

Community Housing Aotearoa

Ngā Wharerau o Aotearoa

Annual Report 1 July 2021 – 30 June 2022



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 a representative body for New Zealand's community housing sector. A list of our members is in this annual report. Established in 2004, CHA has an important role in placing the community housing sector at the forefront of housing delivery, listening to and advocating on behalf of its members and representing them as one voice.

Company details

Co-Chairs

Greg Orchard and Cate Kearney

Council members

Cate Kearney (Co Chair), Greg Orchard (Co Chair)
Nic Greene, Hope Simonsen, Lisa Woolley,
Ali Hamlin-Paenga

Chief Executive

Victoria (Vic) Crockford

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

Dent and Heath

Charities Service Number

CC36095

Incorporation number

1583033

IRD number

89-577-874

Report from the Co-Chairs



*Greg Orchard and Cate Kearney,
Co-Chairs*

30 June 2022

This year has seen the impact of the long tail of COVID create challenges and cause disruption throughout the housing system. The external pressures of inflation and supply constraints, coupled with ever-growing need for public and affordable homes in every region of Aotearoa has tested us as a country and has challenged our sector.

Our sector has responded strongly. Of the approximately 9,000 net new public housing homes added under the current Public Housing Plan since 2018, 6,000 were delivered by Community Housing Providers. We celebrate you all for this achievement.

The Community Housing Aotearoa team has also responded. With the support and guidance of the National Council, they have re-focused their priorities on the core work that we know is most likely to be beneficial to our members and to the many people relying on our sector for affordable, secure, healthy homes.

With a new mission to ‘strengthen and grow the community housing sector and bring the voice of our members to the decision-making table’, CHA has taken the lead on workforce development,

“The external pressures of inflation and supply constraints, coupled with ever-growing need for public and affordable homes in every region of Aotearoa has tested us as a country and has challenged our sector.”

data and evidence and sustainable funding. We are focused on keeping the need for sustainable funding that is flexibly applied clear in the minds of policymakers and political leaders coming into an election year.

We have also kept a strategic focus on inclusionary housing. With the massive shift of the RMA reforms and the timing of local government elections, CHA’s expertise in this area has been sought out by planners and politicians alike.

We welcomed a renewed focus on external communications with the addition of award-winning journalist Justin Latif to the role of Communications Lead. In a new direction for the organisation, we also welcomed a Pacific team, with Talavao Ngata and Peter Stowers taking up the roles of Pacific Policy Advisor and Pacific Relationship Manager respectively. Pacific Housing is a pillar of the strategic workplan, and we look forward to making an even greater contribution to the realisation of Pacific housing aspirations.

We acknowledge and appreciate our enduring collaboration with Te Matapihi, the national Māori housing advocate. In delivering the contract for Homeless Sector Support Services, the CHA and Te Matapihi teams have demonstrated the fruitful ways that our organisations can work together on the most complex of issues when it is right to do so.

We acknowledge the leaders in our sector who have given their time and expertise to National Council. We farewelled Bernie Smith after two terms as co-Chair and wish him the very best as he takes his next step after departing Monte Cecilia – we know he will remain a strong advocate. We also farewelled Gabby Clezy from the Council and the sector, as well as Yvonne Wilson and Anne Huriwai. We welcomed Lisa Woolley, Hope Simonsen and Ali Hamlin-Paenga and thank them for their hard work on Council this year.

Finally, we acknowledge the work done over the course of this year by the CHA team to strengthen relationships across a range of our most important stakeholders. This has been a key contribution of Vic during her eighteen months in the role and we thank her for the strong position she is leaving CHA in as she starts a new chapter with her family in Queenstown.

“Finally, we acknowledge the work done over the course of this year by the CHA team to strengthen relationships across a range of our most important stakeholders.”

Greg Orchard and Cate Kearney

CO-CHAIRS

Report from the **Chief Executive and Deputy Chief Executive**



*Vic Crockford, Chief Executive
Chris Glaudel, Deputy Chief Executive*



We are both somewhat surprised that we have once again arrived at an annual report. A reflection on the immense work completed or started by our team since October last year reminds us that we have indeed filled a year and we are proud of what we have achieved as an organisation and as a sector during a time that has asked us to be adaptable and find reserves of energy to play our part in tackling the greatest housing crisis in living memory.

