

Monitoring Local Housing Need

Summary for the period 1 July – 31 December 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 **686** households need affordable housing, in addition to the 471 households on the Public Housing Register, as of 31 December 2023. The housing need count is similar to the previous six months but is still 41% higher than two years ago.
- Victory Community Centre reports another significant increase in requests for housing help (double the previous six-month period).
- It has been a huge challenge for Red Cross to source rentals for families in the refugee resettlement programme due to high demand for rentals.
- Numbers of permanent/long-term residents have increased at Tāhunanui Beach Holiday Park and at Queen St Holiday Park in Richmond to over 250 in total. These are the area's two largest motor camps and both are at full capacity for permanent sites for caravans and relocatable homes.
- New homes have been built in 2023 by community housing providers Nelson Tasman Housing Trust and Habitat for Humanity, as well as state housing provider Kāinga Ora – more than 60 homes in Nelson/Tasman, including affordable rentals, public housing, and progressive home ownership.
- NTHT, Habitat and KO all have more developments in the pipeline for 2024 and 2025, aiming 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) (CHP)	55	61	34	105	99.6%	Many inquiries from people needing housing urgently. New housing pipeline: 6 public housing rentals on Totara St, TBC Sept 2024; 8 affordable rentals on Kawai St South and 10 affordable rentals in Dodson Valley TBC mid-2025.
Abbeyfield NZ (CHP)	23 rooms	N/A			97% Tāhunanui house; 95% Stoke house	On average, each Abbeyfield house has only one vacancy per year.
Habitat for Humanity Nelson (CHP)	5 affordable rentals, 2 social rentals, 2 PHO in Motueka, 8 rental cabins (transitional housing), 12 PHO in Stoke	25	55 applications for Stoke stage 2 (PHO)	Registration of interest list 180 for PHO, 13 for rentals	90%	We have chosen families for the 6 Progressive Home Ownership (PHO) houses in the stage 2 development of Shields Way, off Main Rd Stoke. New families also chosen for the 4 PHO houses in Richmond. Both will be completed in 2024.
Tasman District Council (Richmond units only)	34 (Richmond)	N/A	7	98	100%	Have substantial waiting lists for Motueka and Takaka, as well as for Richmond. A total of 149 on the waiting list in the Tasman district.
Franklyn Village (private provider)	26 apartments, 172 rooms and 9 houses	25+			99.90%	Consistently high occupancy and high demand.
Kāinga Ora (public housing)	718 Nelson; 195 Tasman			See MSD Housing Register	96.4% Nelson; 98% 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	11 families	Increase in demand for housing.
Gateway Housing Trust	9 Flats in Nelson (2 x 2bd and 7 x 1bd) plus one 3-bed home & 15 x 2bd houses in Blenheim.	25 households	We will have one 2-bed leased town house ready by the end of April 2024.
The Salvation Army	8 houses and 17 motel units	Over the period: 11 singles, 16 solo parents w children, and 8 couples/grandparents with children.	72% of clients obtained long-term accommodation, 22% chose to leave of their own accord, and 6% were asked to leave. 22% got a house with Kāinga Ora and 33% found a private rental. 11% found accommodation with whānau and 5% ended up in motels, lodges or boarding houses.
Housing First (based at The Salvation Army)	60+	60+	8 cabins next to Victory Community Anglican Church on Vanguard St are occupied by Housing First clients who are working part-time.
Pathways (support service for people recovering from mental illness/addiction)	25 (number of people in residential homes)	Ready to move into rentals: 1	Figures do not include other people supported within the community who are looking for more suitable homes, or in Pathways respite services.

Campgrounds	Permanent residents	Semi-permanent	Comments
Brook Valley Motor Camp	12	10	Still not taking on any more long-term residents. More interest in longer term stays and some have taken up the 50-day stay option. However, we have had to evict some due to problem behaviour.
Maitai Valley Motor Camp	30 approx	4	Still not taking on new permanent residents and no further 50-day-stayers allowed over summer.
Tāhunanui Beach Holiday Park	111	46	Most of the semi-permanent residents depart over Christmas as we are too full. They come back in February.
Club Waimea Caravan Park	N/A	94	8 on waiting list.
Richmond Motel & Holiday Park	N/A	5-10	Still getting inquiries from people wanting to stay long-term but it is something we are moving away from.
Queen Street Holiday Park	140	N/A	Long-term residents are in caravans and relocatable homes. We only have 10 sites for overnighters. Most long-termers are over age 50. We are now at capacity, we have no more land left to develop.

Support Agencies	Requests for housing help	Comments
Age Concern	6	A typical request is someone moving to Nelson from another part of NZ to be near family. They are not homeowners, live on the pension, and want somewhere small, affordable and central. We point them in the direction of housing providers and caravan parks if they're interested in those.
Beneficiaries and Unwaged Workers Trust (BUWT)	Unquantified	About 15% of enquiries related to housing. Mostly people struggling to pay high rents. Also enquiries from people moved on from the Housing First programme.
Nelson Women's Centre (NWC)	4	One woman used cabin in December. Referred some requests for cabins to MSD because cabins unsuitable. Note: as of March 2024, NWC is not operating any support services (except for counselling) due to lack of funding.
Red Cross	14 families from Colombia, Pakistan and Cambodia = 40 people	Quota intake via the refugee resettlement programme. It has been a huge challenge sourcing rentals for our latest intake of families because of the high demand. Viewed over 30 houses in the first 3 weeks of 2024, secured 3.
The Male Room	75	Supporting people who have been moved on from Housing First, these people often have burnt their bridges with suitable accommodations around town and we have a lot of difficulty finding any form of housing for them.
Citizens Advice Bureau (CAB)	183	This includes enquiries regarding rental housing (103), plus enquiries regarding tenancies, home maintenance, flatting, emergency housing, disputes over real estate and property management services, buying and selling a house etc.
Victory Community Centre	165	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 and bonds etc.
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 Sept 23	NZ Total on Register Dec 23	Nelson-Tasman Register Sept 23	Nelson-Tasman Register Dec 23
	25,284	25,389	453	471
Affordable Housing Need Calculated, July - Dec 2023	686	<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 do not get a place on the register); all of the permanent and half of the semi-permanent residents at campgrounds (most are there because they cannot find or afford other housing); those from Pathways ready to move to independent rentals. <u>Does not count</u> people in transitional housing or requests to all the other support agencies because these people are almost always already on the register.		