

Annual Report

Year in Review



Financial
Year
2019-20

Baptcare
*Affordable
Housing*

baptcare.org.au



Baptcare Affordable Housing – Annual Report – Contents

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Affordable Housing and Baptcare

Seven years ago, Baptcare launched a subsidiary, Baptcare Affordable Housing, with the goal of becoming a significant player in the provision of affordable, well-located, and well-built housing for people on lower incomes who are at risk of, or are experiencing, homelessness.

We believe that secure, appropriate, and affordable housing is a basic human right. It also provides the foundational stability for individuals and families to experience wellbeing and create a full, independent life for themselves. It is difficult to invest in yourself, your future, and your community when you are focused on just surviving. Having a home, and all that entails beyond the mere bricks and mortar, not only benefits the individual but also is key to building strong, sustainable, and integrated communities.

Baptcare Affordable Housing remains committed to the goal of addressing the shortage of affordable housing by providing quality homes across communities in Victoria and Tasmania. We currently manage 100 apartments, units and houses, that are home to 170 residents, with an average occupancy rate for the year of 98.7%.

This past year we purchased, and welcomed new renters into, eight one-bedroom affordable housing units at Ringwood. We also became a participating agency on the Victorian Housing Register (VHR), which is a social housing waiting list, covering both the public and community housing networks.

We continued to develop our proposal for our Albion site, to build 20 new social housing units, and have received our planning permit. We commissioned a report into local need and we plan to construct our units in accordance with the report's findings.

Baptcare Affordable Housing has a long-term commitment of 30-plus years to expand our affordable housing communities, and our drive is inspired by our desire to engage with and support those people who will benefit from these affordable housing projects.

Acknowledgement of Country



Baptcare acknowledges Aboriginal and Torres Strait Islander peoples as First Australians and recognises their culture, history, diversity and their deep connection to the land. We acknowledge that we are on the land of the traditional owners and pay respects to Elders past, present and emerging.





Philip Curtis

"A developing trend is the rise in older women facing homelessness, due to such factors as family violence and divorce, and limited superannuation income."

Message from the Chair Affordable Housing

While home ownership remains a distant pipedream for more and more people in Australia, the rental market has become highly competitive with low-income earners facing a shortage of affordable rental properties.

In the last 20 years, the number of people who spend more than a third of their income on rent has doubled as rents have continued to increase at a faster rate than incomes. It is disturbing that 80% of low-income earners are now paying more rent than they can afford.

The lack of accessible and affordable housing means more Australians are at risk of, or are actually experiencing, periods of homelessness.

A report by the Australian Housing and Urban Research Institute (AHURI), published in 2019, sheds light on an emerging cohort of people at risk. It found that a growing number and proportion of people are experiencing homelessness for the first time later in life. These are people who may have worked their whole lives and always enjoyed secure housing but are now struggling to make ends meet. At the last census, 18,625 people aged 55 years or over were without a home.

A developing trend is the rise in older women facing homelessness, due to factors as diverse as family violence, divorce and limited income from superannuation. Australia's ageing population along with a decline in home ownership means we can expect to see an increase over time of homelessness amongst older Australians.

Social housing plays a critical role in supporting people impacted by the housing affordability crisis. Baptcare Affordable Housing (BAH) has an opportunity and an obligation to grow strategically, understanding the diverse requirements of renters as they move through life. We also need to engage effectively with government, at both a state and federal level, to build on our existing resources and broaden our contribution to this sector.

Research into the housing aspirations of Australians has found that, regardless of age group and economic status, 'safety and security' is the fundamental feature 75% of households seek from their housing. That percentage increases to 86% for older Australians. But what does that look like?

Message from the Chair Affordable Housing

(Continued from previous page)

For families with dependent children, their perspective on safe and secure housing may prioritise proximity to schools, essential services and employment opportunities as these are key requirements for long-term occupancy.

For older people, safe, secure and affordable housing in the vicinity of public transport, medical and aged care facilities may take precedence as they contemplate a future involving changes to their health and/or mobility.

