

YEAR 2023

ANNUAL REPORT 2023

METRO COMMUNITY
HOUSING
CO-OPERATIVE LTD.



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Our Vision

To strengthen our community by providing more people in need with safe and secure homes

Our Mission

To reduce social and economic disadvantage by providing housing which is affordable, fit for purpose and which enhances opportunities for our tenants and their families

We aim to do this by

Actively engaging in activities which support the social housing sector and improve access to safe, affordable housing for all.

Working collaboratively with our funding bodies, regulators, other housing providers and support services.

Valuing and including people of all genders, sexualities, races, cultures and abilities.

Empowering our staff to perform their duties effectively and to take pride in our achievements.

We will strive to demonstrate our values in how we deliver services by

Being Accountable – to meet our compliance, reporting and operational responsibilities in an efficient and effective manner

Being Responsive – to keep our tenants at the heart of our decision making and to seek and value their input so we can better understand their needs

Being Responsible – to operate in a financially prudent and efficient manner and reinvest our resources to benefit current and future tenants

An Overview of Metro Community Housing

- This year we celebrate the 40th anniversary of our commencement as a social housing provider in 1983. Formerly known as *Marrickville Area Community Housing (MACH)*, the organisation was established in 1983 as a Not-for-Profit Co-operative of members.
- In February 2007 an extra-ordinary general meeting was held and a special resolution passed to allow MACH to merge with Resamen Men's Housing and to change our name to Metro Community Housing Co-op Ltd.
- Our primary purpose is to provide long term, subsidised accommodation to people on low incomes who meet Housing Pathways (NSW Housing Register) eligibility. This requires applicants for social housing in NSW to be Australian citizens, permanent residents or have protected visa status; to reside in NSW; and to meet income eligibility requirements.
- We receive annual funding from the NSW Department of Communities and Justice to headlease a quota of 261 properties from the private rental market, and we retain the rental income from our "capital" properties, ie properties owned by the NSW Land and Housing Corporation.
- Maintaining our Registration status under the *National Regulatory Scheme for Community Housing (NRSCH)* is a requirement to receive ongoing funding from DCJ. This requires us to undertake an annual Compliance Assessment conducted by the independent Registrar of Community Housing. Metro is registered as a Tier 2 Community Housing provider.

Our Strategic Direction

Metro's current Strategic Plan was developed in February 2023 for the period 2023-2026. It is intended to be a "high level" document which outlines our organisational objectives, and longer term "targets".

The Annual Operating Plan articulates the specific activities and tasks required to achieve these objectives and assigns responsibilities and timeframes to each action. The targets for this period are:

- To provide housing for 20 additional households per annum
- To achieve 5% growth in non-leasehold properties
- To achieve 5% growth in operating surpluses
- To diversify our income stream outside of CHLP funding/CHAP rental income.

We will meet these targets by

Leasing more properties than our funded quota. We are contracted by the NSW Department of Communities and Justice to headlease 261 properties from the private rental market utilising the Community Housing Leasehold program funding of \$6M per annum. In 2022/23 we averaged 270 properties. Whilst this is slightly lower than in previous years, we have been able to provide supported transitional housing for an additional 9 households.

Our continuing involvement in Housing First programs. The third tranche of the Together Home Program commenced in June 2022 with funding to house a further 13 people. Across the 3 tranches Metro has housed 51 additional tenants. STEP 2 commenced in the last

quarter of 2022 and provides funding for wrap around support and a leasehold subsidy to house an additional 15 tenants.

The redevelopment of our Summer Hill site. This project will provide 12 purpose build accommodation units, including two “accessible” units in a well located location with good access to public transport and other services.

With the assistance of a grant from the *Community Housing Innovation* Fund (CHIF) we will be able to allocate six of the 12 units to social housing – primarily to tenants offered permanent housing at the completion of the Together Home Program.

This redevelopment will provide almost 10% growth in non-leasehold properties; contribute to increased operating surpluses and provide diversification of our income stream through the provision of “affordable housing”.

Metro was also fortunate enough to be able to secure CHIF funding for the upgrade of the unit complexes we own in Canterbury and Summer Hill. This allowed us to instal new kitchens and bathrooms, landscape external areas and paint internally. Funding will also allow us to use all units for social housing.

How do we operate?

