



**Homes
of Choice**

Ngā Kāinga Awhi

Our Credentials

New possibilities
for great lives

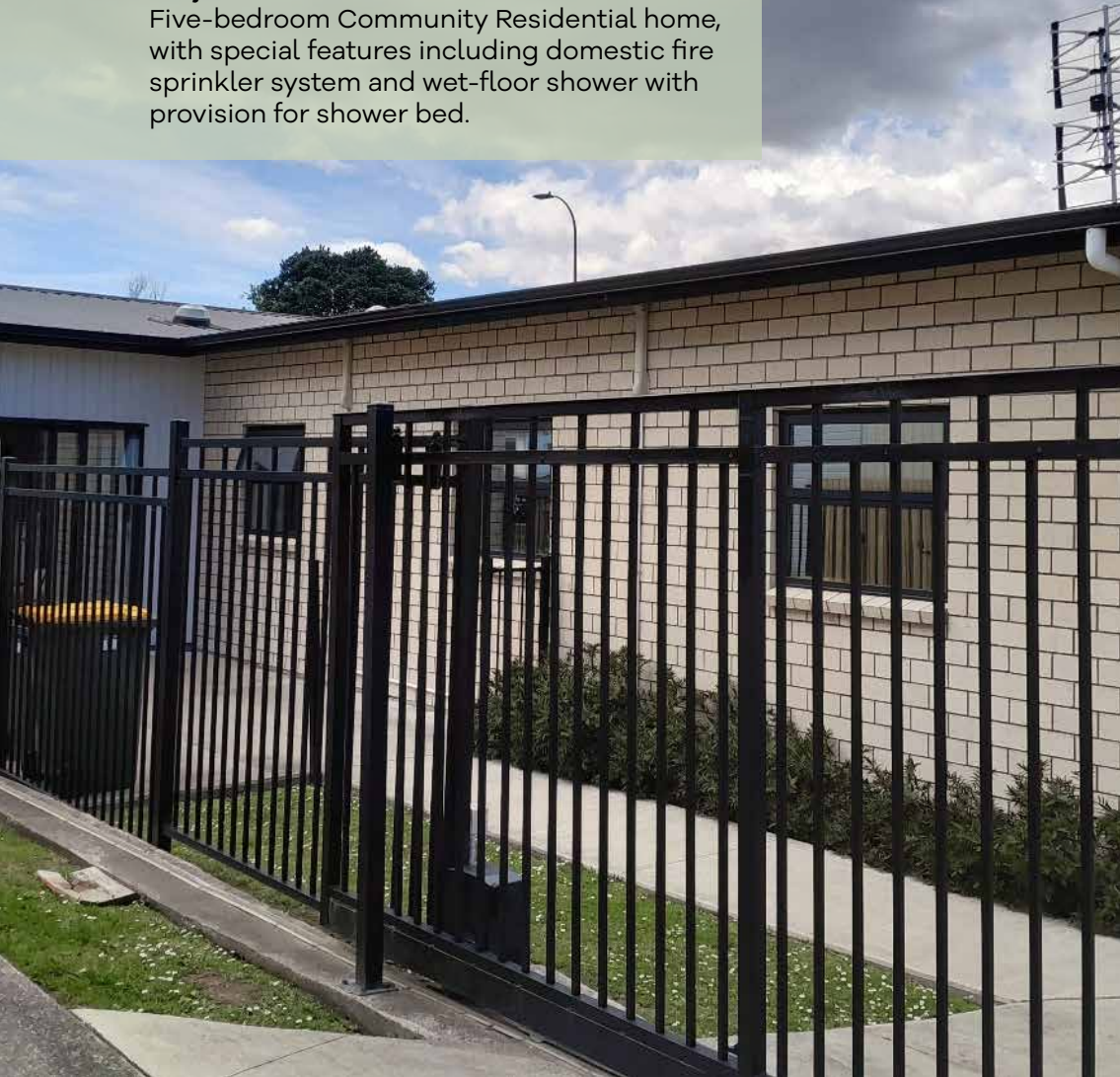




Timata Lane, Favona
Completed April 2024
Project value \$1,236,000
One x one-bedroom and one x
two-bedroom fully accessible units
with features including domestic
fire sprinkler system.

