Accessing a Home Report June 2020

Context and Literature review

Relevant Strategies and Plans

1. *WA State Disability Strategy* – under development
   The WA Department of Communities is currently undertaking a consultation on the development of this 10 year plan – it is expected the plan will be launched in 2020.

2. *National Disability Strategy* – under review
   The Commonwealth Department of Social Services is currently undertaking consultation on a new National Disability Strategy. At the end of 2020 the National Disability Strategy will end and governments across Australia are working together to develop a new strategy for beyond 2020. From April to July 2019, the public was invited to take part in national consultation to shape disability policy for 2020 and beyond. The next phase of consultation is planned for 2020.

3. *10 Year Strategy on Homelessness 2019-2029* – released in December 2019
   www.communities.wa.gov.au/strategies/homelessness-strategy/

4. *WA Housing Strategy 2020-2030* –scheduled to be completed in 2020. Three sub plans will sit under the Strategy, the *Affordable Housing Implementation Plan* (due in mid-2020), the *Regional and Remote Housing Strategy* (due in early 2020) and the *Social Housing Framework* (due in March 2021).

Guides for People with Disability and Families

1. *Housing Possibilities: A guide to housing and the NDIS in Western Australia,* Summer Foundation, March 2020*,* www.summerfoundation.org.au/documents-category/housing/.

2. *Mainstream Housing Options: A guide for people with disability, their families and supporters,* Summer Foundation, July 2018, www.summerfoundation.org.au/documents-category/housing/.
   Outlines non-SDA housing options such as home ownership, shared equity, cooperative housing, social housing, home sharing and sharing with friends.

3. *My Housing Preferences*, Summer Foundation, October 2017
   www.summerfoundation.org.au/documents-category/housing/. A tool to help people think about where they want to live, who they want to live with and what type of housing they want to live in. The tool helps NDIS participants to develop their housing goals.

4. *Looking for Somewhere to Live: A Guide for NDIS Participants and Providers,* Summer Foundation, December 2017, www.summerfoundation.org.au/documents-category/housing/.
A guide for NDIS participants about accessing housing.

5. *Sample NDIS Plans,* Summer Foundation, June 2018, www.summerfoundation.org.au/documents-category/housing/.
Examples of housing options included in NDIS plans.

6. *The top 10 things to know about SDA: VALID's plan language guide to NDIS Specialist Disability accommodation,* Victorian Advocacy League for Individuals with Disability (VALID), www.valid.org.au/top-10-things-know-about-ndis-sda
A plain language resource for NDIS participants to understand Specialist Disability accommodations.

7. *Individual Supported Living Manual 2nd edition*, Curtin University, 2017, ddwa.org.au/wp-content/uploads/2017/12/Curtin-Uni-ISL-Manual-2ed.pdf
To assist people to plan or establish a supported living arrangement and to identify what is working well and what can be improved in existing arrangement.

8. *Planning Booklet, Planning Area 4: Home,* WA Individualised Services, waindividualisedservices.org.au/online-courses/planning-for-a-good-life/planning-area-4-home/
One of a series of booklets prepared by WA Individualised Services under a Department of Communities Information, Linkages and Capacity Building (ILC) grants. A guide for people with disabilities around setting goals for accessing a home.

9. *My Life, Your Life, Our Life – a guide for flatmates, homesharers and co-residents*, WA Individualised Services, October 2017, waindividualisedservices.org.au/individualised-services/my-life-your-life-our-life/
A guide for people with disability interested in shared living. Shared living is defined as an arrangement where an individual has an ongoing relationship want shared place of residence with a compatible person, couple or family who provides companionship and support in a natural home environment.

10. *Information Pack for those whose relative or friend with a mental illness is transitioning in or out of an Assisted Living Arrangement*, Carers WA and Lotterywest, and *Information Pack for those who are supporting a family member or friend with disability transitioning to Independent Living*, Carers WA and Lotterywest
Both information packs are focussed assisting carers at the time of transition for a person with disability to alternative housing.

