

Community Housing Aotearoa

Nga Wharerau o Aotearoa

Annual Report 1 July 2019 – 30 June 2020



All New Zealanders well-housed

communityhousing.org.nz

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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

Bernie Smith and Allan Pollard (resigned April 2020)

Treasurer

Greg Orchard

Council members

Bernie Smith, Greg Orchard, Cate Kearney, Yvonne Wilson, Nic Greene, Anne Huriwai, Victoria Carroll and Allan Pollard (resigned April 2020)

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

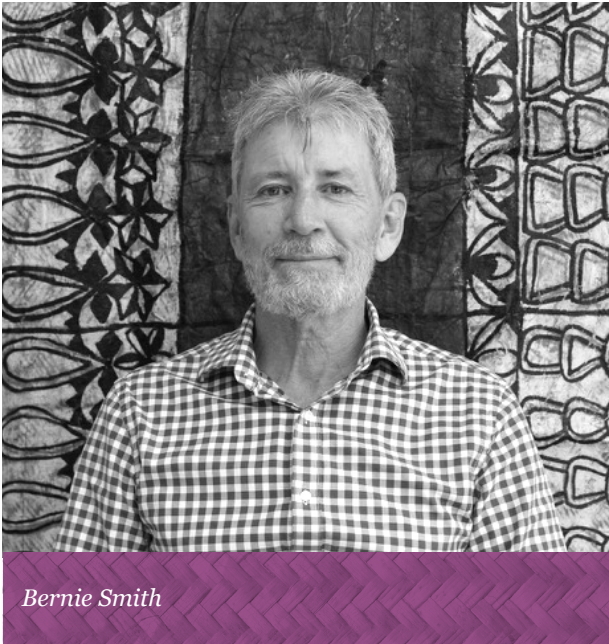
Incorporation number

1583033

IRD number

89-577-874

Report from the Chair



30 June 2020

A year of rapid changes, where COVID-19 pandemic is just one of them.

Members asked us to pivot quickly, to provide practical information and supports as the first lockdown in March 2020 came upon us all quickly. In a matter of days we all were reminded just how important a home is, as the place to shelter from the storm of a global pandemic. We were able to work with all of you and with the trusted, effective relationships with government and other decision-makers to see that providers across the housing spectrum were deemed 'essential services'. Let us here acknowledge you again for your dedication and commitment to keeping our whānau at home, and helping our most vulnerable to secure a place to live.

“In a matter of days we all were reminded just how important a home is, as the place to shelter from the storm of a global pandemic.”

There is still plenty to do. While it's a huge achievement that at one level, for the first time, all New Zealanders had a roof over their heads through the huge increase in transitional and emergency housing placements through the pandemic, yet we can't yet say that all are 'well-housed'. A motel, without the protections of the Residential Tenancies Act is not a 'home'. Still, it is a step forward that our shared vision of that day now has a nearly universal chorus calling for it. Whānau thrive when they are truly home.

The visit by Leilani Farha, UN Special Rapporteur on the right to adequate housing in February 2020 was a milestone, one that we were so very proud to play a role in her visit. While the pandemic caused a delay in our planned work with the Human Rights Commission on the Guidelines on the Right to a decent home, I'm pleased that our joint teams have been able to continue the engagement which we'll report on next year.

We are particularly proud of the way community housing providers continue to work together on topics that benefit both the sector and whānau. The CEO and Housing Leaders forum work on Funding Options, and relationship building

with Kāinga Ora are two standout examples. Confirmation of the role for providers in delivering 30% of the public housing places with Housing Minister Megan Woods is set to shape the work for 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, We warmly welcomed Anne Huriwai from Te Matapihi, to continue the legacy of work built by Rau Hoskins. Our Council team includes Greg Orchard (Treasurer), Victoria Carroll, Nic Greene, Cate Kearney and Yvonne Wilson. We farewelled co-chair Allan Pollard in April 2020, as he left his role at Trust House to take on a new role with The Trusts in West Auckland. Allan had nearly completed three terms and we are grateful for his commitment and leadership to the sector. I am proud to have such a strong and cohesive governance team to lead your peak body.