Metro Community Housing receives operational funding from the Department of Communities and Justice through the following programs:

- *Community Housing Assistance Program.* Metro manages 110 capital properties owned by the NSW Land and Housing Corporation. Metro retains the rental income from these properties but we are responsible for paying all fixed costs (rates, insurance etc.) and for all planned and responsive maintenance.
- *Community Housing Leasing Program.* Metro receives funding to head-lease a minimum of 261 leasehold properties from the private rental market. We then sublet these properties to persons who meet Housing Pathways eligibility criteria.
- *Crisis Leasehold Program.* We receive funding to head-lease 5 “crisis” properties for use as transitional housing for individuals and families nominated by specialist homeless services DCJ have specifically identified, and a further 2 properties to house people exiting Public Hospital Psychiatric units.
- *Fee for Service* - We provide tenancy and property management services on a Fee for Service basis for 4 properties owned by Stride and one owned by Sydney Local Health district.

Who do we house?

Metro is primarily a generalist housing association, but we have a long standing target to provide time limited supported housing to high need tenants nominated by our support partners. As at 30 June 2023 we housed 98 transitional tenants nominated by specialist homeless services or Mental health services with whom we have a formal partnership.

Transitional housing is generally provided for terms of between 3 and 12 months for persons who are approved as *Housing General* on Housing Pathways. The specific length of

time is determined by the nominating support provider – generally based on their DCJ funding contracts and capacity to provide.

Persons who are *Priority Approved* on the NSW Housing Register are offered up to 24 months but we will not terminate a transitional tenancy until the individual or family receives a permanent offer of social housing or exits voluntarily

Transitional tenants who are not priority approved but are aged under 25 (if single) or under 30 (if a parent), and engaged in full time vocational or tertiary education will be offered a longer term (generally until the completion of their course of study) to give these young persons the opportunity to improve their skills and qualifications.

We will also extend tenancy terms for the parent/primary carer of a person under 18 undertaking years 11 and 12 of secondary school, or completing post school vocational or tertiary studies.

Where do we operate?

Around 60% of our properties are located in the Inner West Local Government area – consisting of the former Ashfield, Marrickville and Leichhardt LGAs. Another 30% are located in the City of Sydney, and Canterbury-Bankstown Local Government Areas and the remaining 10% are scattered across another twelve local government areas.

Reversing the previous trend of extending our portfolio further into middle ring suburbs for reasons of affordability/quality of properties; the higher number of “Housing First” program tenants has shifted the balance back towards the acquisition of properties closer to the CBD over the last few years due to their existing engagement with specialist support or medical services in the CBD or Inner East.

How are we governed?

Metro is incorporated as a not-for-profit, Co-operative of members with Public Benevolent status. Membership of the Co-operative is made up of Metro tenants and other persons with a demonstrated interest in our organisation, or in the provision of community housing.

All tenants are entitled to become members. There is no fee required and the only formal requirement is that members meet the “active involvement” provisions of our Constitution. This requires members to attend a minimum of one meeting per annum – this would normally be the Annual General Meeting.

Members are entitled to nominate themselves or nominate other persons for the position of Director, and are entitled to vote for the election of directors at the AGM.

The Board strongly encourages tenants and other people with an interest in the activities of the Co-operative, or in the provision of social and affordable housing more broadly to join the co-operative.

What is the role of the Board of Directors?

The role of the Metro Directors is to ensure the good governance and financial viability of the organisation. The Board of Directors are responsible for setting and monitoring Metro's strategic direction and ensuring the organisation is meeting its legal, regulatory and fiduciary responsibilities.

The Board meets monthly (except for January) to monitor the implementation of the plans (Strategic Plan, Business Plan, and Risk Management Plan) which provide the framework for our operations.

At each meeting the Board is presented with information in relation to our key performance indicators in the areas of arrears, asset maintenance, occupancy rates, our financial performance against budget and significant tenancy issues.

The Board is provided with Profit and Loss and Balance Sheet statements for the preceding month and quarter and our accountant prepares explanatory notes/exception reports in relation to any significant (>5%) variations to budget/other matters of consequence.

Our Finance Manager attends several board meetings each year and is available to respond to any board enquiries about our financial position in a timely manner. There is also a standing Finance, Audit and Risk Sub-committee comprising 3 directors, one of whom must be the Treasurer.

The CEO, in consultation with other management staff develops the annual Business Plan which specifies the actions and persons responsible for implementing the objectives in the Strategic Plan. The CEO liaises regularly with the Chairperson, attends board meetings and provides the Board with updates related to sector and organisational activities.