Playing their part but now in different ways are our former Communications Manager, Wendy Marr and our former Manager of Systems Shift, Brennan Rigby, who left CHA during the course of the year. Both are still working in housing and on the shift towards a rights-based approach that we all know is so sorely needed. We are fortunate to have had their energy and expertise and wish them both the very best.

The delivery focus of our sector has been mirrored by the CHA team. Our 18-month strategic work plan, which works in conjunction with Our Place

“...we are proud of what we have achieved as an organisation and as a sector during a time that has asked us to be adaptable and find reserves of energy to play our part in tackling the greatest housing crisis in living memory.”

and the 10-year strategy, was agreed by the National Council in January and takes us through to the October 2023 election, with six key areas:

- Honouring Te Tiriti
- Pacific housing
- Affordable homes
- Homelessness response
- Sustainable funding
- Workforce development
- Data and evidence

Our highlights in delivering against this work program include: contributing to the RMA reforms; bringing on a Pacific team as part of our work on Fale mo Aiga; a strong contribution to the development of the Government Policy Statement-Housing and Urban Development implementation plan; development of a sector pipeline software tool; benchmarking with Strategic Pay; launching Ngā Puna Kōrero – our work on lived experience – with Te Matapihi; and sixteen submissions to local and central government.

Workforce development has been a focus area where we've built on the lessons of COVID substantially as we've developed ongoing online training and development opportunities for frontline staff. We acknowledge the work that Amanda Kelly, David Zussman, Justin Latif, Ben Lee-Harwood and Ngahuia Wright have done to create our training and development series, T&D, which integrates our communities of practice, webinars and resources in a way that is shaping up into a more coherent package for our members. Another demonstration of the value of membership.

Ultimately, we are building momentum towards a workforce development strategy that creates a clear and visible pathway to being a 'housing professional'. Our aspiration is for our talented kaimahi to see a great career for themselves in community housing.

Looking ahead to next year, we are in the thick of planning an in-person conference at the Christchurch Town Hall after a three-year hiatus.

We know it will be an important opportunity to reconnect and have the challenging conversations we need to have at such a critical time for our sector and Aotearoa.

Our final reflection is on our commitment to honouring Te Tiriti. CHA's bicultural journey has been one that each member of the team values and wishes to build on, especially as a tangata Tiriti collaborator with Te Matapihi. We have been focused on strengthening our own whare in this regard, but a number of our members took the opportunity of our member survey to give us the feedback that they would like CHA to support members in this. We are listening and will be working to understand our role in this regard.

“We look forward to continuing to support your efforts and forge new pathways for whānau into decent homes.”

Your team at Community Housing Aotearoa wishes to thank you, our members, for all that you do to realise our vision of 'All New Zealanders well-housed'. We look forward to continuing to support your efforts and forge new pathways for whānau into decent homes.

Vic Crockford

CHIEF EXECUTIVE
Community Housing Aotearoa

Chris Glaudel

DEPUTY CHIEF EXECUTIVE
Community Housing Aotearoa

Delivering against our **Strategic Plan**



A RESPONSIVE HOUSING SYSTEM

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

2022 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

- Housing Technical Working Group (Ministry of Housing and Urban Development, Treasury and Reserve Bank) used concepts of value uplift and value capture in 'Assessment of the Housing System: with insights from Hamilton-Waikato area'
- Our third technical report on inclusionary housing, Inclusionary Housing: A Path Forward in Aotearoa New Zealand, utilised by Councils to advance adoption of inclusionary policies
- Ongoing support for the Human Rights Commission's Housing Inquiry, including first two phases: accountability and habitability
- Increased awareness of the right to a decent home in media articles and commentary
- Engagement on the multi-year Government Policy Statement on Housing & Urban Development Implementation Plan as a further step toward a New Zealand Housing Strategy
- Onboarding of CHA Pacific Housing team to advance Pacific Housing strategy and ensure positive outcomes for Pacific communities in all-of-government housing initiatives, e.g. Fale mo Aiga



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'.

