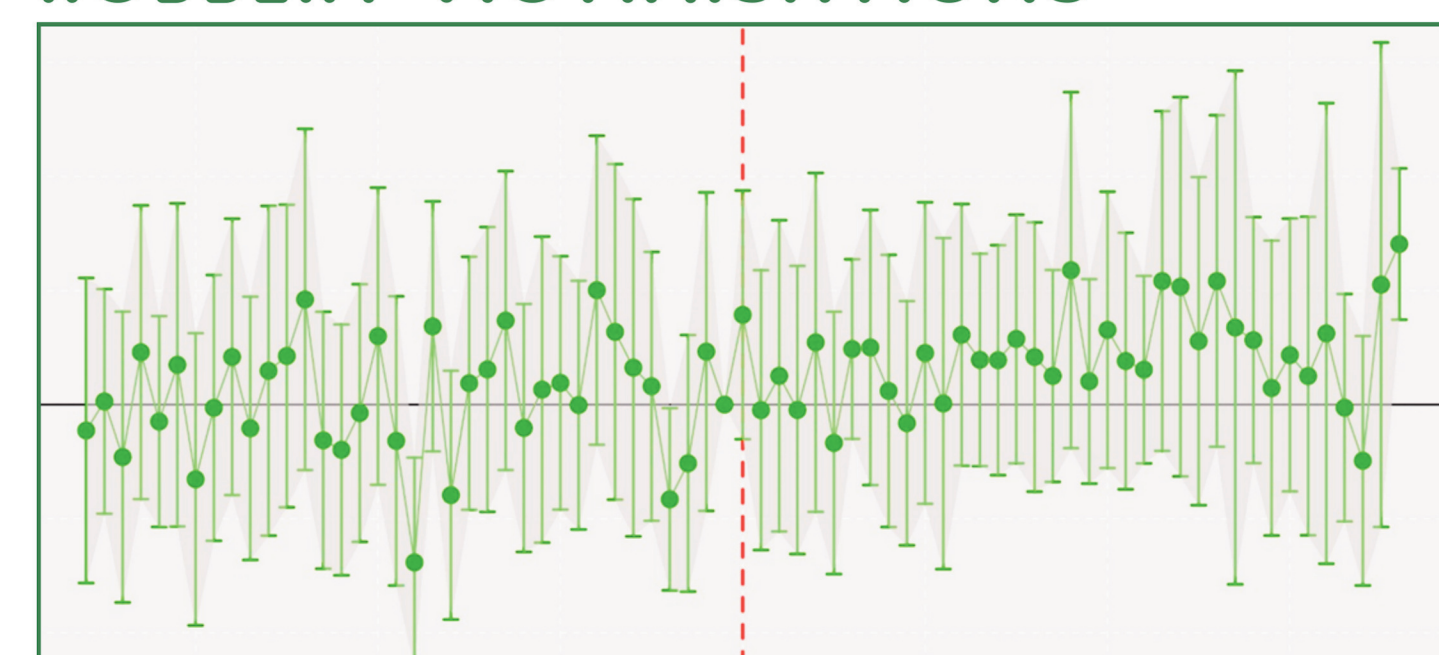
MEDIAN WAGES & SALARY



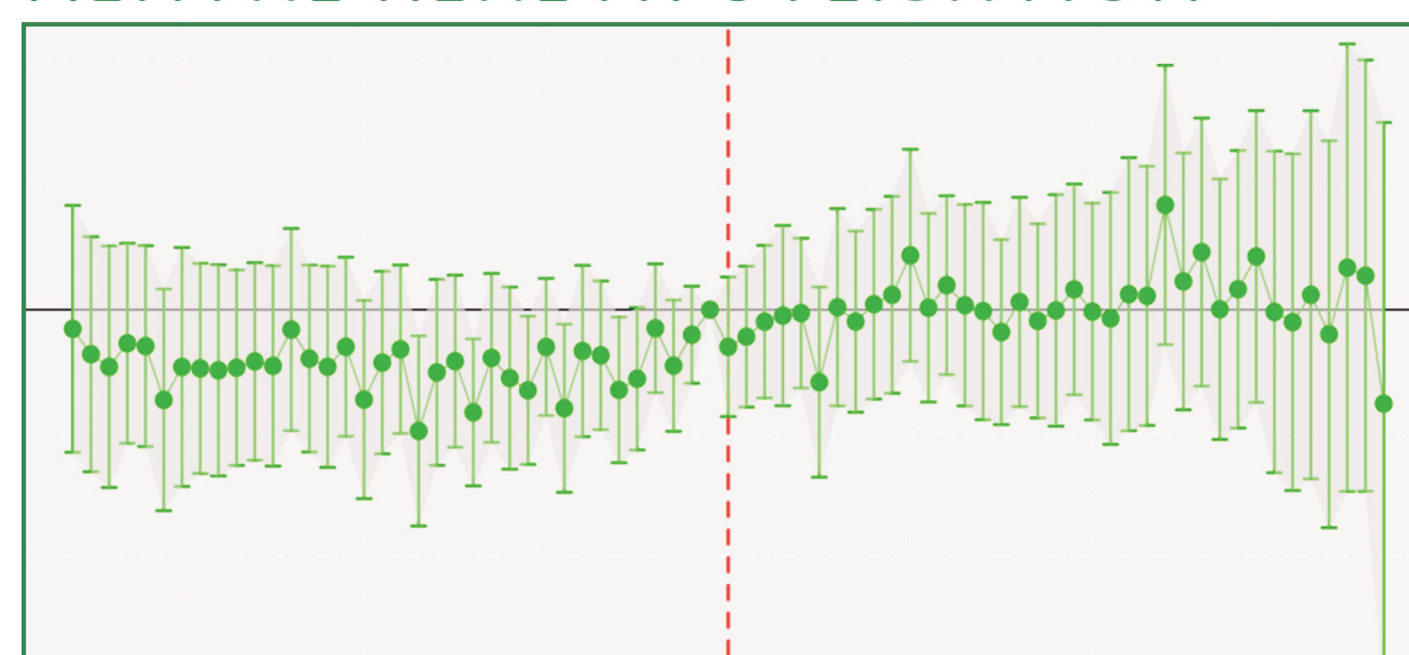
% ANY BENEFIT RECEIPT



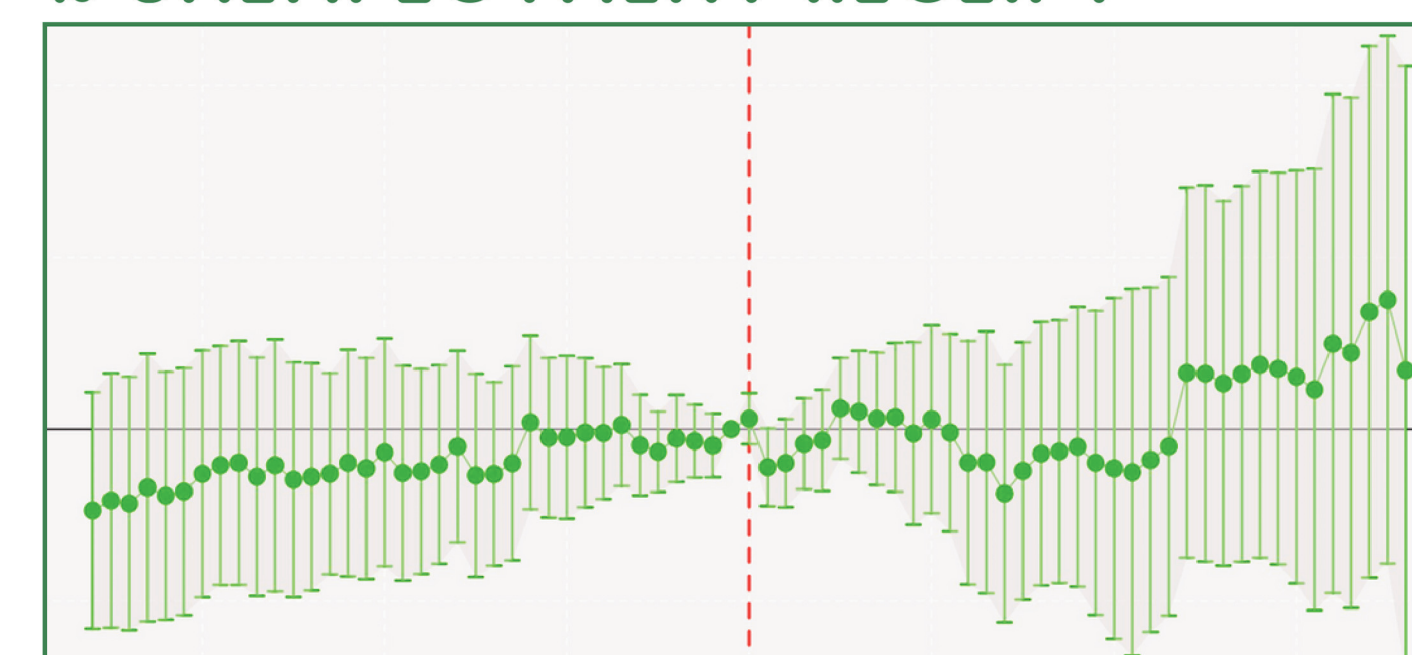
ROBBERY VICTIMISATIONS



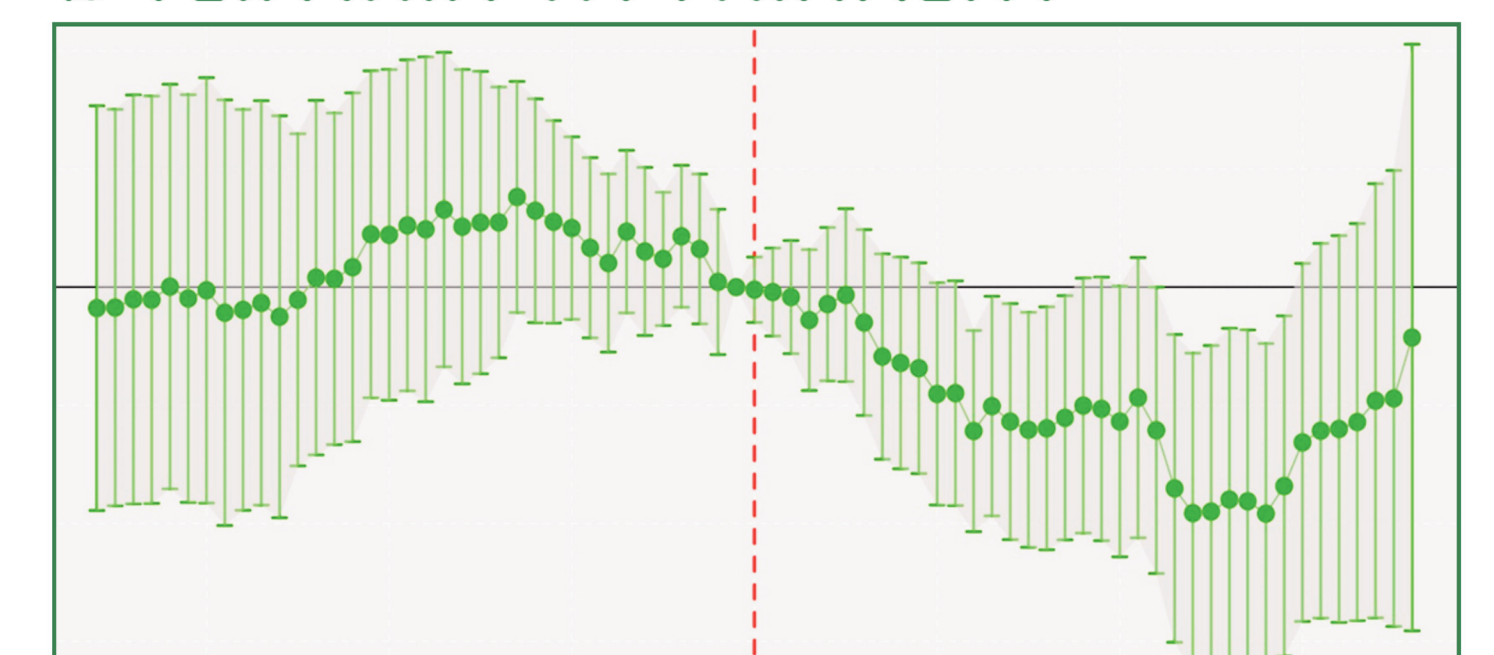
MENTAL HEALTH UTILISATION



% UNEMPLOYMENT RECEIPT



% TERTIARY ATTAINMENT



However, this begs the question - are null results due to winners and losers of SH development and they offset each other? Further analysis at the individual level will shed further light on this.

MAYBE IN MY BACKYARD?

New Zealand faces substantial housing challenges - social housing is one means to provide accommodation for one of our most vulnerable populations. Evidence from this research shows no negative impacts on residents from SH developments. However, further individual-level analysis is needed to understand the distribution of impacts.



NEW ZEALAND POLICY
RESEARCH INSTITUTE
TE KĀHUI RANGAHAU MANA TAURITE



Te Hōtanga Māori
Linda Kirkpatrick
linda.kirkpatrick@aut.ac.nz