

Community Housing Aotearoa

Nga Wharerau o Aotearoa

Annual Report 1 July 2018 – 30 June 2019



All New Zealanders well-housed

communityhousing.org.nz

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Acknowledgement: *Photos courtesy of Queenstown Lakes Community Housing Trust, Housing Foundation, Habitat for Humanity, CORT, He Korowai Trust, Monte Cecilia Housing Trust, Abbeyfield New Zealand.*

About

Community Housing Aotearoa

Community Housing Aotearoa, Inc, (CHA) is an incorporated society and the representative body that binds New Zealand's community housing sector together. A list of our members is in this annual report. Established in 2004, CHA plays an important role in placing the community housing sector at the forefront of housing delivery, listening to its members and representing them as one voice.

Company details

Co-Chairs

Allan Pollard and Julie Nelson

Treasurer

Carrie Mozena

Council members

Rau Hoskins, Peter Taylor, Bernie Smith,
Carrie Mozena, Victoria Carroll, Greg Orchard

Chief Executive

Scott Figenshow

Nature of business

Advocate for community housing

Registered office

Level 11, Ranchhod Tower, 39 The Terrace/
102-112 Lambton Quay, Wellington

Bankers

Kiwibank, Private Bag 39888,
Wellington Mail Centre, Lower Hutt 5045

Accountant

The Bookish Tax Tart/The Tax Lady

Auditor

DJ Turner and Associates

Charities Service Number

CC36095

Incorporation number

1583033

IRD number

89-577-874

This Annual Report is the first to include the consolidated accounts of our wholly-owned subsidiary, Community Housing Solutions Ltd.

Report from the **Co-Chairs**



Julie Nelson and Allan Pollard

30 June 2019

The past year has been about having the right conversations with the right people, and seeing these begin to bear fruit.

CHA has continued to build trusted, effective relationships with government and other decision-makers with the shared vision of ensuring all New Zealanders are well-housed. This work has been very valuable and we are now starting to see some real momentum on strategies and direction of travel that CHA members have been advocating for.

We are particularly proud of the way community housing providers have come together to articulate the issues we all have in common. The KiwiBuy coalition is an excellent example, with Habitat for Humanity, Salvation Army, the Housing Foundation and others providing leadership alongside CHA. Subsequent to the period covered by this

“We are now starting to see some real momentum on strategies and direction of travel that CHA members have been advocating for.”

annual report, Minister Megan Woods' housing reset announcement in September confirmed progressive home ownership investment, which is heartening and something we hope to build on further. We will also continue pressing the need for capital to develop the housing solutions communities need.

A highlight of the past year has to be the very successful three-day The Shift Aotearoa Conference, a partnership between CHA and the Building Better Homes, Towns and Cities (BBHTC) National Science Challenge to match the latest research with real-life examples of innovative practice by community housing providers. Again, this involved a number of important conversations that have deepened CHA's relationships with key people and organisations and which will lead to new areas of collaborative work in the coming year.

There has been much to be proud of in the past year, with so much good work being done by community housing providers throughout New Zealand. Let us know about your achievements so we can celebrate them with you!

We wish to thank our Council colleagues for their ongoing time and dedication – Rau Hoskins,

Bernie Smith, Carrie Mozena (Treasurer), Victoria Carroll, and Greg Orchard. We farewelled Peter Taylor during the year and wished him well.

Special thanks to our Chief Executive Scott Figenshow and the team at CHA who, together with the Council, are continuing to respond to the sector's concerns and needs as we engage with decision-makers in government and agencies.

And on behalf of the Council, I (Allan) would like to thank Julie Nelson for all of her work for the CHA Council and, more recently, as Co-Chair. She is stepping down from the Council after three two-year terms, including four years as Co-Chair. We will greatly miss her wise counsel, insights, and dedication to providing safe, affordable, quality housing.

At the same time, we will welcome new faces onto the CHA Council. We know you will bring experience and expertise borne from your own work as community housing providers, and we look forward to working with you.

Julie Nelson and Allan Pollard

CO-CHAIRS

Report from the **Chief Executive (CHA) and General Manager (CHS)**

We're in this for the long haul.

That's easy to say but it's at the front of our minds as we reflect on the sector's achievements in the past year.

Many of you have been working in community housing for a good number of years, doing the mahi of finding emergency shelter for those who need it, helping families into affordable rental homes, supporting people to take their first tentative steps on the many paths to home ownership.

What unites us is our vision of all New Zealanders well-housed, wherever they are on the continuum of housing need. We understand at a very deep level that everyone needs a place to call home.