Understanding who we are providing housing for is important to us because we are building more than dwellings. The 'safety and security' that gives our renters peace of mind and a leg up out of survival mode is exemplified by the stories from some of our renters you will read later in this report. I hope you will be encouraged by their stories, which provide a taste of what can be achieved through partnerships with our renters. These stories demonstrate how the laying down of a burden, such as unaffordable rent, can make a world of difference to an individual's overall wellbeing and happiness.

I am pleased to present this year's Annual Report on behalf of BAH, which tells the story of the past year. We are very grateful for the constant support, generosity, and involvement of Baptcare, our parent company. I thank our Board for keeping us focused on our vision and am grateful to our directors for their continued contribution to the work and mission of BAH.

On behalf of the Board, I thank our Chief Executive, Graham Dangerfield, for his leadership, vision, and support during the past year. Together we look forward with anticipation to the year ahead. We expect to see the continued growth of our programs and increased access to affordable housing for vulnerable and disadvantaged people in our community; particularly those on low incomes.

Data sources:

ahuri.edu.au/__data/assets/pdf_file/0022/47371/AHURI-Final-Report-322-An-effective-homelessness-services-system-for-older-Australians.pdf

ahuri.edu.au/__data/assets/pdf_file/0033/64779/AHURI-Final-Report-337-The-housing-aspirations-of-Australians-across-the-life-course-closing-the-housing-aspirations-gap.pdf

Three pathways to homelessness



People with conventional housing histories who experience adverse events



People who have experienced long-term exclusion and homelessness



People with transient work and housing histories

People with conventional housing histories who experience homelessness due to adverse events can have complicated emotions about accessing government support and services.¹ People who first experience homelessness later in life, usually don't have much awareness of welfare and homelessness services or see themselves as typical candidates for traditional homelessness services.²

Data source: 1 (AAG 2012; Petersen and Parsell 2015). 2 (Petersen and Parsell 2015: 388).



Graham Dangerfield

"Our properties are rented by a diverse demographic, made up of families, singles, and a variety of age groups."

Chief Executive's Housing Report

Affordable houses are more than just buildings. They are homes – safe havens that protect and nurture their residents.

Baptcare Affordable Housing (BAH) was launched in 2013, in recognition of the dearth of affordable properties in the private rental market. Since then we've seen housing unaffordability and homelessness rates rise each year.

As need has increased, so too has BAH's offering – and we now provide a home for 170 people living on a low income, through our 100 units, apartments, and houses in Victoria and Tasmania.

Our mission is focused on those people in our society who are marginalised, through poverty or disadvantage. We believe that affordable housing provides a stable foundation for individuals and families to establish themselves in the community and explore new opportunities in their lives.

The removal of rent-related financial stress can have far-reaching impacts on an individual's physical, emotional and mental health, and their ability to fully participate in life, whether that be raising a family, enjoying retirement, or finding and sustaining employment.

Our properties are homes for a diverse demographic of families, singles, and a range of age groups. Through Baptcare Affordable Housing, we support our residents to create lives that bring meaning and fulfilment to them... that provide them with choices and hope for their future. As illustrated by the resident stories in this report, a full life means different things to different people.

Over the past 12 months, we've been able to offer affordable housing options to more Australians, ensuring they have a place to call home. We welcomed residents into our newly constructed East Devonport housing – our first foray into Tasmania. Additionally, all eight apartments we recently purchased in Ringwood, in Melbourne's east, now have renters.

As 2020 has unfolded, and the financial impacts of the COVID-19 pandemic are being felt, both globally and locally, Baptcare Affordable Housing is acutely aware of our obligations to our renters.

Chief Executive's Housing Report

(Continued from previous page)

As a social housing landlord, and a mission-based enterprise, our responsibility extends beyond just the provision of a physical dwelling; our renters' general wellbeing is also our concern. In that spirit, our BAH team has maintained regular contact with residents to provide up to date information and to keep communication channels open. In a few cases, we've been able to offer rent relief to renters whose financial circumstances have changed significantly.

