

# Monitoring Local Housing Need

## Summary for the period 1 January – 30 June 2023



### Overview

The Nelson Tasman Housing Trust carries out this survey every six months to assess and monitor levels of housing need in the Nelson and Richmond area - beyond what is counted by the Ministry of Social Development Housing Register.

We do a regular survey because there are many people on low to modest incomes in need of affordable housing, who do not meet the criteria for the Public Housing Register. We believe it is important to measure this sector of the community as well, to gauge what the real housing need is.

This survey aims to inform investment in affordable and social housing by local and central government, community housing providers and other organisations. We receive funding support for the survey from the Nelson City Council Community Investment Fund and the Community Organisation Grants Scheme.

### Methodology

The organisations and businesses we survey include: affordable rental and public housing providers, emergency and transitional housing providers, campgrounds, support agencies and community organisations which assist people to find housing or field requests from people about housing.

### Summary of key points and trends

- This survey shows that **696** households need affordable housing, in addition to the 423 households on the Public Housing Register, as of 30 June 2023.
- Since 2018, our count of affordable housing need in Nelson-Tasman has grown from 412 to 696, an increase of almost 70% over 5 years.
- There has been an increase in people wintering over at Tāhunanui Beach Holiday Park and increase in permanent residents at Queen St Holiday Park in Richmond.
- Victory Community Centre reports a significant increase in requests for housing help (more than double the previous six-month period).
- Several community organisations commented on the impact of rising living costs, harming people's ability to pay private market rents.
- New homes have come on-stream this year from community housing providers Nelson Tasman Housing Trust and Habitat for Humanity, as well as state housing provider Kāinga Ora – a total of 32 homes in Nelson/Richmond, including affordable rentals, public housing, and progressive home ownership.
- Momentum is building: NTHT, Habitat and KO all have more developments in the pipeline for 2024 and 2025, to generate 60-100 more homes.

Affordable Rental Housing Providers	# of rental homes/units	Requests for housing help	Applications received	Waitlist	Occupancy	Comments
Nelson Tasman Housing Trust (NTHT)	55	73	36	95	99%	5 new rental homes on Muritai St, Tāhunanui opened in April 2023. Have many requests to help homeless people, and people living in tents, cars or caravans. Pipeline of 6 public housing units on Totara St TBC mid-2024; and 10 affordable rentals on Dodson Valley Rd TBC early in 2025; plus 8 more in Nelson South TBC 2025.
Abbeyfield	23 rooms	N/A			100% Tāhunanui house; 97% Stoke house	On average, each Abbeyfield house has only one vacancy per year.
Habitat for Humanity	5 affordable rentals, 2 social rentals, 2 PHO in Motueka, 8 rental cabins (transitional housing)	30		151 on database, Registration of Interest for PHO and rentals	90%	12 Progressive Home Ownership (PHO) and 2 affordable rentals opened at 623 Main Rd, Stoke in June 2023. Another 8 new homes on adjoining Shields Way site to be completed mid-2024.
Tasman District Council (Richmond units only)	34	N/A	15	95	100%	Waitlist includes 8 people for other Tasman areas who would accept units in Richmond. Have substantial waiting lists for Motueka and Takaka as well.
Franklyn Village	26 apartments, 172 rooms and 9 houses	25+	N/A	Average 8 per week	99.9%	Consistently high occupancy.
Kāinga Ora	709 Nelson 172 Tasman			See MSD Housing Register	94% Nelson; 97% Tasman	Vacant homes are either under repair or on sites identified for redevelopment.