11. *Ancillary Dwelling Factsheet*, Department of Communities www.housing.wa.gov.au/HousingDocuments/Ancillary_Dwellings_Fact_Sheet.pdf

An ancillary dwelling is a small, self-contained dwelling located on the same lot as another single house. It can be attached to the main house, integrated with the main house, or a separate building to the main house. This guide provides information on the regulations around building such dwellings

Submissions

National Disability Services (NDS) *WA State Budget Priorities, 2020-21*
www.nds.org.au/resources/nds-wa-2020-21-pre-budget-submission

NDS prepares an annual pre-budget submission outlining local disability advocacy priorities which are essential to improving the lives of people with disability and their families. Recommendation 8 of the submission relates to the key issue of housing and notes two major problems:

- Long-standing systemic issues with finding affordable, accessible housing for people with disability.
- Lack of a systemic plan to address housing shortages.

The submission recommends immediate action to develop and fund a comprehensive Disability Housing Strategy as part of the WA Housing Strategy 2020-2030 which should include:

- Clarity around the future of community housing for people with disability.
- Increases in direct housing options for people most in need.
- Better information about current waitlist to target these options.
- Requirements for all new housing developments around transport hubs to include mandated housing for people with disability.
- Strategies to address housing affordability issues through incentives such as exemptions from stamp duty.
- Funding a project around a new access filter for housing websites to increase awareness of available private accessible housing stock.

Shelter WA
www.shelterwa.org.au/wp-content/uploads/2020/02/Pre-budget-submission-Shelter-WA-2020.pdf

Shelter WA prepares an annual pre-budget submission outlining a plan for housing for all Western Australians. The submission contains a section on disability housing stating "*Western Australians with a disability are twice as likely to be in the bottom 20 per cent of gross income household quintile. People in this situation are in severe housing stress, spending over 60 per cent of their income on housing. Poor housing outcomes for people with disability are associated with affordability barriers due to their low incomes, resulting from low rates of participation in paid employment.*"

The submission recommends:

- Facilitating better collaboration between state and local governments, planners, developers, builders, support and disability providers, families, banks and people with disabilities to develop tailored and individualised housing options.
- Developing state-wide legislation to mandate accessible housing requirements, for instance that all new residential housing developments be required to meet minimum universal design standards.

- Utilising direct funding, government land, as well as planning schemes in order to provide incentives to facilitate new housing for people with disabilities.
- Creating adequate and easily accessible information through a centralised data bank about housing options and supply, as well as their accessibility features.

Accessible Housing Resources

Australian Building Codes Board
www.abcb.gov.au/Initiatives/All/Accessible-HousingAustralian Building Codes Board

The Australian Building Codes Board (ABCB) are currently consulting on the inclusion of mandatory accessibility requirements in the National Construction Code (NCC). The process is lengthy and changes will not be implemented before 2022

Liveable Housing Australia
www.livablehousingaustralia.org.au/
Liveable Housing Australia (LHA) is the lead national, not-for-profit organisation for liveable housing design in Australia. LHA is responsible for the development, dissemination and revision of the national agreed Liveable Housing Guidelines. The guidelines include 16 design elements and 3 levels of accessibility from silver to platinum.

Home modification information clearinghouse
www.homemods.info/
The purpose of the home modification information clearing house is to collate, review, develop and disseminate evidence based home-modification knowledge. The clearinghouse is located within the Faculty of Built Environment at UNSW.

Disability Housing Literature

1. Chenoweth, L., Kendrick, M & Ward, M. ***Housing Innovation Bank: Best innovative practice in housing and support, including Specialist Disability Accommodation - Final Report,*** Griffith University, 2017.

    This report was commissioned by the NDIA to inform future policy in disability housing. The report aims to identify innovation best practice disability housing for NDIS participants and understand the key elements that would enable these examples to be replicated. The report is based on interviews with 20 opinion leaders and 48 people with disability.

    Three conclusions:
    - No matter what their disability or circumstance people can participate in community life and chose where, how and with whom they live.
    - Housing solutions work best if they are individually designed.
    - Innovative best practice is the result of a number of innovations rather than an off the shelf solution.

