

Monitoring Local Housing Need

Summary for the period 1 January – 30 June 2024



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 **739** households need affordable housing, in addition to the **450** households on the Public Housing Register, as of 30 June 2024. This is a record number of households needing affordable housing and is up 7% on the previous six-month period.
- The Nelson Tasman Housing Trust saw a 77% increase in requests for housing help, from the previous six-month period. Applications from people wanting an affordable rental home or public housing were up 27%.
- Two large holiday parks, the Tāhunanui Beach Holiday Park in Nelson, and the Queen St Holiday Park in Richmond, continue to report high demand for long-term accommodation. Between them, they had 187 people stay on a long-term basis, in addition to their 260 permanent residents. The Queen St Holiday Park reported a lot of inquiries from young people on a benefit who can't find anywhere affordable to live.
- New homes continue to be built by community housing providers the Nelson Tasman Housing Trust and Habitat for Humanity, as well as by state housing provider Kāinga Ora. Sixteen new homes were completed between January and June 2024, including affordable rentals, public housing and progressive home ownership. At least another 14 homes have been completed since June 2024.

Affordable Rental Housing Providers	# of rental homes/units	Requests for housing help	Applications received	Waitlist	Occupancy	Comments
Nelson Tasman Housing Trust (NTHT) (CHP)	55	108	45	160	98.7%	Requests for housing help up 77% on previous six months, and applications received up 27%. New housing pipeline: 6 public housing rentals on Tōtara St tenanted mid-Nov 2024; 8 affordable rentals on Kawai St South and 10 affordable rentals in Dodson Valley to be completed in 2025.
Abbeyfield NZ (CHP)	23 rooms	N/A	N/A	N/A	98%	On average, the two Abbeyfield houses in Nelson each have only one vacancy per year.
Habitat for Humanity Nelson (CHP)	PHO: 5 in Richmond, 2 in Motueka, 12 in Stoke; Affordable rentals – 6 in Nelson, plus 8 transitional housing cabins	22		New Expressions of Interest for PHO - 9 Rentals - 13	90%	7 PHO and 1 rental to be completed in September (second stage of Shields Way), off Main Rd Stoke. Families already selected for all homes.
Tasman District Council (Richmond units only)	34 (Richmond)	N/A	9	82	100%	There is a total of 150 on the council waiting list in the Tasman district, 16 who have been added in the period referenced.
Franklyn Village (private provider)	26 apartments, 172 rooms and 9 houses	30+	Average 2+ per day	Average 4+	99.9%	Consistently high occupancy and high demand.
Kāinga Ora (public housing)	722 Nelson; 202 Tasman			See MSD Housing Register	97.8% Nelson; 96.1% Tasman	Slight increase in houses in both Nelson (up 4) and Tasman (up 7). Vacant houses 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	Data unavailable	Increase in demand for housing.
Gateway Housing Trust	Nelson - 9 Flats (2 x 2BR and 7x 1BR) + 1 x 2 BR house. Blenheim - 15 x 2BR townhouses + 1 x 3BR house	25 households	We will have one more 2-bedroom leased townhouse ready by the end of September 2024. Cash reserves now in place to either purchase existing property for transitional housing, or preferably (subject to HUD funding) new build social housing. We are also in the process of developing a business plan for the redevelopment of our existing property in The Wood, Nelson.
The Salvation Army	8 houses and 17 motel units	Data unavailable	
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	Ready to move into community housing (e.g. Kāinga Ora): 3	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	We may take on 2 more permanent residents in the next few months, but this is still to be decided.
Maitai Valley Motor Camp	30	2	Still not taking on new permanent residents and no further 50-day-stayers allowed over summer.
Tāhunanui Beach Holiday Park	102	93 plus 54 wintering-over	RSE workers stay Feb-Aug. Wintering-over people must leave at end of November.
Club Waimea Caravan Park	N/A	94	8 on waiting list.
Richmond Motel & Holiday Park	N/A	5-10	Still getting enquiries from people wanting to stay long-term but it is something we are moving away from.
Queen Street Holiday Park	160	40	About 160 people live in units they own (two-bedroom relocatable homes) and another 40 stayed in rental caravans/relocatable units on a long-term basis over this Jan-June period. A lot of enquiries from young people on a benefit who can't find anywhere affordable to live.

Support Agencies	Requests for housing help	Comments
Age Concern	8	Definitely more people dealing with housing issues, and more and more complex situations. Continued referrals from MSD for older people needing support to find accommodation. It will be interesting to see how the changes to emergency housing criteria affect older people. Two recent examples: a woman was discharged from hospital to a backpackers as she had no other option, but the backpackers wasn't really equipped to deal with her; a man in his 90s had 'gifted' \$400k to his son, who then bought his house from him, and promptly served him an eviction notice.
Beneficiaries and Unwaged Workers Trust (BUWT)	Data unavailable	Usually 15% of enquiries relate to housing - mostly people struggling to pay high rents, also some people moved on from the Housing First programme.
Nelson Women's Centre (NWC)	N/A	The centre has temporarily closed social work and drop-in services due to a funding crisis. Hoping to reinstate these in 2025.
Red Cross	8 families (28 people) – Colombian, Pakistani and Burmese Chin	Quota intake via the refugee resettlement programme. Easier to secure rental housing because the demand in the rental market eased from April onwards.
The Male Room	50-60	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)	181	This includes enquiries regarding rental housing (112), 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	153	Continued high number of housing-related enquiries. Active support to help families, former refugees and new migrants to find affordable houses to rent; also supporting people to understand tenancy agreements and bonds etc.
Te Piki Oranga and Te Korowai Trust	Data unavailable	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 Mar 24	NZ Total on Register June 24	Nelson-Tasman Register Mar 24	Nelson-Tasman Register June 24
	25,527	22,923	474	450
Affordable Housing Need Calculated, Jan-June 2024	739	<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.		