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.

“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.”

We begin a new chapter for the next year, by receiving confirmation from the Ministry of Housing and Urban Development that from 1 July 2020, both CHA and Te Matapihi are equally funded and have been asked to deliver a joint work programme of Homeless Sector support services. More on that in due course.

We will welcome new faces onto the CHA Council this November. 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.

Bernie Smith

CHAIR

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



2020: The year that saw all New Zealanders... sheltered

During the past year, the efforts of community housing providers across the spectrum helped government to achieve part of our sector vision - that everyone had a roof over their heads. But we still have a lot of work to do to achieve the 'well-housed' in permanent, affordable homes part. If there is a learning from the Covid-19 pandemic, it is that we can achieve great things, when we focus, have a plan, and remove barriers for the common goal.

Our country wouldn't have achieved this without the tireless hours and focused mahi provided by teams across emergency and transitional housing, Housing First, kaupapa Māori delivery, social

“If there is a learning from the Covid-19 pandemic, it is that we can achieve great things, when we focus, have a plan, and remove barriers for the common goal.”

housing, public housing, affordable rental and progressive homeownership.

So, for 2021, we're working toward the full realisation of 'all New Zealanders well-housed'. And we hear that's where you want us to keep going.

We continue to build the team that supports the sector, our strategic outcomes, and provides our collective knowledge to government and its policy work.

Milestones

Shift Aotearoa

The implementation of the Shift Aotearoa is a significant event for Community Housing Aotearoa. This philanthropic funding is the largest non-governmental contribution to our work ever received. With a five-year commitment to this mahi, we are able to focus on systems settings that permanently reduce family and child poverty.

“With a five-year commitment to this mahi, we are able to focus on systems settings that permanently reduce family and child poverty.”

Affordable homes are a fundamental component of family wellbeing and the largest household expenditure. If we can help get the housing system right, we will make a significant contribution to the work of the Peter McKenzie Project and partner organisations, and a great contribution to New Zealand.

T/Gear Trust support

We were also fortunate to receive T/Gear Trust support to evaluate a range of potential approaches to finance new builds. This work resulted in “Solving the Equity Challenge: Funding options to increase affordable housing delivery by Community Housing Providers”. Ken Allen drove this workstream as a consultant, spending many hours speaking with members and researching existing and potential models. We could not have completed this work without his services and the financial support of T/Gear Trust.

The visit of the UN Special Rapporteur in February

Immediately prior to Christmas 2019 we were advised the UN Special Rapporteur on the right to adequate housing, Ms Leilani Farha, would be visiting New Zealand on an official visit in February 2020. Please see page 10 for the full report.

Vision Week

VisionWeek was a vision setting platform produced by Infrastructure NZ in June to host and support conversations about New Zealand’s exit or recovery from COVID-19 and the first full lock-down. Starting with an ambitious vision of hearing 100 voices on ways to progress a housing oriented or led recovery this content was produced under the title Kotahi

Rau Kāinga (voices of 100 homes). The stand-alone original content produced includes 6 deep dive webinars on a range of key housing kaupapa and featuring the diverse voices of 20 housing thought leaders, and a series of 10 dynamic one on one interviews from advocates, researchers, experts, and organizational leaders across the housing spectrum. <https://theshiftaotearoa.wordpress.com/visionweek-2020/>

Community Finance

The launch of Community Finance in December 2019 marked the entry of the first specialised lender for community housing. This new lender is picking up where CHA left off with our housing bonds initiative that ended in 2016. As a trusted sector partner, Community Finance enables investors, philanthropists and foundations to invest in the social outcomes our sector delivers while earning a modest return. The launch of this socially responsible lender marks an evolution for our sector, following similar developments for international colleagues.

