



Community Housing
INDUSTRY ASSOCIATION SA

Annual Report

2025



Overview

- About Us **03**
- Our Vision **04**
- Message from our CEO **05**
- Sector Intel/Braintrust Service **07**
- Communities of Practice **08**
- Excellence in Community **10**
- Housing Awards
- Events **11**
- Our Board Members **13**
- Partner Acknowledgment **14**





About Us

The Community Housing Industry Association of SA (CHIA SA) is the peak industry body representing community housing providers in South Australia.

Formerly known as the Community Housing Council of SA (CHCSA), our role is to lead the community housing sector in SA, to inform key stakeholders and the community, and to guide and foster partnerships.

We do this by providing industry members with ongoing opportunities to network and learn from each other, expert thinkers, and decision makers. We advocate for CHPs and advise based on research, innovation, and policy developments to help inform industry, governments, and the broader community for real and long-lasting change.



*Transforming
Lives Together*

Our Vision

CHIA SA is driven to support our members - South Australian community housing providers (CHPs) who have been delivering affordable housing to low-income and disadvantaged tenants in South Australia since the 1980s. As cost-of-living pressures escalate, a successful community housing industry is more critical now than ever.



Supporting Members

Our steadfast focus remains in supporting our members to develop innovative and collaborative affordable housing options.



Ensuring Stability & Social Connection

We aim to ensure that those who are most vulnerable in our community can live stable, independent, productive, and socially connected lives.



A Shared Vision

Providers aim to house low-income individuals and those facing challenges, including domestic violence survivors, refugees, First Nations peoples, people with disabilities, justice system exits, single parents, and youth.

Chair and CEO report

We are pleased to present this report to CHIA SA members at our 2025 Annual General Meeting.

Key areas of activity this year have included the continuing work of our Communities of Practice, supporting member engagement with the review of the Community Housing Master Agreement and a number of other policy areas, continuing to work with state and national peaks on national issues, and the CHIA SA Awards. We were proud to support the CHARTS Awards, now happening for the third time.

SA Government engagement

This has continued to be a busy space in 2025, with CHIA SA coordinating member consultation on policy areas such as relocations, the Disability Housing Program (DHP) review, engagement with the Department of Child Protection and the Master Agreement review process. CHIA SA has engaged our members regarding the Community Housing Master Agreement review, with consultation sessions to explore sector views, to develop a CHIA SA response to discussion papers from the SA Housing Trust, and to support establishment of a working group to review KPIs under the Agreement.

The reforms to the Residential Tenancies Act have been an ongoing focus for CHIA SA, as we work to address issues arising from the operations of the Act. We have worked with the office of Minister Andrea Michaels to seek sector exemptions from some elements of the Act that impair community housing providers' ability to house vulnerable people. We have been pleased at Minister Michaels' responsiveness and understanding of these issues.

We anticipate that 2026 will be another busy year, with the Master Agreement review process continuing and the State election likely to see continued focus on housing.

Training

CHIA SA has offered members a number of training sessions this year, including:

Tools for successful tenancy management

Rent setting workshop

Introduction to community housing



Luke Westenberg
CEO



Geoff Slack
Chair

Chair and CEO report (cont.)

We have been pleased at the positive member response to these sessions and look forward to continuing to offer training to members in the coming year.

Other activities

Working with our marketing consultants, Smile Marketing, we convened a meeting of marketing staff from across the sector. This was an opportunity to discuss shared messaging and opportunities to reinforce our communication regarding the sector and its contribution.

CHIA SA has been pleased to promote member successes across our marketing channels; we will continue to seek opportunities to promote the work of our members to the broader community.

We have been working with SACOSS on housing policies, including participating in their Housing and Homelessness Advocacy Working Group. This is an important opportunity to highlight housing issues and policies ahead of the State election next year.

National issues

The Housing Australia Future Fund (HAFF) has continued to be a major focus for the community housing sector at national level. CHIA SA has worked with our colleagues in other states and at a federal level to support sector engagement with HAFF and feedback.

While we have not been involved in the merger of Power Housing and CHIA at a national level, we have been working with ACH regarding national policy issues

We acknowledge the work of CHIA SA's Project Officer, Rachael Thrussell, in supporting the Communities of Practice and CHIA SA's events program, including the CHIA SA Awards and our Annual General Meeting. We also acknowledge the work of Christine Cholewa in supporting the CHARTS Awards this year.

We thank the CHIA SA Board for their support over the past year. CHIA SA has had a year of considerable achievement; we look forward to continuing our support of the South Australian community housing sector into the future.

Geoff Slack
Board Chair

Luke Westenberg
Chief Executive Officer



Sector Intel/ Braintrust Service

The Sector Intel/Braintrust service was launched this year and is now used regularly by CoP members to share information, knowledge, and expertise. Through this service members can direct questions to members of CoPs and across the sector. It also helps maintain connection between CoP meetings and provides an opportunity to identify topics for further discussion as they arise.