Buckland Road, Mangere East
Completed March 2021
Project value \$900,000

Five-bedroom Community Residential home,
with special features including domestic fire
sprinkler system and wet-floor shower with
provision for shower bed.



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Welcome

Homes of Choice was established as a community housing provider in 2014, with a focus on addressing unmet need in the disability housing sector.

Our customers have intellectual, physical, vision/hearing impairment and/or learning disabilities, and many have high and complex needs which require specialised living environments.

Our developments are designed to improve liveability by incorporating improved physical access and enhancements that accommodate the needs of people with sensory, intellectual or cognitive impairment.

Our approach is founded on four key values – Equity (Treat everyone fairly), Dignity (Honour and respect each other), Ambition (Dream big) and Sustainability (Do what's best).

Homes of Choice is part of Spectrum Group, a charitable group of entities which includes philanthropic funder Spectrum Foundation and disability support provider Spectrum Care.

Supporting our key strengths in property development, asset and tenancy management, Spectrum Group has more than 30 years' experience in the disability sector and a profound understanding of both our market and customer needs.

Homes of Choice has a significant array of developments coming on-stream over the next 12 months, which will see an investment of more than \$23m into safe, affordable homes that are tailored to people's needs.

Access to safe, affordable and accessible living options is a key enabler for disabled people to live their lives of choice, and Homes of Choice is determined to deliver on that need.

Ngā mihi nui



Craig Haycock

B Agr Sc, PG Dip Bus (Finance) F FINSIA, CMInstD
Homes of Choice Chair

Spectrum Group

Spectrum Group is a charitable group of entities, composed of Spectrum Foundation, Spectrum Care and Homes of Choice, that has been operating in the not-for-profit sector for 30 years.

Spectrum Foundation is a philanthropic funder that seeks to break the barriers disabled people and their whānau face in achieving equitable outcomes in health, housing, education, employment and self-determination. In the past financial year, Spectrum Foundation has distributed almost \$900,000 of funding into community organisations towards this aim.

With a turnover of more than \$100m, Spectrum Care is one of New Zealand's largest disability support providers, supporting nearly 1800* people and whānau with more than 1400 staff in five North Island centres. Its aim is to maximise the potential of the people and whānau it supports by empowering choice, freedom and independence.

Our history

- › April 2014 – Registered NZ Company
- › August 2014 – Registered NZ Charity
- › August 2016 – Registered NZ Community Housing Provider

Our portfolio

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
\$23,761,000	\$54,587,000	\$78,348,000

2024 – 111 houses owned

Improvements	Land Value	Market Value
\$28,542,000	\$54,587,000	\$83,129,000

2025 – 123 houses owned

Improvements	Land Value	Market Value
\$35,267,000	\$55,263,000	\$90,530,000

*Note that some people/whānau access multiple support options across Spectrum Care.

Our current projects



Our Vision is *'An Aotearoa in which all disabled people have equal opportunity to live good lives.'*

Our Purpose is to *'To empower new possibilities by providing welcoming homes, tailored to people's needs.'*

We believe Universal Design standards are fundamental to good design, and help create environments that are not only accessible, durable and purpose-built, but also attractive and a pleasure to live in.

With every housing option, we aim to provide welcoming homes in vibrant, diverse communities. We design home environments that are tailored to meet each person's unique needs and use functional and technical innovation to improve people's day-to-day experience of their homes.

60 Mangere Rd, Ōtāhuhu
Estimated completion February 2027
Estimated cost \$5,100,000

This development is a HUD-funded Build-to-Own social housing project delivering seven fully accessible, single-level two-bedroom units on a 1,249 m² site in Ōtāhuhu. The project is designed to a good modern specification and supports Homes of Choice's strategic objective of increasing disability housing.





Working with us – Our partnerships

We're looking for investment and development partners to join us in creating long-term change for disabled New Zealanders.

