

# Community Housing Aotearoa

Ngā Wharerau o Aotearoa

Annual Report 1 July 2022 – 30 June 2023



*All New Zealanders well-housed*

[communityhousing.org.nz](https://communityhousing.org.nz)



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# About

# Community Housing Aotearoa

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Community Housing Aotearoa, Inc, (CHA) is an incorporated society and a peak body for Aotearoa'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

Nic Greene and Cate Kearney

### Council members

Cate Kearney (Co Chair), Nic Greene (Co Chair),  
Hope Simonsen (Treasurer), Lisa Woolley,  
Ali Hamlin-Paenga, Patrick Kay, Neil Porteous

### Chief Executive

Paul Gilbert

### Nature of business

To achieve our vision of All New Zealanders well-housed, we advocate for a well-functioning housing system and the realisation of the right to a decent home.

### 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

Aurora Financials Ltd

### Charities Service Number

CC36095

### Incorporation number

1583033

### IRD number

89-577-874

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# Report from the **Co-Chairs**

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*Cate Kearney and Nic Greene  
Co-Chairs*

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30 June 2023

**The last financial year can be characterised as another year of strong and consistent performance by community groups across the country. There has been extraordinary cohesion, resilience and leadership demonstrated in almost every community as the headwinds of rising costs, and severe weather events have played out. In some regions of New Zealand our housing crisis has become more like a humanitarian crisis. We acknowledge the extraordinary efforts so many people have put in, to play their respective roles in the recovery that is under way in so many neighbourhoods and places across Aotearoa. We stand with you. 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.**

Our vision is to make sure every New Zealander is well-housed in a warm, safe, dry and affordable home. This is a human right. We work to support the growth and development of community housing providers to enable them to provide more much needed affordable and social housing.

The market has failed to deliver adequate affordable housing for all our people and whilst we welcome and commend efforts to turn the tide on the decline of new social housing supply, there are still over 25,000 households on the waiting list. If anything is apparent from the evidence of the past year it is that community housing is a critical element alongside private and government owned housing. No one can do it alone..

In November 2024 CHA will be 20 years old. The coming year will bring significant changes for our country, our people, our housing system, our members and for CHA. This coming financial year will require us to renew our focus on work within our sphere of influence and our span of control. This year the CHA team will improve the alignment of the refreshed workplan and activities with our changing funding sources. We will place more emphasis on member services as we diversify income streams and increase membership fees. We will grow the services, activity and income we receive through our wholly owned charitable company.



We would like to take this opportunity to thank our generous philanthropic supporters and especially to offer our deepest thanks to the JR McKenzie Trust and the Peter McKenzie Project (PMP) for their steadfast support.

Together, we can, and must, do more. These past six years, CHA has made good progress and we are proud of the work of the CHA team. The clear message we are getting from neighbourhoods and communities all over our country is that they want more. More affordable housing supply, more home ownership options, more choice, more equity, more hope.

**“The clear message we are getting from neighbourhoods and communities all over our country is that they want more. More affordable housing supply, more home ownership options, more choice, more equity, more hope.”**

We will continue working on our mission to ‘strengthen and grow the community housing sector and bring the voice of our members to the decision-making table’. We will also continue to lead on collaborative place based approaches, workforce development, data and evidence, Pacific People’s housing, and advocating for long term predictable policy and sustainable funding.

We acknowledge and appreciate our 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 richness that our organisations unlock when we work together on one of the most challenging of issues our nation faces.

We acknowledge the leaders in our sector who have given their time and expertise to the National Council. The CHA Council is formed by way of a mixture of appointed and elected seats all drawn from the leadership pool of full CHA members and includes a delegate from Te Matapihi.

As we write this Annual Report and head into our 2023 AGM the Council includes us as co-chairs and Ali Hamlin-Paenga from Te Matapihi, Neil Porteous who is the GM Housing at the Tamaki Regeneration Company, Patrick Kay who is GM at Trust House in the Wairarapa, Lisa Woolley who is CEO of VisionWest Community Trust, and Hope Simonsen who is GM of the Housing Trust within Emerge Aotearoa. We take this opportunity to offer our sincere thanks to all of those who have supported the work of the community sector and CHA this past year. The community sector has never been stronger or better prepared to address persistent unmet housing needs in support of all New Zealanders being well housed.

