



Disability
Housing
Pathways

DISABILITY HOUSING INFORMATION SEMINAR

Presented by Taryn Thompson



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RLA 333547

Who we are ...



**Disability
Housing
Pathways**

Specialist

We are an NDIS Registered provider (SDA) and licensed land agent.

Property

We have over 20 years' experience in the property and housing sector, with a focus on disability housing for the past 5 years.

Management

We have unique skills and experience including legal, regulatory, property, NDIS and community housing.

Specialist

We are a values based, outcome-focused support provider, helping participants achieve safe, suitable, and secure disability housing outcomes.

Consulting,

Support,

We are a specialist consultancy service and have extensive experience in housing and accommodation.

Awareness &

Education

We navigate and understand the complexities of the **Disability Housing System** to deliver effective access and housing development solutions.

About Us

Our Purpose

- To connect 'people to places' - people living with disability seeking secure, safe and suitable homes
- To deliver specialised property and tenancy management services to those living with disability.

We Support choice and control for those living with disability and their access to secure, safe and suitable housing. We prioritise participant outcomes.

We Understand the Disability Housing System is complex and that people living with disability often face significant housing access barriers and/or do not have support to understand housing options or to secure them on fair and suitable terms.

The NDIS in South Australia

Active Participants 56,773

Specialist Disability Accommodation (SDA)

Total with SDA Funding or Need 2,398

Participants with SDA Funding in Use 1,416

Participants with SDA Funding Not in Use (32%) 679

Additional Eligible for SDA 303

SDA Dwellings (places) available in SA

Total dwellings 1,363

New Build – 444 | Existing/Legacy - 919

Total ‘places’ 9,487

Total ‘places’ - new build/refurbished 855

Goal associated ‘where I live’ 7,497

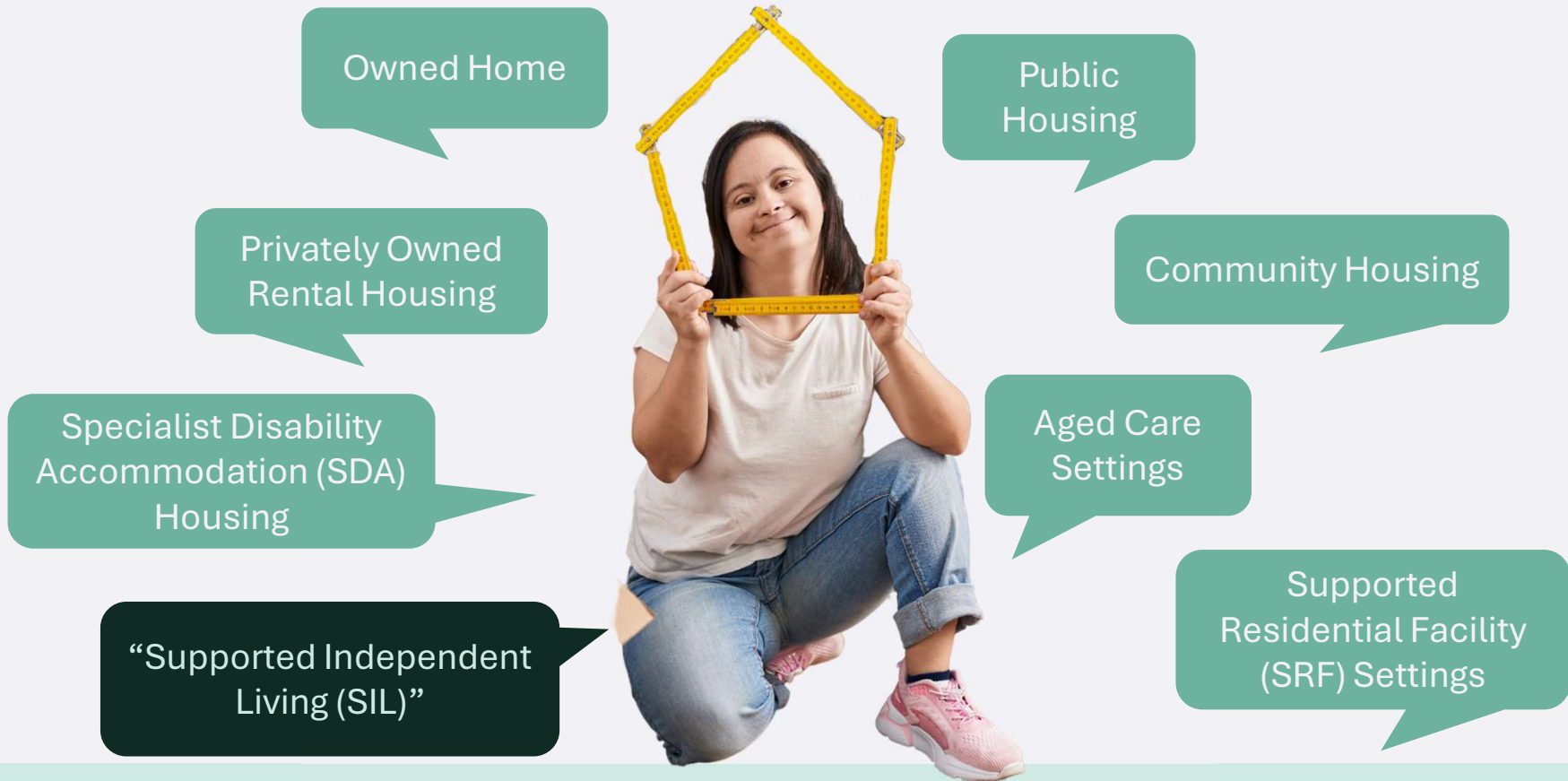
Participants with Support Coordination 47%