Case studies

We worked with our members to showcase the community sectors model of delivery through case studies. These show the range of housing provided and the deep connections with community and residents that differentiate our sector from other public and private organisations. We encourage you to explore those completed last year and look for new ones as they are released in the year ahead. <https://www.communityhousing.org.nz/>

Covid-19

Of course, the biggest event of the year has been the impact of Covid-19. While we are in a better position than most countries, we know that this can change quickly. We also know the economic impacts are still to be fully realized. Community Housing Aotearoa staff worked to support our members to connect with each other and with government during and after the initial lockdown period. We jumped onboard the Zoom bandwagon and set up both general and topic specific meetings to gather information and share resources. Over the course of two

months, we organised 28 meetings. Cumulatively 88 organisations and 330 people attended, with members representing all parts of the housing continuum, central and local government agencies and other community organisations participating. These meetings allowed us to understand what was happening at the community level, relay questions and concerns both to and from government and providers, and share, develop and distribute resources.

“Over the course of two months, we organised 28 meetings. Cumulatively 88 organisations and 330 people attended, with members representing all parts of the housing continuum, central and local government agencies and other community organisations participating.”

Staff comings and goings

Like our members, Community Housing Aotearoa relies upon the skills and dedication of our staff to deliver our services. We thank the team for their work and commitment to our members. Described below are those who have joined us and departed during the year. They have worked alongside continuing staff members David Zussman, a Senior Programme Manager based in Auckland, and Ngahuia Wright, our Executive Administrator in Wellington. We thank them all for their contributions.

Ben Lee-Harwood joined us on a 10 week internship from July to October. A student at Victoria University of Wellington, Ben worked on our supply survey. We stayed in touch and brought him back on a casual basis when Covid-19 hit. He supported numerous activities behind the scenes including the sector pipeline, supply survey, and support to providers. He is now a part-time staff member in the role of programme assistant whilst continuing a masters degree in public policy at VUW.

Marc Slade left us in September after three years. During his time with CHA, Marc contributed to our policy work, the update to the Best Practice Guide, and consulting assignments with Community Housing Solutions.

Cushla Managh joined us as our Communications and Engagement Manager in September. Cushla increased our support to members through the development of videos and case studies, along with convening a communications network. She also assisted with crisis communications plans along with producing our newsletter, press releases and other communications materials.

With the funding award from the Peter McKenzie project for the Shift Aotearoa Project, Brennan Rigby joined us in November as the lead for this important work towards a well-functioning housing system. He brings a strong legal and policy background to this rights and treaty-based work along with direct housing skills learned whilst developing the Kainga Strategic Action Plan for the Independent Māori Statutory Board in Auckland.

Our ability to support members to respond to Covid-19 was greatly enhanced by Clare Aspinall. Clare brought direct experience with the sector as a board member of Dwell Housing Trust. She is also a public health researcher specialising in homelessness, housing and health. She previously worked as a public health advisor in homelessness, housing and health, and as a public health nurse specialising in communicable diseases. Clare has experience of planning for and responding to pandemics. Clare helped us make connections with District Health Boards, turn official health information into sector-specific advice and address provider questions and concerns.

Finally, Moira Lawler joined us in May to support our planning work on establishing homeless sector services. As the former CEO of Lifewise, Moira's skills and direct sector experience enabled her to hit the ground running as our Services Design Lead, working closely with Jen Deben from Te Matapihi on this new workstream.

“Like our members, Community Housing Aotearoa relies upon the skills and dedication of our staff to deliver our services. We thank the team for their work and commitment to our members.”

Community Housing Solutions Ltd

Community Housing Solutions Ltd continues to provide specialized affordable housing consulting services, complementing the work of CHA. We were privileged to support several councils and regional alliances in their aims to support better housing last year. Examples include:

- Dunedin City Council with updates to their Housing Policy for the council's pensioner homes, as well as their Housing Strategy 2020-2030.
- Greater Christchurch Partnership research to support their Social and Affordable Housing Action Plan
- Waimakariri District Council and Christchurch City Council Housing Needs Assessment reports
- Support to several providers pursuing registration with the Community Housing Regulatory Agency.

Thanks to you, our members, for your ongoing support. You continually tell us that you want more from your peak body, and we endeavour to deliver on your expectations.