**Nic Greene and Cate Kearney**

CO-CHAIRS

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

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*Paul Gilbert, Chief Executive*

*Chris Glaudel, Deputy Chief Executive*



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**What a year it has been! Our team has done an outstanding job delivering against the key objectives of the strategic work plan. We value the support of all of our stakeholders, especially our working relationship with Te Matapihi.**

Severe weather and flooding events and cost inflation have heaped further pressure on an already stressed housing system. We acknowledge the sector and the vital role you played in the flood and cyclone responses in your work directly with your local communities and providing advice and insights to local and central government agencies.

Our Community Housing sector is made up, almost exclusively, of not-for-profit, or for purpose, organisations. We are unreservedly in support of delivering more affordable housing for all our people. We provide long term housing for New Zealanders, from those that have been excluded from accessing decent housing to those who need help to get into home ownership. Collectively we own and manage over 18,500 homes for over 35,000 New Zealanders.

We have a diversity of organisations in shape, size, location and history that is remarkable and that demands to be celebrated and talked about! Many of the organisations in the sector have a long history of housing provision. Some began operations by providing a range of health, physical disability support and mental health support services, and then came to housing later as part of a holistic service offering. Others are dedicated housing organisations with a determined focus on local delivery. What we all have in common is the

**“Severe weather and flooding events and cost inflation have heaped further pressure on an already stressed housing system.”**

commitment to fulfilling the right to a decent home – providing housing and access to individuals and families who are entitled to a warm, safe, secure, affordable home in which to live and be who they are and want to be.

In May 2023 the CHA National Conference was hosted in the Christchurch Town Hall. Many of you were there and it was a great success. You told us it felt like a long overdue family reunion and that it was the most diverse and inclusive conference we have had to date. The programme reflected this with shared knowledge and wisdom, stories of success and aspiration, and evidence and research. The sessions explored every part of the current housing system and its composite parts including our diverse communities of young people, Pacific people, women, those with disabilities, and those with lived experience. Most of all the more than 500 participants enjoyed the human requirement for connection – with each other and with the community of Christchurch, our hosts. On day one we counted the collective number of years of directly relevant work experience we had in the room and it was over 5,600 years! Collectively we realised that we hold the institutional memory of the housing system and when we work together we can lead and deliver the solutions to our housing crisis.

Together we acknowledged there is strong momentum and progress is being made, but we also felt we could be doing so much more, especially in communities and neighbourhoods where we have strong pre-existing relationships, networks and connections. There were strong and clear messages about what is needed to allow us all to make an even bigger contribution – the need for long term funding certainty, and greater flexibility and connection between the different funding streams, programmes and agencies. How can we have settings that enable the delivery of mixed tenure homes and neighbourhoods and that anticipate and meet the needs of individuals and families?

The message is we can do more. We can provide more quality services and outcomes, and we are fit and ready to grow our contribution if we can agree on clear settings and longer term arrangements together with the Government.

**“The message is we can do more. We can provide more quality services and outcomes, and we are fit and ready to grow our contribution if we can agree on clear settings and longer term arrangements together with the Government.”**

During the past year there have been a number of personnel changes at CHA. Vic Crockford, Justin Latif and Ben Lee-Harwood have all moved on. Since the financial year end Ngahua Wright and Theo Bernard have also departed CHA, and we wish them every success in their vocations and lives beyond community housing. During this same period we are very pleased also to have welcomed Wendy Marr back to CHA, she is now leading our Communications after a period in a more hands on role within the residential development sector. Talavao Ngata and Peter Stowers are now 12 months into the roles of Pacific Policy Advisor and Pacific Relationship Manager respectively. Amanda Kelly and David Zussman continue as long standing members of the team. We acknowledge all of your work and dedication over the last 12 months – thank you!



Our delivery has been based on our 2022/2023 strategic workplan which includes seven key focus areas:

- Honouring Te Tiriti
- Supporting Pacific housing solutions
- Advocating for and enabling greater supply of more affordable homes
- Working in collaboration to make homelessness rare, brief and non-recurring
- Working towards more sustainable funding (for Community Providers and for CHA)
- Building a training and development pathway for the community housing workforce
- Continuing to improve sector decision support tools through enhanced data and evidence.