Our plans for the coming year include the redevelopment of our Albion site. We have applied for a grant from the Victorian State Government's Social Housing Growth Fund, for our proposal to build 20 one-, two- and three-bedroom units on the property, substantially increasing BAH's footprint in Melbourne's western suburbs. These units will be constructed to the passivhaus standard, which results in sustainable design, lower running costs, and a reduced ecological footprint upon this precious earth entrusted to us by God.


As we look to the future, and our plans to expand Baptcare Affordable Housing even further, I would like to thank the Board for its steadfast commitment to bring our goals and strategies to fruition. We are also very grateful for Baptcare's continued generosity and enthusiasm for our endeavours. Our aspirations for Baptcare Affordable Housing are equalled by our confidence that our goals will be realised, but it is only possible with the strong support of all concerned.



Baptcare Affordable housing Board members

Left to right: Mr Matthew Hick, Ms Michelle Dobbie, Mr Philip Curtis (Chair), Mrs Louise Daniel, Mr Chris McKenna, Mr Greg Cooper.

Graham Dangerfield, Chief Executive was present at all BAH Board Meetings.



**76.6% of BAH
renters are
female**

For most of my adult life I didn't even think about financial insecurity. I'm tertiary educated and had a permanent government job. I was paying off a house and paying into superannuation. I had a vision of my future life: retiring with my husband, Bruce; our house paid off with a bit of superannuation left over.

Jo's Story

As a single woman in her 60s, facing homelessness for the first time, Jo had become, in her words, part of a "growing, but silent, and almost invisible" statistic.

What was your situation before coming to Baptistcare Affordable Housing?

Jo: For most of my adult life I didn't even think about financial insecurity. I'm tertiary educated and had a permanent government job. I was paying off a house and paying into superannuation. I had a vision of my future life: retiring with my husband, Bruce; our house paid off with a bit of superannuation left over. It was expected, based on what my life had always been.

When I was about 50 years old, and my husband was diagnosed with terminal cancer, I didn't foresee the trajectory my life would take over the next decade.

My husband and I wholeheartedly wanted him to die at home and I naively thought I could continue with my full-time job, but that was only possible for the first few months, while he was still mobile. I became his 24/7 carer, using up all my long service and sick leave, and cutting my work hours. I had to delay house payments and extend personal credit. All I thought about was getting through the next day, and the day after that, so by the end of the year when Bruce died, I was hugely in debt. I collapsed, physically and emotionally, and was diagnosed with PTSD (post-traumatic stress disorder). I couldn't go back to work, and the debt became enormous.

A DVA (Department of Veterans' Affairs) pension allowed me to survive until 55 when I could access my superannuation. Then I had to pay off the extra house payments and credit card debt, but it was crippling me. Eventually I pulled the pin and went into bankruptcy, losing my house in the process.

I'd moved to Tasmania and, in seven years of renting, I moved five times, because of health and safety or security issues at the various properties. All my confidence eroded. I felt dispensable and disposable, like dirt under people's feet. I had no family safety net; no siblings or children. Being without close family, friendships are vitally important, and a normal aspect of life, but it was difficult to create or maintain friendships when I was constantly moving. When you struggle financially, you can't participate in things that cost money, and you don't like to disclose your situation. There's always a bit of yourself that you hold back.

At the last rental, the owners decided to renovate, causing disruption and impacting my physical health. When I was resistant to them doing a second renovation, I was given notice to leave.

Jo's Story

(Continued from previous page)

I'd seen an older woman, about 80 years old, living out of a small van sometimes parked at the beach where I walked my dog. I thought, that's going to be me. Until it gets to the point where you can't hide it, as with the lady in the van, if you've led a life of being proud, you don't reveal your struggle, afraid of people's preconceived notions of poverty. I'm sure many women in this situation hide it as much as possible.

I was on the cusp of being homeless and, I believe, once you fall into homelessness, it's near impossible to get up from that by yourself. I bought a second-hand 16-year old campervan in case I couldn't find a place before I was evicted.

How were you introduced to Baptcare Affordable Housing?