The CEO represents Metro on relevant committees/working groups and is responsible for developing and overseeing Service Level Agreements with partner agencies.

Our Current Directors

Our Constitution allows a board membership of between 6-10 directors. The current directors have qualifications and experience in Law, Accounting, Financial and Strategic management, Human Resource management, Education, Disability Advocacy and Evaluation, and Community Support.

The position of Treasurer requires the position holder to have specialist financial or accounting qualifications.

Board members are elected for a term of two years. Following the Annual General Meeting held in November each year the newly elected directors call for nominations and elect the "executive members" at the first board meeting held after the Annual General Meeting. The current executive members are:

Rick Daly,	Chairperson	Maria Kenny, Treasurer
Enda O'Ceallachain,	Deputy Chair	Susan Taylor, Secretary

Directors David Abello, Shaun Driscoll, and Maria Kenny, were elected at the 2021 AGM and will therefore be required to stand at this year's AGM and stand for re-election, along with Rosie Mylrea who was appointed to a casual vacancy of the board in June 2023 following the resignation of Melinda Tunbridge in early 2023.

Directors Rick Daly, Susan Taylor, Enda O'Ceallachain and Malcolm Pollard were re-elected at the 2022 AGM for two year terms.

Information about the date each Director was appointed and the number of meetings attended in the 2022/23 financial year is contained in the Audited Financial Report section of this report.

Our staff

Metro has a staff of 12 (10.3 FTE positions) comprising:

- The Chief Executive Officer
- The Housing Manager
- The Housing Officers X 3 (2.8FTE)
- The Asset Manager (0.6FTE)
- The Asset Assistant (0.6FTE)
- The Tenancy and Business Support Manager
- The Housing Pathways Officer (0.3FTE)
- The Administrative Officer/Receptionist
- The Finance Manager
- The Assistant Accountant (0.8FTE)

No. of female staff: 9 **No. of Male staff: 3**

Metro has been fortunate in being able to retain an experienced, committed group of staff, and despite being a small organisation we have been able to offer several of our staff the opportunity for internal career progression and development

- No. of staff employed more than 10 years: 3
- No. of staff employed more than 5 years: 6
- No. of staff employed between 1 and 2 years: 1
- No. of staff employed less than 1 year: 2

This year we welcomed Yana Skylas to our team as our new Housing Officer to replace Dawn Kavouras who has moved from the role of Housing Officer into a part time position managing Metro's Housing Pathways functions, as well as providing relief during peak periods/absences of other staff. Tatiane Gonzales who was formerly our administrative officer has been appointed to the Tenancy and Business Support role and Nadine Bourgeois has been appointed as our new Administrative Officer/receptionist.

External Accountability

In order to receive Government funding, all community housing providers are required to be registered under the National Regulatory Scheme for Community Housing Providers (NRSCH). Providers are first assessed to determine their “tier” level – this reflects the organisation’s size and risk profile.

As a small housing provider which has not been required to borrow funds, undertaken major development, or entered into other ventures which might negatively impact on our financial viability, Metro has been assessed as a Tier 2 provider.

Annual compliance reporting requires us to demonstrate that all aspects of our operations meet the standards required by the independent Registrar of Community Housing. Reporting focuses particularly on the areas of governance, financial viability and protection of government assets.

Metro also provides detailed financial and governance data on an annual basis to the NSW Registry of Co-operatives, the NSW Department of Fair Trading, and the Australian Charities and Not-for-Profit Commission.

Quarterly and annually we provide key performance data in relation to tenancy management (arrears; void and vacancy rates), asset maintenance and financial performance to the Housing Programs and Performance Division of the NSW Department of Communities and Justice (our primary funder).

Metro conducts annual tenant surveys which are independently conducted on our behalf by our peak body – the Community Housing Industry Association (NSW). CHIA conducts surveys on behalf of other Community Housing providers and formats are standardised to allow us to benchmark our performance against our peers.

Survey results inform and assist us to review and respond to any service delivery issues identified by our tenants.