    Eleven outcomes for best practice:

    For individuals
    Vision – the participant has a positive vision and plan for their life
    - Choice – the participant has a place to call home
    - Inclusion – the participant is able to participate in mainstream society
    - Rights – the participant has the same rights as others

    For housing providers
    - Efficacy: the housing solution fits the needs of the person
    - Inclusive design – the housing solution promotes inclusion
    - Sustainability – the housing solution is simple to provide, manage and maintain
    - Enabling support – the housing solution separates housing and support and enhances choice and control

    For support providers
    - Flexibility – the support solution meets the changing needs of the participant
    - Respect – the solution supports a respectful and rights based approach
    - Empowerment - the support assists the participant to plan and reach their full potential

    The report outlines support initiatives which would lead to innovative best practice housing and longer term initiatives which would allow best practice. These are as follows:
    - The Australian Building code should be amended to include minimum accessibility features in all new and extensively modified housing.
    - Equitable access to social housing be assured
    - Increase supply of social and affordable housing
    - Home purchase assistance including shared equity is expanded to all states
    - Standardisation, quality assurance and data collection of all home modification programs.

      Often the most successful arrangements are grass roots ones which contain 3 elements:

- Driven by families or support networks
- Involving a champion
- Involving organisations (or service providers) that are willing to find innovative solutions.

The report details individual stories and solutions and includes an analysis of housing statistics. There is an appendix with notable examples of innovation divided into housing, enabling, government and resources.

2. Connellan, J., *Two Hands; Delivering more and better housing for Australia's Nation Disability Insurance Scheme participant*s, University of Melbourne, Journal contribution, 2018. doi.org/10.26188/5c119b2a3d520, (Accessed 020319)

This book provides a summary of the state of disability housing as Australia transitions to the NDIS. It estimates that after SDA around 76,000 people will require housing. The portable and adequate support provided by the NDIS removes one of the barriers to independent housing. The book outlines the role of state and local government in the provision of disability housing. It outlines the move from institutionalised housing to diverse housing. Connellan points out that many "innovative" models have already been tried but because they are small, one-off developments we are not learning the lessons from these developments.

Suggests 8 questions to ask when looking at any development:
- What uses/s are there in the project
- What numbers in what configuration
- What supports are provided and what is the impact on the property
- How accessible are the dwellings
- Who was the developer
- Who is the owner
- What was the cost and funding arrangement
- How is it managed

Connellan sites some research on what people is important to people with disability when assessing housing arrangement. He concludes that larger not-for-profit service providers will likely be developers of new disability housing.

3. Cocks, E., Thoresen, S., O'Brien, P., McVilly, K., Thomson, A., Gadow, F., Crosbie, J and Prain, M., *Examples of individual supported living for adults with intellectual disability*, Cocks, E et al., Journal of Intellectual Disabilities, Vol 20 (2), 2016, p. 100-108

Qualitative account of four models of support for adults with intellectual disability in individual supported living (ISL) arrangements. The evaluations are the third phase in a longer term research project to produce an instrument to evaluate living arrangements. An ISL framework has been developed with 21 attributes across 8 themes (e.g.: 5. Control 5.1 Self-determination for the person is central to the arrangement). Each living arrangement is assessed against these attributes. 150

evaluations will be completed. The article details some results from the first 50 and divides the types of living arrangement into 4 broad categories, "living alone", "co-residency", "relationships" and "host family". Good definition of ISL from UNCRPD Article 19:

    i. All adults with disability can live in ISL arrangement if they are provided with the appropriate supports

    ii. People with disability do not have to live together

    iii. People in an ISL arrangement do not have to live alone or independently

Vignettes provide some good examples of individual arrangements. Further research is ongoing.

4. Wiesel, I., Bullen, J., Fisher, K. R., Winkler, D. and Reynolds, A., ***Shared Home Ownership by people with disability***, AHURI Final Report No. 278, Australian Housing and Urban Research Institute, Melbourne, March 2017, www.ahuri.edu.au/research/final-reports/277

The report examines shared home ownership models and their efficacy on providing suitable housing for people with disability. The report outlines four types of shared home ownership models:

- Shared equity model – for people with moderate incomes who can afford mortgage repayments and outgoings
- Restricted re-sale shared equity model – similar to above but with restrictions on resale.
- Individual mixed equity model – owners make a capital contribution but don't have their name on the title and reside under lease conditions
- Group mixed equity model – small equity contributions from several residents combined with public funding.

