

# Renting affordability: Who will teach our children?

*'Today's evidence for tomorrow's Auckland'*

**Penelope Tuatagaloa**  
**RIMU**

4 July 2017

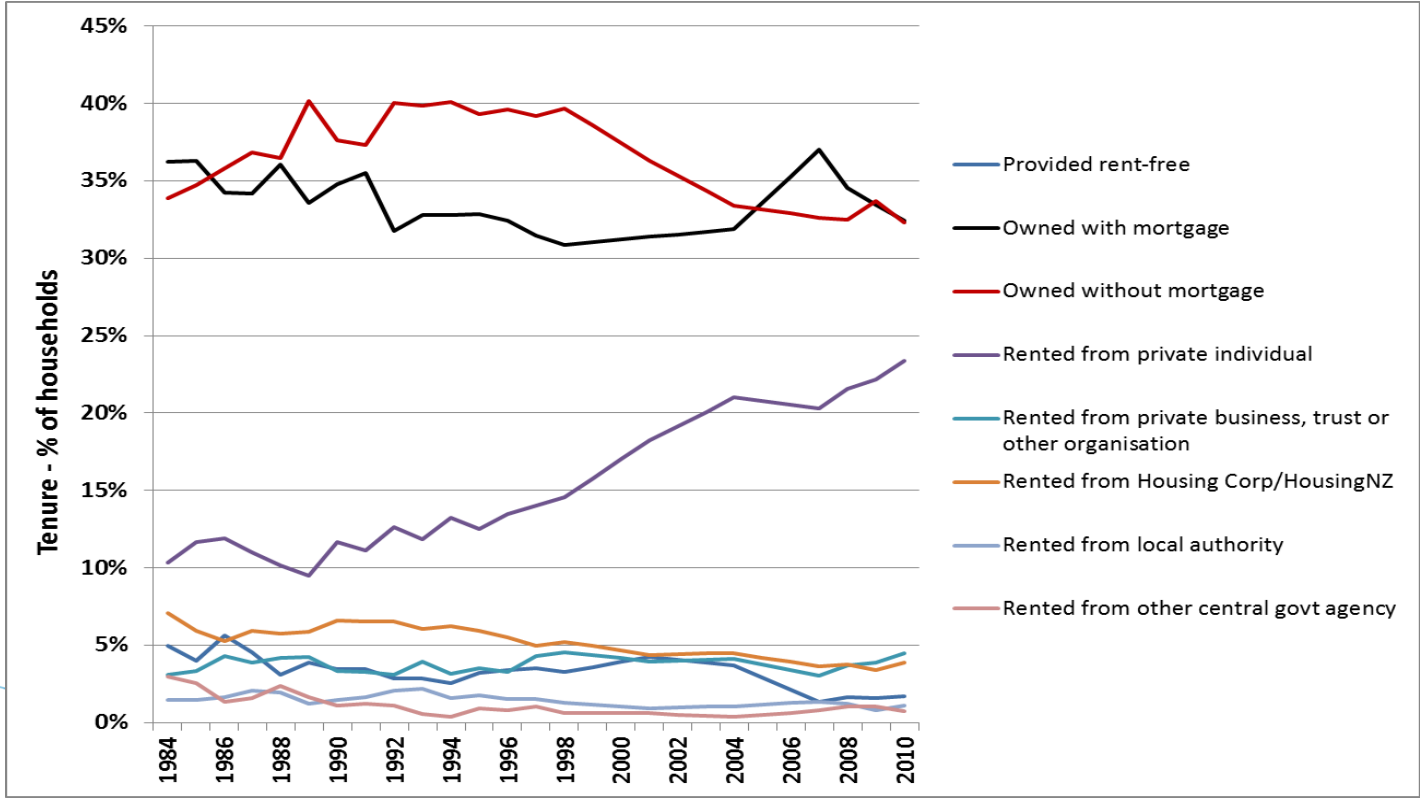


Growing cities, good or bad?