We value all of our stakeholders and funders including Te Tūāpapa Kura Kāinga, Ministry of Housing and Urban Development, Ministry of Pacific Peoples, Ministry of Social Development, the Peter McKenzie Trust and the Lottery Grants Board.

Your team at CHA 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.

## **Paul Gilbert**

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.

### 2023 goals

### How we're meeting them

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

- Testified to the Select Committee for the Environment on Inclusionary Housing being included into the Resource Management Act reforms
- Submission to Queenstown Lakes District Council in support of their Draft District Plan provisions to require Inclusionary contributions

Adoption of a human rights-based New Zealand housing strategy

- In July, the Human Rights Commission (HRC) launched the Housing Inquiry to the right to a decent home. CHA worked with the HRC on a resource / tool guide for Community Housing Organisations which aims to provide guidance on what the right to a decent home means in their work as providers
- The right to a decent home continues to guide CHA's response to homelessness. It is reflected in the Government Policy Statement on Housing and Urban Development and has been adopted by the wider housing sector, including CHA members

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

- The 'Unlocking Local' CHA National Conference May 2023 reaffirmed the importance of the fundamental principles that were undertaken in Our Place including Iwi Māori, Pacific and voices of lived experience

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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'.

### 2023 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

- The Progressive Home Ownership (Provider Pathway) Programme delivered 145 households. 39 of these were Māori households, 36 were Pacific
- Affordable Housing Fund: \$50m offered for phase 1 expressions of interest, \$100m offered for phase two applications received
- Whai Kāinga Whai Oranga: \$200m top up
- 877 new public houses provided by CHPs: 259 new builds, 575 redirects, 43 leased properties from Kāinga Ora
- Meetings and ongoing engagement with NHFIC (now Housing Australia). Face to face meetings in Sydney and at Powerhousing Conference – longer term options on driving down the cost of finance for new affordable housing supply
- Engagements with Reserve Bank and MHUD on Social Housing as an asset class (lower risk)
- 3,000 additional Public Housing places budgeted May 2023
- Supporting the implementation of the Homelessness Local Innovation and Partnership Fund
- Supporting development and design of homelessness policies and initiatives e.g. Outreach services and Rangatahi youth from budget 2023
- Continued support and advocacy for new investment into affordable housing through impact investors, philanthropic investment, innovative partnerships with financial intermediaries providing low cost debt and equity solutions, faith based partnerships, local government partnerships including inclusionary zoning and housing advocacy
- Continued advocacy with both local authorities and central Government for additional tools that support/enable new supply e.g. Tauranga Council development contribution waivers, Thames Coromandel incentives for accessible housing

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



Security of tenure



Affordable



Habitable



Accessible



Culturally adequate



Location



Access to services, facilities and infrastructure





## 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'.

### 2023 goals

CHA members participate in benchmarking and publicly report on performance

### How we're meeting them

- Continued work to document current and future supply with data from members used to support network advocacy
- Stronger regional networks have been formed which supports strong and efficient delivery of locally based solutions
- Workforce capability development – completed the tenancy manager benchmarking and job scoping pay and job descriptions. Developing capability framework for tenancy management and related training content and qualifications content pathways
- Delivery of MSD training series in partnership with MSD and Housing First Auckland to a wide range of frontline practitioners
- Delivery of webinars spotlighting Aotearoa specific research in the housing space including youth homelessness, sustaining tenancies and housing first interventions
- Designed and delivered Talanoa Series to inform Pacific organisations interested in becoming more involved in housing
- Strategic pay remuneration review in collaboration with Kāinga Ora regarding a range of key housing related roles progressing from early career (tenancy and property managers to more advanced)
- Informed development of Transitional Housing Code of Practice led by Te Tūāpapa Kura Kāinga, Ministry of Housing and Urban Development and supported the implementation with the sector



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



Security of tenure



Affordable



Habitable



Accessible



Culturally adequate



Location



Access to services, facilities and infrastructure



## 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'.

### 2023 goals

We are resourced sufficiently to achieve our mission and outcomes

### How we're meeting them

- Our governance is representative of the sector. Work is underway reviewing our constitutional structure, so it best serves our purpose
- Reviewing and increasing membership fees to achieve a greater balance and diversity of income streams aligned with the core function of representing the communities of stakeholders we serve

# Statement of **Service Performance 2022-2023**

Community Housing Aotearoa worked to implement and engage with the actions contained in its 2019-2023 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.



