

# Annual Public Forum

## Q & A resource

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### **SUPPLY AND DEMAND**

**We need to know what level of SDA is being approved for participants so we are able to better develop the right products for participants.**

A good quality SDA will attract the right potential tenants. A good starting point may be to ask yourself 'Would I like to live here?'

As well as connecting housing seekers with suitable housing, the Housing Hub ([www.housinghub.org.au](http://www.housinghub.org.au)) plays an essential role in capturing the sorts of housing people are seeking, so that information about housing demand can be provided to government and developers, leading to more accessible housing builds.

The NDIA released demand data in September 2020 which shows participants with SDA in their plans by location and also shows how many participants have SDA in their plans and are currently searching for housing in each location. Refer to: <https://data.ndis.gov.au/media/2497/download>

This data shows only those people who have been assessed by the NDIA as being eligible for SDA therefore it does not represent a full picture of demand as there are still many people who will be eligible for SDA who do not yet have it in their NDIS plans. This data shows what design categories and locations that NDIS participants have been approved for.

**Why are 2-bedroom apartments so hard to get? Can you please give some examples of where participants have been approved for 2 bedrooms and what is the second bedroom used for that complies with approval?**

Finding a 2-bedroom apartment can be difficult because real estate can be very expensive as you need to build a larger apartment to incorporate a second bedroom. People have been funded for SDA 2 bedrooms when they have disability related needs that require a second bedroom. This might be because they have lots of equipment and large equipment. Or they have a child, family member, partner or friend who will visit and stay over fairly regularly.

**How do we get in touch with a tenancy matching service? We are an SDA builder and provider and have vacant properties because we are struggling to match the participants to the places. The online listing platforms are also limited with leads. We have high physical need properties in Sydney which are close to all amenities and public transports.**

You can contact the Tenancy Matching Service through the Summer Foundation or through the Housing Hub. The different markets across Australia have different types of supply and demand. The Tenancy Matching Service looks at these markets and how to connect people with suitable SDA opportunities. See: [www.housinghub.org.au/resources/category/tenancy-matching-service](http://www.housinghub.org.au/resources/category/tenancy-matching-service)

**We have good funding for SDA and obviously a solution that works for the individuals. However, the funding for 'robust housing' is not sufficient and this cohort is greater in numbers and appropriate housing is not available. How can the SDA framework be expanded to meet this need?**

Our team is working with people with disability to build a 'big picture' map of their housing needs and preferences. This big picture map will help to connect people with disability to SDA providers, especially where there is unmet demand such as in the Robust design category.

SDA providers often want to build new homes but they don't know where to build, who to build for or what sort of home to build. e.g. robust homes or fully accessible homes. Creating a big picture map of people's needs will help them to understand. We are also working to connect people who can't find housing in the market with providers who may be able to build for individuals who are eligible for SDA funding.

You can contact a team member from the relevant state to discuss this if you wish.

<https://www.housinghub.org.au/resources/article/housing-hub-team>

**Shouldn't SDA properties reflect the rest of the neighbourhood? How many people live and share kitchens and bathrooms with 6 other people and support staff? Should we not be aiming for PWD who are SDA eligible to live in housing where they choose to share with 1 or 2 other individuals?**

The NDIA has made a commitment to consider individual needs and preferences in relation to housing. The disability housing sector is moving away from housing where a high number of residents live together. The SDA market is still emerging and there are many SDA housing opportunities available that are smaller living situations. You can find information about these housing opportunities on the Housing Hub or Go Nest websites.

**Can you also speak to whether the apartment style SDA buildings are congregated, or have units for people without disabilities as well?**

There are various models being developed. Some providers will "pepper" a number of SDA apartments throughout a large development of "mainstream" housing. Some providers may build a block of apartments on a piece of land where there are only SDA apartments developed.

The SDA providers we work with respect the principle of people with disability exercising choice and control over where you live, who you live with and the support you receive in your home. For the supports outlined in your NDIS plan you will have complete choice and control over who provides these services to you. There are increasing numbers of apartment style SDA offering concierge model support. These can be co-located with non-SDA apartments, which are mainstream (non-NDIS) housing.

**We have heard that 15,000 participants have SDA in their plans, but what is the availability of suitable properties and where can we get more details about these numbers and the demand for SDA at SA3 level?**

The NDIA releases regular Quarterly Reports that include this type of important data. Please see these links for more information:

[www.data.ndis.gov.au/](http://www.data.ndis.gov.au/)

[www.ndis.gov.au/about-us/publications/quarterly-reports](http://www.ndis.gov.au/about-us/publications/quarterly-reports)