2022 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

- Progressive Home Ownership programme funding of \$400 million now fully operational and 120 homes are now occupied with 260 under contract
- Launch of the Affordable Housing Fund in June 2022 – \$350 million for affordable rentals, to be delivered by not-for-profit developers with Community Housing Providers represented strongly in the RFP stage
- Community Housing Providers added 405 new public homes (~25% of total) and provided 442 redirected public housing places July 2021-June 2022
- Launch of Whai Kāinga Whai Ora in late 2021 – four-year, \$730 million commitment to Māori-led housing
- Community Finance reached \$100 million in housing loans with Positive Capital shared-equity scheme aiming to take a 50% stake in the building of about 400 new homes with Community Housing Providers
- Early release of Operating Supplement funds available from 1 July 2022
- Resource Management Act reforms offer opportunity to action Local Government New Zealand members' calls for government to enable Inclusionary Housing – CHA making a strong contribution in commentary, via submissions and at select committee

Continues on following page...

Delivering against our **Strategic Plan** (continued)



QUALITY PROVIDERS DELIVERING BETTER RESIDENT AND COMMUNITY OUTCOMES

CHA provides a sector voice, advocating for the role of the community housing sector in the achievement of 'All New Zealanders well-housed'.

2022 goals

CHA members participate in benchmarking and publicly report on performance

How we're meeting them

- On-going supply survey of sector homes and publicly report on performance
- Launch of sector 'new supply pipeline' software to benchmark delivery with Wellington Community Housing Provider forum
- Sector-wide strategic benchmarking of pay and job descriptions for key roles underway



CHA IS EFFECTIVE, REPRESENTATIVE AND SUSTAINABLE

CHA provides a sector voice, advocating for the role of the community housing sector in the achievement of 'All New Zealanders well-housed'.

2022 goals

We are resourced sufficiently to achieve our mission and outcomes

How we're meeting them

- Continued philanthropic support from the Peter McKenzie Project our mission and outcomes, including appointment of CEO to the Ngā Kaikawenga, the strategy subcommittee of the Peter McKenzie Project Fund
- Strengthened relationships with multiple agencies, including Kāinga Ora and the Ministry for Pacific Peoples, and on-going multi-year contract with HUD
- Increased retained earnings
- Creation of communications strategy with improved media and communications performance including
 - Launched the Right At Home podcast and recorded 4 episodes. It is among the top 10% of not-for-profit podcasts in NZ
 - Established media partnership with The Newsroom website and published four articles which have been viewed 7,875 times
 - Currently reach over 35,000 people via social media. Most popular platform is LinkedIn which has seen a 758% increase in views
 - Earned media: Featured in 20 articles on mainstream news websites over past 12 months



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

Statement of **Service Performance 2021-2022**

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.



16

Policy submissions



0

Participation on task forces



4

Local government members



INCREASED SUPPLY OF ADEQUATE HOMES

Increased rental and home 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'.

977

New supply added



17,559

Overall units reported

64

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..

116

Number of members

90%

Membership renewal rate



34

Newsletters delivered

1139

Newsletter subscribers



30

*Training events/
meetings**

1,250+

*Organisations participating in
training events/meetings**

2,855+

*Individuals participating in
training events/meetings**

7

Networks supported

159

*Network
members*



96%

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

*Includes in-person training events and Zoom training meetings

Our members: **making a difference**



2021/22 has been a year of overcoming challenges, grasping new opportunities as well as many achievements for our members. From supporting our communities through COVID, to breaking ground on new developments, to utilising innovative funding models. Our sector has worked incredibly hard, and with great success, to provide quality housing options to individuals, families and whānau around the country. In the following pages we share snapshots of success from our members.

D'well deserved: A year of celebration and delivery

For most of those working in community housing, New Year's Day would have been a chance to switch off the phone and enjoy a well-earned break. But for Dwell's Chief Executive Alison Cadman, the New Year's Honours list announcements became very busy thanks to the influx of congratulatory calls and messages from friends, families and colleagues, as she was named as an inductee into the New Zealand Order of Merit.