The report concludes that there is a small but important role for shared ownership in disability housing and that the following policy interventions should be made to scale up the number of people accessing such models:

- Establish government shared equity agencies like Keystart in WA
- Review and clarify shared owners eligibility for Commonwealth Rent Assistance, First Home Owner Grants and SDA
- Review stamp duty, Special disability Trust and pension eligibility rules to identify potential barriers to using family funds to establish shared equity arrangements
- Fund independent advocacy and financial planning for people with disability and their families.

5. Parker, S and Fisher, K. ***Facilitators and Barriers in Australian Disability Housing Support Policies: Using a Human Rights Framework,*** Disability Studies Quarterly, Vol. 30, No. 3-4, 2010.

    This paper outlines the goals of disability housing support, provides an overview of Australian approaches to 24 hour disability housing support and analyses seven key facilitators and barriers to achieving these goals.

    The four policy goals for housing policy are:
    - Human rights
    - Quality of life
    - Independent living
    - Cost effectiveness

    Facilitators and barriers:
    - Legislation, agreements and regulations
    - Funding and demand management
    - Interagency coordination
    - Range, flexibility and choice of housing support
    - Staffing quality
    - Informal carers
    - Discrimination

    Conclusion – "no one approach to disability housing support is likely to be sufficient to meet the rights of all people with disability." "It is evident, then, that future housing support for people with disability should…be focussed on an individual approach to housing support".

6. Wiesel, I., Laragy, C., Gendera, S., Fisher, K., Jenkinson, S., Hill, T., Finch, K., Shaw, W. and Bridge, C. ***Moving to my home: housing aspirations, transitions and outcomes of people with disability***, AHURI Final Report No. 246, Australian Housing and Urban Research Institute Limited, Melbourne, 2015, ahuri.edu.au/research/final-reports/246.

    Includes 51 in-depth interviews with people with disability who moved, or planned to move from congregate care, group homes, their parents' home or unstable housing to more independent and stable housing and living arrangements.

    An analysis of these interviews identifies a series of barriers and enablers to accessing housing by tenure category.

Table 1: Access to housing, barriers and enablers by tenure

Tenure	Barriers	Enablers
Social housing	People living with their parents or in group-homes low priority in housing allocations Shortfall in accessible or adaptable social housing stock	Nomination by support agencies Special programs (access outside general waitlist) Priority housing for those at risk of homelessness Transitional housing Purpose-built housing Home modifications
Private rental	Affordability Discrimination Lack of rental history and references Shortfall in accessible or adaptable private rental stock Shortfall in culturally appropriate housing for Indigenous people with disability	Established relationships with landlords Understanding landlords Low-value housing markets Sharing to reduce costs of housing
Home ownership	Affordability Difficulty accessing finance	Financial support from family Sharing Shared equity Trust ownership Home modifications

7. Independent Advisory Council to the NDIS*, Pathway to Contemporary options of housing and support*, 2018. disability.royalcommission.gov.au/publications/exhibit-3-025002-exp000900010013-pathways-contemporary-options-housing-and-support

The Independent Advisory Council (IAC) explores policy settings and barriers to achieving more contemporary housing and support options for people with disability. The NDIS aims to provide flexibility for people with disability to access housing yet there are a number of policies which are a barrier to this eventuating. The recommendations are key to a workable system and include:
- Creating a role of housing support coordinator;
- Reinforcing the policy of separation between housing and support;
- Addressing the lack of information for participants about contemporary housing options; and
- Addressing the lack of availability of those options.

8. Aitken, A., Baker, B., Badland, H., Mason, K., Bentley, R., Beer, A and Kavanagh, A*., Precariously Placed: housing affordability, quality and satisfaction of Australians with disabilities,* Disability and Society, 34:1, p. 121-142, December 2018.

A statistical breakdown of housing circumstances of people with disability compared with those without. The study used Household income, and Labour Dynamics survey date (HILDA) from 2011 census. The conclusion of the study is that people with disability experience poorer housing outcomes than people without disability for all housing indicators with the most marked difference shown for people with psychological and intellectual impairments.

9. National Disability Services, *Home ownership and affordability for people living with disability in Western Australia*, National Disability Services, Curtin University, 2014.