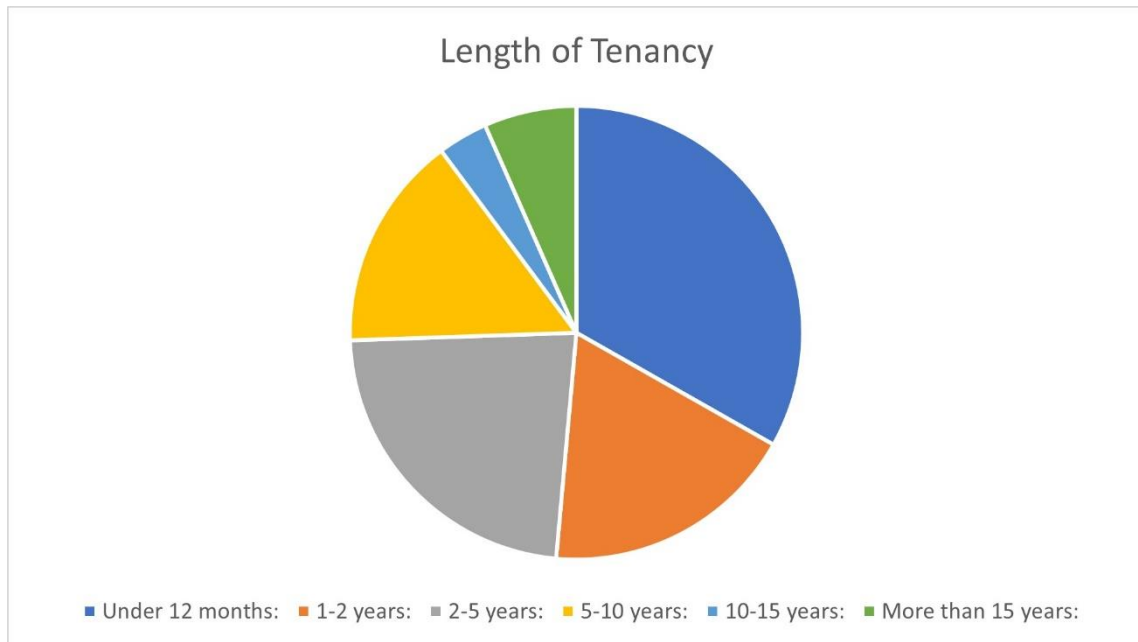
Statistical Information for 2022/2023

Tenancies as at 30/6/23:	482	Total Tenancies 22/23:	560
Total People housed as at 30/6/23:	732	Total People Housed 22/23:	852 *
New Tenancies:	186 **	Tenancy Exits:	112
Tenancy Transfers:	46		

*Total people housed includes the head tenant, their dependent children, domestic partners; non-dependent/adult children, other extended family members, carers and friends.

**New tenancies do not include tenants transferring to another property.

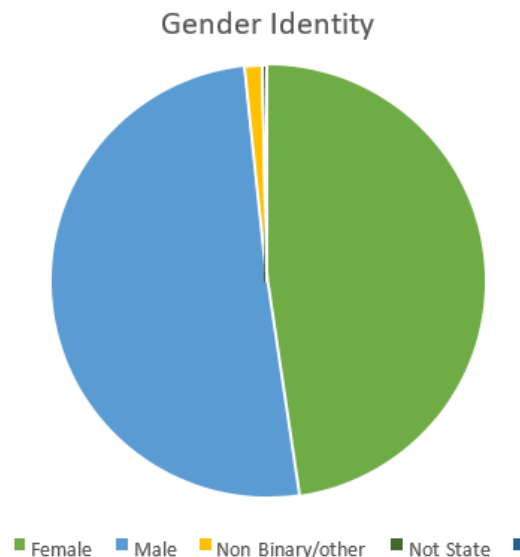
The majority of “new tenancies” and ‘tenancy exits” were transitional tenants including Together Home and STEP program participants. .



Length of Tenancy	Tenant
Under 12 months:	186
1-2 years:	102
2-5 years:	129
5-10 years:	86
10-15 years:	20
More than 15 years:	37

Gender Identity of Residents (Self-Identified)

Female:	269
Male:	289
Non-Binary/other:	10
Not stated:	2



For people exiting - Where Next Housed (in descending order)

- Permanent social housing (DCJ or CHP)
- The private rental market
- With family or friends
- Aged care/nursing homes/long term hospitalisation
- Prison
- Residential programs for alcohol/other drug treatment
- Deceased
- Moved to regional/country NSW, interstate or overseas
- Unknown (generally following abandonment/eviction)

Total properties as at 30 June 2023: **448**

- 270 Community Housing Leasehold Program (CHLP) properties rented from the private market.
- 110 Capital properties -these include 2 crisis refuges where Metro does not collect rental income from tenants.
- 65 Leasehold properties funded outside of the CHLP program (STEP To Home, Together Home, Crisis Leasehold).
- 5 Fee for Service properties (properties owned by a government agency or community organisation who pay Metro a fee to provide tenancy/property management on their behalf).

