

# Monitoring Local Housing Need

## Summary for the period 1 July – 31 December 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 **633** households need affordable housing, in addition to the 396 households on the Public Housing Register, as of 31 Dec 2022.
- Since 2018, our count of affordable housing need in Nelson-Tasman has grown from 412 to 633, an increase of 50% over 4 years.
- Housing Register numbers, both nationally and locally, have reduced for the first time since 2020. Very little new supply has been completed in our region, so possible reasons for the drop in the local Register include people leaving Nelson/Tasman for housing elsewhere; people leaving the Register to take up private rentals despite the cost; people leaving the country since the borders have re-opened post-Covid restrictions.
- Many community organisations report an increase in requests for help with housing from those with complex needs.
- Campgrounds report an increased demand for long-term stays, from people desperate for somewhere to live.
- Nelson City Council's Housing Reserve and the Ministry of Housing and Urban Development have both activated new funds for affordable housing.
- Building new housing takes time. NTHT, Kāinga Ora and Habitat for Humanity all have significant development plans, there will be substantial new housing supply for Nelson and Tasman that will start coming on-stream in 2023-2025.

Affordable Rental Housing Providers	# of rental homes/units	Requests for housing help	Applications received	Waitlist	Occupancy	Comments
Nelson Tasman Housing Trust (NTHT)	50	92	40	89	99.25%	Increased requests for housing help and applications from people living in vehicles or makeshift shelter; families in overcrowded conditions; people with impaired mobility needing accessible housing; older people needing to move to warmer, more affordable housing. Five new rentals will open in Apr/23, plus 16 more in 2024.
Abbeyfield	23 rooms	N/A	N/A	N/A	97% Tahunanui house; 93% Stoke house	On average, each Abbeyfield house has only one vacancy per year.
Habitat for Humanity	3 affordable rentals, 2 social rentals, 2 PHO in Motueka, 8 cabins (TH)	23	Applications for Richmond PHO ended March 17	151 Registration of Interest for PHO and rentals	100%	Currently building 12 units for Progressive Home Ownership (PHO) and 2 as social rentals at 623 Main Road, Stoke. Had 88 applications for PHO. Dedication in mid-2023. Habitat is preparing info meetings for Wakefield – looking for 3 families for the 3BR PHO homes.
Tasman District Council (Richmond units only)	34	N/A	15	91	99%	Have 3 cottages flood-damaged and vacant for repairs. Waitlist includes 6 people on list for Motueka who would accept a unit in Richmond.
Franklyn Village	26 apartments 172 rooms 13 houses	15-20	N/A	Average 5 per week	99.84%	Consistently high occupancy.
Kāinga Ora	710 Nelson 165 Tasman			See MSD Housing Register	Vacant at 31 Dec: Nelson 48 Tasman 6	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	19 beds	10 families	Refuge continues to see a dire need for more housing.
Gateway Housing Trust	9 flats in Nelson (2 x 2-bed and 7 x 1-bed)	10 households	Gateway may repurpose their office space back into two flats (1 x 1-bed and 1 x 2-bed). Taking on 15 x 2-bed properties in Blenheim for Transitional Housing (first 8 properties are due for handover in July). Looking at places to build in Nelson, Blenheim and the West Coast.
The Salvation Army	8 houses; 16 motel units	3 single people, 13 solo parents, 1 couple + children (7 units vacant at Dec.22 but have referrals for all)	During this 6-month period 16 people left the TH service; 68% moved to long-term accommodation, and 32% were asked to leave. Demographics: 60% NZ European, 35% Maori and 5% other. 50% of occupants are single female with children, and 21% single females.
Housing First (based at The Salvation Army)	68 beds	68 people	8 new cabins for homeless built in joint initiative with Habitat for Humanity and Victory Community Anglican Church.
Pathways (support service for people recovering from mental illness/ addiction)	26 (number of people in residential homes)	Ready to move into rentals: 6	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	15	10	Limited on residents due to new regulations.
Maitai Valley Motor Camp	40	10	No longer taking permanent residents and no 50-day-stayers allowed over summer. Camp is capped at 80 people per night. Steady stream of calls from people looking for somewhere to live.
Tahunanui Beach Holiday Park	90	36 wintering-over guests who departed November; 2 long-staying workers; 10 long-staying guests.	Many more guests wanting to winter-over 1 Feb-30 Nov, then we become too full and they leave and come back the next year. Numbers of wintering-over guests increase steadily over Apr-May.
Club Waimea Caravan Park	N/A	94	8 on waiting list
Richmond Motel & Holiday Park	N/A		No permanent sites; usually serve contract workers.
Queen Street Holiday Park	80	N/A	75% occupancy of permanent sites over this period because of doing some redevelopment. Now have 70 relocatable tiny homes on site, most are occupied.

Support Agencies	Requests for housing help	Comments
Age Concern	7	Queries to Age Concern seem to be increasingly complex. We can do little to help these people, they are in the system and using all the suggested pathways to secure housing, but they really need help to navigate through. We simply don't have the resources (or funding) to walk alongside these people.
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)	Two applicants for the cabins, one woman and child stayed for 6 nights at the women's cabin during this period	During this period NWC had one woman and child stay at the cabin for 6 nights. Had to decline many other requests as the cabins are not suitable for anyone with addiction issues (little on-site supervision, no cell phone cover). NWC refers requests for emergency housing or transitional housing to MSD.
Red Cross	8 Pakistani families – 27 clients 1 Karenni family of 5	Quota intake via refugee resettlement programme.
The Male Room	Approx 70	Get many requests from young men and their relatives. Not much is available for them.
Citizens Advice Bureau (CAB)	100	100 enquiries regarding rental housing, including residential tenancy issues.
Victory Community Centre	35	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 the 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 September 22	NZ Total on HR December 22	Nelson-Tasman HR Sept. 22	Nelson-Tasman HR Dec. 22
	24,996	23,127	396	396
<b>Affordable Housing Need Calculated, July-Dec 2022</b>	633	Calculated by adding up: 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 (people who 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.		