Here at CHA we want to really applaud the difference you are making. Your work nurtures people and helps communities flourish. You are making Aotearoa a kinder, better place.

One way that Community Housing Aotearoa has been able to help you in that work, as your sector body, has been to articulate a collective vision for change. The Our Place document which came to life over several iterations does just that, laying out a plan for delivering social and affordable housing (<http://www.communityhousing.org.nz/our-place/our-place>) and placing the sector's vision of safe, affordable, warm and dry housing at the very heart of our work.

That collective vision was very much to the fore at the Shift Aotearoa Conference in June this year, which provided a forum for a number of



Scott Figenshow and Chris Glaudel

courageous conversations. We continue to be inspired by Dr Moana Jackson's speech about the importance of seeing housing as 'home'. It helped us understand how our sector can build a new

“Here at CHA we want to really applaud the difference you are making. Your work nurtures people and helps communities flourish. You are making Aotearoa a kinder, better place.”

contract between citizens and government based on the Treaty of Waitangi. The conference also helped develop a platform for cross-sector action, with Chief Human Rights Commissioner Paul Hunt committing to work with our sector to develop a set of guidelines on the right to a decent home.

We could not be working at this housing systems level without funding from the Peter McKenzie Project (<https://www.jrmckenzie.org.nz/program/peter-mckenzie-project/>), which will enable us to make a substantial contribution towards ending child poverty through work on housing.

Community Housing Solutions Ltd continued to provide specialised affordable housing consulting services, complementing the work of CHA. We were privileged to facilitate the Dunedin Mayor's Taskforce for Housing, a year-long engagement resulting in the adoption by Council of the Housing Action Plan for Dunedin 2019-2039. We also worked with Queenstown Lakes District Council, Hutt City Council, and Upper Hutt City Council on strategy and implementation projects related to housing and homelessness. For providers, we completed a pre-feasibility report demonstrating how to regenerate existing pensioner housing in the Hutt Valley through a phased approach which will increase the long-term sustainability of the site and increase the number of homes from 41 up to 147. We also assisted five organisations with detailed work on their applications for registration as Class 1 Social Landlords. Across CHA and CHS, two

organisations achieved registration with a further three applications submitted and under review.

We would like to thank our colleagues for their work and dedication in the past year: David Zussman and Marc Slade (Senior Programme Managers), Ngahuia Wright and Ruth Avery (Executive Administrator and Communications Coordinator). Ruth Avery and Marc Slade have since moved on and we wish them both all the best for their future endeavours.

Thanks to you, our members, for voting to increase the annual membership fees at the October 2018 AGM. You've sent the signal that you want more from your peak body, and we endeavour to deliver on your expectations.

The community housing sector feels like an exciting place to work right now. The sector is poised to make a significant contribution to well-being in New Zealand - and that simply would not be possible without the strong foundations built over many years by you all.

Scott Figenshow

CHIEF EXECUTIVE, Community Housing Aotearoa
DIRECTOR, Community Housing Solutions Ltd

Chris Glaudel

DEPUTY DIRECTOR, Community Housing Aotearoa
GENERAL MANAGER, Community Housing Solutions Ltd

Implementing our Strategic Plan

Our vision is to see all New Zealanders well-housed.

To achieve that vision, we support the growth and development of community housing by providing sector leadership and by building capacity.

The CHA Council provides governance oversight for this work through a strategic plan (<http://communityhousing.org.nz/Images/Assets/33754/1/CHA-Strategic-Plan-October-2018.pdf>).

In the year to 30 June 2019, we have worked for and with CHA members to improve policy settings and system performance, strengthen community housing networks, and boost our engagement and the sector's voice on critical issues.

Policy settings and system performance

CHA continued to advocate for improved supply and affordability across the housing continuum in the past year.

A key part of that has been our work to build trusted, effective relationships with the Government's Housing Minister and Associates, and their respective government departments and ministries. We meet regularly with senior officials from the Ministry for Housing and Urban Development, take part in the Ministerial Advisory Group on Housing and Urban Development (MAG-HUD), and engage with HNZA and other leaders in the housing sector.

CHA has also been an active member of the KiwiBuy coalition and campaign (<https://kiwibuy.kiwi/>), working alongside our members – the Salvation Army,

Habitat for Humanity, the Housing Foundation and others – to call on the Government to adopt and scale up the range of shared equity and rent-to-buy programmes run by community housing providers across the country to help low income families into their own homes. This campaign has been very successful, with a number of our messages taken up by the Government in its housing reset announcement in September 2019.