Jo: I still had that kernel of determination so I enquired about social housing, even though I knew there were many people in more need, and I could be waiting years. At Housing Connect (*Housing Support services*), the woman I spoke with was lovely, but told me, "You are eligible, but unfortunately you are not a priority."

She referred me to a Housing Support worker at Catholic Care whom I phoned immediately. Even though she reinforced that I could have a long wait, three weeks later she rang to tell me that Vicki (*Vicki Jeffrey, Retirement Living Manager*) from Baptcare had contacted her about an available home in a block of affordable housing units in East Devonport. Baptcare seemed to be reaching out to a demographic that is forgotten or left behind by government agencies: older single people and couples, relying on the pension. We are not on anyone else's priority list, as far as I can see.

I was stunned by how Baptcare treated me from the very beginning. At my first meeting with Vicki and the Catholic Care worker, we sat and talked like normal human beings. I felt elevated to being worthy of respect. When I asked if I could keep my dog inside the unit, Vicki said, "Of course you can! When you move into this property, it's your home."

How has living in Baptcare Affordable Housing impacted your life?

Jo: It was a joy to step into the unit and see how cleverly designed it is. It's sustainably built, and future-proofed for mobility access. It's ideally located next to Orana (Baptcare's Day Therapy Centre) if I should need it in the future – for respite services, subsidised meals, and social activities – enabling independent living for as long as possible. Each unit has its own private garden, so you can choose to participate in the community or lead a private existence, safely and peacefully. That Baptcare took the time and resources to build something like this for people who are on the poverty line, makes us feel that we actually deserve something special.

For the first few months, I felt vulnerable, like it could be taken away from me. Bit by bit, I relaxed, partly due to Baptcare people kindly checking in with me and being responsive to my queries. When I started to feel settled, I took all my possessions out of boxes.

Through all my rental moves, I'd never unpacked my things. It felt amazing to unwrap ornaments, to peruse books on shelves, to put things in cupboards – they're seemingly little things but they create a sense of stability and ownership.

A safe, long-term, affordable place to live is the basis of everything. If you don't have that, little else is possible. Because my rent is set at an affordable percentage of my pension, I can now budget, make purchases and plan for the future.

Throughout my life, I joined volunteer organisations, but you can't really do that when you don't know where you'll be living. Now I volunteer at the Tasmanian Arboretum, a 15-minute drive from home, and for the Australian Platypus Monitoring Network, observing Platypus numbers over time at local sites, to add to their database. Now I'm in stable accommodation, I can offer my services to organisations and follow projects through.

I'm in an enviable position, thanks to Baptcare, but I do grieve for the lost years, when I could have done so much more. At age 50, I felt like I had a lot to give and achieve, and could have devoted myself to things that brought meaning to me and made some difference to my local community, instead of facing years of just surviving until now.

I'm so grateful to have this unit. Baptcare is providing an amazing service that came at the perfect time for me. My self-worth and hope for the future is getting stronger, and I feel that I can give more of myself to the community again.

** Image changed to protect privacy*



Baptcare Affordable Housing history

Baptcare Affordable Housing

Baptcare Affordable Housing registered as a separate business entity, a subsidiary of Baptcare



2013

Affordable housing in Wangaratta

Redevelopment plans for Swan Court commence, a public housing project with Wangaratta Baptist Church



2014

Norlane Integrated Community Project

Baptcare Norlane Integrated Community Project commences with part-funding from Aust. Govt



2016

20



Existing Properties
Victoria & Tasmania



Development Sites
Victoria

Location of BAH properties

As need has increased, so too has BAH's offering – and we now provide a home for 170 people living on a low income, through our 100 units, apartments, and houses in Victoria and Tasmania.

Norlane Affordable Housing

Official opening of 52 units at the Norlane Integrated Community took place on 18 July



Housing in Devonport & Ringwood

Four units have been built in East Devonport and eight apartments in Ringwood for low-income earners



Planning for Albion site

Planning for the Victorian Govt's Social Housing Growth Fund for construction of 20 one-, two- & three-bedroom units



Boronia



Ringwood



St Albans



Albion



Wangaratta



Devonport




Norlane



170
Total number
of people residing

New properties in 2019/20

We welcomed renters into our newly constructed East Devonport housing – our first foray into Tasmania. Additionally, all eight apartments we recently purchased in Ringwood, in Melbourne's east, now have renters in residence.