**Auckland, a city  
where people want  
to live and invest in**

# Auckland's housing market has changed significantly in the last 3 decades

Housing tenure in New Zealand, 1984 - 2010



Home ownership



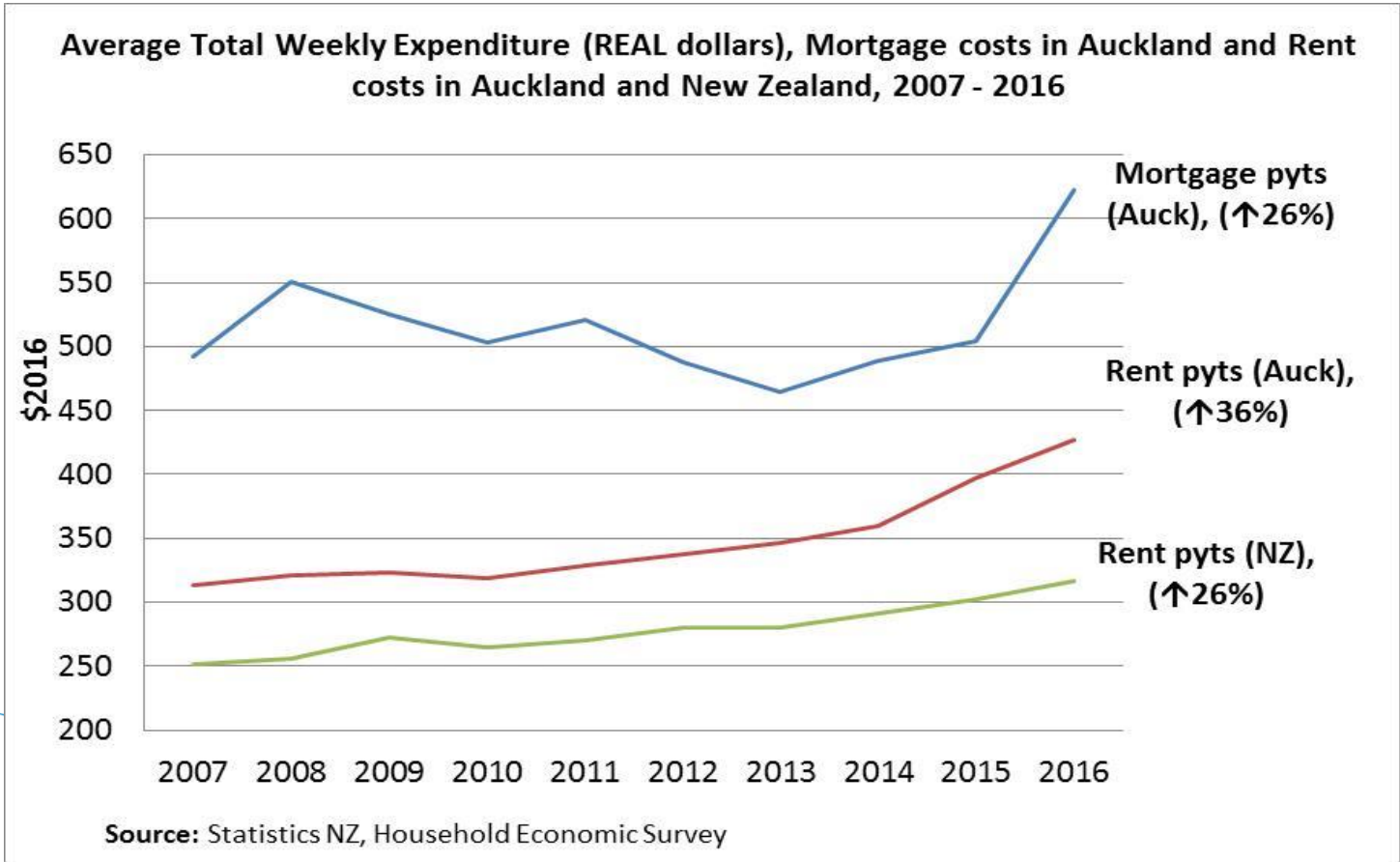
Renting



- Over a third of all households in Auckland now rent

Source: Law and Meehan, 2013 cited in Nunns et al (2015)