12

Policy submissions



4

Local government members



## **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.

128

Number of members

92%

Membership renewal rate



30

Newsletters delivered

1523

Newsletter subscribers



31

Training events/  
meetings\*

1,073

Organisations participating in  
training events/meetings\*

1,910+

Individuals participating in  
training events/meetings\*

9

Networks  
supported

176

Network  
members



84%

Member satisfaction  
(% very and some-  
what satisfied)

\*Includes in-person training events and Zoom training meetings



# Unlocking local – leading the shift from crisis to transformational change

Our national conference in May this year was a celebration of diversity and unity. Well over 500 people attended a wide range of sessions and guided field trips over the three beautiful autumn days in Ōtautahi, Christchurch.

Highlights included a strong sense of progress and successful delivery across a range of tenures and workstreams. Attendees reported consistent levels of satisfaction with the balance of research, practice and relationship building. One delegate said that they had got six months of work done in three days at the conference.

Overall, people recognised we face ongoing challenges in our communities and that we are all better off when we work together. People left with new ideas, a deeper understanding of our housing system and feeling replenished. Moreover, the community sector has an increasing appreciation of its unique and valuable contribution, its growing role and responsibilities within the communities it serves.





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# Our members: **making a difference**

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*Stock image for illustrative purposes only. People are models.*



# Collaboration results in new beginnings for ten families in Whangārei

Habitat for Humanity Northern Region's latest development is proof that success is best when it's shared. A partnership with Te Tūāpapa Kura Kāinga, Ministry of Housing and Urban Development, and a local developer has resulted in ten new, affordable social rental homes in the Whangārei suburb of Onerahi for families on the housing waitlist.

"This development is a good example of a CHP and the private sector partnering to deliver good quality public housing in Whangārei. We see new supply as not just about the number of homes, but quality," said Conrad LaPointe, CEO, Habitat Northern Region.

The new homes sit in the heart of the Onerahi community and are near schools and handy to public transport. For the new occupants they offer affordable and healthy living, as well as long-term security for the families. They also help ensure Whangārei is developing good-quality, long-term housing stock.

"These new homes provide security of tenure, a healthy living environment, and stability for each family that will have long-term benefits. We cannot do this by ourselves, which is why partnerships such as this one are critical to providing solutions to the current lack of affordable housing in Whangārei."

*Habitat for Humanity Northern Region - Affordable Housing launch, Onerahi Whāngarei*







## Mixed tenure community bringing affordable housing to Arrowtown

**After a decade in the making, Queenstown Lakes Community Housing Trust's (QLCHT) latest development is now out of the ground, with construction on Tewa Banks due to commence next month. The 68-home, mixed tenure community will bring much needed affordable housing options to the Arrowtown community. The first homes completed will be Senior Housing with the development also offering Public Housing Rental, Affordable Rental, Rent Saver and Secure Home opportunities.**

“As the principal provider of affordable and community housing in the Queenstown Lakes, we're grateful for the overwhelming support from the wider Arrowtown community, and of course the Queenstown Lakes District Council who gifted the

land. We will continue to work alongside Council to improve housing outcomes across the district and provide people with access to affordable homes”, said Julie Scott, Chief Executive QLCHT.

Tewa Banks is named after miner, Jack Tewa, a shearer credited with first discovering gold in the Arrow River in 1862. The sustainably designed, energy efficient community will bring eight one-bedroom homes – at least six of which would be allocated for senior housing – 18 two-bedroom homes, 36 three-bedroom homes and six four-bedroom homes with innovative features such as a sustainable heating/cooling system.

After breaking ground in late 2022, QLCHT completed earthworks mid-2023 and are now underway with civil works. The first homes are due for completion mid-2024.

[qlcht.org.nz](http://qlcht.org.nz)



# 'By Pacific for Pacific' multigenerational living

Papakura is about to get its first 'by Pacific for Pacific', purpose built, multigenerational social housing community thanks to Penina Trust and Pacific Architects. And it can't come soon enough for the five Pacific families who will soon be living there.

Pacific Architects have designed and planned the homes specifically for large, extended families to be able to live together. Each home offers three-to-six bedrooms over two-storeys. With bedrooms, bathrooms and living areas on each level it is easy to accommodate grandparents or family members living downstairs. Bedrooms have been made larger to accommodate sets of bunks so there is space for more than one person in a room.