Primary Disability – Intellectual Disability/Autism 57%

*Data from 30 June 2024 Quarterly Report to Disability Ministers

Disability Housing Pathways

The Disability Housing System



Disability Housing Pathways

Barriers to accessing suitable accommodation

- **Housing Crisis:** Not enough dwellings available.
- **Physical Accessibility:** Those requiring physical accessibility design features have a further reduced number of dwellings potentially available – whilst recent changes to the National Construction Code will in the future reduce this barrier (implemented for new builds from October 2024) this will unfortunately take some years to be broadly evident in the market.
- **Awareness and Knowledge of housing pathways – the ‘Disability Housing System’:** Navigating housing pathways for individuals with disability is complex due to a lack of education, awareness and streamlined connections. Support coordinators and Local Area Coordinators play a role but may lack funding or expertise in the housing sector.
- **Application Process:** - The application process is complex, requiring interaction with multiple systems and organisations, and extensive documentation to meet criteria. Platforms/forms are not always disability-friendly, such as requiring registration and attendance for open inspections to access applications.

Disability Housing Pathways

Barriers to accessing suitable accommodation

- **Discrimination/Stigma:** Barriers faced due to perceived property damage/cost or ability to maintain a tenancy may impact opportunities.
- **Financial Barriers:** many individuals living with disability have the DSP as their primary income source, this is usually unable to sustain home ownership or private rental rates.
- **In home Supports:** Individuals requiring in home supports for daily life may be funded (NDIS) in a manner that requires 'shared' in home person supports – other than 'SIL' and 'SDA' arrangements (and aged care/SRF) there are limited accommodation options in the market that successfully facilitate shared support arrangements.
- **Geographic Market Failure:** Regional areas particularly have a significant lack of suitable housing options available and are underdeveloped housing markets.
- **Eligibility Criteria:** Eligibility criteria can exclude sectors of the Disability Housing System such as SDA, where eligibility and funding will not be granted if individuals are not deemed to meet the eligibility and 'need' criteria set by the NDIA.

SDA Benefits...

Stable Long-Term Housing

20-year model

No asset/income test

SDA eligibility – extreme
functional impairment /
very high support needs +
'needs requirement'

Affordable rent

Federally regulated
rent contribution

Minimum accessibility standards/amenity

SDA design guidelines

Shorter time frame

Potentially shorter
wait time for housing
as private market is
stimulated to supply

Greater choice and control

SDA Provider



Owning & Building Your Own SDA

- You can build and own your own SDA dwelling.
- The dwelling must be built to the design guidelines and be enrolled with the NDIA.
- You must become, or appoint, an SDA Registered Provider to manage the compliance and funding elements associated with the dwelling – even if you live in what you own.
- There are emerging financial markets seeking to support this outcome – however finance can still be challenging, and it is recommended you seek specific financial, legal and taxation advice.
- **Your Home SDA** partners with individuals and their families seeking ‘self provision SDA’ to provide SDA Provider support.

Specialist Disability Accommodation .. A recap



Dwelling Related - there are set dwelling types & design categories under the NDIS funded as a 'support' by the NDIA.



Dwelling Related – the dwelling must be built to meet the criteria in the SDA Design Guideline and be certified by an SDA Assessor. The dwelling must then be 'enrolled' as an SDA dwelling with the NDIS. The dwelling can only be enrolled by a NDIS SDA Registered Provider. The dwelling can then be offered by the SDA Provider to eligible NDIS SDA participants.



Participant Related - Eligibility and Funding - Participants of the NDIS with extreme functional impairment or high support needs can be assessed for eligibility for SDA by the NDIA and provided funding for SDA in their NDIS plans. It is a specified stated support.



Participant Related - If eligible for SDA housing and funding, eligibility is typically confirmed by the NDIS in a letter and should be stated in the Participants NDIS plan under the 'Capital' section. The eligibility determination will specify the dwelling type, design category and some other details to help source a suitable SDA dwelling – but participants can apply for other dwelling types if they choose. Participants will enter into a form of 'accommodation' or 'tenancy agreement' to rent the SDA dwelling from the SDA Provider – state tenancy laws as well as NDIS SDA Rules apply.



Provider Related - Once an eligible SDA Participant locates a suitable SDA dwelling and moves in, the SDA funding will flow from the NDIS to the property owner through the Registered SDA Provider - it is a capital return for the investment in building and providing the dwelling. Participants only pay a 'reasonable rent contribution' – this is rent paid typically from the DSP at 25% + supplements.



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Thank You

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