# Rent prices have also increased (but not as much as house prices!)

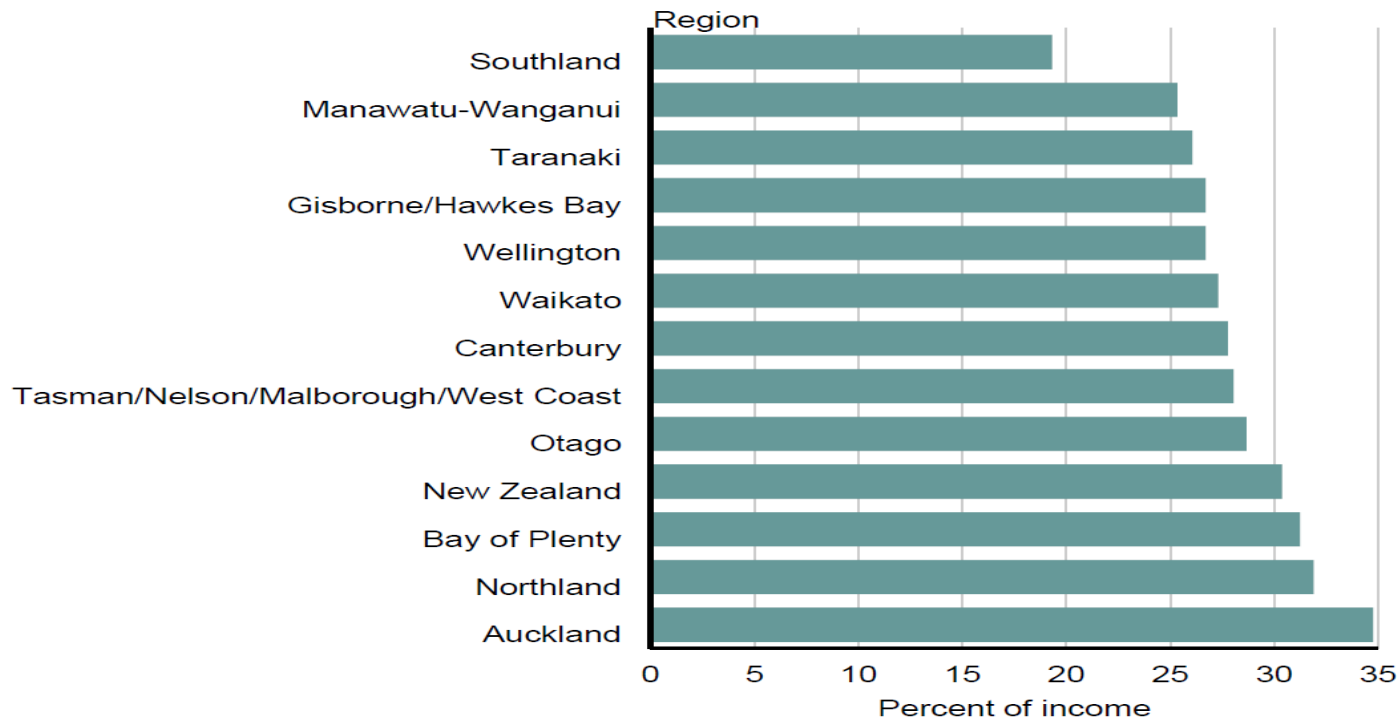


New record high \$536

# In terms of rent affordability, Auckland most unaffordable region in NZ

## 15-year average of median rent as a proportion of median equivalised household incomes

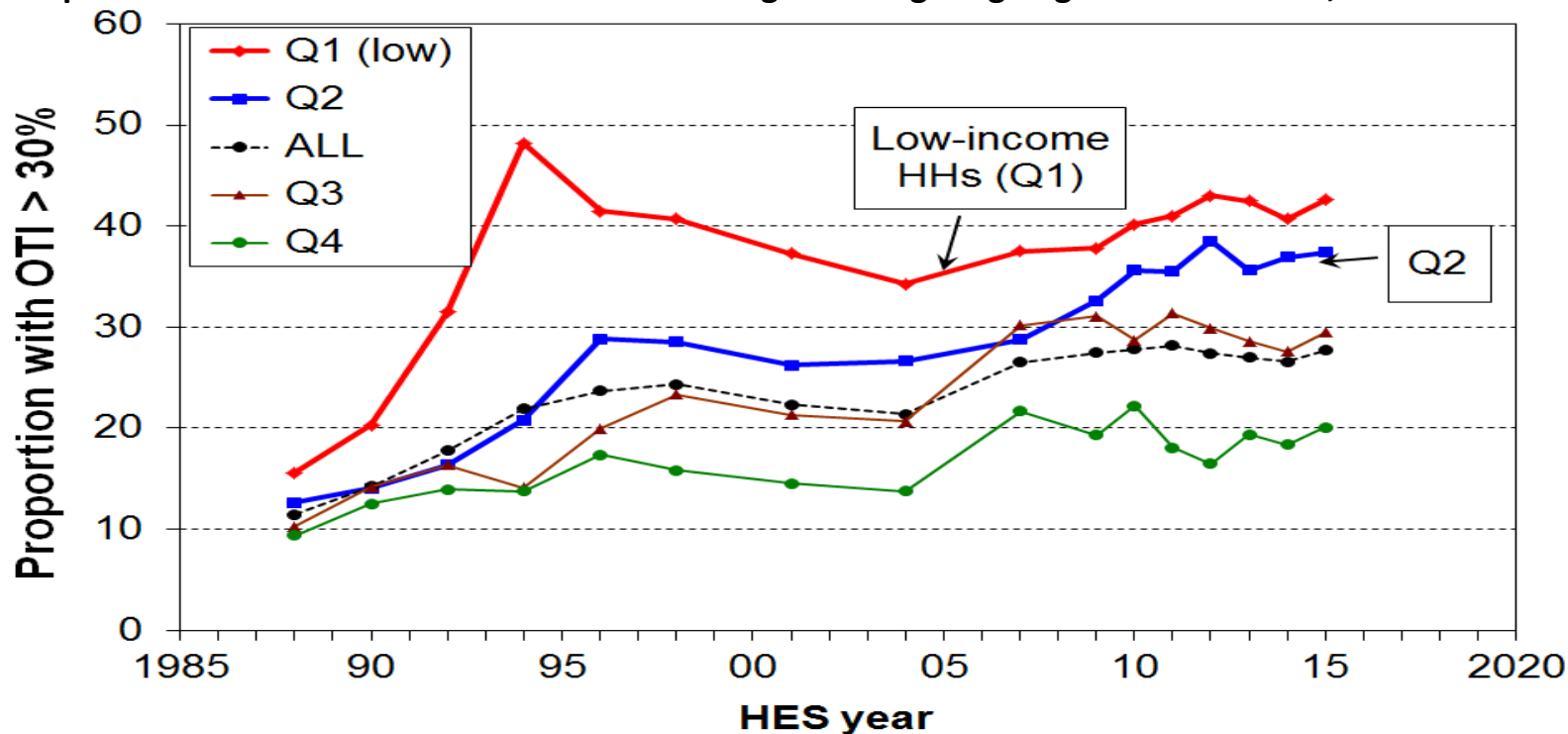
By Household Labour Force Survey region  
1998–2012



