



Annual Public Forum 2021

Q & A resource

Housing (Supply)

1. What support is available for young people not eligible for the NDIS that require SDA?

Specialist disability accommodation (SDA) is a funded support for accessible housing under the NDIS. You must be an NDIS participant to access SDA funding.

However, there are different housing pathways for people not yet NDIS participants or not eligible for the NDIS who are young people living in aged care. The Federal Government has funded the Young People in Residential Aged Care (YPIRAC) [Systems Coordinator program](#) to support younger people who are not eligible for the NDIS. The program aims to give younger people greater choice and control over where they live and what supports they need to either transition out of, or avoid entering, aged care.

[Young Care](#) also offers grants that support young people with high care needs to exit and avoid moving into housing that may not be appropriate such as aged care, hospital or a rehabilitation centre.

2. How can housing providers be better informed to respond to the needs and preferences of housing seekers discharged from hospital?

Housing providers looking to provide housing for people who are eligible for SDA on discharging from hospitals can connect with families and support coordinators. Housing providers can also liaise with hospitals to get a better understanding about the people presenting to hospital and what their discharge pathway is.

Housing providers can also build relationships with occupational therapists to gain a better understanding of the needs and preferences of someone leaving hospital.

3. One of the biggest problems in the SDA market appears to be supply, in all regions (exponentially more difficult in-remote and regional areas). What role do the different levels of government play in the stewardship of SDA to the market?

The Summer Foundation's report on [Thin Markets](#) looks into some of the barriers and potential solutions to accessing housing in regional and remote areas. The Housing Hub and the Summer Foundation are working with regional areas to better understand the housing options that could be available and connecting people with housing providers who are willing to build.

The role of government at different levels is to enable the SDA market to continue to grow by removing regulatory barriers. Engaging with both NDIS participants and providers will help in understanding what policy changes are necessary. Government's role in the stewardship of SDA is to constantly monitor the market to ensure its sustainability and development.

4. At present we are seeing a large disconnect between the participant that is needing a home and the provider that is able to provide the best possible home for them. What is being done to address this major issue?

The Summer Foundation's [Housing Hub](#) is an online housing platform where NDIS participants and other people with disability can search for accessible housing that meets their needs. Housing seekers can [create a profile](#) and take a simple survey to help understand and document their housing needs and preferences. Once a housing seeker has completed a profile, the Housing Hub will alert them to available housing that meets their needs and preferences.

The Housing Hub produces a range of [resources](#) and runs regular [events for people with disability](#) and their supporters to understand the options available to them and identify what housing solution might best suit their needs and preferences.

The Housing Hub is also a rich resource for developers and investors, who are able to access SDA market publications and demand data. The latest [SDA Supply in Australia Report](#) was released in November 2021. The report captures much of the new pipeline of SDA that will be built over the next few years.

The NDIA introduced the Specialist Disability Accommodation Finder on 31 August 2021. It makes visible all vacancies in SDA dwellings and facilitates the contact. The Finder is regularly updated and is publicly available (<https://www.ndis.gov.au/participants/home-and-living/specialist-disability-accommodation-explained/sda-finder>) allowing families, friends, and paid supports to assist the participant in their search for the right SDA.

Data indicating demand for SDA is also included on the site, giving providers and potential providers a view of this need. Further enhancements to the SDA Finder such as listing SDA under development are planned.