

Your Housing Options

There's no place like home: housing and accommodation conference

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What will we be covering today?


- The different types of Housing available to NDIS participants
- Housing and Support under the NDIS
- The concept of Housemates and Choice
- Best practice approaches to Housemate Choice
- What the Housing Hub is
- Housing Hub Housing preference data
- How we can help you

Short Term Accommodation (STA)

- Includes Short Term Respite Accommodation
- STA is usually used as respite for a period of 2-4 weeks
- Includes all expenses in a 24-hour period (Includes assistance with self-care or community access, accommodation, food and negotiated activities)
- Included in Core Budget of NDIS plan




Darling Harbour


Rent



3

Accessible NDIS STA Sydney CBD/Darling Harbour 3

 1 Bedroom  1 Bathrooms  1 Cars

 1 Current residents

Whole Home

Suitability Score ?

Find your best match.

Set your preferences in 'My preferences' below to find out your Suitability Score.

My Preferences

Medium Term Accommodation (MTA)



Paid for using a type of core support funding called MTA funding, which is only available to some NDIS participants.



Typically available for up to 90 days.



Will only cover the cost of the housing and not the support.



Accessible to NDIS Participants if the person is:

- waiting home modifications
- waiting for a vacancy to become available
- waiting for a new build SDA to be ready
- in hospital and is therefore at risk of contracting COVID-19 and is without a long term housing option

Petersham

Rent

Supported Independent Living Studio's in Petersham

1 Bedroom 1 Bathrooms

Whole Home

Suitability Score ?

Find your best match.

Set your preferences in 'My preferences' below to find out your Suitability Score.

My Preferences

Individualised Living Options (ILO)


- Designed to work with the participant and their family to consider their needs and preferences, and design a flexible package of supports
- Living arrangements are closely monitored and fine-tuned once established
- There are a variety of living arrangements under ILO, including:
 - Co-Residency
 - Host Arrangements
 - Living Alone
 - Living Together



Supported Accommodation

Ashfield

RentSDA☆



Friendly, social home in the beautiful leafy streets of Ashfield within easy reach

4 Bedroom

2 Bathrooms

2 Cars

1 Bedrooms available

1 Current residents

House

Basic

Bedroom Only

Number of SDA residents: 4

Suitability Score ?

Find your best match.

Set your preferences in 'My preferences' below to find out your Suitability Score.

My Preferences

- Supported accommodation, also known as group homes where you share with other people who have a disability.
- Supported accommodation is often provided by a SIL provider who provides the property as part of the SIL.
- With Supported accommodation there often isn't a separation between housing and support in these properties

Specialist Disability Accommodation (SDA)

Specialist Disability Accommodation is housing for people who have an extreme functional impairment or very high support needs.



SDA Design categories

1. **Basic (applies to Existing SDA dwellings only)** - No accessibility or design features
2. **Improved Liveability** - open spaces, soft edges, good lighting
3. **Fully Accessible** - wheelchair accessibility features
4. **Robust** - Designed to be resilient and safe
5. **High Physical Support** - Very high level of specialised design and physical access

Housing and Support under the NDIS

Separating Housing and Support Services

- Before the NDIS, housing and support services were often combined and offered by the same provider.
- The NDIS is all about People with Disability having choice and control. Where the person lives and who supports them are paid for separately.

The screenshot displays a property listing for a house in Ivanhoe. The main image shows a brick house with a carport. The listing includes a suitability score of 86% and details about the property's features and accessibility.

Property Details:

- Location:** Ivanhoe, VIC, 3079
- Reasonable Rent Contribution as set by the NDIA:** 2 Bedroom, 2 Bathrooms, 1 Car park
- House Features:** House, Fully Accessible, Bedroom Only
- Number of residents:** 2
- Posted:** 1 minutes ago
- Edited:** 1 minutes ago

Suitability Score: 86%

Additional Information:

- Plus 100% of Commonwealth Rent Assistance**
- Plus 100% of the SDA funding in your NDIS plan**
- This property will accept MTA funding instead of SDA funding for up to 90 days**

Property Description: It all begins with a charming exterior, and once inside, original character details are perfectly weaved into the highly functional, single-level layout. A combination of polished floorboards, high ceilings and sash windows

Buttons: Download application form, Download brochure, Print Listing, View score breakdown, My Preferences

SDA and Support Providers Roles

- The role of the SDA Provider is like being a landlord: They provide the property and maintain it
- The role of the Support Provider is to deliver the assistance that the tenant needs with daily living tasks, engaging in the community and unplanned support



Housemates and choice



Tips on best practice approaches to housemate choice

- ✓ Allow for lots of time
- ✓ Consider decision making roles for each person
- ✓ Determine how people will genuinely choose
- ✓ What happens after the move in and something goes wrong?