The honour acknowledged her services to housing and her community, coming after 18 years in the sector as a tireless advocate for more affordable housing. But 2022 didn't just bring individual honours, as Dwell Housing Trust also celebrated its 40th anniversary since launching and the trust's board were recognised for their sterling work winning the Team Governance award at the New Zealand Mahi Aroha Awards 2022.

Cadman says her honour and the achievements of Dwell this year are also a reflection of the community who have supported them.

“Part of my motivation for accepting the award was to thank all those that are our “community” in community housing,” she says.

“Our greatest achievement though is we have provided people with one of the most important human needs – a home.”

It has also been a busy year for Dwell, in terms of the delivery of more houses to its community, with the trust building 19 new homes as well as working on plans to build a further 10 homes and the potential to deliver a 100 more if they can realise the opportunities they have. All this is thanks to the individuals, trusts and the Ministry of Housing and Urban Development who support them.

dwell.org.nz

Dwell Housing Trust Chief Executive Alison Cadman and Governor-General Dame Cindy Kiro



Monte Cecilia acknowledges “significant” achievements of departing CEO

After almost seven years as Chief Executive of Monte Cecilia Housing Trust, and establishing himself as one of the leading advocates for the community housing sector, Bernie Smith has resigned.

Smith, who joined Monte Cecilia in 2016, stepped down in September of this year.

Monte Cecilia Board Chair Ken Brophy says Smith’s achievements have been “significant”.

This included leading the \$12.5 million development of 30 two-bedroom units plus new offices on the site of an old rest home in Windrush Close, Māngere.

“He has grown Monte from 30 properties to over 600, staff from nine to 55 full-time employees and the budget from \$1 million to \$28 million,” says Brophy.

“I thank Bernie on behalf of our Board for his service to the families of Tāmaki Makaurau and wish him the very best.”

Over Smith’s tenure 5,875 families have used the trust’s service, which included 1,547 children, which as Smith says, is an sobering indicator of the “crisis we have faced over this time”.

Smith has also served on the Community Housing Aotearoa council for four years, including two years as its Co-Chair person.



Monte Cecilia Housing Trust’s outgoing Chief Executive Bernie Smith with General Manager Operations Beth Waudby

Long-term pipeline in place for Nelson Tasman

Nelson Tasman Housing Trust Director Carrie Mozena says the trust has a planned schedule of new housing developments for the “first time” in its 18 year history.

Twenty-one homes will be built over the next two years, adding to the current portfolio of 50 existing properties.

This has been made possible, according to Mozena, due to a five-year anonymous philanthropic commitment to fund NTHT to purchase land, as well as the ability to access upfront grants via the Nelson City Council's Housing Reserve Fund.

“This shows the power that upfront capital unleashes,” Mozena says. “We can go purchase sites in the open market, and then work to design a scheme and secure funding and finance for development.”

The new NTHT schemes include five affordable rentals in Tahunanui, six 2, 3 and 4-bed public housing homes in Toi Toi for families on the social housing waiting list, and ten affordable rentals for families on low incomes.

“We see the human cost of high housing need every day, and know that quality, secure, affordable homes help keep people healthy, at work, in school, contributing to the community,” Mozena says.





More families unlock their home ownership dreams thanks to Habitat

*Habitat for Humanity Central
Region Chief Executive Nic Greene*

Thirty one families in housing need across Aotearoa are one step closer to home ownership as part of Habitat for Humanity New Zealand's rent-to-buy programme over the past 18 months.

This includes 12 families in Te Kaarearea, Hamilton, thanks to a unique community development partnership with Habitat For Humanity's Central Region affiliate, Waikato Tainui and housing developer Golden Homes.

These families were assisted into this scheme thanks to a range of wraparound supports, including budgeting advice, home ownership education and financial coaching provided by BNZ.

Habitat for Humanity Central Region Chief Executive Nic Greene says: "It's been great to see many more whānau begin their Progressive Home Ownership journey over the past year in the Central Region, thanks to some fantastic partnerships and available funds."

Habitat for Humanity Central Region has a further 10 homes in Jack's Landing, Hamilton, three in Papamoa, three in Tauranga and five in Upper Hutt in various stages of construction and development or awaiting family selection.

"We're as equally proud of our achievements in making sure the pipeline is full, and that we've continued to build on the momentum gained in the PHO space over the past years."