Results of our 2023 Tenant Satisfaction Survey

Our most recent survey was conducted in April 2023. The response rate for this survey was 32%, which is above the National Regulatory Scheme for Community Housing (NRSCH) benchmark of 25% but slightly below the response rate achieved in previous years.

Forty-four (44%) of responses were received on-line which is significantly higher than for the previous survey (21%).

Metro met or exceeded the three key NRSCH thresholds, including:

- Satisfaction with housing services which had a combined satisfaction rate of 88% (the NRSCH threshold is 75%)
- Satisfaction with property condition which had a combined satisfaction rating of 88% (the NRSCH threshold is 75%), and
- Satisfaction with the quality of repairs and maintenance which had a combined satisfaction rating of 85% (the NRSCH threshold is 75%)
- ***Other notable results include:***
 - 88% of respondents reported that their quality of life had improved since becoming a Metro tenant.
 - 89% were satisfied with their communications with Metro Housing
 - 86% were satisfied that their rights as tenants were upheld by Metro.
 - 95% of respondents reported that Metro staff were helpful.
 - 96% were satisfied with their support plan and engagement with support providers.

Benchmarking Against our Peers

Forty three (43) Community housing providers participate in CHIA NSW's tenant satisfaction benchmarking group – 22 operating in NSW and 21 operating either nationally or in other Australian states. Metro was ranked above the benchmark in all 15 categories:

- 10% above the sector benchmark for Tenant Involvement,
- 14% above the benchmark for knowledge of appeal processes,
- 13% above the benchmark for quality of communications,
- 18% above the benchmark for Complaint Handling,
- 8% above the benchmark for overall satisfaction and
- 7% above the benchmark for satisfaction with the condition of their home.

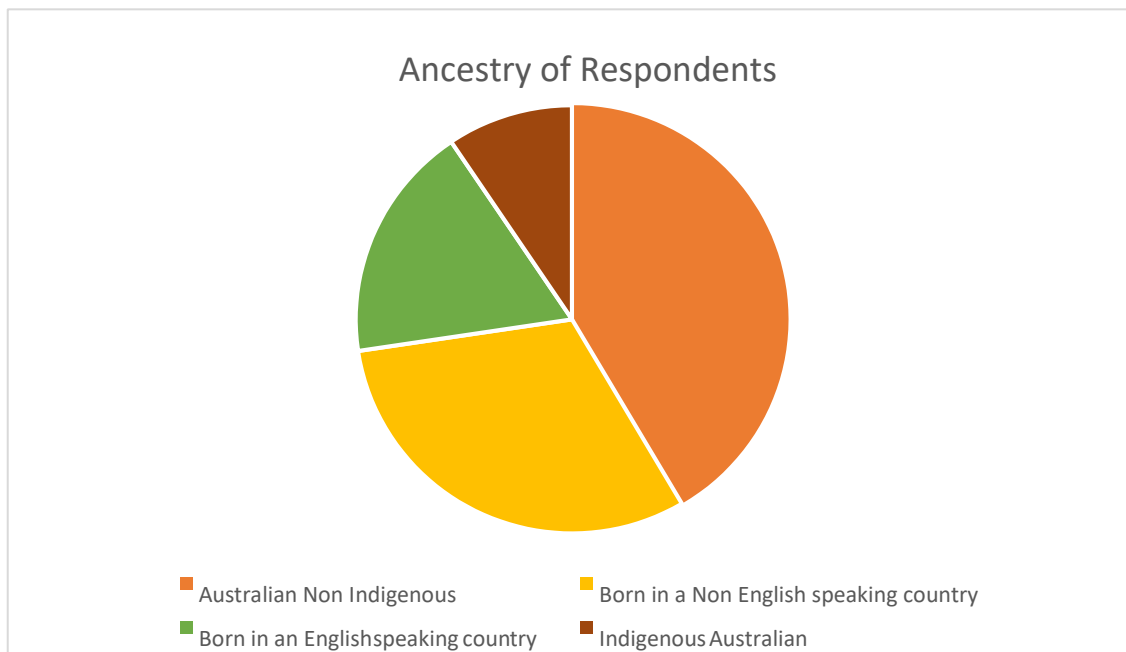
Complaints and Appeals

- 76% of tenants reported that they knew how to make a complaint to Metro.
- 13% of respondents indicated they had made a complaint in the last year,
- 67% of these were very satisfied/satisfied/neutral about how their complaint was dealt with.