As a registered Community Housing Provider, Homes of Choice specialises in the provision of critical social infrastructure assets which empower choice and control in people's lives.

Homes of Choice holds a significant portfolio of assets that are largely zoned for mixed housing, as well as ageing stock and opportunities for infill redevelopment or purpose-built housing.

This portfolio includes more than 130 owned and nearly 90 rented properties across the North Island.

Along with an asset portfolio in excess of \$90m, we offer the stability of being a partner to the Ministry of Housing and Urban Development, a subsidiary of Spectrum Foundation and sister to disability support provider Spectrum Care, to which just over 80 per cent of our property is leased.

We work collaboratively with our investment and development partners to build homes to meet the needs of disabled people and their whānau. We also offer the opportunity to scale up the development of specialised disability housing, supported by the Ministry of Housing and Urban Development and Spectrum Care as major partners.

Homes of Choice stands ready to support development capacity that addresses the needs of disabled people and their whānau within Aotearoa.

Case studies



Angelo Avenue, Howick
Completed March 2025
Project value \$2,580,000
Three x two-bedroom fully accessible units.
These are affordable rentals, where tenants
pay 80 per cent of market rent.



Buller Crescent, Manurewa



Buller Crescent, Manurewa

Completed June 2025

Final cost \$3,300,000

Three x four-bedroom units. The ground-floor bedroom, bathroom and toilet are fully accessible. These are affordable rentals, in which tenants pay 80 per cent of market rent.

Buller Crescent is the result of collaboration with the Ministry of Housing and Urban Development through the Affordable Housing Fund, alongside impact investor Soul Capital.

Located in Manurewa, this development responds to the ongoing need for warm, stable housing for disabled people and their whānau.

Adratic Avenue, Henderson

Adriatic Avenue is part of our Affordable Housing initiative, focused on increasing access to well-designed homes for disabled people and their whānau.

Located in Henderson, this development reflects the need to move beyond housing that limits people, towards homes that support flexibility, independence and everyday living.




Adratic Avenue, Henderson
Completed November 2025
Final cost \$4,500,000

One x two-bedroom unit and three x four-bedroom units. The ground-floor bedroom, bathroom and toilet of the four-bedroom units are fully accessible. These are affordable rentals, in which tenants pay approximately 80 per cent of market rent.

Buckland Rd, Mangere East

Buckland Road demonstrates a more specialised approach to housing, delivered through partnership with the Ministry of Housing and Urban Development.

Designed for people with higher and more complex support needs, this development brings together accessible design, shared spaces and on-site support to enable safe and sustainable living.



Buckland Road, Mangere East
Completed April 2026
Final cost \$3,100,000

Six x one-bedroom fully accessible, purpose-built units. Five are located within a single building with shared living space and overnight support, with a sixth standalone home designed for greater independence.

Pitt Avenue, Manurewa



Pitt Avenue, Manurewa

Completed May 2025

Project value \$4,059,376

Four x four-bedroom units. The ground-floor bedroom, bathroom and toilet are fully accessible. These are affordable rentals, in which tenants pay 80 per cent of market rent.

Pitt Ave is another example of our ongoing collaboration with the Ministry of Housing and Urban Development, through its Affordable Housing Fund, and impact investor Soul Capital through their Te Pai ki te Rangi Fund.

We've so far delivered 65 bedrooms in seven developments, with 29 of these fully accessible. We have another 18 bedrooms in two development sites due for completion in the coming months and all of these are fully accessible.

Timata Lane, Favona



Timata Lane, Favona
Completed April 2024
Project value \$1,236,000
One x one-bedroom and one x two-bedroom fully accessible units with features including domestic fire sprinkler system. Home Star Six


Our ambition is to provide accessible and affordable housing solutions through new builds, renovations, rentals and partnerships, and being open to people's choices.

Our Timata Lane development delivers on these aims by providing two affordable, fully accessible homes with security of tenure to a population whose needs are both underserved and under recognised.

This development was delivered through collaboration and partnership with the Ministry of Housing and Urban Development through its Affordable Housing Fund and Income-related Rental Subsidy.