Habitat For Humanity New Zealand's current suite of PHO homes has been made possible due to the Government's \$400 million interest free loan facility managed by Ministry of Housing and Urban Development (MHUD) which has part subsidised the delivery of 73 homes in Dunedin, Christchurch, Nelson, Wellington, Hamilton, Bay of Plenty and Auckland over the next couple of years.

For Habitat, the PHO loan facility covers about half the cost of the home, with the organisation having to find the remainder of the finance.

Alan Thorp, Group Chief Executive Officer, Habitat for Humanity New Zealand says the support of government is key to securing this pipeline of housing.

"We can't do this by ourselves, which is why partnerships such as the one we have with MHUD are crucial to enabling community housing providers like us to continue to make a life-changing difference for the families we work with."

Seeds of community flourish into thriving neighbourhood

Housing Foundation completed its South Auckland-based, 295-strong development in 2018, in partnership with Tāmaki Collective (comprising 13 Tāmaki Makaurau Iwi), Te Tumu Kainga and CORT Community Housing. Of these houses, 70% have been purchased through home ownership programmes of shared ownership and a rent-to-own scheme or have been used for community and social rental.

Four years on, this development has continued to flourish into a thriving community – and the recent COVID lockdowns were a further testament to this – as the community came together at this trying time.

Tania and Lei Webb and their five children have lived in Waimahia Inlet since 2016, plus Tania's two sisters also have homes there. Tania says the development has become like a modern-day village.

“We are a close family and over the last few years, with lockdowns and also with my daughter and parents getting sick at different times, we really had to utilise our village – and it turns out my village is just around the corner.”



Resident Kath Thomas

“And I have the best neighbours – in my last house where we lived for 8 years we never knew anyone. But here we go for walks, we all dress up for Halloween – so it's really great.”

Kath Thomas moved into the South Auckland development from the North Shore, Auckland just over 18 months ago. She admits she was nervous moving so far south, but “just fell in love with” her unit after the first viewing.

Kath was eligible for her unit due to her income and being over 55. She says it's good not having to be a burden on her adult children.

“There's so many people in my situation – who are older, and on their own, who are retired and they just can't afford to live anywhere.”

Housing Foundation's Project Manager Greg Freeman says the development has worked even better than they expected, which shows the benefits of a mixed tenure model.

“We're really happy to have a range of residents from mature people, to lots of young families,” he says.

“We had the idea that we wanted a connected community – but it takes people to actually make the effort and make that vision happen – like Tania and Kath have.”

Housing Foundation's Project Manager Greg Freeman, with local resident Tania Webb and her daughter Melody.

nzhf.org





*Penina Trust's
Mahia Road
development in
Manurewa*

From the frontlines of COVID to creating long-term solutions for Pacific families

When the Delta outbreak began in August 2021, Penina Trust pivoted from business-as-usual to repurpose its transitional homes for those recovering from COVID, knowing that for many Pacific families, MIQ wouldn't be suitable.

Penina Chief Executive Roine Lealaialoto says they provided 7 brand new four-bedroom houses to be used for those families who couldn't stay in managed isolation facilities.

"At the start of COVID my biggest concern was where are our Pacific families going to isolate – and so when the Māngere AOG cluster took off it was clear MIQ's accommodation wasn't inappropriate for our people."

Besides providing essential frontline housing solutions during lockdown, Penina has also had a busy year trying to create long-term solutions to the housing stress so many are in.

The trust, which has 214 houses in its portfolio, is in the process of developing 10 new four, five and six-bedroom homes designed with Pacific families in mind, and is also about to establish a South Auckland Housing Hub.

"The purpose of the hub is to be like a one-stop shop for housing – so people can get wraparound

support for anyone suffering from housing insecurity whether they are homeless, renting, or trying to buy a home."

Penina has also just been named a Progressive Home Ownership provider. Lealaialoto says the overall focus of her organisation is making sure more Pacific families are able to access homes that match their cultural and family needs.

"The government's investment is geared towards funding more one and two-bedroom homes but our community has larger families with highly complex needs."