Despite the high number of supported transitional tenants who are housed by us for short periods (between 6-24 months) it was pleasing to see that over 80% of clients who have a support agreement in place indicated a good knowledge of our complaint and appeal processes.

Our website and the Tenant Handbook provided to all tenants when they sign their initial lease includes detailed information about both internal and external complaint and appeals processes, and we actively utilise the expertise and resources of bodies such as the *Housing Appeals Committee* at early stages of the complaint process.

We encourage engagement with and attempt to ensure tenants can access appropriate legal and support services.



About our Tenant Survey respondents

- 46% were born in Australia and are not Indigenous
- 32% were born in a Non-English speaking country (21% stated they speak a language other than English at home).
- 14% were born outside Australia but in an English-speaking country
- 8% were Indigenous

This aligns with the proportion of Metro tenants in each of these categories - with a slight under-representation of tenants from non-English speaking backgrounds.

Chairperson's Report

In our 40th Anniversary year and my 4th year as Chairperson I am pleased to reflect on the progress Metro has made in achieving our key Strategic objectives to 'house more people in need'.

As outlined elsewhere in our Annual report Metro was successful in obtaining funding from the Department of Communities and Justice through the *Community Housing Innovation Fund* tender to contribute to the upgrade or development costs of the three properties that Metro owns.

In this financial year we completed the upgrade of the Canterbury unit complex to provide permanent housing for eight women exiting domestic and family violence; we, have decanted tenants from our Campsie unit complex so we can begin the upgrade work there in the last quarter of 2023 to provide permanent housing for four transitional tenants exiting the Together Home program and we expect to complete the 12 unit "studio" development in Summer Hill in January 2024.

The CHIF funding has also provided us with level of rental subsidy which will allow us to allocate 18 additional accommodation units to long term social housing, including two fully accessible units.

This year Metro continued our involvement in providing long term housing to people who have had lengthy histories of street sleeping and/or other insecure forms of housing – sleeping in vehicles, lengthy stays in homelessness shelters, couch surfing, and admissions to psychiatric units. Through the STEP to HOME and TOGETHER HOME programs Metro has housed an additional 85 people over the last Strategic Plan period.

Our involvement in these recent iterations of Housing First programs have also strengthened networks and relationships with our Community Housing, DCJ and support partner colleagues in the Sydney, South East Sydney and Northern Sydney District.

We have been the positive outcome of such positive collaboration in the additional funding that has been allocated by DCJ to allow us to extend the length of support/head-leasing subsidies to help ensure that people can access the necessary support for as long as they require it.

I am again very pleased to note that our latest Tenant Satisfaction results highlight the extraordinary benefits that long term stable housing offers to individuals and communities with over 92% of our tenants reporting that their lives had been significantly improved since becoming a Metro tenant.

My ongoing thanks to the Metro team, my fellow directors, our community partners and the many dedicated staff in the support services that work so closely with our team to improve the lives of our tenants.

Rick Daly

Treasurer's Report

I am pleased to present this report on the financial performance of our Cooperative for the year 2022/23.

Metro Housing's financial position at the end of the year continues to reflect the organisation's focus on maintaining a financially strong organisation and meeting our obligations to our funding and regulatory bodies while also providing high quality, responsive services to our tenants.

	2023	2022	Difference	
			Amount	%
Total Revenue	\$14,598,450	\$13,978,442	\$620,008	4%
Grant Income	\$9,023,864	\$8,882,082	\$141,782	2%
Rental Income	\$5,125,418	\$4,836,725	\$289,143	6%
Total expenses	\$12,157,577	\$11,710,942	\$446,635	4%
Operating Surplus	\$2,440,873	\$2,267,500	\$173,363	8%
Net Surplus	\$1,700,565	\$2,267,500	-\$566,935	-25%
Total Assets	\$24,616,559	\$24,656,233	-\$39,683	-0.2%
Current Assets	\$11,955,417	\$11,234,047	\$721,370	6%
Cash reserves	\$11,461,340	\$10,913,721	\$547,619	5%

Our operating performance for this financial year is summarised below:

Metro recorded its highest ever operating surplus at \$2.44million. However the demolition of our property at Sloane Street for redevelopment means that the *book value* of the property - \$740,000.00 - is recorded as a Loss on Asset Disposal, therefore resulting in a net surplus of \$1.70million for the financial year.