CHA welcomed the Government's intentions to meaningfully partner with community housing providers on a progressive home ownership programme, and we will be working with HUD and others to advance this work. This has occurred outside the period covered by this report but is worth highlighting as the groundwork was laid by the proactive approach of the KiwiBuy campaign and other work by our members which has positioned the sector to deliver what is required. Further, CHA's relationship with HUD has been elevated to the system performance team, allowing us to work across all segments of the housing continuum.

We made a number of submissions during the year, including on the following matters:

- Reform of vocational education – the Ministry of Education consulted on proposed changes to reorganise the vocational education system. CHA has been supporting a Tauranga pilot programme with the Australasian Housing Institute and CareerForce, which would be affected by the changes.
- Regulatory Systems (Housing) Amendment Bill 2 – the Ministry of Business, Innovation and Employment proposed amendments to the Housing Restructuring and Tenancy Matters Act 1992 to simplify the role of the Community

Housing Regulatory Authority. This would also reduce the administrative burden on community housing providers, and CHA supported the changes.

- Modernising the Charities Act 2005 – the Department of Internal Affairs consulted on a variety of issues for registered charities, including advocacy, appeals and reporting requirements.
- Kāinga Ora Homes and Communities submission
- Submission to the Christchurch City Council regarding a proposal to provide funding for additional social housing.

We have also supported various submissions by individual members and networks.

We began working on developing a business case for increased funding during the period covered in this annual report, and this work is continuing. A business case for progressive home ownership was completed by the KiwiBuy coalition and submitted to Government, which resulted in the positive announcement alongside the housing reset.

In the year ahead we will continue to call for more focus on prevention of homelessness and the need for increased supply of permanently affordable rental and ownership homes, supported by further capital investment.

We have taken up an offer by Chief Human Rights Commissioner Paul Hunt to work together to develop guidelines on the right to a decent home. These guidelines will help us measure progress toward our vision of 'All New Zealanders well-housed' based on the seven measures of adequate housing, and they will also provide powerful support for our advocacy of this vision.

Strengthening networks and boosting the sector's voice

In addition to our involvement in the KiwiBuy coalition, we have supported the continuing development of the Auckland Community Housing Providers Network and Te Waipounamu

(South Island) providers network. These are doing valuable work in bringing community housing providers together to discuss both strategic and operational issues, and to build shared understanding around various issues. We also have relationships supporting other networks, such as the Housing First community of practice, Housing Connections (Auckland emergency/transitional housing network), and the Pacific Housing Network.

Our sister peak body Te Matapihi (<https://www.tematapihi.org.nz>) and CHA are finding new ways of working together, assisted by HUD's fresh approach. Shifting both peak bodies' relationship to the housing system performance level has strengthened the sector's engagement with government immensely. We are proud to support the Kāinga Strategic Action Plan, through the Independent Māori Statutory Board and Te Matapihi.

The Auckland network has produced a video, 'We Believe', about the right to housing and this can be viewed at <https://www.achpn.net.nz/>. Individual members of the network are also working with CHA to develop a set of video case studies that highlight solutions to individual stories of housing need. We will share these with you once they are finalised.

We have also worked with sector leaders to develop a CEO and Housing Leaders Forum. This grew out of discussion at the CHA Council's May 2019 meeting. Subsequently, 18 sector leaders met at a housing hui in Wellington and agreed to establish ongoing forums. The aim is to foster deeper engagement between members, provide a safe place to test ideas, build consensus on priority initiatives across providers, and demonstrate sector leadership with a focus on delivery and solutions. The Forum was still in its early days at the end of June 2019, the period covered by this report, but it planned to meet several times a year, with support from CHA.

An important part of CHA's work has been to ensure the sector's voice is heard on the issues that matter. In the past year we issued CHA media releases on a range of topics, including the impact of affordable housing on well-being, the opportunity

for renewed action following Cabinet's reshuffle, and the rollout of the healthy homes standards. We have also contributed to other sector media releases as needed; for example, as part of the KiwiBuy coalition. In addition, we published a fortnightly newsletter throughout the year to keep members informed of developments affecting their work and to highlight our members' events and achievements.

We have ensured that members' concerns were put before housing decision-makers, politicians and officials at every opportunity. We have had good levels of interest in discussing these issues, and we are looking to further increase our engagement and communications presence in the coming year.

We also took advantage of a significant opportunity to publish articles on New Zealand's community housing sector for an issue of the HousingWORKS magazine published by the Australasian Housing Institute. This shone a spotlight on some of the work being undertaken in New Zealand, and was very well received.