Source: Statistics New Zealand, Ministry of Business, Innovation and Employment

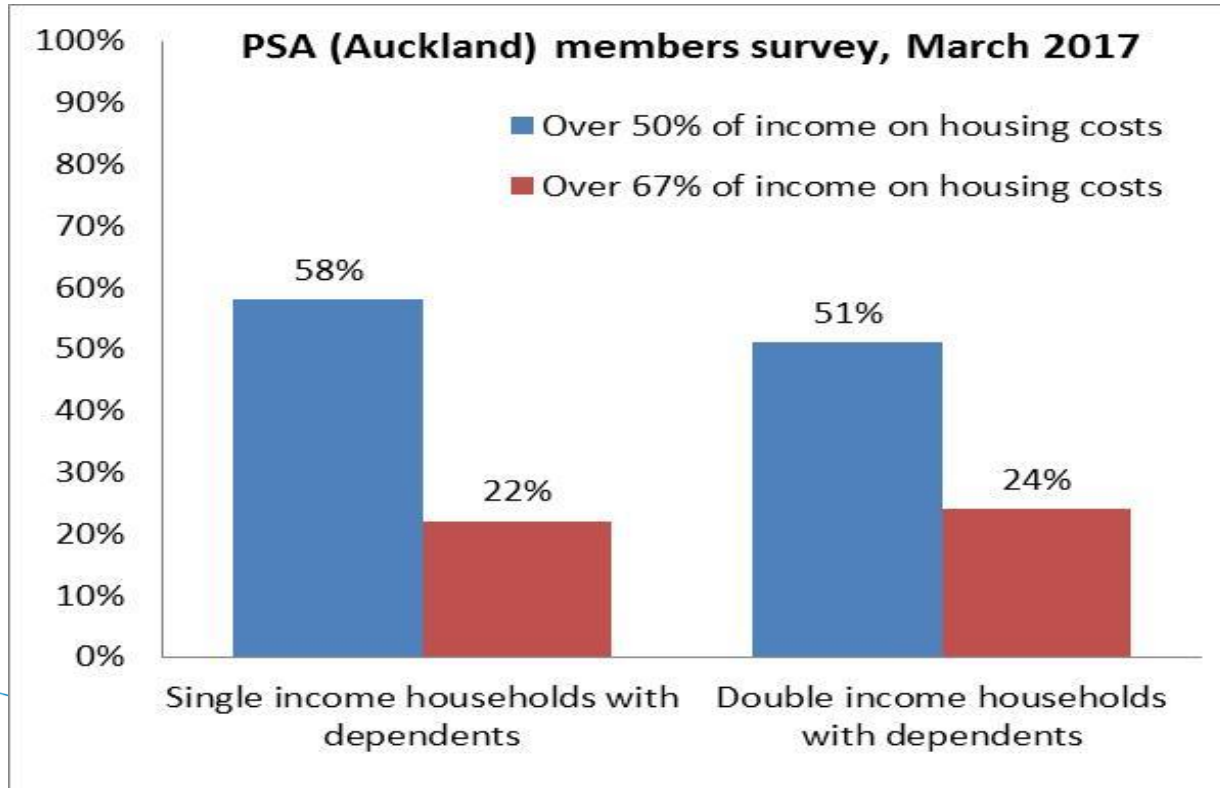
# Proportion of households experiencing housing stress is increasing!