Offsetting this was income received through the Community Housing Innovation Fund grant which provided funding from DCJ towards the redevelopment and a rental subsidy for a ten year period which will allow us to allocate 50% of these new accommodation units for social housing. A total of \$1.6m was received of which \$800k was reported as revenue during the financial year.

The increase in rental income largely represented tenants who had returned to employment or had increased hours of employment in the last twelve months – reversing the loss of income from employment experienced by the many of our tenants during COVID.

This year saw a continuation of the significant rent increases we have experienced post COVID and this was the major contributor to the increase in our operating expenses. In what is an extremely tight rental market it has become very common for owners or agents to increase rents by more than 25-30%.

Whilst we consistently attempt to negotiate with agents for lesser increases, we (in common with all renters) are in a very poor bargaining position when vacancy rates are averaging 1% and owners can give no grounds notices.

Fortunately, we were able to secure longer term leases for about 12% of our headleased properties during COVID and these have partly offset the higher costs of properties we acquired in 2023. However, many of these properties still in fixed term will end over the next several months.

The cash reserve balance increased to \$11.46million which puts Metro in a strong position to continue to acquire properties so we can continue to “house more people in need”. We expect to be able to use these cash reserves to purchase a small unit complex in the next 6 months.

As shown in the Profitability Margin graph below, the ratio of Earnings Before Interest, Tax, Depreciation and Amortisation (EBITDA) demonstrate Metro’s strong financial performance over time.

Profitability Margin

- 2018 - 13%
- 2019 - 12%
- 2020 - 11%
- 2021 - 13%
- 2022 - 16%
- 2023 - 17%

As Treasurer I am proud that Metro has been able to successfully balance its obligations to run a fiscally responsible, prudent organisation with its responsibilities to provide high quality tenant and property management services to our tenants, and to reinvest funds to provide new social and affordable housing stock.

Maria Kenny

METRO COMMUNITY HOUSING CO-OPERATIVE LTD

MINUTES OF THE 2022 ANNUAL GENERAL MEETING

Held at 5.30pm on Tuesday 29 November 2022

in the Francis Charteris Room,

Marrickville Public Library, 313 Marrickville Road Marrickville

Members:

In person: Rick Daly, Malcolm Pollard, Maria Kenny, David Abello, Sue Taylor, David McAllister, Jennifer Croton, Rosie Mylrea, Cholladda Chutimamas

Via videoconference: Shaun Driscoll, Enda O'Callaghan

Non-members:

Dennis Elacion, Warren McCullough, Emma Lane, Joanne Stevenson, Julie Harrison, Tracey Shepard, Lucylene Delboe, Errik Hasim, Tatiane Gonzales (Metro staff).

Apologies:

David Fiddes, Dominic Salisbury: NB: These members both provided proxies to Metro for votes for the election of directors.

Minutes:

Sue Taylor

Minutes:

1. Welcome and Acknowledgement of Country

Metro Chairperson Rick Daly opened the meeting at 5.30pm and acknowledged the traditional owners of the land on which we were meeting – the Gadigal people of the Eora Nation.

He welcomed all Metro staff, Board members, new members and tenants to the meeting and thanked them for their attendance.

2. Acceptance of 2021 AGM minutes

Motion: "That the minutes of the AGM held on 30 November 2021 at Petersham Bowling Club Brighton Street Petersham be accepted as a true and accurate record of the meeting".

Moved: Maria Kenny

Seconded: Malcolm Pollard

Motion carried

3. Matters arising from the previous minutes

There were no matters arising from the minutes of the AGM held on 30 November 2021 at the Petersham Bowling Club.

4. Reports

a. Chairperson's report

Rick Daly spoke to his report. The Chairperson's report focused on Metro's growth over the last 12 months through the acquisition of 2 unit complexes at Canterbury (8 X 1 b/r units) and Campsie (4 X 2 b/r units) and the redevelopment of the Sloane Street property at Summer Hill. Demolition will commence 10 December and we anticipate that the development should be completed in late 2023/early 2024.

