



s 9(2)(a)

Tēnā koe s 9(2)(a)

Thank you for your email of 10 April 2024 requesting the following information under the Official Information Act 1982 (the Act):

I have been engaged by my client to gather information about Community Housing Providers (CHPs). This request relates to the annual reporting information provided to you by CHPs. I am seeking the most recent information you have available relating to the below:

- 1) *Rental housing stock numbers for each CHP.*
 - a) *The location of the rental housing stock where known. "Location" can be at the city or region level, though more granular information is preferred if available*
- 2) *Significant new capital expenditure (planned or undertaken) for each CHP*
- 3) *Statements of income and expenditure for each CHP*
- 4) *The book value of assets for each CHP.*

On behalf of the Community Housing Regulatory Authority (CHRA), a response to each of your questions is set out below. Some information has been withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(b)(ii)	To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
9(2)(ba)(i)	To protect information which is subject to an obligation of confidence where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied.

Rental housing stock numbers for each CHP

A table of these numbers is provided in Annex A, indicating the annual reporting year the Community Housing Provider (CHP) last updated its rental housing figures. It also incorporates the information requested regarding location of CHP operations. These figures are as provided to CHRA as part of the registration process or updated figures through our annual monitoring process.

The figures provided include all Income Related Rental Subsidy rentals, market rentals and affordable rentals owned and managed by CHPs. Emergency and transitional housing has not been included, as these are not subject to the Residential Tenancies Act 1986.

As CHPs provide their annual monitoring return in line with their AGM dates, set independently by each CHP, each return is received at a different time through the calendar year. Not all CHPs have reported back for the 2023/24 monitoring period and so some of the below figures are current for the 2022/23 period. The rental figures for the 2022/23 period may not include affordable and/or market rentals as these were not requested in the 2022/23 reporting period.

The location of the rental housing stock where known

CHRA maintains a public register of registered CHPs which includes the geographic location of each CHP's operations. This information is provided by each CHP and is only reported on a city and/or regional level. Further information can be found on the public register at www.chra.hud.govt.nz/about-chra/the-register/.

Significant new capital expenditure (planned or undertaken) for each CHP

Registered CHPs are required to provide annual information to CHRA in order to demonstrate they continue to meet the prescribed performance standards, including financial information. Any information about CHP capital expenditure is unable to be provided as this may be commercially sensitive and public release could impact on the commercial position of the registered CHP. Accordingly, any information pertaining to capital expenditure is withheld under section 9 (2)(b)(ii) of the Official Information Act 1982.

The provision of any capital expenditure information held by CHRA under this request may also impact on the future supply of such information from each CHP in the future. This would significantly impede CHRAs regulatory role and prevent it from providing assurance to government that each entity remains financially viable and able to deliver appropriate long-term housing services to their tenants. Accordingly, any information pertaining to capital expenditure is withheld under section 9(2)(ba)(i) of the Official Information Act 1982.

Statements of income and expenditure for each CHP

The role of the CHRA is to ensure all registered CHPs continue to meet the prescribed performance standards, including ensuring each provider demonstrates financial viability and solvency at all times. The continued provision of the financial information for annual monitoring is essential in enabling CHRA to provide assurance to Government and the New Zealand public that each CHP remains financially viable and ensures tenants remain appropriately housed. CHRA is unable to provide the statements of income and expenditure for each CHP as the provision of these would likely endanger the supply of such information from each CHP in the future under section 9(2)(ba)(i) of the Official Information Act 1982.

The book value of assets for each CHP

CHRA does not specifically require CHPs to report on the book value of their assets, except where they might usually be included in financial statements. The provision of financial information is crucial to provide the required regulatory assurance that each CHP remains financially viable. Any information about a registered CHPs assets cannot be provided as the provision of these would likely endanger the future supply of such information from each CHP under section 9(2)(ba)(i) of the Official Information Act 1982.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Nāku noa, nā

A handwritten signature in blue ink, consisting of a large, stylized 'F' followed by a series of loops and a long horizontal stroke extending to the right.

Fiona Fitzgerald
Head of Community Housing Regulatory Authority (CHRA)
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex A: Rental housing stock numbers for each CHP

Registered Community Housing Providers	Rental Housing Stock Numbers	Annual Monitoring year	Geographic Location of CHP Operations
Abbeyfield New Zealand Incorporated	167	2023/24	Whangarei, Auckland, Hamilton, Palmerston North, Takaka, Masterton, Golden Bay, Motueka, Tasman, Nelson, Christchurch, Leeston, Dunedin, Queenstown
Accessible Properties NZ Limited	1859	2023/24	Auckland, Hamilton, Tauranga, Wellington, Christchurch
Airedale Property Trust	100	2023/24	Auckland
Airedale Residential Limited	305	2023/24	Auckland
Arataki Ministries Limited	39	2023/24	Whangarei
Auckland City Mission Housing Limited	208	2023/24	Auckland
Auckland Community Housing Trust	25	2022/23	Auckland
Autism Charitable Trust Board	0	Rental figures at registration	Wellington
Bays Community Housing Trust	45	2022/23	Auckland
Christchurch Methodist Central Mission	167	2023/24	Christchurch, Blenheim, Nelson, West Coast
Claud Switzer Memorial Trust Board	0	Rental figures at registration	Kaitia
CNSST Foundation	37	2023/24	Auckland

