
APPENDIX 1.

A Snapshot of the Community Housing Sector in SA

- The sector in SA is made up of 134 Community Housing Organisations (CHOs), including 46 Housing Associations and 88 Housing Co-operatives. Between them these CHOs manage over 4,000 properties, and house over 7000 individuals, including 2,500 children. Between 1991 and 2001, the sector grew by 125% (in numbers of properties within SACHA program).
- Of households within the sector (Nov. 2002):
 - 47% are single people
 - 25% are sole parent families
- Of adult tenants in the sector (Nov. 2002):
 - 73% receive a Statutory Government Payment as their major source of income.
- CHOs share common values of community development and Co-operation through housing. They are also characterised by diversity, providing housing across a wide spectrum of needs, goals and interests.
- The sector is part of a national network of State-based sectors, comprising over 2000 organisations.
- All CHOs are subject to South Australian legislation under the *Co-operative and Community Housing Act 1991*, administered by SACHA. Housing Associations are also incorporated under the *Associations Incorporation Act 1985*. As landlords, all CHOs are also subject to the *Residential Tenancies Act 1995*.
- All CHOs are non-profit organisations run by volunteers.
 - **Housing Associations** are usually managed by a voluntary Board drawn from the wider community, although often with tenant input or representation.
 - **Housing Co-operatives** are run by their members as a group; the members usually being those people housed – or (sometimes) those waiting to be housed – by the organisation.
- IN recent years a number of Large CHOs have undergone considerable growth. Some now employ paid management and administrative staff.
- CHOs derive the bulk of their income from tenant rents, with a proportion remitted to SACHA on a monthly basis. Some Large CHOs receive supplementary operating funds from SACHA.

- The great majority of CHOs in SA maintain a Funding Agreement with SACHA, via which funding is accessed for housing provision. Properties funded under these agreements are subject to a debenture, whereby Government retains effective control over the properties. Some CHOs lease properties or provide housing management on properties funded or provided by other arrangements; eg. leasing of SA Housing Trust properties; managing student housing.
- CHOs are operating in most populated areas in the State, both metropolitan and country.

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