Three will be wheelchair accessible with all homes having access to communal gardens and a fale.

"From its inception, the project was designed with Pasifika people in mind," said Penina Trust chairman Soane Foliaki.

"We put our hand up to help alleviate the housing shortage, particularly for our people because we are at the lowest part of the economic ladder," Foliaki said.







## Mahora Te Aroha supports people to live well

This year Dwell Housing Trust welcomed new tenants to Mahora Te Aroha, the Trust's new housing community in Kilbirnie. The 19 new homes offering a mix of one-to-three-bedroom apartments, provide stable rental accommodation in vibrant, warm, dry, healthy housing.

The history of the South Wellington site has a good fit with Dwell's kaupapa of providing a place for people to live, be supported to live well in their homes and communities, and to make a home for themselves.

**“As well as building and providing homes, we focus on the stability of a household's place in the community. Allowing people to**

**truly make a home for themselves and settle into the neighbourhood and the community is investing in their future, and that of the place around them,” said Dwell Chief Executive Alison Cadman ONZM, 2023 winner of Wellingtonian of The Year in the Public Service category.**

“Part of the brief for Mahora Te Aroha was for Dwell's office to occupy the bottom floor of the development, meaning Dwell now has its own permanent home.”

[dwell.org.nz](https://dwell.org.nz)



# KiwiSaver fund supercharges community development

A multi-million dollar investment will support 35 whānau into new homes. Ōtautahi Community Housing Trust received \$14 million from KiwiSaver scheme Generate Wealth to cover the building costs of their Willard Street development. The loan has been used to replace 26 studio units with a new community built to the New Zealand Green Building Council's Homestar 6 standard.

The site has long been home to social housing with state homes first erected in 1940. The new community will offer 18 one-bedroom homes, seven two-bedroom homes, nine three-bedroom homes and one five-bedroom home. The homes are all north facing to maximise the sun and are a short walk from Addington School, bus routes and shops, making it the ideal place for a mix of household types and sizes.

Nearly half the new homes have two or more bedrooms, recognising the pressing and ongoing need for affordable multi-bedroom public rentals in Ōtautahi Christchurch.

**“We need a good and growing mix of affordable community rental homes in our city, so we’ve been adding family homes to our portfolio since we opened our first new community in 2019,” said ŌCHT chief executive Cate Kearney.**

“Families will join couples and individuals in a community of homes carefully crafted for a variety of households, comfort and sustainability”.





## New homes coming at the right time for Ngā Pōtiki whānau

Building for their people is the primary objective for Manawa Community Housing Trust, the delivery entity for Ngā Pōtiki ā Tamapahore Trust in Papamoa tasked with providing housing solutions for Ngā Pōtiki whānau.

The Trust is currently building 20 new townhouses on their Manawa subdivision which will see 16 three-bedroom and four two bedroom affordable rental homes. The homes will be offered to working whānau, giving them the opportunity to live in their rohe, be near to whānau and marae and stay connected to their whenua. Thanks to careful planning, the second storey views take in Te Rae o Papamoa, Otawa, Orea and Mangatawa. The homes are on track to be completed next year.

“The homes will be offered to low-income earners who have struggled to get into local market rental homes.” said Victoria Carroll, CEO, Manawa Community Housing Trust. “Affordable housing is an issue for all New Zealanders, however, it is compounded for Māori because household incomes are often less than the average household income.”



## Multi-source funding enabling more homes to built

Secure funding is helping Carrie Mozena and her team at Nelson Tasman Housing Trust build more affordable homes for families across the region.

Five new homes were opened earlier this year in Tahunanui for families and people on low incomes. The four 2-bedroom homes and one 4-bedroom home are designed to be warm, dry and energy efficient.

The Trust received significant support from the Nelson City Council, which provided a \$850,000 grant, and a private philanthropic donor provided a matching donation. Additional donations were received from Nelson Pine Industries and other members of the community.

“The cost of buying land and the cost of developing homes just keeps going up,” Mozena said. “That means that we need to keep pulling in more financial support from a variety of areas to get more homes built.”