**46.8% of BAH
renters are
over 55**

I had a mini-stroke five years ago and had to give up bus driving. I couldn't even drive a car for six months. I wasn't in a good space. When your income goes from \$800-\$1200 a week to less than \$700 a fortnight – it's hard.

Harry's Story

What was your situation before coming to Baptistcare Affordable Housing?

Harry: My wife, Sue, and I were living in Corio. I was a bus driver for 20 years, in Melbourne and then in Corio. You meet a lot of interesting people. Even now, when I visit the Corio Shopping Centre, people call out, "Hi Harry!"

But I had a mini-stroke five years ago and had to give up bus driving. I couldn't even drive a car for six months. I wasn't in a good space. When your income goes from \$800-\$1200 a week to less than \$700 a fortnight – it's hard.

How were you introduced to Baptistcare Affordable Housing?

Harry: Sue saw an ad for Baptistcare Affordable Housing in the local newspaper. I rang up and answered some questions and was told we qualified for a two-bedroom unit. So we filled out the paperwork. When they phoned me to say a unit was available and we could move in within a few days, I went home and told Sue. She gave me a big hug and kiss and said, "Yes, we'll take it, we'll take it! Ring them back straightaway!"

How has living in Baptistcare Affordable Housing impacted your life?

Harry: I still have to deal with my health issues but the stress levels are not there because of the drop in rent. The financial burden lifted once we moved in here. It makes things a lot easier for us: I pay the bills and Sue pays for the food.

Not all the units in the community were finished when we moved in but there were quite a few residents here already. Within a year or so, all the units' residents were great friends and we decided to have a street party one Christmas, where everybody pitched in with food.

Some people have put in plants or flowers out the front. Sue's done the same with our place; she's the gardener. The neighbourhood is really great; everybody talks to everybody. And if there are any issues, Helen (*Helen Thompson-Boyd, Baptistcare Housing Officer*) is the best. If something needs to be done, she gets it done.

Harry: There's plenty of room for our family to visit. We have Sunday dinner here each week and they all come around. It's really nice.

As a Baptistcare Affordable Housing resident, Harry has sought ways to continue his community and social connections.

I volunteer at Coasthaven (*Baptistcare's Residential Aged Care facility*) at the end of the street. Prior to the COVID lockdown, I was there three days a week, playing cards with the residents, joining in on the exercise classes, and running weekly bingo sessions – for chocolates; no money involved! I see residents out for their walks sometimes, and they say, "When are you coming back?" I say, "As soon as I'm allowed to!"

** Image changed to protect privacy*

Housing affordability...

HOUSING AFFORDABILITY AND RENTAL STRESS

With less and less Australians able to afford to own their own home, the rental market is crowded, pushing rents up and reducing the availability of affordable rentals.



% of Melbourne rentals affordable for people on Centrelink



Annual increase in Tasmanian median rent as at 31 March 2020

The mean weekly housing cost for private renters in Australia is \$399, with nearly half of renters reporting they find it difficult to get by on their current income.



% of total renters in financial stress



10-year increase of low-income earners in rental stress

Low-income earners are feeling the pinch in greater numbers. In capital cities, 47.8% of them report experiencing rental stress.

HOMELESSNESS RISK FACTORS

Apart from the chronic shortage of affordable housing, there are many reasons why people can be at risk of homelessness, including: financial crisis; physical or mental health problems; death of a spouse or separation / divorce; family violence.



Women who sought homelessness services in 2016-17 due to family violence



How much less superannuation women retire with compared to men

Older Australians face additional homelessness risk factors, age and gender discrimination in the work-force; inability to survive on the pension; insufficient superannuation or access to it.

and Homelessness snapshot

HOMELESSNESS ON THE RISE

The last census in 2016 revealed that, in the five-year period since 2011, the number of Australians experiencing homelessness had increased by 5%. 18,625 of them were people aged 55 or over.