Transitional Housing Providers	# of transitional beds/houses	# of people/families in transitional housing	Comments
Women's Refuge	14 beds	9 families	Increase in demand for housing.
Gateway Housing Trust	9 Flats in Nelson (2 x 2BR and 7 x 1BR) plus one 3BR home in Blenheim	10 households	Work is at the planning stage with concept drawings for the conversion of our office space into two flats. Awaiting outline costings before approaching MHUD. As of 8th Aug 2023, Gateway took on another 8 properties in Blenheim (built by KO).
The Salvation Army	7 Houses and 16 Motel units	Currently 8 singles, 6 solo parents and 1 couple in motels. 7 solo parents in houses.	Occupancy was 84% (lower than normal due to a number of maintenance and eviction issues). 18 people transitioned from the service during this period of which 47% went on to long-term accommodation (and 31% left of their own accord).
Housing First (based at The Salvation Army)	60+	60+	8 cabins built in joint initiative with Habitat for Humanity and Victory Community Anglican Church. Housing First working to fill them.
Pathways (support service for people recovering from mental illness/ addiction)	25 (number of people in residential homes)	Ready to move into rentals: 4	Figures do not include other people supported within the community who are looking for more suitable homes, nor youth who have moved in and out of our service.

Campgrounds	Permanent residents	Semi-permanent	Comments
Brook Valley Motor Camp	12	8	Some permanent residents have changed to 50-day stayers. We are not taking any more applications for long-term residents. Brook Valley Holiday Park is being put up for lease by the Council and the date for the handover is estimated to be mid-November 2023.
Maitai Valley Motor Camp	30 approx	5	
Tāhunanui Beach Holiday Park	90	54 wintering over (they start 1st Feb to 30 Oct) 8 long-stay (stay all year around but pay full price)	Big increase in wintering-over guests in camp sites. We are full and can take no more this year.
Club Waimea Caravan Park	N/A	94	8 on waiting list
Richmond Motel & Holiday Park	N/A	10-15	No permanent sites; usually serve contract workers.
Queen Street Holiday Park	100	N/A	Have completed a redevelopment which involved putting in more services (water, power) and replacing some caravans with bigger ones. Get many enquiries from people wanting emergency housing.

Support Agencies	Requests for housing help	Comments
Age Concern	4	Enquiries are complex – e.g. people may have mobility issues, or low vision. Quite often Kāinga Ora and MSD refer people to Age Concern for additional supports when they're dealing with older adults' accommodation requests.
Beneficiaries and Unwaged Workers Trust (BUWT)	Unknown	About half of BUWT's enquiries relate to housing in some way - people looking for housing, those who can't pay their rent, or have problems with landlord etc.
Nelson Women's Centre (NWC)	0	NWC tends to decline many requests for the use of the women's cabins because they are not suitable for people with drug and alcohol or mental health issues (little supervision and no cell phone coverage); in these cases they direct women back to Housing First or to MSD.
Red Cross	13 families from Columbia, Pakistan, and Myanmar = 44 people	Quota intake via refugee resettlement programme.
The Male Room	Approx 75	Have noticed a rise in people who have been hit by the rising cost of living e.g. rent increases and their benefit isn't enough to cover costs.
Citizens Advice Bureau (CAB)	180	Enquiries regarding rental housing, emergency housing, home ownership, financial difficulties, neighbourhood disputes, residential housing for older or disabled people, home support enquiries.
Victory Community Centre	83	Getting busier with housing. Active support to help families secure affordable private rentals. Includes supporting former refugees and new migrants to find houses to rent; supporting people to understand tenancy agreements/bonds; supporting communication between tenants and landlords.
Te Piki Oranga and Te Korowai Trust	Unknown	These important and active community agencies have said they do not keep specific housing data; rather, they assist whānau in a holistic way.

MSD Public Housing Register	NZ Total on Register March 23	NZ Total on Register June 23	Nelson-Tasman Register March 23	Nelson-Tasman Register Dec 23
	24,081	24,717	402	423
<b>Affordable Housing Need Calculated, January - June 2023</b>	<u>Calculated by adding up:</u> the waitlists for NTHT, TDC housing (Richmond), Habitat, Abbeyfield, Franklyn Village, and campgrounds; refugee families via Red Cross (most refugees do not get a place on the Register); all of the permanent and half of the semi-permanent residents at campgrounds (most people are there because they cannot find or afford other housing); those from Pathways ready to move to independent rentals. Does not count those in Transitional Housing or requests to all the other support agencies because these people are almost always already on the Housing Register.			