"So if we're really going to make a difference for our communities, we need the funding models to match the reality of what we're seeing. We talk about the need to have safe, affordable, secure housing, but people will only stay in their homes if it allows them to live and so that is what we are looking at in the houses we look to provide."

New ŌCHT development proving better for tenants and the planet

This year Ōtautahi Community Housing Trust opened a modern 90-home community that's influencing new developments and reinforcing its tenant-centric approach to housing.

The award-winning Homestar 7 rated homes on Korimako, Karoro and Hoiho lanes in Christchurch are designed to be comfortable and cheaper to run, further minimising barriers to sustaining tenancies.

They're also helping ŌCHT plan future homes and services. Researchers are monitoring power use in the energy efficient homes to test how design can positively affect habits.

Others are monitoring the community's subsidised ride share electric car scheme and free electric bike facilities, to see how lower carbon transport might feature in community housing.

Tenants engaging with ŌCHT's wellbeing and whanau support teams, and employment and digital coaching services say their new homes are making a positive difference.

ŌCHT Chief Executive Cate Kearney says what's learned will influence community development well into the future.

"All we do has sustainability at its heart – and that includes applying the best of what we do, to many more communities," Ms Kearney says. "We're not just building houses we're providing new foundations for new opportunities."

More than half the 229 new homes ŌCHT has delivered since 2019 are Homestar 7 rated.

ocht.org.nz



ŌCHT tenant Te Ariki says his new home sets new standards for community housing: "This is how it should be."

Community Housing Aotearoa

Financial Report 2022



Report from the Treasurer

Financial results for 2021-2022 financial year

Community Housing Aotearoa (CHA) completed the 2021-2022 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 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 2022 and 2021. The Independent Auditor's Report provides an unqualified opinion on the statements.

The accompanying Statement of Service Performance highlights CHA's efforts to support sector growth across our Strategic Plan priorities of:

- A responsive housing system
- Increased supply of adequate homes
- Quality providers delivering better resident and community outcomes, and
- CHA is effective, representative and sustainable.

The consolidated operating results for the year ended are a net surplus of \$249,725 which is slightly higher than the prior year total of \$240,955. Total revenue is \$1,492,894 which is a small decrease from the \$1,535,344 earned in 2021. The main decrease in revenue is in the revenue from providing goods and services, mainly related to COVID impacts. It is important to note that \$200,000 of philanthropic funding received in June is for services to be provided in the next financial year.

Operating expenses totaling \$1,243,169, are a \$50,220 decrease from the prior year total of \$1,294,389. The main decreases are in costs related to providing goods and service, with lower contracted services, communications/marketing and travel expenses. As with revenue, these reflect the impact of COVID-19. Staffing remains the largest component of our expenses.

Overall the balance sheet remains strong, with reserves built up to an appropriate level in the event of unanticipated reductions in revenue or to fund sector priorities. Our accumulated funds are \$873,548 with our cash on hand totaling \$657,573 equal to about six months of operating expenses.

We continue to receive most of our funding under a multi-year peak body services contract with the Ministry of Housing and Urban Development. This includes homeless sector support services which we are delivering alongside Te Matapihi. We also wish to acknowledge the Peter McKenzie Project for their continued support of our work. The Peter McKenzie Project is now into the fourth year of a five-year commitment to support our systems change work to shift housing outcomes for the communities and families you serve.

In conclusion, it has been a solid year for our organisation financially. We have core funding from government, continued philanthropic commitment to our work and additional support from member fees and earned income from our consulting subsidiary, Community Housing Solutions. We have a solid financial base to continue delivering services to our members.

Greg Orchard

CO-CHAIR

Community Housing Aotearoa

Financial Statement

**Community Housing Aotearoa Incorporated and
Community Housing Solutions Limited**
For the year ended 30 June 2022

Consolidated Statement of Financial Performance	2022	2021
Revenue		
Donations, fundraising and other similar revenue	1,300,000	1,300,000
Fees, subscriptions and other revenue from members	77,006	68,989
Revenue from providing goods or services	108,508	162,386
Interest, dividends and other investment revenue	2,426	969
Other revenue	4,955	3,000
Total revenue	1,492,894	1,535,344
Expenses		
Volunteer and employee related costs	958,498	921,004
Costs related to providing goods or service	263,998	365,420
Other expenses	20,673	7,965
Total expenses	1,243,169	1,294,389
Surplus/(deficit) for the year	249,725	240,955