Our sector is achieving more and more each year, as we hear your calls to fix the systemic hand-breaks holding you back from your full potential. The sector is making 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

UN Special Rapporteur's visit to New Zealand

Immediately prior to Christmas 2019 we were advised the UN Special Rapporteur on the right to adequate housing, Ms Leilani Farha, would be visiting New Zealand on an official visit in February 2020. The Human Rights Commission enlisted our assistance to support Ms Farha's civil society engagement – the time she would spend outside of government circles.

We spent January developing an understanding of how the visit would work and what we could hope to achieve in terms of exposing Ms Farha to real housing experiences and challenges in Aotearoa. During January we took some guidance from the Commission, we contacted officials in HUD who were supporting the development of the Government agency programme of engagement with Ms Farha, which stretched across multiple agencies and work streams.

Our agreed responsibilities included compiling a programme of civil society engagements in the timing made available around government engagement. This involved developing and testing programme and engagement options with the UN officer supporting Ms Farha's visit and ensuring these were realistic options and opportunities.

We notified the sector of the visit as soon as we felt we had a reasonable level of certainty to do so, but in doing so it was necessary to take a cautious approach in order to manage expectations, in particular any expectations of a particular person or organisation being able to secure time or a visit with the Special Rapporteur.



Ms Leilani Farha, UN Special Rapporteur



Pōwhiri for Leilani Farha (UN Special Rapporteur). Wayne Knox (Te Mataphi) (sitting), Brennan Rigby (Community Housing Aotearoa) (sitting), and Hemi Pirihi – Kaumatua (Human Rights Commission) (standing)

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



VISION:
'All New Zealanders well-housed'

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



Security of tenure



Affordable



Habitable



Accessible



Culturally adequate



Location



Access to services, facilities and infrastructure



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 zoning more widely understood due to work with multiple local authorities



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
- Ongoing supply survey of sector homes



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 and new multi-year contract

Statement of **Service Performance 2019-2020**

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.



6

Policy submissions



0

Participation on task forces



3

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'.

557

New supply added



14,321

Overall units reported

54

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.

109

Number of members

80%

Membership renewal rate

31

Newsletters delivered



860

Newsletter subscribers

28

Covid 'Zoom' meetings



88

Covid organisations participating

330

Covid participants

4

Networks supported

89

Network members



78%

*Member satisfaction
(% very and some-
what satisfied)*

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.

Ngāti Whātua Ōrākei is working hard to house its whanau

Tāmaki Makaurau hapū Ngāti Whātua Ōrākei is finding that managing whānau housing issues within the whānau is one of the benefits of being a community housing provider.

“Housing and tenancy management has its own challenges but the most uplifting part of this mahi is knowing that we’re supporting our whanau” says Kirsteen Durham, the Housing and Tenancy Manager for Ngāti Whātua Ōrākei Whai Maia Ltd.

Ngāti Whātua Ōrākei, whose rohe spans Tāmaki Makaurau and includes Takaparawhau Bastion Point, successfully became a registered community housing provider (CHP) in 2015. It manages 69 fully tenanted rental homes and provides social and affordable housing for whānau on the papakainga in Orakei. The housing opportunities are delivered through its commercial and social arms, Whai Rawa and Whai Maia.



Kaumātua homes overlooking Auckland City and the Harbour



Whaea Esther in kaumātua housing

ngatiwhatuaorakei.com

Partnerships between Community Housing Providers & government key to improved social housing outcomes

Government partnerships with established Community Housing Providers are a value-for-money approach to ensure people in need get the right sort of help, says Don Wang, Social Housing Manager for the CNSST Foundation.

CNSST was set up in 1998 to help Asian migrants to settle well in New Zealand. Today, its staff and volunteers provide a range of social services, including social work and counselling, education and training, translation services, help with immigration issues, and social housing.



Tenants in their new apartment

cnsst.org.nz

Community housing partnership in South Auckland gets more Kiwis into new homes

A new Auckland housing development is an example of how private interests can work with public good to help get New Zealanders from all walks of life into warm, safe, secure homes.

Wattle Park, a greenfield development of 112 brand new homes on Mahia Rd in Manurewa, was officially blessed at dawn on 4th September 2020.