   NDIS commission Curtin University to undertake research into housing tenure and ownership issues for people with disability. Through an online survey and a small number of face-to-face interviews the research produced 12 recommendations. The most relevant of these are:
   - The development of a whole of government disability housing policy
   - A review of Keystart loan products
   - The production of a suite of publications to guide people with disability, support agencies and real estate agents on housing options available to people with disability
   - The productions of guides on structuring real estate investments and trusts for people with disability
   - Investigation of options to use personal disability support funding to purchase a home
   - Rebate or refund duties related to purchasing a home for people with disability
   - Mandate universal design in all social housing
   - Increase funding for home maintenance
   - Subsidise utilities for people with disability

10. Australian Institute of Health and Welfare (AIHW) (2019), *People with Disability in Australia 2019: in brief*, Cat no DIS74, Canberra, AIHW, 2019. www.aihw.gov.au/reports/disability/people-with-disability-in-australia/summary

    Most (95%) Australians with disability live at home or in the community (in private dwellings); the remaining 5% live in cared accommodation. People with severe or profound disability (14%) are more likely than others with disability (close to 100%) to live in cared accommodation.

    Almost two-thirds (64%) of people with disability own their home—either with (23%) or without (41%) a mortgage. Close to one-third (29%) are renting, and 5% live rent-free.

11. Disability Housing Futures Working Group, *Final Report*, Submission to the Joint Standing Committee on the National Disability Insurance Scheme inquiry into accommodation for people with disabilities in the NDIS, 2016, www.aph.gov.au/Parliamentary_Business/Committees/Joint/National_Disability_Insurance_Scheme/JNDIS-44th/NDIS_accommodation/Submissions.

    The DHF Working Group was formed in 2016 to look at housing demand and markets with the introduction of the National Disability Insurance Scheme (NDIS). This report is mostly limited to discussion around Specialist Disability Accommodation (SDA) but makes a number of recommendations that are relevant for a broader group including:

    - The development of alternative housing assistance options for people with disability who are not eligible for SDA. This includes improved access to social housing, co-investment opportunities for family members and charitable organisations, and shared equity home ownership.

- The Establishment of a centre of excellence to identify best practice in areas such as policy analysis, demand management and needs analysis, architectural design, cost in use and finance.

The report recommends further research into the capacity of NDIS participants to secure affordable housing in the private sector.

12. Disability Housing Futures Working Group, ***People with disability living in inadequate housing: prevalence, trends, and health and workforce participation outcomes***, Report 1, University of Melbourne, 2017.

Following on from the original report the DHF examined the consequences of inadequate housing for people with disability. The report found:

- the number of people with disability in unaffordable rental had grown by 138% from 2001-2014
- An additional 120,000 people with disability now live with their parents
- Living at home with parents is associated with low levels of workforce participation
- Inadequate housing is associated with poor mental health
- Inadequate housing is associated with worse self-reported health.

13. Aplin, T., Canagasuriam, S., Petersem, M. and Gustafsson, L., ***The experience of home for social housing tenants with a disability: security and connection but limited control***, Housing and Society, Vol 47:1, p. 63-79 December 2019

This study aimed to investigate the experience of adults with disability living in social housing. Through 15 in-depth interviews, the study found that social housing provided security, stability and a sense of home but many people also experienced limited control over location, condition and modification and maintenance of their home.

14. Jacobs, K., Hulse, K., Stone, W. and Wiesel, I. ***Individualised housing assistance: findings and policy options, AHURI Final Report No. 269***, Australian Housing and Urban Research Institute, Melbourne, 2016
www.ahuri.edu.au/__data/assets/pdf_file/0020/9227/AHURI_Final_Report_No269_Individualised-housing-assistance-findings-and-policy-options.pdf

This report explore the development of an individualised housing assistance program similar to the NDIS model and makes recommendations about policy levers required to ensure the successful implementation of more individualised housing service in Australia . The report predates the introduction of Specialist Disability Accommodation within the NDIS.

The report estimates that at full rollout between 83,000 and 1220,000 people with disability will struggles to secure appropriate low cost housing.

Housing literature

Australian Institute of Health and Welfare*, National Social Housing Survey 2018: Key Results*, Cat. No. HOU 311, Canberra, AIHW, 2019. www.aihw.gov.au/reports/housing-assistance/national-social-housing-survey-2018-key-results/data

The 2018 survey found that:

- 785,000 Australians live in social housing in 419000 dwellings;
- There are 195,000 people waiting for social housing; and
- 4 in 10 social housing households have one or more members with disability.