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

**Community Housing Aotearoa Incorporated and
Community Housing Solutions Limited**
As at 30 June 2022

Consolidated Statement of Financial Position	2022	2021
Assets		
Current assets		
Bank accounts and cash	657,573	466,357
Debtors and prepayments	321,242	278,318
Other current assets	0	27,825
Total current assets	978,815	772,500
Non-current assets		
Property, plant and equipment	26,810	1,664
Other non-current assets	1,970	9,935
Total non-current assets	28,780	11,599
Total assets	1,007,595	784,099
Liabilities		
Current liabilities	134,047	160,275
Total liabilities	134,047	160,275
Total assets less total liabilities (net assets)	873,548	623,824
Accumulated funds		
Accumulated surpluses or (deficits)	873,548	623,824
Total accumulated funds	873,548	623,824

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

**Community Housing Aotearoa Incorporated and
Community Housing Solutions Limited**
For the year ended 30 June 2022

Consolidated Statement of Cash Flows	2022	2021
Cash flows from operating activities		
Cash was received from		
Donations, fundraising and other similar receipts	1,300,000	1,100,000
Fees, subscriptions and other receipts from members	69,599	68,564
Receipts from providing goods or services	55,297	113,958
Other revenue	4,955	3,000
Interest	2,426	969
Net GST		
Received from operating activities	1,432,277	1,286,491
Cash was applied to		
Volunteer and employee related costs	952,003	898,500
Payments to suppliers and employees	253,978	400,212
Other costs	3,967	0
Net GST	18,771	4,811
Cash applied	1,228,719	1,303,523
Total cash flows from operating activities	203,558	(17,032)
Cash flows from investing and financing activities		
Cash was received from		
Proceeds from loan borrowed from other parties	0	5,395
Payments to purchase investments	0	0
Cash was applied to		
Payments to acquire property, plant and equipment	9,519	20,300
Payments on loans from other parties	2,823	1,352
Net cash flows from investing and financing activities	12,342	(16,257)
Net increase/ (decrease) in cash	191,216	(33,289)
Bank balances		
Opening balance	466,357	499,646
Closing balance	657,573	466,357
Net movement	191,216	(33,289)

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 Consolidated

Opinion

We have audited the accompanying consolidated performance report of Community Housing Aotearoa Incorporated Consolidated and its subsidiaries (the Group) on pages 6 to 19, which comprises the entity information, the consolidated statement of service performance, the consolidated statement of financial performance and consolidated statement of cash flows for the year ended 30 June 2022, the consolidated statement of financial position as at 30 June 2022, 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 consolidated statement of service performance are suitable;
- b) the consolidated performance report on pages 6 to 19 presents fairly, in all material respects:
 - the entity information for the year ended 30 June 2022;
 - the consolidated service performance for the year then ended; and
 - the consolidated financial position of Community Housing Aotearoa Incorporated Consolidated as at 30 June 2022, and its consolidated financial performance, and consolidated cash flows for the year then ended in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit).

Basis for Opinion

We conducted our audit of the statement of consolidated 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) (ISAs (NZ)), and the audit of the entity information and consolidated statement of service performance in accordance with the International Standard on Assurance Engagements (New Zealand) ISAE (NZ) 3000 (Revised). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Performance Report section of our report. We are independent of the Group in accordance with Professional and Ethical Standard 1 'International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)' issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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' Responsibility for the Consolidated Performance Report

The Council are responsible on behalf of the group 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 consolidated statement of service performance;

(b) the preparation and fair presentation of the consolidated performance report which comprises:

- the entity information;
- the consolidated statement of service performance; and
- the consolidated statement of financial performance, consolidated statement of financial position, consolidated statement of cash flows, consolidated statement of accounting policies and notes to the consolidated performance report

in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) issued in New Zealand by the New Zealand Accounting Standards Board, and

(c) for such internal control as the Council determine is necessary to enable the preparation of a consolidated performance report that is free from material misstatement, whether due to fraud or error.