*Top: Nelson City Councillor James Hodgson, Nelson Mayor Nick Smith, NTHT board of trustees chair Andrew Wilson and NTHT Director Carrie Mozena*



[ngapotiki.org.nz](http://ngapotiki.org.nz)

[nelsonhousing.org.nz](http://nelsonhousing.org.nz)

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# Community Housing Aotearoa

## **Financial Report 2023**

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# Report from the Treasurer

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## Financial results for 2022-2023 financial year

Community Housing Aotearoa (CHA) is in good financial health at the end of the 2022-2023 financial year. 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 2023 and 2022. 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 operating results for the year ended are a net surplus of \$25,742 which is lower than the prior year total of \$249,725. Last year's net surplus was driven higher than anticipated due to the impacts of COVID-19 on planned activities, which reduced expenses. Total revenue this year is \$1,482,769 which is a small decrease from the prior year. Increases in membership fees and revenue from providing goods and services offset a reduction in fundraising revenue.

Operating expenses totalling \$1,457,027 are an increase from the prior year of \$1,243,169. The main

increase in costs relate to providing goods and services, which were constrained in the prior year due to the impact of Covid-19. Staffing remains the largest component of our expenses.

Overall the balance sheet remains strong, with reserves built up to to an appropriate level in the event of unanticipated reductions in revenue or to fund sector priorities. Our accumulated funds at 30 June 2022 are \$899,290. Our current assets total \$1,068,315 against current liabilities of \$196,944. We hold funds equal to about seven months of operating expenses which is a prudent amount for an organisation of our size and nature.

The 2023-24 financial year is the last under our current peak body services contract with the Ministry of Housing and Urban Development (MHUD). It is also the the final year of the Peter McKenzie Project's five-year commitment to support our systems change work to end child poverty. CHA has delivered significant results for our sector through the support of MHUD and the Peter McKenzie Project. We are grateful for their investment in our work and look forward to continuing our relationship with them both.

In conclusion, it has been a solid year for our organisation financially. To better position

ourselves going forward, we are asking members to increase their contributions at the AGM. We are also considering how to boost the impact of and revenue from the unique consulting services offered through our subsidiary, Community Housing Solutions. Finally, we will be discussing continued peak body services with MHUD and seeking further philanthropic investment in our work. We are well positioned to build upon our solid financial base to continue delivering services to our members.

## **Hope Simonsen**

TREASURER



# Community Housing Aotearoa

# Financial Statement

**Community Housing Aotearoa Incorporated and  
Community Housing Solutions Limited**  
For the year ended 30 June 2023

<b>Consolidated Statement of Financial Performance</b>	<b>2023</b>	<b>2022</b>
<b>Revenue</b>		
Donations, fundraising and other similar revenue	1,179,360	1,300,000
Fees, subscriptions and other revenue from members	88,000	77,006
Revenue from providing goods or services	130,482	108,508
Interest, dividends and other investment revenue	18,313	2,426
Other revenue	66,614	4,955
<b>Total revenue</b>	<b>1,482,769</b>	<b>1,492,894</b>
<b>Expenses</b>		
Volunteer and employee related costs	1,037,705	989,498
Costs related to providing goods or service	401,078	263,998
Donations made	35	0
Other expenses	18,209	20,673
<b>Total expenses</b>	<b>1,457,027</b>	<b>1,243,169</b>
<b>Surplus/(deficit) for the year</b>	<b>25,742</b>	<b>249,725</b>

The full reviewed report can be found on our website [www.communityhousing.org.nz](http://www.communityhousing.org.nz)

**Community Housing Aotearoa Incorporated and  
Community Housing Solutions Limited**  
As at 30 June 2023

<b>Consolidated Statement of Financial Position</b>	<b>2023</b>	<b>2022</b>
<b>Assets</b>		
<b>Current assets</b>		
Bank accounts and cash	610,512	657,573
Debtors and prepayments	52,261	321,242
Other current assets	405,543	0
<b>Total current assets</b>	<b>1,068,315</b>	<b>978,815</b>
<b>Non-current assets</b>		
Property, plant and equipment	18,141	26,810
Other non-current assets	9,778	1,970
<b>Total non-current assets</b>	<b>27,919</b>	<b>28,780</b>
<b>Total assets</b>	<b>1,096,234</b>	<b>1,007,595</b>
<b>Liabilities</b>		
Current liabilities	196,944	134,047
<b>Total liabilities</b>	<b>196,944</b>	<b>134,047</b>
<b>Total assets less total liabilities (net assets)</b>	<b>899,290</b>	<b>873,548</b>
<b>Accumulated funds</b>		
Accumulated surpluses or (deficits)	899,290	873,548
<b>Total accumulated funds</b>	<b>899,290</b>	<b>873,548</b>