Building capability

We have worked with the sector to build capability in several ways in the past year.

We support sector training and development opportunities where these offer real benefit for our members. For example, CHA staff have been working with CareerForce and the New Zealand branch of the Australasian Housing Institute to evaluate a tenancy management pilot programme, which is adapting an existing Level 4 Certification for community housing. Twelve participants from Accessible Properties, Mangatawa Papamoa Blocks Inc, the Salvation Army, Tauranga Community Housing Trust, and HNZC are in the pilot.

We have also promoted various events throughout the year where these provide useful information or offer opportunities to connect with and/or learn from others. These include the National Māori Housing Conference, a Pacific Peoples' Housing Forum, and a seminar on regulation and regulatory frameworks for community housing providers

run by the Australasian Housing Institute. We are looking to engage with the planning committee of the National Māori Housing Conference scheduled for April next year, with the aim of providing a joined-up approach between the non-government sector providers.

We are also focused on building capability within CHA itself to ensure we can meet our members' needs. With that in mind, the CHA Council put forward and members adopted a new strategic plan in 2018 which provides a road map for future work. A key input into our future work was confirmed when Council endorsed the *Time to Build* strategy document for increasing our engagement and communications capability.

A priority for CHA in the upcoming period is to agree a work programme as the basis for a new multi-year contract with the Ministry of Housing and Urban Development. Our current contract with government ends on 30 June 2020, and we are working to develop a coordinated approach across CHA, Te Matapihi and government.

CHA's membership has continued to grow in the past year, with 125 members in 2019 compared with 115 in 2018. The number of members participating in various networks supported by CHA has also increased slightly in the past year.

Delivering against our Strategic Plan



A RESPONSIVE HOUSING SYSTEM

Meeting housing needs across the continuum and retaining investment to benefit communities across generations.

2021 goals

Retained affordability – uplift, capture, retention and recycling – is widely understood and used consistently

Adoption of a human rights-based New Zealand housing strategy

'Our Place' provides a sector strategy and development plan contributing to the New Zealand Housing Strategy

How we're meeting them

- Topic at The Shift Aotearoa Conference
- Article in HousingWORKS journal
- Concept introduced in Kāinga Ora submission
- Speeches by Dr Moana Jackson and Chief Human Rights Commissioner Paul Hunt at The Shift Aotearoa Conference
- Work with the HRC on guidelines on the right to a decent home
- Sector adopted 'Time to Build' report; implementation underway
- Submission to Kāinga Ora bill calls for New Zealand Housing Strategy



INCREASED SUPPLY OF ADEQUATE HOMES

Increased rental and ownership choices where housing costs are around 30% of household income and where community housing plays an important role in 'All New Zealanders well-housed'.

2021 goals

Housing programmes are available to households across the housing continuum

Capital and operating funding is available from multiple sources to meet housing needs in all regions

A range of planning tools are available to increase supply

How we're meeting them

- KiwiBuy coalition focused effort on assisted home ownership part of housing continuum
- Housing impact fund and other socially responsible investment initiatives explored
- Inclusionary rezoning more widely understood due to work with multiple districts



QUALITY PROVIDERS DELIVERING BETTER RESIDENT AND COMMUNITY OUTCOMES

Community housing providers are delivering quality services against benchmarked practice, working in partnership with residents to create sustainable, flourishing communities.

2021 goals

CHA members participate in benchmarking and publicly report on performance

How we're meeting them

- New CEO and Housing Leaders Forum will build consensus on this



CHA IS EFFECTIVE, REPRESENTATIVE AND SUSTAINABLE

Community housing providers are delivering quality services against benchmarked practice, working in partnership with residents to create sustainable, flourishing communities.

2021 goals

We are resourced sufficiently to achieve our mission and outcomes

How we're meeting them

- Secured our largest ever philanthropic contributions from the Peter McKenzie Project and T-Gear Foundation
- Strong partnership relationship with the Government; elevated to the system performance team within HUD



To be 'well-housed' means meeting 7 measures:



Security of tenure



Affordable



Habitable



Accessible



Culturally adequate



Location



Access to services, facilities and infrastructure

Statement of **Service Performance 2018-2019**

Community Housing Aotearoa worked to implement and engage with the actions contained in its 2019-2022 Strategic Plan to see 'All New Zealanders well-housed'.



A RESPONSIVE HOUSING SYSTEM

Meeting housing needs across the continuum and retaining investment to benefit communities across generations.