In preparing the consolidated performance report, the Council are responsible on behalf of the group 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 intend to liquidate the group or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities 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 decisions of users taken on the basis of this consolidated performance report.

As part of an audit in accordance with ISAs (NZ), 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 group'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.



Dent and Heath
Lower Hutt
17 October 2022

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Full and partner members

As at 30 June 2022

Full members (70 total)

Abbeyfield New Zealand Incorporated	Mercy Villas Upper Hutt
Accessible Properties Ltd	Modus Community Housing (Modus Group)
Assisting Different Abilities Peoples Trust (ADAPT)	Monte Cecilia Housing Trust
Auckland City Mission Incorporated	Nelson Tasman Housing Trust
Auckland Community Housing Trust	New Zealand Housing Foundation
Bays Community Housing Trust	Ngā Hau e Whā National Marae - Te Rūnanga o Ngā Maata Waka Inc
Christchurch Methodist Mission	Ōtautahi Community Housing Trust
Cobham Street Trust	Paekākāriki Housing Trust
Comcare Charitable Trust	Queenstown Lakes Community Housing Trust
Compassion Housing Ltd	Roderique Hope Trust
CORT Community Housing	Stepping Stone Trust
DCM Wellington	Stevenson Village Ltd
De Paul House	Tāmaki Housing Association
Diocese of Wellington	Tauhara North Kāinga Ltd
Dwell Housing Trust	Tauranga Community Housing Trust
Emerge Aotearoa	Te Āhuru Mōwai
Habitat for Humanity Central Region New Zealand	Te Hau Ora o Ngāpuhi
Habitat for Humanity Dunedin	Te Rūnanga o Kirikiriroa
Habitat for Humanity Invercargill	Te Rūnanga o Whaingaroa
Habitat for Humanity Nelson	Te Runanganui o Ngati Porou
Habitat for Humanity New Zealand	Te Taiwhenua o Heretaunga
Habitat for Humanity Northern Region	Te Whānau Rangimarie
Habitat for Humanity Taranaki Limited	The Bishop's Action Foundation
Haumarū Housing	The Porirua Whānau Centre Trust
Home in Place NZ	The Salvation Army
Homes of Choice Limited	The Y (formally YWCA Transitional Housing)
Just Housing Otepoti	Trust House Limited
Lifewise Trust	Tuatahi Centre
LinkPeople	Upper Hutt Housing Trust
Mahitahi Kainga Trust	Vision West Community Trust
Manawa Community Housing Trust	Wellington City Mission
Manawatū Community Housing Trust	Wellington Homeless Women's Trust
Manawatū Community Trust	Wesley Community Action
Mangatawa Papamoa Blocks Inc.	Whakaatu Whanaunga Trust
Marlborough Sustainable Housing Trust	Whatever It Takes Trust

Partner members (46 total)

Age Concern New Zealand
Airedale Property Trust
Alcohol & Drug Community Support Trust
Beacon Pathway Incorporated
Boffa Miskell Ltd
Built By Home
Chintaro
Chow Hill Architects Ltd
Christchurch City Council – Facilities, Property & Planning
CNSST Foundation
Community Finance
Coromandel Independent Living Trust
CRESA
Door of Hope Rangitikei Charitable Trust
Dunedin City Council
Easybuild Ltd
Gateway Housing Trust
Gemelli Consulting
Hamilton City Council
Hornsby & Co
Island Child Charitable Trust New Zealand
Jennian Homes
K3 Development Limited Partnership
Kauri Advisors Ltd
Lake Maintenance
Mike Greer Commercial
My Kiwi House
New Zealand Coalition to End Homelessness
Northland Proprietors Trust
Planalytics
Rauawaawa Kaumatua Charitable Trust
Small Time Developments Ltd
Spencer Henshaw Ltd
Stimpson & Co
Sustain and Enable
Synergine
Tauranga City Council
Te Tumu Kainga (Te Tumu Paeroa)
Tenants Protection Association (Christchurch) Inc.
The City Boarding House Ltd
The Property Group Limited
Urban Plus Limited
Wellington Management Group (WMG)
Wera Aotearoa Charitable Trust (WACT)
West Auckland Living Skills Homes Trust
Whangarei Accessible Housing Trust

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