

Fact sheet: About Kāinga Ora

- The core mission of Kāinga Ora is to manage and provide state-owned social housing.
- We are the country's largest social housing landlord, with over 75,000 properties providing homes to about 191,000 New Zealanders.
- Tamariki (children) and rangatahi (young people) make up about 40 percent of the people living in Kāinga Ora homes.
- More than 97 percent of Kāinga Ora tenants are on low incomes and qualify for income-related rent.
- About [3,850 Kāinga Ora houses across the country are operated by more than 230 specialist Supported Housing Providers](#), either as Transitional Housing or Community Group Housing.
- Kāinga Ora builds additional social homes based on government direction, which tells us how many houses are needed and where they are needed.
- Over the two years to 30 June 2026, we will be [adding 2,650 homes to our housing stock](#), bringing the total number of Kāinga Ora homes throughout New Zealand to around 78,000. We will do this through:
 - Removing old Kāinga Ora houses and redeveloping on the land
 - Working with construction firms to build houses
 - Buying completed homes from developers
- Kāinga Ora also has a focus on renewing existing homes to make sure our homes are in the right location and are suitable for the people that need them. We renew our homes through:
 - Renovating them through our [retrofit programme](#), adding at least 50 years to their life
 - Removing homes and redeveloping on the same land
 - Selling the house and the land and replacing it with a new warm, dry home elsewhere
- Our focus on renewals means Kāinga Ora will strategically sell some social homes or land it owns. When we do this, we are not reducing the overall number of social homes. For each Kāinga Ora home we sell, we deliver a newly built social home elsewhere.