



Our Strategic Plan

2023–26

Our environment

One in six New Zealanders is disabled (17 per cent or ~850,000 people), but only three per cent of New Zealand's housing stock is accessible. Of the more than 26,000 people currently on the housing register, over 6500 are disabled.

Disabled people are among the poorest and most disadvantaged in any population, with the worst health and poverty outcomes, and the lowest access to health and social services internationally.

Key issues disabled people face in relation to housing include lack of affordability, lack of tenure security, difficulty accessing funding and resources for modifications, health and wellbeing impacts due to poor/inadequate housing, difficulty getting landlords to agree to modifications and increased risk of injury from a home that doesn't meet their needs. We can and should do better.

Homes of Choice is a certified Community Housing Provider with extensive experience in supplying and managing housing for New Zealand's disabled community.

We maintain a strong collaborative relationship with the Ministry of Housing and Urban Development, having established long-term funding agreements for the development and provision of social housing units for tenants receiving Income-related Rent Subsidies, as well as for rental housing for tenants receiving discounted, affordable rentals.

We hold a property portfolio currently valued at \$91.5 million. These mostly unsecured assets present a significant opportunity for borrowing and further expanding housing availability.

We can play an important role in increasing the supply of accessible and affordable housing. We can also deliver more effective, long-term housing and support solutions through our partnership with sister organisation Spectrum Care.

Homes of Choice has the opportunity to play a significant and ongoing role in the provision of housing for disabled people. However, to deliver at scale will require leverage and developing partnerships for access to third-party capital to house more people.

Our portfolio



Owned properties



Rented properties

2015 – 80 houses owned

Improvements	Land Value	Market Value
\$18,365,000	\$37,084,000	\$55,449,000

2017 – 84 houses owned

Improvements	Land Value	Market Value
\$22,725,000	\$51,475,000	\$75,005,000

2019 – 100 houses owned

Improvements	Land Value	Market Value
\$25,431,000	\$51,280,000	\$76,711,000

2023 – 108 houses owned

Improvements	Land Value	Market Value
\$26,065,000	\$62,720,000	\$88,785,000

2024 – 111 houses owned

Improvements	Land Value	Market Value
\$29,135,000	\$62,350,000	\$91,485,000

Our plan

Our vision	An Aotearoa in which all disabled people have equal opportunity to live good lives.			
Our purpose	Empowering new possibilities by providing welcoming homes, tailored to people's needs.			
Our goals	1 House people better	2 House more people	3 Growth through partnerships and funding	
Our values	Equity We treat everyone fairly	Dignity We honour and respect each other	Ambition We dream big	Sustainability We do what's best

Our goals

1 House people better

We provide affordable, healthy and accessible homes tailored to the needs of disabled people.

Our community housing ensures safe, supportive environments where people can thrive.

What we're doing...

1.1 Improving liveability through our commitment to Universal Design Standards in all new builds.

1.3 Ensuring our housing solutions allow people to age in place.

1.2 Increasing the quality, fit and function of all Homes of Choice properties by benchmarking our portfolio to a uniform high standard.

1.4 Reducing our stock of five- and six-bedroom homes to better meet the demand for one-, two- and three-bedroom homes.

What success looks like...

- ✓ All new developments adhere to Universal Design Standards and at least 50 per cent of new developments are fully accessible.
- ✓ Universal Design Standards are also incorporated into property retrofits.
- ✓ 100 per cent of our housing portfolio meets or exceeds our livability benchmark.
- ✓ Our customers' needs are met and they're happy with their homes.

Our goals cont'd

2 House more people

We increase the supply of welcoming homes in vibrant, diverse communities.

We design home environments that are tailored to each person's unique and evolving needs.

What we're doing...

2.1 Providing more homes through acquisitions, developments and rentals.

2.3 Consulting with disabled people and whānau to deliver housing solutions that better meet their needs.

2.2 Redeveloping existing HoC sites to better meet the demand and needs of disabled people.

2.4 Enhancing access to community housing by consistently delivering affordable rental properties.

What success looks like...

- ✓ We increase the availability of affordable housing.
- ✓ We develop the range of options as public and community housing, private rentals and group homes.
- ✓ We have sustainable funding models with MHUD, banks and non-bank financiers.
- ✓ We have trusted partnerships with reputable building companies to grow our portfolio by 20 bedrooms per year.

Our goals cont'd

3 Grow through partnerships and funding

We grow our ability to meet people's needs through strategic partnerships that increase access to funding and development opportunities.

What we're doing...

3.1 Scaling up our partnership developments and growing our experience, expertise and capacity.

3.2 Actively working with iwi and cultural groups to gain and share insight, expertise and funding.

3.3 Focusing our growth on increasing the supply of accessible and affordable homes, built to Universal Design Standards.

3.4 Delivering housing solutions that meet Spectrum Care's evolving needs.

What success looks like...

- ✓ We're partnering with private developers and landlords to increase community housing supply.
- ✓ We're consistently increasing the availability of fully accessible and affordable homes, built to Universal Design Standards.
- ✓ The new-build design process for community housing includes greater representation from disabled people and whānau.