Proportion of households in New Zealand with high housing outgoings to income ratio, 1985 - 2015



**Source:** B Perry (2016). The material wellbeing of NZ households, prepared for the Ministry for Social Development.

# Housing stress is not just affecting those at the lowest income levels



Over half (57%) of respondents had considered leaving Auckland because of cost of housing!

**PSA (Auckland)  
Survey 2017**



# Auckland's housing squeeze is also hitting small and medium businesses



One third of firms say housing market has sent current and prospective employees packing from Auckland

**MYOB Business  
Monitor survey 2017**




# Reports of teachers leaving Auckland and difficulty in recruiting teachers because of housing costs...



## Primary in Auckland

ALASTAIR LYNN  
Last updated 15:59, 12 Jan 2019




Balmoral School leak of a more affordable city's primary schools

Teachers are leaving Skyrocketing property prices in the past 18 months

The latest Auckland I resigned in 2015 are

## Schools nearing crisis due to Auckland teacher shortage

MEGHAN LAWRENCE  
Last updated 11:54, July 12 2018



Auckland Primary Principals' Association president Diane Manners.

A growing teacher shortage in Auckland has been highlighted by a recent survey undertaken by the Auckland Primary Principals' Association (APPA).

The survey was sent out to just under 400 schools in Auckland, receiving feedback from 62 per cent of recipients.

APPA president Diane Manners says it came in response to hearing stories of Auckland schools with disturbingly low numbers of applicants for teaching positions.


"After doing the survey, 65 per cent of the schools who responded and had a position advertised had five or less applicants for the position."

The association's president Frances Nelson says teachers' salaries

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- Daily tipped off after threat
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## news now

### 'I haven't known it so bad' - principals say Auckland house prices contributing to teacher shortage

Mon, Jan 29 Share Facebook Twitter Google+ Email

Source: **news**

The principal of a large Auckland secondary school says the teachers shortage is the worst he has seen in nearly two decades.



School principals are scrambling to finalise rosters, some resorting to non-teaching staff or cancelling classes.  
Source: 1NEWS

It's got so bad, some schools are resorting to putting non-teaching staff in


## NEWS

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## Council

Te Kaunihera o Tamaki Makaurau



# It's not just housing costs that's affecting our teaching profession:

## THE AGEING TEACHER POPULATION

Secondary teachers over the age of 50

**37%**  
2005

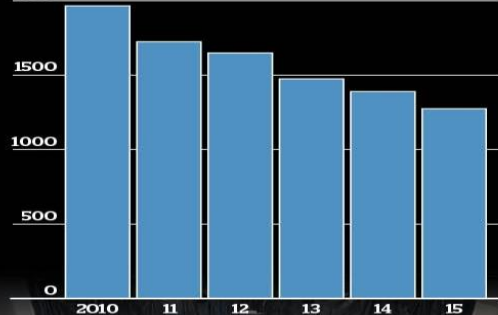
**42%**  
2015

Secondary teachers under the age of 30

**13.6%**  
2005

**10%**  
2015

Number of students enrolled in secondary teacher training  
2000



Source: Ministry of Education / PPTA

### Other factors:

- ❖ Teacher trainee numbers plunging
- ❖ New teachers quitting
- ❖ Ageing teaching workforce

Extracted 30/06/17, 3.30pm from

[http://www.nzherald.co.nz/nz/news/article.cfm?c\\_id=1&objectid=11867471](http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=11867471)

# So what?



- ❖ “If teachers can’t afford to rent a home in Auckland, let alone buy one, what is going to happen to Auckland’s schools and the our children?”
- ❖ “The quality of education would suffer if schools could not hire enough teachers.”
- ❖ “If Auckland couldn't attract a lower paid workforce as well as professionals, this could significantly impact services long-term.”

# Going forward ....

- ❖ An Auckland weighting or some other incentives?
- ❖ Fix Auckland's housing crisis

*'improving housing affordability and choice would make Auckland more attractive to the **workers** and **businesses** needed to make New Zealand's biggest city more productive, vibrant and wealthier in the long run'*

**Auckland Mayoral Housing Taskforce 2017**