Comcare Charitable Trust	149	2023/24	Canterbury
Community of Refuge Trust	419	2023/24	Auckland
Compassion Housing Limited	208	2023/24	Wellington
Coromandel Independent Living Trust	14	2023/24	Waikato
De Paul House Charitable Trust Board	12	2023/24	Auckland
Duffus Memorial Trust	6	2023/24	Northland
Dwell Housing Trust	102	2023/24	Wellington
Emerge Aotearoa Housing Trust	519	2023/24	Auckland, Christchurch, Hawkes Bay, Wellington, Masterton, Rotorua, Invercargill, Manawatu Whanganui
Gateway Housing Trust	10	2022/23	Nelson, Tasman, Blenheim
Habitat for Humanity (Nelson) Limited	0	2023/24	Nelson
Habitat for Humanity Central Region Limited	120	2023/24	Palmerston North, Coromandel, Taupō, Hamilton, Napier, Hastings, Tauranga, Waikato, Rotorua, Manawatu Whanganui, Bay of Plenty, Gisborne, Hawkes Bay, Masterton, Wellington
Habitat for Humanity New Zealand Limited	9	2023/24	Auckland, Canterbury, Northland, Bay of Plenty, Rotorua, Taranaki, Central North Island (Taupō), Lower North Island, Nelson, Marlborough, Canterbury, West Coast, Southland, Otago, Dunedin
Habitat For Humanity Northern Region Limited	20	2023/24	Auckland
Haumaru Housing Limited Partnership	1475	2023/24	Auckland

Home in Place (New Zealand) Limited	386	2023/24	Auckland, Whanganui, Palmerston North
Homes of Choice Limited	193	2023/24	Auckland, Wellington, Wairarapa, Whangarei
Housing for Social Benefits Limited	0	2023/24	Auckland
Just Housing Otepoti	4	2023/24	Otago
Kāhui Tū Kaha Limited	601	2023/24	Auckland, Northland
LinkPeople Limited	736	2023/24	Auckland, Waikato, Rotorua, Taranaki, Whanganui, Masterton, Wellington, Christchurch
Mahitahi Kainga Trust	40	2023/24	Auckland
Manawa Community Housing Trust	6	2022/23	Tauranga
Manawatu Community Housing Trust	16	2023/24	Manawatu-Whanganui
Mangatawa Papamoā Blocks Incorporated	47	2023/24	Tauranga
Marlborough Sustainable Housing Trust	4	2023/24	Marlborough
Matawhaanui Trust	14	2023/24	Waikato
Modus Community Housing Limited	87	2022/23	Auckland
Monte Cecilia Housing Trust	389	2023/24	Auckland
New Zealand Housing Foundation	331	2022/23	Auckland, Canterbury, Northland
Ngāti Hine Health Trust Board	21	2022/23	Northland

Ngāti Kahungunu ki Poneke Community Services Incorporated	231	2022/23	Wellington
One Double Five Whare Āwhina Community House Trust	10	2023/24	Whangarei
Otagarei Papakāinga Limited	6	2022/23	Whangarei
Ōtautahi Community Housing Trust	2237	2023/24	Christchurch
Pathway Affordable Housing Limited	4	2023/24	Christchurch
Penina Trust	35	2023/24	Auckland
Porirua Whanau Centre Trust	20	2023/24	Wellington
Poua Ki Raro Limited	0	2023/24	Wellington
Queenstown Lakes Community Housing Trust	42	2023/24	Otago
Raukawa Housing Charitable Trust	4	Rental figures at registration	Horowhenua
Stevenson Village Limited	36	2023/24	Auckland
Tamaki Housing Association Limited Partnership	2536	2023/24	Auckland
Tauranga Community Housing Trust	229	2022/23	Bay of Plenty, Tauranga
Te Āhuru Mōwai Limited Partnership	955	2023/24	Porirua
Te Hau Ora o Ngā Puhī Limited	11	2022/24	Northland

Te Kainga Atawhai Housing Limited	0	2023/24	Auckland
The Pā Incorporated	1	Rental figures at registration	Auckland
Te Rau ō Te Korimako Limited	1	2023/24	Auckland
Te Rūnanga o Kirikiriroa Charitable Trust	19	2023/24	Hamilton
Te Rūnanga o Whaingaroa	39	2022/23	Northland
Te Runanganui O Ngāti Porou Trustee Limited	53	2022/23	Gisborne
Te Taiwhenua o Heretaunga Trust	130	2023/24	Hawkes Bay
Te Toi Mahana	1921	2022/23	Wellington
Te Uru Karaka	0	Rental figures at registration	Auckland
The Nelson Tasman Housing Trust	56	2023/24	Nelson, Tasman
The Salvation Army	429	2023/24	Wellington, Auckland, Canterbury, Otago, Taranaki, Northland, Marlborough, Gisborne
Trust House Limited	500	2022/23	Manawatu Whanganui, Masterton
Tupoho Housing Limited	0	2023/24	Manawatu Whanganui
Tūranganui-a-Kiwa Housing	22	2022/23	Gisborne
VisionWest Community Trust	421	2023/24	Auckland, Canterbury
Waiohiki Community Charitable Trust	13	2022/23	Hawkes Bay

WERA Aotearoa Charitable Trust	1	2022/23	Rotorua
Wesley Wellington Mission Incorporated	146	2022/23	Wellington
Whai Māia Charitable Trust	249	2023/24	Auckland
Whakaatu Whanaunga Trust	0	2023/24	Bay of Plenty
Whangarei Accessible Housing Trust	27	2023/24	Auckland, Northland
Whatever It Takes Trust Incorporated	99	2023/24	Hawkes Bay