Wattle Park is a mixed-tenure residential subdivision, consisting of 53 houses owned and or leased by community housing providers (CHPs) Accessible Properties, Penina Health Trust, and Emerge Aotearoa, alongside private properties, and houses built for the Government's KiwiBuild programme.



Some of the new Community Housing Provider homes at Wattle Park

accessibleproperties.co.nz

emergeaotearoa.org.nz

peninahealth.org.nz

Council loan gets community housing up and running.

Support from Christchurch City Council is enabling the Ōtautahi Community Housing Trust (OCHT) to extend its provision of much-needed community housing, says Trust chief executive Cate Kearney. Kearney says the Trust's new Tiwaiwaka Lane development demonstrates what can be achieved when organisations such as hers are given sufficient financial backing.

Houses at Tiwaiwaka Lane meet the New Zealand Green Building Council's 6 Homestar Built rating, meaning they are easier and cheaper to keep warm and more environmentally friendly than a typical new house built to building code.

"Tiwaiwaka Lane is a model for community housing development both in what is being provided and how it is being funded," says Kearney.



Ribbon cutting ceremony at Tiwaiwaka Lane

ocht.org.nz

Abbeyfield House model meets a growing need

Decreasing rates of home ownership and an aging population are highlighting the need for more affordable accommodation for retirees across New Zealand, a need Abbeyfield New Zealand is doing its best to meet.

Abbeyfield New Zealand Executive Officer Susan Jenkins says Abbeyfield's shared accommodation model provides residents with safety, security and companionship while allowing them to maintain a considerable level of independence.

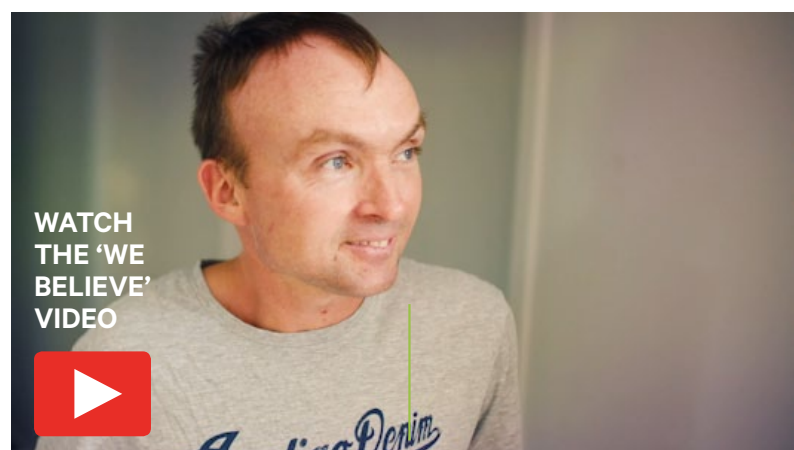
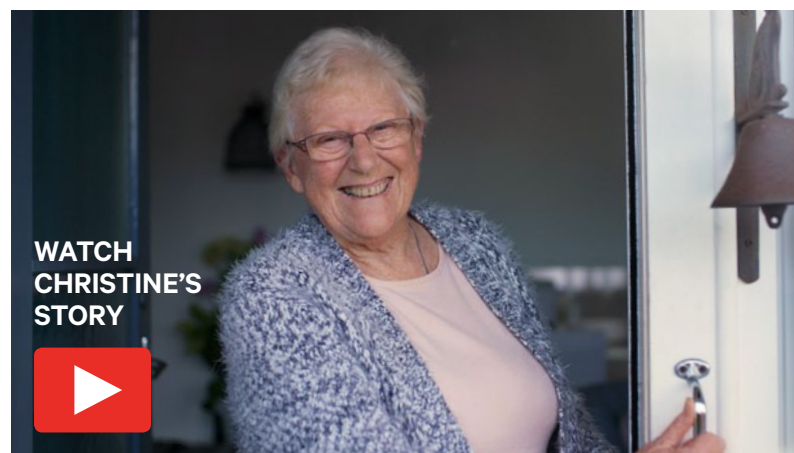


Lawn and garden at Hornby (Christchurch) Abbeyfield

abbeyfield.co.nz

We believe everyone has a right
to a home to call their own.