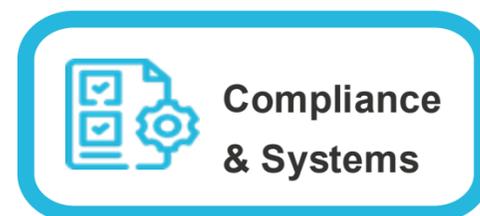
Communities of Practice (CoPs)

The Communities of Practice (CoP) are formal structures linking CHIA SA to CHP staff. They provide a valuable service to members and a strong member-facing presence. They also allow for the flow back of Industry issues to CHIA SA (Industry intelligence), supporting well-informed and relevant strategic and advocacy positions.

The CoPs meet both in person and online, and the mailing lists are a vehicle for CHIA SA to share information that is specific to each CoP. The CoPs provide a great opportunity for networking and gaining sector intel, as well as access to sector professionals, speakers, presenters, and trainers. The CoPs also come together to work on specific projects or form working groups in response to changes in the broader operating environment.

There are currently seven CoP groups, some of which meet on a quarterly basis, whilst others meet on an ad hoc basis.

For all enquiries about the Communities of Practice, please contact info@chiasa.org.au



Communities of Practice (cont.)

The Tenant Engagement CoP ran CHARTS in 2025, alongside which CHIA SA has a quarterly TE meeting for those not participating in CHARTS (CHARTS participants are also welcome!). These meetings have provided an opportunity for peer sharing, the welcoming of new staff to the CoP, and exploring ideas for projects.

The Tenancy Management CoP has seen many robust discussions focused on the impacts of the reforms to the Residential Tenancies Act (RTA) and how the reforms are playing out in SACAT.

The Assets and Maintenance CoP meetings have seen members sharing extensive amounts of information and experiences. There has been ongoing discussion about the implications of the changes to the RTA, particularly around legal, and reporting implications for CHPs.

CHIA SA introduced a Marketing CoP this year. The initial meeting of this CoP was well attended and provides a mechanism for the CHPs and CHIA SA's marketing team to share information, stories and projects, and to work together to increase the visibility of the great work of the sector.

Excellence in Community Housing Awards

CHIA SA was delighted to be able to run the Excellence in Community Housing Awards again in 2025.

The sector came together at The Adelaide Pavilion to celebrate, partake in drinks and food, and socialise.

The evening provided a great opportunity for members to network and share information across the SA sector and its associates.

Among the nine South Australian CHPs recognised at the event were category award winners Unity Housing, Believe Housing, Junction Australia, and Westside Housing.

Feedback from members was that the evening was a great success, relaxed, fun, well organised and attended.

CHIA SA looks forward to holding this event again in 2026!



Events

Throughout the year, events play a crucial role in CHIA SA's business operations.

Events in our organisation are categorised into the following formats:

1. Internally run events for our members
2. Attendance at the external events of our members

Event highlights include:

- **March 2025 - Official opening of Uniting on Devonport**

CHIASA CEO, Luke, attended the official opening of Uniting on Devonport — Uniting SA's largest completed community housing development to date

- **April 2025 - Launch of Believe Housing Australia's latest affordable housing development on Ontario Avenue, Panorama**

CHIASA CEO, Luke, attended the launch of this project, funded by the Federal Government's Housing Australia Future Fund Facility (HAFF), which features 23 high-quality, affordable two-bedroom apartments designed to support a diverse community, including individuals with disabilities, emphasising the need to increase affordable housing supply.



- **July 2025 Unity Housing's Henley Beach South 'Coast' Project**

This \$48 million mixed housing development on a 0.9ha former public housing site addresses the growing need for affordable and social housing in Adelaide's beachside community. This project not only provides much-needed housing but also emphasises sustainability, accessibility, and community engagement. A fantastic step forward for affordable housing in Adelaide!

- **August 2025 CHIA SA Excellence in Community Housing Awards**

The CHIA SA Excellence in Community Housing Awards was a night of celebration and recognition to honour those who have made significant contributions to the Community Housing Industry.

- **December 2025 - CHARTS Awards**



Our Board



Geoff Slack

Chair
YourPlace Housing



Celia Boyle

Member
Housing Choices
South Australia



James Clough

Treasurer
Junction Housing



Wesley Chapman

Member
Cornerstone Housing



Rachael Napper

Member
Believe Housing



Trent Lines

Member
Access to Place



Partner Acknowledgment

We would like to acknowledge the funding provided for our organisation by the [South Australian Housing Trust](#).

The SA Housing Trust provides secure, safe, and well-being-focused housing for South Australians, emphasising housing as a human right. It manages public housing, supports homelessness prevention, offers crisis accommodation, and collaborates with community housing providers to expand social and affordable housing.

The Trust also increases affordable housing supply, supports private rental access, and promotes home ownership. Through climate-focused design and inclusive communities, it drives South Australia's growth while shaping housing policy and sustaining housing for all.



**Government of
South Australia**

**SA Housing
Trust**



CONTACT

-  info@chiasa.org.au
-  <https://chiasa.org.au/>
-  Level 1, 262 Pirie Street
Adelaide, SA 5000