The full reviewed report can be found on our website [www.communityhousing.org.nz](http://www.communityhousing.org.nz)

**Community Housing Aotearoa Incorporated and  
Community Housing Solutions Limited**  
For the year ended 30 June 2023

<b>Consolidated Statement of Cash Flows</b>	<b>2023</b>	<b>2022</b>
<b>Cash flows from operating activities</b>		
<b>Cash was received from</b>		
Donations, fundraising and other similar receipts	1,179,360	1,300,000
Fees, subscriptions and other receipts from members	88,000	69,599
Receipts from providing goods or services	464,368	55,297
Other revenue	11,505	4,955
Interest	0	2,426
Net GST		
<b>Received from operating activities</b>	<b>1,743,233</b>	<b>1,432,277</b>
<b>Cash was applied to</b>		
Volunteer and employee related costs	1,044,925	952,003
Payments to suppliers and employees	310,985	253,978
Other costs	0	3,967
Net GST	18,110	18,771
<b>Cash applied</b>	<b>1,374,020</b>	<b>1,228,719</b>
<b>Total cash flows from operating activities</b>	<b>369,213</b>	<b>203,558</b>
<b>Cash flows from investing and financing activities</b>		
<b>Cash was received from</b>		
Proceeds from loan borrowed from other parties	0	0
Payments to purchase investments	405,543	0
<b>Cash was applied to</b>		
Payments to acquire property, plant and equipment	9,540	9,519
Payments on loans from other parties	1,191	2,832
<b>Net cash flows from investing and financing activities</b>	<b>10,731</b>	<b>12,342</b>
<b>Net increase/ (decrease) in cash</b>	<b>(47,061)</b>	<b>191,216</b>
<b>Bank balances</b>		
Opening balance	657,573	466,357
Closing balance	610,512	657,573
<b>Net movement</b>	<b>(47,061)</b>	<b>191,216</b>

The full reviewed report can be found on our website [www.communityhousing.org.nz](http://www.communityhousing.org.nz)

# Report from the Independent Auditor

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## Independent Auditor's Report

To the Council Members of Community Housing Aotearoa Incorporated

### Report on the Consolidated Performance Report

#### Unqualified Opinion

We have audited the consolidated performance report of Community Housing Aotearoa Incorporated (the entity) on pages 6 to 16 which comprise the:

- Consolidated statement of financial position as at 30 June 2023
- Entity information, the consolidated statement of service performance, the consolidated statement of financial performance, and the consolidated statement of cash flows for the year ended 30 June 2023
- Notes to the consolidated performance report, including a summary of significant accounting policies and other explanatory information.

In our opinion, the consolidated performance report:

- Presents fairly, in all material respects, the entity's consolidated financial position as at 30 June 2023, its consolidated service performance, consolidated financial performance, and consolidated cash flows for the year ended on that date
- Complies with the Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) Standards issued by the New Zealand Accounting Standards Board
- Includes reported outcomes and outputs in the statement of service performance, where the quantification of the outputs (to the extent practicable) are suitable.

#### Basis for Unqualified Opinion

We conducted our audit of the consolidated statement of financial performance, the consolidated statement of financial position, the consolidated statement of cash flows, and the 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 entity in accordance with Professional and Ethical Standard 1 (Revised) Code of Ethics for Assurance Practitioners 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 entity.

#### Other Information

The Council Members, on behalf of the entity, may prepare an Annual Report which includes the audited consolidated performance report. The Council Members are responsible for the other information that may be included in the entity's Annual Report. Our opinion on the consolidated performance report does



not cover any other information in the entity's Annual Report and we do not express any form of assurance conclusion on that other information.

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### Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated performance report for the current period. Below is a summary of those matters and our key audit procedures to address those matters in order that the Council Members may better understand the process by which we arrived at our audit opinion. Our procedures were undertaken in the context of and solely for the purpose of our statutory audit opinion on the consolidated performance report as a whole, and we do not express discrete opinions on separate elements of the consolidated performance report.