**Total users since launch -
420,000**



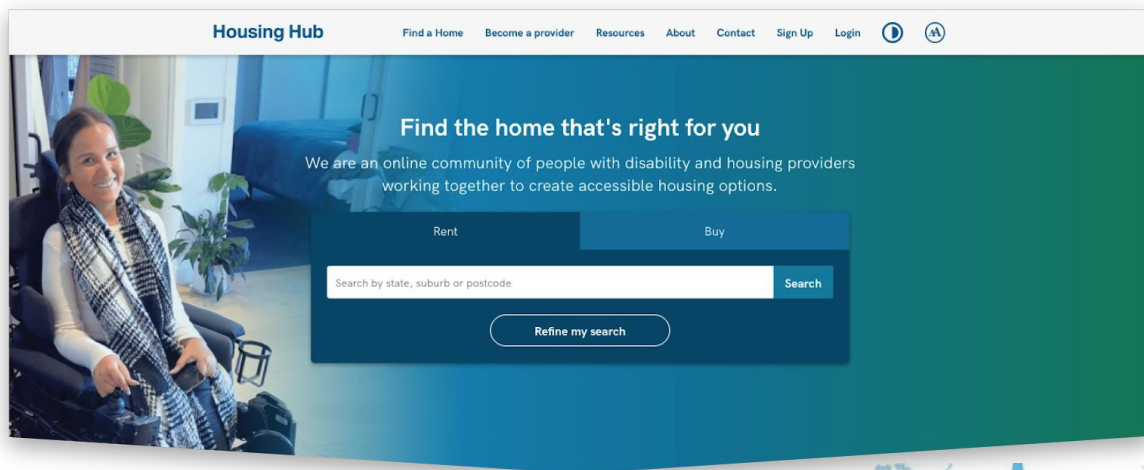
**15,000 Monthly users
12,000 Monthly
searches**



**9,000 properties listed
2,200 properties are live
now**



**Locations in all States and
Territories**



Number of Housing Hub website
users since inception:

117  79,918



Housing Hub Seeker Preferences



- The Housing Hub released a Housing Seeker Snapshot in June
- Seekers choose to give us information about their housing needs and preferences that we then provide to the market so People with Disability are informing the Housing Providers on what is needed
- This report shows:
 - Seekers want to live in all States
 - The most reported primary disability is Autism followed by Psychosocial
 - Most Seekers are currently living in private settings such as rented or owned properties, followed by supported accommodation

Housing Hub Seeker Preferences

Figure 6. Satisfaction of seekers with their current living arrangements across time (profile data from all 3 editions of the seeker snapshot)

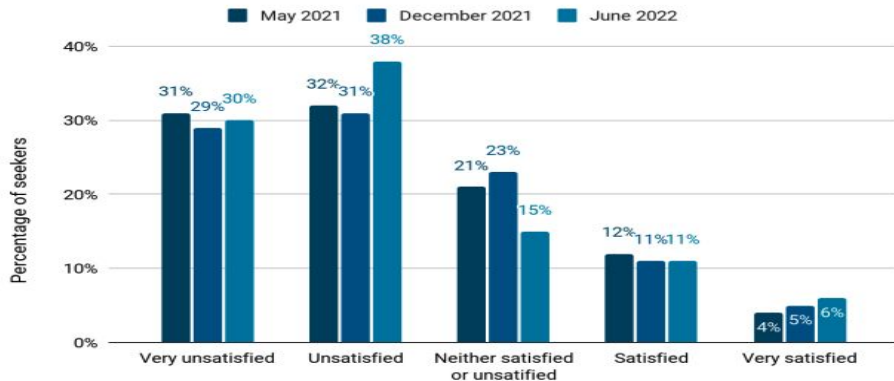
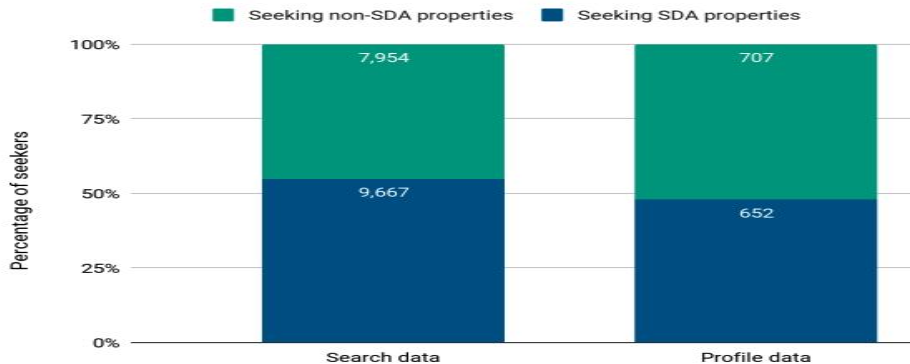


Figure 12. Seekers' need for SDA and non-SDA properties



- 68% of Seekers are dissatisfied with their current housing.
- Around 50% of Seekers are searching for Specialist Disability Accommodation
- The most sought SDA Design Categories are High Physical Support, followed by Improved Liveability
- Almost half of all seekers wish to live alone
- The most sought after property features include cooling, heating, accessible features, outdoor area and built in wardrobes

How we can help you

Expert Support Coordination

If you are wanting to explore your housing options and ask the NDIA for funding for home and living supports, our expert housing Support Coordinators can help.

Free advice

Call our SDA Housing Advice Line 1300 61 64 63.

Use the website

Create a Profile on the Housing Hub and let the website alert you to new homes that match your needs when they are available.

How we can help you

Use our free resources

[Housing Hub Resource Library](#)

[MTA and STA](#)

[Individualised Living Options](#)

[Resource on Separating housing and support](#)

[Research Reports](#)

[SDA Video series](#)

[Buying or Building your own SDA](#)

[Housing Options Online Learning Package](#)

[Housing Hub Support Coordination Service](#)

Questions?



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