

Monitoring Local Housing Need

Summary for the period 1 January – 30 June 2022



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 **528** households need affordable housing, in addition to the 435 households on the Housing Register, as of 30 June 2022.
- Rising costs, household crises and declining health push people into housing need. Many “working poor” are not able to get into public housing.
- Most community groups report increased requests for help with housing, most often from older single adults (over age 55) and larger families (parents with 4 or more children).
- Nelson motor camps at Tahunanui, the Matai and the Brook have accommodated a significant number of homeless people (e.g. those living in cars/caravans/tents) staying on a semi-permanent basis, but many of those people will need to move out either for the busy summer season, or because there are new limits on length of stays.
- One holiday park in Richmond has increased its number of permanent residents, while others allow only semi-permanents.
- Nelson City Council’s Housing Reserve and the Ministry of Housing and Urban Development have both announced new funds for affordable housing.
- Building new housing takes time. NTHT, Kāinga Ora and Habitat for Humanity all have significant plans, but substantial new supply won’t start coming on-stream until 2023-24.

Affordable Rental Housing Providers	# of rental homes/units	Requests for housing help	Applications received	Waitlist	Occupancy	Comments
Nelson Tasman Housing Trust (NTHT)	50	72	14	82	99.8%	6 new homes completed in Dec 2021, and 5 more homes under construction in Tahunanui. Requests for help from: people living in vehicles; families in overcrowded conditions; people with impaired mobility needing accessible housing; pensioners in expensive rentals.
Abbeyfield	23	N/A	N/A	See comments	97% Tahunanui house; 96% Stoke house	Both Abbeyfield houses re-opened their waiting lists (which had previously been closed due to high demand and no vacancies).
Habitat for Humanity	5 social rentals; 2 PHO in Motueka	N/A	13 for PHO Motueka	N/A	100%	Currently building 12 Progressive Home Ownership (PHO) and 2 social rentals in Stoke. Had 88 applications for PHO. Removed one social rental in Richmond, due to plans to build 5 houses for PHO there.
Tasman District Council (Richmond units only)	34	N/A	16	90	91%	Currently 3 cottages are flood-damaged and vacant for remedial works. Waitlist includes 6 people down for Motueka units who would accept units in Richmond.
Franklyn Village	26 aptmts, 172 rooms, 13 houses	N/A	N/A	Average 3 per week	99.28%	Consistently high occupancy.
Kāinga Ora (includes former NCC housing units)	711 Nelson; 165 Tasman			See MSD Housing Register	95.6% (Nelson); 96.2% (Tasman)	Vacant homes are either under repair or sites identified for redevelopment. Ten 1-bed flats upgraded on Nayland Rd and re-tenanted.

Transitional Housing Providers	# of transitional beds/houses	# of people/families in transitional housing	Comments
Women's Refuge	19		WR see a desperate need for housing.
Gateway Housing Trust	9 flats (2 x 2 bed and 7x 1 bed) in Nelson	10	Also have one 3-bedroom property in Blenheim.
The Salvation Army	8 houses; 16 motel units	6 single people; 13 sole parents: 2 couples with children; (3 units empty)	44% of clients moved to long-term accommodation, 44% were asked to leave; and 12% either left without advising where they went to or transferred to another provider. Demographics: NZ European 56%, Maori 40%, Pasifica 4%
Housing First (based at The Salvation Army)	60	70	Programme for people homeless 12+ months; contract with motels, and then work with the clients to secure permanent housing.
Pathways (support service for people recovering from mental illness/addiction)	192	Ready to move into rentals: 12 (of 41 people in supported accommodation)	Barriers for our clients securing independent rental housing are discrimination, affordability, suitability. Figures do not include people supported within the community who are looking for homes, nor youth who have moved in and out of our service.

Campgrounds	Permanent residents	Semi-permanent	Comments
Brook Valley Motor Camp	15	10	Many fewer residents than before due to new regulations.
Maitai Valley Motor Camp	40	7	No longer taking on permanent residents and no 50-day-stayers allowed over the busy summer period. The campsite is currently capped at 80 people per night due to compliance issues.
Tahunanui Beach Holiday Park	91	22 staying until 1 Nov; 84 others have now left; 102 RSE workers who stay 6 weeks to 6 months.	Huge increase in homeless people staying at the camp, living in cars/caravans/tents. However, there will be no room for them over the busy summer period.
Club Waimea Caravan Park	N/A	94	8 on waiting list
Richmond Motel & Holiday Park	N/A	12-15	No permanent sites; usually serve contract workers.
Queen Street Holiday Park	100+	5-10 on average	Increasing numbers of people opting to buy/rent tiny homes on this site for financial or lifestyle reasons.

Support Agencies	Requests for housing help	Comments
Age Concern	10	Growing number of older people asking for help on housing issues. For example, they may not meet the criteria for emergency housing or the MSD Housing Register, and are referred to Age Concern to help them find private rentals, which Age Concern is not resourced to do.
Beneficiaries and Unwaged Workers Trust (BUWT)	Unknown	About half of BUWT's inquiries relate to housing - people looking for housing, those who can't pay their rent, have problems with landlord etc.
Nelson Women's Centre (NWC)	2 women and one child stayed at the emergency cabin.	NWC are no longer providing emergency accommodation because they don't have the staff resources to do this. They are still providing advice and assistance and referring on to appropriate housing services. They get at least 3 housing-related enquiries per week.
Red Cross	7 Pakistani families = 35 people	Quota refugee resettlement programme has restarted after Covid.
The Male Room	75	A continued rise in those who haven't experienced homelessness before.
Citizens Advice Bureau (CAB)	100	100 enquiries regarding rental housing, including residential tenancy issues.
Victory Community Centre	26	Active support to help families secure affordable private rentals. E.g. supporting former refugees and migrants to find houses to rent; supporting people to understand tenancy agreements/bonds; supporting communication between tenants and landlords; helping people understand housing system.
Te Piki Oranga and Te Korowai Trust		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 (HR)	NZ Total on HR March 22	NZ Total on HR June 22	Nelson-Tasman HR March 22	Nelson-Tasman HR June 22
	26,868	26,664	444	435
Affordable Housing Need Calculated, Jan-Jun 2022	528	<u>Calculated by adding up:</u> waitlists for NTHT, TDC housing (Richmond), Habitat, Abbeyfield and Franklyn Village; refugees via Red Cross and housing requests to Age Concern (almost all these people are not on the HR); all of the permanent and half of the semi-permanent residents at campgrounds (who are there because they cannot find/afford other housing); those from Pathways ready to move to independent rentals. Does not count requests to the other support agencies because these people are for the most part already on the Housing Register.		