Watch the videos...



Report from the Treasurer

Community Housing Aotearoa (CHA) completed the 2019 - 2020 financial year in a strong financial position. The audited accounts are presented on a consolidated basis for Community Housing Aotearoa Incorporated and our wholly owned subsidiary Community Housing Solutions Limited. The organisation continues its financial growth trend of recent years with increased revenue and a small net surplus adding to our accumulated funds.

The accompanying consolidated financial summary includes the Statement of Financial Performance, Statement of Financial Position, and Statement of Cashflows for the fiscal years ending 30 June 2020 and 2019.

The accompanying Statement of Service Performance highlights CHA's 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 a net surplus of \$18,260, from total revenue of \$1,402,443. This is an increase in overall revenue of nearly \$180,000 over the prior year. The main increases are from an augmentation to our contract with the Ministry of Housing and Urban Development and higher membership fees.

Operating expenses totaling \$1,384,183, also represent an increase from the prior year. The main increases are in human resources including the work on systems change under

The Shift Aotearoa (funded by the Peter McKenzie Project). Other changes include: additional activity to highlight the work of our members through increased communications and the development of case studies and videos, responding to COVID-19, and the homeless sector support services work programme. Staffing remains the largest component of our expenses.

To meet new IRD requirements, Community Housing Solutions Limited (CHS) applied for charitable status with Charities Services which has been approved. CHS adjusted its fiscal year from 1 April - 31 March to align with CHA's 1 July - 30 June dates. This change was required to meet IRD requirements to align the fiscal years of parent and subsidiary organisations. This means that the consolidated information shown for the year ended 30 June 2020 includes 15 months of activity for CHS.

We wish to acknowledge the support of the Peter McKenzie Project and the T/Gear Foundation for their support of our work. The Peter McKenzie Project is now into the second year of a five-year commitment to support our systems change work to shift housing outcomes for the communities and families you serve. The T/Gear Foundation support has enabled us to develop a funding options paper

outlining how to work within current government settings and how various changes could impact the sector's ability to build new homes.

In June, we concluded contract discussions with the Ministry of Housing and Urban Development. The new contract increases CHA's scope of activities to jointly provide homeless sector body services alongside Te Matapihi. It is noteworthy that both CHA and Te Matapihi are now contracted by the same ministry and at equivalent amounts for the first time. With a four-year term these new contracts are also the longest we have secured from government for our work.

In conclusion, it has been a good year for our organisation financially. We have greater certainty of revenue, continued philanthropic commitment to our work and a solid financial base from which we can deliver services to our members.

Greg Orchard

TREASURER

Community Housing Aotearoa

Financial Statement

Community Housing Aotearoa Incorporated

For the year ended 30 June 2020

Community Housing Solutions Limited

For the 15 months ended 30 June 2020

Consolidated Statement of Financial Performance	2020	2019
Revenue		
Donations, fundraising and other similar revenue	1,150,000	875,000
Fees, subscriptions and other revenue from members	72,199	43,234
Revenue from providing goods or services	172,932	175,388
Interest, dividends and other investment revenue	1,379	1,694
Other revenue	5,932	128,113
Total revenue	1,402,443	1,223,429
Expenses		
Volunteer and employee related costs	912,171	592,835
Costs related to providing goods or service	463,702	368,108
Other expenses	8,310	9,760
Total expenses	1,384,183	970,703
Surplus/(deficit) for the year	18,260	252,726

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

Community Housing Aotearoa Incorporated
Community Housing Solutions Limited
As at 30 June 2020

Consolidated Statement of Financial Position	2020	2019
Assets		
Current assets		
Bank accounts and cash	499,646	358,086
Debtors and prepayments	11,294	93,292
Other current assets	7,525	0
Total current assets	518,465	451,377
Non-current assets		
Property, plant and equipment	4,242	5,526
Other non-current assets	17,899	25,864
Total non-current assets	22,141	31,389
Total assets	540,606	482,766
Liabilities		
Current liabilities	157,081	117,501
Total liabilities	157,081	117,501
Total assets less total liabilities (net assets)	383,524	365,265
Accumulated funds		
Accumulated surpluses or (deficits)	383,524	365,265
Total accumulated funds	383,524	365,265