Policy submissions



Participation on task forces



Local government members



INCREASED SUPPLY OF ADEQUATE HOMES

Increased rental and ownership choices where housing costs are around 30% of household income and where community housing plays an important role in 'All New Zealanders well-housed'.

167

New supply added



13,764

Overall units reported

52

Number of organisations reporting



QUALITY PROVIDERS DELIVERING BETTER RESIDENT AND COMMUNITY OUTCOMES

Community housing providers are delivering quality services against benchmarked practice, working in partnership with residents to create sustainable, flourishing communities.

125

Number of members

88%

Membership renewal rate

23

Newsletters delivered



739

Newsletter subscribers

4

Training events held



125

Training event participants

330

The Shift Aotearoa Conference participants



91.6%

The Shift Aotearoa Conference satisfaction

4

Networks supported

78

Network members

Our members: **making a difference**

CHA members are working to provide suitable and sustainable housing right across the continuum of housing need, including emergency shelter, social housing, assisted rentals, assisted home ownership, private rentals, and pathways to private ownership. There are many solutions available to help people in need of housing; these are just a few examples of what success looks like.

Life after more than two decades on the streets

How does it feel to spend a year in your own rental home after more than two decades living on the streets?

Aroha says it's amazing to watch her new home grow with her belongings: "It blows me away just to see how far I've come."

The New Zealand Herald reports that Aroha spent her first night on the streets aged 11 and had never had a place to call her own until Housing First Auckland Collective partner Lifewise found her a quiet inner-city rental.

Read more at https://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=12089786 and about Housing First at <https://www.housingfirst.co.nz/>

New rental homes provide security for families on emergency wait list

More than 40 families on the emergency housing waiting list were able to move into new rental homes in time for Christmas 2018, thanks to the work of CORT Community Housing.

One of these was John Devine, who had been left homeless earlier in the year when a friend he was renting with in South Auckland suddenly developed lung cancer and died within weeks. Unable to afford rent on his own, he ended up on the Government's emergency housing waiting list.

When he finally moved into a one-bedroom unit in Papakura's McClennan development that was within walking distance of his brother's family, John Devine said he felt a huge relief and sense of security. Read more at <http://www.communityhousing.org.nz/resources/article/more-than-40-needy-kiwi-families-have-moved-into-new-homes-in-time-for-christmas>



From crowded to warm and roomy



Future home owners Jesse and Sherradon Kennedy and their four children were looking forward to the warmth, space and convenience of a newly-dedicated Habitat for Humanity home in Ngaruawahia.

They are part of Habitat's progressive home ownership programme, which sees families help to build, finish and paint a simple, decent home alongside volunteers and trades, before renting the home for five years. With conditions, they will then work towards home ownership within 10 years.

Sherradon said the family had been given 90 days' notice by their previous landlord to move out of their uninsulated, cold, small house. Three children slept in one room, and the children were frequently sick throughout winter.

Read more at <https://habitat.org.nz/central-north-island/from-overcrowded-to-warm-and-roomy/>

Affordable rents for shared housing

A new 14-studio Abbeyfield house providing affordable rental accommodation for older people opened in Christchurch earlier this year.

The house was developed in partnership by Abbeyfield New Zealand and Christchurch's Rhodes Memorial Convalescent Home Incorporated (Rhodes Trust). It offers a unique shared housing option, which is often described as 'flating for older people'.

Residents have their own studio unit and share meals together prepared by a housekeeper. They pay an affordable rent and there are no capital entry requirements. Nationally there are now 14 Abbeyfield houses, all operated by volunteer committees.



A home for Leah's family



Leah walked through the Monte Cecilia West office doors in November 2018 seeking help for herself, her husband, and their four children all under the age of 12.

They had been living with Leah's brother and his family in a two-bedroom, one-bathroom Housing New Zealand house since the previous year, a total of 11 people sharing the house.

Leah's family had been sleeping on the lounge floor as they could not afford mattresses but the situation became untenable as tensions between the two families rose.

With Monte Cecilia's support, Leah's family was able to find a home that provided the hope and stability they needed so desperately. Read more at <http://montececilia.org.nz/stories-detail/176>

Queenstown's pioneering Secure Home programme launched



The first six homes in a new model designed to offer truly affordable homes in Queenstown were completed by the Queenstown Lakes Community Housing Trust earlier this year.

They are part of the region's Secure Home programme, which allows people to buy the properties through a 100-year lease arrangement, with the Trust retaining ownership of the land in perpetuity.