Number of Australians currently homeless



5-year increase in homelessness for people 55 and older

While they make up 12% of homeless figures, people over 55 make up only 7% of clients accessing specialist homelessness services.

CROWDED PUBLIC HOUSING WAITLISTS

Public Housing cannot meet the demand of people seeking affordable housing to avoid homelessness.



People waiting on the Victorian Housing Register




People waiting on the Tasmanian Housing Register

As at 30 June 2020, the average waiting period, even for people who've received priority, is 12 months. For others, the wait can be much longer.

Data sources (pages 18–19):

dohs.vic.gov.au/publications/rental-report
tutas.org.au/wp-content/uploads/2019/11/R.DA-Rent-Stats-Mar-2020_web.pdf
abs.gov.au/statistics/people/housing/housing-occupancy-and-costs/2017-18
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aihw.gov.au/reports/domestic-violence/family-domestic-sexual-violence-in-australia-2018/contents/summary
smh.com.au/national/having-to-ask-for-somewhere-to-live-it-s-difficult-indeed-single-female-homeless-australia-s-shameful-crisis-20200127-p53uyg.html
abs.gov.au/media-centre/media-releases/census-reveals-rise-rate-homelessness-australia
abs.gov.au/statistics/people/housing/census-population-and-housing-estimating-homelessness/2016
homelessnessaustralia.org.au/sites/homelessnessaus/files/2017-07/Homelessness_and_Older_People.pdf
[dohs.vic.gov.au/sites/default/files/documents/202010/Department of Health and Human Services Annual Report 202019-20.pdf](https://dohs.vic.gov.au/sites/default/files/documents/202010/Department%20of%20Health%20and%20Human%20Services%20Annual%20Report%202019-20.pdf)
housing.vic.gov.au/victorian-housing-register
health.tas.gov.au/humanservicesstats/human_services_dashboard





33% of BAH households are families

“We are so happy now we are here. I feel like it’s my own house; I care for it like that. I never think like I’m renting. We can stay here; no one is asking us to leave. It’s very important for me to stay here, bringing up my kids. I want my children to be good people, helping others.”

Asmaan's* Story

Asmaan, a mother of five, who arrived in Australia as a refugee, was raising her children alone, with no family here to support her.

What was your situation before coming to Baptistcare Affordable Housing?

Asmaan: I lived in Corio in a big house with my kids, but we had to move. We had three months to find somewhere else to live. I tried so hard, put in so many applications but got no answers, even for houses I saw that weren't in good condition. It made me so worried; I went to Centrelink, Salvation Army, many places, so worried we would be out on the street. I felt so sick with worry.

How were you introduced to Baptistcare Affordable Housing?

Asmaan: I went to OneCare (*community organisation in Geelong*) who could see I was trying so hard to find a house, not giving up. "You're a strong lady," they told me.

The lady who was helping me, said, "I will try something else for you." She found Baptistcare Affordable Housing and helped me fill in an application. Two weeks later they told me I had an interview with Baptistcare. I was relieved because we were almost out of time before we had to move.

So I had my interview with Carla at Baptistcare. She listened to my story; she was a very nice lady; everyone at Baptistcare is very nice. When I was approved, she gave me the address of the house – a new house just built – so I could see it.

When I went there, the tradesmen were still there. I asked if I could look inside. I went through the house, so happy. It was so beautiful, such a nice, new house.

How has living in Baptistcare Affordable Housing impacted your life?


Asmaan: We are so happy now we are here. I feel like it's my own house; I care for it like that. I never think like I'm renting. We can stay here; no one is asking us to leave.

It's very important for me to stay here, bringing up my kids. I want my children to be good people, helping others. I try hard to raise my children to be nice people.

I'm very happy with Baptistcare. Helen (*Helen Thompson-Boyd, Baptistcare Housing Officer*) takes such care, speaks so nicely with the residents. If I have a problem, I go tell Helen. It's like going to my mum, or a family member.

I've made friends with other Baptistcare staff at Norlane too. We've visited each other's houses and cooked together, eaten together. They make me feel better. Even though I don't have my family in Australia, with Baptistcare, I think, I'm not alone – someone is with me.