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The key audit matter	How the matter was addressed in our audit
<b>Revenue recognition</b>	
The entity received income from several organisations during the period.	We reviewed a sample of income items to confirm that funds were received and recorded correctly.
This income was quantitatively significant to the entity's consolidated performance report.	Based on our sample testing, we did not identify any material issues with the entity's income at year end.

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### Use of this Audit Report

This report is made solely to the Council Members of the entity. Our audit has been undertaken so that we might state to the Council Members those matters that we are required to state to them in our 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 Council Members for our audit work, this report, or any of the opinions we have formed.

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### Responsibilities of the Council Members for the Consolidated Performance Report

The Council Members, on behalf of the entity, are responsible for:

- 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
- The preparation and fair presentation of 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
- Implementing necessary internal control to enable the preparation of the consolidated performance report that is fairly presented and free from material misstatement, whether due to fraud or error; and
- Assessing the entity's ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations, or have no realistic alternative but to do so.

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### Auditor's Responsibilities for the Audit of the Consolidated Performance Report

Our objectives are to obtain reasonable assurance about whether the consolidated performance report as a whole 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) 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 the consolidated performance report.

As part of an audit in accordance with ISAs (NZ), the auditor exercises professional judgement and maintains professional scepticism throughout the audit. The auditor also:

- Identifies and assesses the risks of material misstatement of the consolidated performance report, whether due to fraud or error, designs and performs audit procedures responsive to those risks, and obtains audit evidence that is sufficient and appropriate to provide a basis for the auditor's 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.
- Obtains 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.
- Evaluates the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Concludes on the appropriateness of the use of the going concern basis of accounting by the Council Members and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If the auditor concludes that a material uncertainty exists, the auditor is required to draw attention in the auditor's report to the related disclosures in the consolidated performance report or, if such disclosures are inadequate, to modify the auditor's opinion. The auditor's conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluates the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

The auditor communicates with management and the Council Members, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies identified in internal control.

From the matters communicated with management and the Council Members, the auditor determines those matters that were of most significance in the audit of the consolidated performance report and are therefore the key audit matters. The auditor describes these matters in the auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, the auditor determines that a matter should not be communicated in the auditor's report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



**Aurora Financials Limited**  
Qualified Statutory Auditors  
Wellington, New Zealand

15 November 2023

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# Full and partner members

As at 30 June 2023

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## Full members (76 total)

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



## Partner members (52 total)

Alcohol & Drug Community Support Trust  
Age Concern New Zealand  
Airedale Property Trust  
Beacon Pathway Incorporated  
Boffa Miskell Ltd  
Chintaro  
Chow Hill Architects Ltd  
Christchurch City Council - Facilities, Property & Planning  
CNSST Foundation  
Community Finance  
Context Architects Limited  
CRESA  
Door of Hope Rangitikei Charitable Trust (DoHR)  
Dunedin City Council  
Dynex Extrusions Limited  
Easybuild Ltd  
Gateway Housing Trust  
Gemelli Consulting  
Hamilton City Council  
Home Construction Limited  
Home Foundation  
Homes for People Trust  
Hornsby & Co  
Island Child Charitable Trust New Zealand  
Jennian Homes Tauranga  
K3 Development Limited Partnership  
Kāinga Maha Charitable Trust  
Kāinga Ora - Homes And Communities  
Kauri Advisors Ltd  
Know Your Rights New Zealand  
Lake Maintenance  
Mike Greer Commercial  
Mohua Affordable Housing Trust  
New Zealand Coalition to End Homelessness  
Point Chevalier Social Enterprise Trust (PCSET)  
Rangzen Pro Limited  
Rauawaawa Kaumatua Charitable Trust  
Small Time Developments Limited  
Spencer Henshaw Ltd  
Stimpson & Co  
Sustain and Enable  
Synergine  
Tauranga City Council  
Te Huruhi Trust  
Te Pā  
Te Tumu Kāinga (Te Tumu Paeroa)  
Te Whare Aio | Māori Women's Refuge  
The City Boarding House Ltd  
The Property Group Limited  
Urban Plus Limited  
Wera Aotearoa Charitable Trust (WACT)  
Whangārei Accessible Housing Trust

[communityhousing.org.nz](http://communityhousing.org.nz)