Trust executive officer Julie Scott says the programme means households can buy their home at an affordable price through their own mortgage and deposit. They then pay a very low ground rent on the land, which only ever increases annually in line with inflation.

Read more at <http://www.communityhousing.org.nz/resources/article/queenstowns-pioneering-secure-home-programme-launched->

Warm, accessible housing for older people in Auckland



Construction of a 40-apartment development in Auckland's Henderson began last year, with the development to be managed by community housing provider Haumarū Housing.

The four-storey building will provide 40 one-bedroom, wheelchair-accessible homes and increase the number of homes for older people in Auckland.

Haumarū Housing CEO Gabby Clezy said the apartments would provide warm, dry, safe and secure homes for senior citizens and set the standard for other housing developments.

Read more at <http://www.communityhousing.org.nz/resources/article/construction-gets-underway-on-new-village-for-older-people-in-henderson>

Report from the Treasurer

Community Housing Aotearoa completed the 2018 - 2019 financial year on a high note. We achieved our largest ever income and retained earnings for a fiscal year. Our accounts have been audited for the second year, for both Community Housing Aotearoa and our wholly-owned subsidiary Community Housing Solutions. To meet reporting requirements, the audit provides Consolidated Statements of the accounts covering both Community Housing Aotearoa and Community Housing Solutions.

The accompanying financial summary from the audit includes a Statement of Financial Performance, Statement of Movements in Equity, and Statement of Financial Position for the fiscal years ending 30 June 2019 and 2018 for Community Housing Aotearoa. Also included is the Statement of Service Performance, documenting our efforts to support sector growth across our Strategic Plan priorities of: A responsive housing system, Quality providers delivering better resident and community outcomes, and Increased supply of adequate homes. The Independent Auditor's Report provides an unqualified opinion on the statements.

The operating results for the year ended are an accrual net income of \$49,832, with overall revenue up over \$230,000 from last year. We achieved a large increase in philanthropic grants (\$275,000), along with contract/conference revenue of \$229,387 and membership revenue of \$43,234. Our net revenue from the conference is \$27,363. The balance between our government peak body services contract and other revenue is closer to parity at 54% to 46%.

Operating expenses totaled \$1,099,483, including conference-related expenses and an impairment of CHS shares (discussed below). Core operating expenses were \$912,385, similar to the prior year.

Our overall administration expenses remain a small portion of our costs. The Delivery Expenses includes the conference, completion of work for the Auckland Community Housing Provider Network video and consulting related to The Shift. Staffing remains the largest component of expenses.

The CHA Council commissioned an independent valuation of the CHS shares we hold. This was done to confirm the current value based on its operations as a consulting services provider rather than as a financial services provider as originally established. The valuation report determined a share value of \$89.70/share. There are 1,000 shares, all owned by CHA, resulting in a total valuation of \$89,700. The impact on CHA is an impairment of \$185,300 to bring the share value down from the previous \$275,000 to \$89,700. It is noted that the \$275,000 of shares is the value of expenses incurred to establish the entity then named New Zealand Housing Bonds. The funding for this came from MBIE and Auckland Council for that specific purpose. All commitments to both MBIE and Auckland Council have been fully fulfilled regarding that funding. The value does not represent CHA funds that could have used for other purposes.

The financial results are significantly buoyed by the largest philanthropic grant CHA has ever received –

likely larger than all previous contributions combined! The Peter McKenzie Project granted us \$50,000 seed funding in December to develop a full proposal for The Shift campaign. We completed that work and received a further \$200,000 in June. What is most heartening to report is that this is a five year commitment to support our systems change work to shift housing outcomes for the communities and families we serve. T-Gear Foundation contributed an additional \$25,000 to advance our work on additional sources of capital. We are thankful for the support of these philanthropics.

We are not going to rest in our efforts to achieve our vision of 'All New-Zealanders well-housed'. Staff have begun discussions with the Ministry of Housing and Urban Development on a multi-year renewal of our peak body services contract which will expire 30 June 2020. Despite our efforts last year, we did not secure an augmentation and extension in Budget 2019. The establishment of HUD and the transition of our contract oversight from the Ministry of Social Development made it difficult to engage. We anticipate a better result now that HUD is established and looking to deliver on a large work programme, much of which we can assist with.

This will be my last year on the CHA Council. I have had the pleasure to serve as Treasurer since 2015. I am pleased to be leaving CHA in a position of strength and stability. It has not been a straight path to reach this position. The combined efforts of members, the Council and staff have enabled us to position the organisation for greater influence and results.