**Image and name changed to protect privacy*



**61.7% of BAH
renters are
single**

Paul, a single dad, was renting a two-bedroom unit in Melbourne's northern suburbs while his daughter attended university, but once she'd left home, he found himself struggling to pay rent on a property that no longer fit his needs.

Paul's Story

What was your situation before coming to Baptistcare Affordable Housing?

Paul: I was paying nearly \$2000 a month in rent by myself. It was great to have my daughter living with me, but after she left, I thought, what am I still doing here?

Paul's financial stress was compounded by some personal hardships such as the death of several family members within a short period.

Paul: I had three funerals within three years. I suffer from anxiety, and had a few issues with mental health, and I wasn't working for a little while there. So I was really struggling. I thought, what am I going to do now?

How were you introduced to Baptistcare Affordable Housing?

Paul: I was online and saw an ad for Baptistcare Affordable Housing. I thought I'll go for this, why not try? I did the paperwork and met Peter (*Peter Andrews, Baptistcare Housing Coordinator*) – who was great – to talk about my situation.

Paul met the eligibility criteria and, in October 2019, was able to move into one of Baptistcare Affordable Housing's eight one-bedroom apartments in Ringwood.

How has living in Baptistcare Affordable Housing impacted your life?

Paul: I'm paying about half the rent I used to pay. It's a small place but it's great for me. It's modern, it's clean and well looked after. I'm up on the fourth floor and have a balcony. I have a simple life. I'm a private person, I've always liked my own company, and when you get older you like your own space.

Now the stress has gone. Not worrying about rent every month means it's not such a burden. Before, I couldn't really do anything. Money's not everything but when you've got to worry about paying so much rent, you focus on that so much, everything else falls by the wayside. Not having money in your pocket, as my dad used to say, affects your confidence.

This is a godsend. Sometimes I think it's too good to be true, but I've got to keep positive.

I've been so happy since I've been here, happier than I've been in years. My kids can see it too. My son calls me from Queensland, and he notices the change in me. He says, "You just sound happier, Dad."

Paul is looking forward to visiting his son when travel restrictions are lifted. Things such as travel plans are possible again because Paul's part-time wage, as a baker, is not consumed by his rent.

Paul: I said to a friend the other day, how good it's been since I've been here. This is my place now; I call it Pauly's Skypad. It's a perfect place for me. I want to be here for life.

**Image changed to protect privacy*

Financial Statements

Statement of Profit or Loss

Statement of profit or loss and other comprehensive income for the year ended 30 June 2020

	2020 \$000	2019 \$000
Revenue	916	843
EXPENSES		
Employee benefits expense	(198)	(183)
Property maintenance	(85)	(97)
Other expenses	(121)	(70)
Services and utilities	(249)	(230)
Surplus for the year prior to depreciation expense and finance costs	263	263
Depreciation expense	(96)	(40)
Finance costs	(150)	(120)
Surplus for the year	17	103
Other comprehensive income for the year	-	-
Total Comprehensive Income for the Year	17	103

The full financial statements for Baptcare Affordable Housing Ltd will be publicly available on the ACNC (Australian Charities and Not-for-profits Commission) website by 31 December 2020 (www.acnc.gov.au)

Statement of Financial Position

Statement of financial position as at 30 June 2020

Assets	2020 \$000	2019 \$000
Current assets		
Cash and cash equivalents	1,383	1,358
Trade and other receivables	42	24
Total current assets	1,425	1,382
Non-current assets		
Property, plant and equipment	9,085	6,940
Total non-current assets	9,085	6,940
Total Assets	10,510	8,322
Liabilities		
Current liabilities		
Trade and other payables	24	7
Total current liabilities	24	7
Non-current liabilities		
Payables	4,588	3,217
Total non-current liabilities	4,588	3,217
Total Liabilities	4,612	3,224
Net Assets	5,898	5,098

Annual Report

Year in Review

Financial
Year
2019-20



Baptcare
*Affordable
Housing*