Rick also noted that we had recently received the latest Tenant Satisfaction benchmarking report from CHIA and he was pleased to be able to report that Metro continued to achieve very positive results.

Metro's performance placed us in the top 3 providers across several of the survey areas. Our tenants gave us an overall Satisfaction ranking of 92% and an equally high number of tenants housed in the last 24 months indicated that their quality of life had improved since being housed by Metro.

Due to our own capacity issues and staff changes at CHIA our 2022 tenant satisfaction survey which was due to be conducted in September will be delayed until early February 2023.

b. Treasurer's report

The Treasurer, Maria Kenny, presented the audited accounts for 2021-22. She gave a detailed report and noted Metro's sound financial position. Maria thanked the management team for their hard work and dedicated service.

5. Motion for acceptance of reports

Motion: "That the reports from the Chairperson and Treasurer and be accepted".

Moved: Rick Daly

Seconded: David Abello **Motion carried**

6. Resolution for Amendment of S.60 of the Metro Community Housing Co-operative Constitution

Attached to the AGM Agenda was a document outlining the reasons and the wording for the change to Section 60 Clause (c) of Metro's Constitution. Julie clarified that the proposed change to our Constitution followed the NSW Registrar of Community Housing undertaking a sector wide review of the Constitutions of all CHPs and making recommendations to ensure greater clarity.

Motion: "That Section 60 Clause (c) be changed as per the wording of the proposed amendment attached to the AGM Agenda."

Moved: Rick Daly

Seconded: Sue Taylor

Motion carried

7. Appointment of Returning Officer

Julie Harrison was appointed to act as the Returning Officer.

8. Election of Board of Directors

Julie noted that there were 4 vacancies on the Board and four nominations had been received.

Julie read out the names of those members who were nominated to stand for election to the Board of Directors – Sue Taylor, Malcolm Pollard, Enda O'Callaghan, Rick Daly.

There being no further nominations, Julie declared the four nominees to be elected unopposed. The Executive members of the Board will be elected at the next Board of Directors meeting in January 2023.

9. Appointment of Auditor

Hamish Dawson from Dawson's Accountants has agreed to act as auditor for Metro Co-op for the 2022 -23 financial year.

Motion: "That Dawson's Accountants be appointed to act as Auditors for Metro Community Housing Co-op Ltd in the 2022 -2023 financial year."

Moved: David Abello

Seconded: Cholladda Chutimamas

Motion carried

10. New Business/Questions from the floor

Rick opened the AGM for any new business or questions.

- There were several questions raised by members at the meeting regarding Sloan Street development – Julie confirmed that we have received advice that we will be allocated funding through the Together Home Transition Program. This will provide just over 25% of the total funding for the development.

To confirm our agreement to this, Metro will need to enter into a **Community Housing Assistance Agreement** with DCJ requiring us to allocate 6 of the 12 units to provide long term social housing for people initially housed through the Together Home program. DCJ will then have an “interest” in the property up to the value of their contribution for a 10 year term. Their interest would only be exercised if Metro chose to sell the units within this period.

- Cholladda noted that she was pleased with the accessibility of this venue and requested that the 2023 AGM be held at Marrickville library again.
- Rick noted that a comprehensive Board governance review was being conducted and is still in process. He also noted that 2023 was Metro’s 40th year of operation and that we would be celebrating that event with members and tenants in the coming year

There being no further business, Rick declared the meeting closed and thanked everyone for attending.

Meeting closed at 6.25pm.

Metro Community Housing Co-operative Ltd

Incorporation status:	Co-operative, Public Benevolent status
Registration status:	Registered as Tier 2 Housing Provider under National Registry Scheme for Community Housing
ABN:	85 775 722 514
Office Address:	Suite 208 (level 2), 1 Erskineville Rd Newtown
Postal Address:	PO Box 1198, Newtown
Telephone:	(02) 9565 4599
Office Hours:	9.30am to 4.30pm, Monday, Tuesday, Thursday 1.00pm to 4.30pm Wednesday, Fridays by appointment

The Metro directors and staff acknowledge the traditional custodians of the land we work on, and we pay our respects to Elders – past, present and emerging.

We recognise that sovereignty was never ceded and acknowledge the continuing inequality experienced by Indigenous peoples as a direct result of invasion.

Thank you to the helpful staff at the Department of Communities and Justice; our community support partners, our contractors and all those who have contributed to the Co-operative over the last twelve months.

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