Carrie Mozena

TREASURER

Community Housing Aotearoa

Financial Statement

For the year ended 30 June 2019

Statement of Financial Performance	2019	2018
Revenue		
Grants	875,000	600,000
Interest	1,694	935
Other income	229,387	218,351
Membership Income	43,234	99,219
Total operating revenue	1,149,315	918,505
Expenses		
Admin Expenses	187,098	82,192
Delivery Expenses	319,550	160,090
People Expenses	592,835	686,678
Total operating expenses	1,099,483	930,960
Net surplus / deficit for the year	49,832	-12,455

Statement of Movements in Equity	2019	2018
Net surplus / deficit for the year	49,832	-12,455
Movements in equity for the year	49,832	-12,455
Equity at the beginning of the year	354,820	367,275
Equity at the end of the year	404,652	354,820

Statement of Financial Position	2019	2018
Assets		
Current assets	398,818	141,747
Non-current assets	96,299	286,307
Total assets	496,117	428,054
Liabilities		
Current liabilities	91,465	72,404
Non-current liabilities	0	830
Total liabilities	91,465	73,234
Equity	404,652	354,820
Total liabilities and equity	496,117	428,054

The full reviewed report can be found on our website www.communityhousing.org.nz

Report from the Independent Auditor

To the Members of Community Housing Aotearoa Incorporated

Report on the Consolidated Performance Report

Opinion

We have audited the accompanying consolidated performance report of the Community Housing Aotearoa Incorporated and its subsidiaries ("the Group") on pages 1 to 10, which comprises the entity information, statement of service performance, consolidated statement of financial performance and statement of cash flows for the year ended 30 June 2019, the consolidated statement of financial position as at 30 June 2019, and the statement of accounting policies, and other explanatory information.

In our opinion:

- (a) the reported outcomes and outputs, and quantification of the outputs to the extent practicable, in the statement of service performance are suitable;
- (b) The Consolidated Performance Report on pages 1 to 10 fairly presents:
 - the financial position of Community Housing Aotearoa Incorporated as at 30 June 2019;
 - the financial performance and cashflows for the year then ended;
 - the entity information for the year then ended; and
 - the service performance for the year then ended

and is prepared, in all material respects, in accordance with the requirements of Public Benefit Entity Simple Format Reporting Standard – Accrual (Not-For-Profit) issued in New Zealand by the New Zealand Accounting Standards Board.

Basis for Opinion

We conducted our audit of the consolidated statement of financial performance, consolidated statement of financial position, consolidated statement of cash flows, statement of accounting policies and notes to the consolidated performance report in accordance with International Standards on Auditing (New Zealand), and the audit of the entity information and statement of service performance in accordance with the International Standard on Assurance Engagements (New Zealand) ISAE (NZ) 3000 (Revised). Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Consolidated Performance Report is free from material misstatement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other than in our capacity as auditor we have no relationship with, or interests in, the Group.

Restriction on Responsibility

This report is made solely to the members, as a body, in accordance with section 42F of the Charities Act 2005. Our audit work has been undertaken so that we might state to the members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the members as a body, for our audit work, for this report, or for the opinions we have formed.

Council's Responsibility for the Consolidated Performance Report

The Council is responsible on behalf of the entity for:

- a) Identifying outcomes and outputs, and quantifying the outputs to the extent practicable, that are relevant, reliable, comparable and understandable, to report in the statement of service performance;
- b) the preparation and fair presentation of the consolidated performance report which comprises:
 - the entity information;
 - the statement of service performance; and
 - the consolidated statement of financial performance, consolidated statement of financial position, consolidated statement of changes in equity, consolidated statement of cash flows, statement of accounting policies and notes to the Consolidated Performance Reportin accordance with the Public Benefit Entity Simple Format Reporting Standard – Accrual (Not-For-Profit), and
- c) for such internal control as the Council determines is necessary to enable the preparation of the Consolidated Performance Report that is free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Performance Report, the Council is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibility for the Audit of the Consolidated Performance Report

Our objectives are to obtain reasonable assurance about whether the Consolidated Performance Report is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Consolidated Performance Report.

As part of an audit in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated Performance Report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the use of the going concern basis of accounting by the Council and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Performance Report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Performance Report, including the disclosures, and whether the Consolidated Performance Report represents the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures to obtain evidence about and evaluate whether the reported outcomes and outputs, and quantification of the outputs to the extent practicable, are relevant, reliable, comparable and understandable.