Buckland Road, Mangere East

Buckland Road is a fantastic demonstration of what can be achieved through collaboration and financial partnerships – in this instance with the Ministry of Housing and Urban Development through its Income-related Rental Subsidy and with impact investor Soul Capital through their Te Pai ki te Rangi Fund.



Buckland Road, Mangere East
Completed August 2024
Project value \$2,953,791

Four x one-bedroom and two x two-bedroom units. Three ground-floor units are fully accessible, and the three upstairs units are robustly built for disabled tenants with complex behavioural needs. All units feature domestic fire sprinkler systems. Home Star Six and Seven.

Burbridge Road, Favona



Burbridge Road, Favona
Completed August 2018
Project value \$2,120,000

Two x one-bedroom units with shared self-contained staff room plus another one x two-bedroom and one x three-bedroom units with shared, self-contained staff room. These purpose-built units are robustly built to accommodate tenants with complex behavioural needs and are designed to share staff services across all units.

By working in partnership with people, their whānau and our stakeholders, being innovative in our approach and always acting with integrity, Homes of Choice was able to deliver a significant and much-needed support option to a cohort of at-risk youth in profound need.

Collaborations such as this, with Oranga Tamariki and Spectrum Care, are demonstrable examples of our guiding principles in practice – of how we listen and are responsive to the needs of our customers, and strive to operate in a manner that reflects our person-centred values.

It also exemplifies what can be achieved when funders, agencies, housing and support providers partner towards better life outcomes for people in need. It is our hope that collaborations such as this become the benchmark rather than the exception.

Frederick Street, Wellington



Homes of Choice is also an experienced tenancy manager, recently adding 27 new apartments in central Wellington to its portfolio.

The apartments are part of a larger social housing development project spearheaded by Kirva Trust, which aims to provide permanent housing with wraparound support for those most in need. The site contains a total of 75 apartments, which are managed in partnership with Emerge Aotearoa Housing Trust and the Ministry of Housing and Urban Development.

The emphasis on quality living extends beyond just size and aesthetics, as the building has been developed with a '6' Homestar rating, along with energy-efficient lights, water-efficient fittings, and solar panels providing power for the hot water heaters and lifts.

Our leadership



Craig Haycock – Chair

B Agr Sc, PG Dip Bus (Finance) F FINSIA, CMInstD

Craig joined the Homes of Choice Board in November 2021 and was appointed Chair in October 2022. Craig brings over 30 years' experience in leadership, banking, property finance and funds management.

During his broad career across the NZ and UK markets, Craig has acquired extensive experience across large business and property portfolios, property development, and residential construction. He has an expert knowledge in delivering to multiple stakeholders across the public, private, government, and iwi sectors.

Having held roles including Executive General Manager – BNZ Partners, Head of Property Finance at BNZ, General Manager Wealth and Insurance at ASB and owned a GJ Gardner Construction business, Craig currently sits as Chair and Non-Executive Director for a Non-Bank Mortgage Fund and is Managing Director of a large-scale residential developer.



Sean Stowers – Chief Executive Officer

MBA, CMInstD

Sean has been the Group Chief Executive since July 2016, while also serving as a director on the Homes of Choice Board. During this time, he has sought to build on the organisation's strong, person-focused foundation, ensuring disabled people and their whanau have access to housing options that enable choice and affordability.

Sean has worked in the disability sector for the past 25 years in a variety of senior management roles that have been focused on service delivery and design.

His contribution also extends to previously chairing the New Zealand Disability Support Network the peak body for disability support providers. He has a strong focus on social justice, contribution and being clear about the issues that matter.



Ratenesh Sharma – General Manager

MProp (Hons), BA – Land Use Planning & Real Estate, Dip – Bldg

Ratenesh joined Homes of Choice in October 2021 and is an experienced leader in the non-profit sector.

With over 22 years' experience leading development projects, facilities management, residential and commercial property management, Ratenesh has in-depth experience creating partnerships across business, government, and social sectors.

He leads the strategic decision making, operational performance and sustainable growth of Homes of Choice and brings together diverse teams to develop solutions to support people into housing.



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