



Community Housing Council of SA

‘Community Housing’s Role in the State  
Housing Plan’

# Community Housing in SA

- Community Housing has been around for more than 25 years in SA
- In S.A. Community Housing is comprised of Housing Associations and Housing Co-operatives
- There are currently 120 C.H.Os across the state
- 72 Associations and 48 CO-ops
- Managing 4200 units of housing (about 9% of total Social Housing stock excluding AHA)
- Associations 2900-Co-ops 1300 (approx)
- 1998-2004 Sector has grown from 2500-4200

- Housing Associations are managed by a volunteer Board of Management
- Many Housing Associations house specific needs groups such as domestic violence survivors and people with particular disabilities. While other Associations are more generic and locally based.
- Housing Co-ops are tenant managed, locally based and focus on communities of interest based on geography, language, sexuality
- CHOs range in size from as small as 5 properties to as large as 300 properties
- Large CHOs will generally have some paid employees
- All tenants pay 25% of income on rent

- All CHOs are independently registered organisations with their own constitution and technically they own all their properties however...
- Houses are generally sourced through SACHA which requires a Funding Agreement through which SACHA retains effective control over SACHA funded properties
- This effectively rules out using existing assets as leverage to fund new borrowings

- SACHA Data Collection shows that in 03-04 the Community Housing Sector housed 770 new households
- Housing Associations housed 628 households and
- Housing Co-operatives 142 households-of these....
- 80.9% were Cat. 1
- 14.4% were Cat. 2
- 4.3% were Cat. 3
- 0.4% not identified

- Source of Income
- Disability Support Pension-----25.2%
- Wages/Self Employed-----16.5%
- Parenting Payment-----15.9%
- Aged Pension-----15.4%
- Newstart Allowance-----10.4%

## ● Household Type

- Single Person-----49.7%
- Sole Parent-----24.9%
- Couple-----10.4%
- Couple with Children-----8.3%
- Share Household-----4.8%
- Other/Unknown-----1.8%

# State Housing Plan

- Build the capacity of community based housing
- Expand Community Housing stock for people with low income and high need households
- Strengthen the capacity of Community Housing to expand and provide locally based responses to housing need and drive this expansion through the Affordable Housing Innovations Program

- Strengthen the management capacity of Community Housing organisations through education, networks, simplified management systems and new partnership opportunities
- Review the South Australian Co-operative and Community Housing Act 1991 including regulatory and financing issues and options. Establish a new Community Housing Funding Agreement
- Support the continuing growth of large Community Housing organisations through new partnerships and collaborative ventures