We communicate with the Council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



DJ Turner & Associates

Chartered Accountants

Wellington, NZ

11th October 2019

Full and partner members

As at 2 September 2019

Full members

Abbeyfield NZ Inc
Accessible Properties Ltd
Aspire Community Trust
Auckland City Mission Housing Ltd
Auckland Community Housing Trust
Bays Community Housing Trust
Bishop's Action Foundation
Christchurch Methodist Central Mission
Cobham Street Trust
Comcare Trust / Comcare Charitable Trust
Community Housing Trust
Community Living
Community of Refuge Trust/CORT Community Housing
Compass Housing Services Co (New Zealand) Ltd
Compassion Housing Ltd
De Paul House
Diocese of Wellington (Anglican)
Downtown Community Ministry Inc
Dwell Housing Trust
Emerge Aotearoa
Habitat for Humanity (Central North Island) Ltd
Habitat for Humanity (Christchurch) Ltd
Habitat for Humanity (Greater Auckland) Ltd
Habitat for Humanity Invercargill
Habitat for Humanity Nelson
Habitat for Humanity New Zealand / Habitat for
New Zealand Limited
Habitat for Humanity Northland
Haumarua Housing Limited Partnership
Homes of Choice Limited
Horizon Housing Company
Housing Foundation (New Zealand Housing Foundation)
Kahui Tu Kaha
Lifewise
LinkPeople
Mahitahi Kainga Trust
Manawatu Community Housing Trust
Manawatu Community Trust
Mangatawa Papamoa Blocks Inc
Marlborough Sustainable Housing Trust
Mercy Villas
Monte Cecilia Housing Trust
Nelson Tasman Housing Trust
Nga Hau E Wha National Marae
Nga Maunga Whakahii o Kaipara Development Trust
Nga Potiki A Tamapahore Trust
Ngāti Tamaoho Trust
Ngāti Whātua Ōrākei Whai Maia Limited/
Whai Maia Charitable Trust
Ōtautahi Community Housing Trust
Paekākāriki Housing Trust
Penina Health Trust
Queenstown Lakes Community Housing Trust
Raukawa ki te Tonga AHC Ltd
Strive Community Trust
Tāmaki Housing Association
Tauranga Community Housing Trust
Te Hou Ora O Ngapuhi
Te Kainga Oranga Trust
Te Roopu o Te Whanau Rangimarie o Tamaki Makaurau
Te Runanga o Ngati Porou
Te Runanga o Toa Rangatira Inc Society
Te Runanga o Whaingaroa
Te Taiwhenua o Heretaunga
Te Tomika Trust
The Porirua Whānau Centre Trust
The Salvation Army
Trust House Limited
Upper Hutt Housing Trust - Homai Te Whaiora
VisionWest Community Trust
Waiohiki Community Charitable Trust
Wellington City Mission
Wellington Night Shelter
Wesley Community Action
Whakaatu Whanaunga Trust
Whangarei Accessible Housing Trust
Whatever It Takes Trust Inc

Partner members

Access All Areas Project Management Limited
Aegis Projects Limited
Airedale Property Trust
Alcohol & Drug Community Support Trust
Aorangi Maori Trust Board
ATAMU Housing Trust
Beacon Pathway Incorporated
Boffa Miskell Limited
Buildtech
Chinese New Settlers Service Foundation
Chintaro Housing Management Software (MDB Consulting)
Chow Hill Architects Ltd
Coromandel Independent Living Trust
CRESA
Dunedin City Council
EasyBuild Ltd
Family Violence Intervention and Prevention Services
Fatugatiti Housing Trust
Gemelli Consulting
Habitat for Humanity Tauranga Limited
Homes for People
Hornsby & Co
Housing Plus Charitable Foundation
Island Child Charitable Trust
Kennerley Consulting Ltd
Latimer Community Housing Trust
Level Consults Limited
Metro Performance Glass
Mike Greer Homes NZ Ltd
Mike Scott (Individual Member)
Modcom Portable Buildings Ltd
Napier City Council
New Zealand Coalition to End Homelessness
New Zealand Council of Christian Social Services
Ngati Kahungunu ki Poneke Community Services Inc
Ōtautahi Community Housing Trust
Poyner Houselifting Limited
Spencer Henshaw Ltd
Tauranga City Council
Te Tumu Kāinga (Te Tumu Paeroa)
Tenants Protection Association (Chch) Inc
The ASH Foundation
Waiheke Hope Centre
Waikato Housing Hub Charitable Trust
Zero Profit Initiative



communityhousing.org.nz