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

Community Housing Aotearoa Incorporated

For the year ended 30 June 2020

Community Housing Solutions Limited

For the 15 months ended 30 June 2020

Consolidated Statement of Cash Flows	2020	2019
Cash flows from operating activities		
Cash was received from		
Donations, fundraising and other similar receipts	1,173,000	965,000
Fees, subscriptions and other receipts from members	75,937	50,835
Receipts from providing goods or services	273,836	405,323
Other revenue	5,932	
Interest	1,379	1,694
Net GST	25,679	
Received from operating activities	1,555,763	1,422,852
Cash was applied to		
Volunteer and employee related costs	889,248	592,835
Payments to suppliers and employees	502,797	653,035
Other costs	11,812	
Net GST	296	84,670
Cash applied	1,404,153	1,330,540
Net cash flows from operating activities	151,610	92,312
Cash flows from investing and financing activities		
Cash was received from		
Proceeds from loan borrowed from other parties	599	999
Payments to purchase investments	0	212,780
Cash was applied to		
Payments to acquire property, plant and equipment	9,654	6,143
Payments on loans from other parties	995	883
Net cash flows from investing and financing activities	-10,050	206,753
Net increase/ (decrease) in cash	141,560	299,065
CHA cash and cash equivalents at beginning of period	352,242	56,642
CHS cash and cash equivalents at beginning of period	5,844	(2,378)
Cash and cash equivalents at end of period	499,646	358,086

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 14, 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 2020, the consolidated statement of financial position as at 30 June 2020, 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 14 fairly presents:
 - the financial position of Community Housing Aotearoa Incorporated as at 30 June 2020;
 - 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 Report in 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:

- ⑤ 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.
- ⑤ 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.
- ⑤ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- ⑤ 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.
- ⑤ 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.
- ⑤ 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
17th November 2020

Full and partner members

As at 30 June 2020

Full members

Abbeyfield NZ Inc
Accessible Properties Ltd
Aspire Community Support
Auckland City Mission Incorporated
Auckland Community Housing Trust
Bays Community Housing Trust
Christchurch Methodist Central Mission
Cobham Street Trust
Comcare Trust / Comcare Charitable Trust
Community Housing Trust
Community Living Ltd
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 Dunedin
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
Habitat for Humanity Taranaki
Haumarua Housing Limited Partnership
Homes of Choice Limited
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 Potiki A Tamapahore 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
Strive Community Trust
Tāmaki Housing Association
Tauranga Community Housing Trust
Te Hou Ora O Ngapuhi
Te Roopu o Te Whanau Rangimarie o Tamaki Makaurau
Te Runanga o Kirikiriroa
Te Runanga o Ngati Porou
Te Runanga o Toa Rangatira Inc Society
Te Runanga o Whaingaroa
Te Taiwhenua o Heretaunga
Te Tomika Trust
The Bishop's Action Foundation
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

Aegis Projects Limited
Alcohol & Drug Community Support Trust
Beacon Pathway Incorporated
Boffa Miskell Limited
Buildtech
Chintaro Housing Management Software (MDB Consulting)
Chow Hill Architects Ltd
Community Finance
Comprende
Coromandel Independent Living Trust
CRESA
Dunedin City Council
EasyBuild Ltd
Gemelli Consulting
Hamilton City Council
Home Co
Hornsby & Co
Island Child Charitable Trust
Lake Maintenance
Maxine Boag
Mike Greer Homes NZ Ltd
Modcom Portable Buildings Ltd
My Kiwi House
New Zealand Coalition to End Homelessness
New Zealand Council of Christian Social Services
Ngati Kahungunu ki Poneke Community Services Inc
Planalytics
Rauawaawa Kaumatua Charitable Trust
Spencer Henshaw Ltd
Stepping Stone
Sustain + Enable
Tauranga City Council
Te Tumu Kāinga (Te Tumu Paeroa)
Tenants Protection Association (Chch) Inc
The Chinese New Settlers Service Foundation

communityhousing.org.nz