Concurrent projects

NDIS Housing Pathways Project (disability.unimelb.edu.au/housing) - co-funded by the Melbourne Disability Institute and the Brotherhood of St Laurence looking at housing options for NDIS participants not eligible for Specialist Disability Accommodation. The project will explore seven housing options:

- New SDA
- Existing SDA,
- Non-SDA supported accommodation
- Social housing
- Private rental
- In own home
- In the family home

The project will produce an online platform for people with disability, service providers and LACs.

The project aims to:

- Identify and review existing information, services and research
- Produce resources in a variety of formats including digital
- Distribute the resources to a range of groups commencing with Local Area Co-ordinators
- Develop and pilot training packages based on the material produced
- Develop and pilot a community-based methodology to support community understanding and action to house the NDIS participants in their community.
- Promote research opportunities around NDIS and housing

Make Renting Fair www.makerentingfairwa.org.au/

The Make Renting Fair Alliance is coalition of Western Australia's key community organisations and people who rent their home. COTA, PwDWA, Tenancy WA, Shelter WA, WACOSS, Tenants Action Group of WA, Choice and St Vincent de Paul are working together to improve living conditions for approximately 750,000 renters in WA

Supported Accommodation Referral Pathways Project – WAAMH for the MHC

The Mental Health Commission has commissioned WAAMH to review its independent living programs (14 programs including the Independent Living Program, short term accommodation, the Individualised Community Living Strategy (ICLS), hostels and transitional accommodation) as well as developing supported accommodation referral pathways. 30 service providers are involved in this work.

Findings to date:

- Lack of housing – age of stock and need for new stock
- Referral points in community mental health are not working well

Hear of my Experience (HOME) Project – Shelter WA and UWA Business School funded by the Department of Finance

This is a capacity building project for people who have experienced homelessness or housing insecurity which aim to influence change in the housing sector.

Disability housing models and developments

Western Australia

The Dreamhouse – Subiaco WA
Share house in Subiaco owned by the City of Subiaco and managed by Foundation Housing. Available for 3 people with disability.

Homehub www.homehub.org.au/
Home Hub is a new social enterprise in WA that connects those people in the community who need a home, with the homes that are available. The website aims to provide people and landlords with more choice and control to connect and match people with suitable and appropriate homes. Launched in September 2019, Home Hub is the first and only social and affordable housing advertising service in Australia.

The website has a search function and currently mainly advertises vacancies is group homes.

Victoria

Abbotsford Housing Demonstration project – Victoria - Summer Housing, Transport Accident Commission (TAC) and Common Equity Housing Limited www.summerfoundation.org.au/housing/housing-prototypes/abbotsford-housing-demonstration-project/
The Abbotsford Housing Project has six fully accessible self-contained one-bedroom apartments peppered throughout a 59-unit mixed private and social housing development. The multi-storey development is located in a prime inner city suburb within 500 metres of a train station, shops and community facilities.

MASARG Castlemaine NDIS Housing
The Mt Alexander Shire Accommodation and Respite Group (MASARG) Castlemaine Whole of Community Pilot is set over two years to promote and deliver housing for a small but diverse range of NDIS participants who wish to live in Castlemaine. The Pilot will have three broad aims:

1. Inform and engage a specific community, in this case, Castlemaine, in pursuing housing for the NDIS participants who wish to live in that community, in this project, people with an intellectual disability
2. Deliver housing outcomes for the NDIS participants who are part of the Pilot
3. Prove and refine a transferable methodology for the delivery of housing for NDIS participants

Secure Housing www.securehousing.com.au/
Bendigo – Shared ownership model - $300,000 per person – in a new accessible house – 3 bedrooms plus extra room for a support worker. Set up in a trust by a group of elderly parents. James Bowman and Secure Housing Australia.

New South Wales

Hunter Housing and Support Demonstration project - NSW

This Summer Foundation housing demonstration project established in 2015 is in the Hunter region in New South Wales. They purchased ten apartments for people with disability, in a 110-unit private development. An additional apartment is provided for disability support workers.

The development is centrally located close to transport, shops and community facilities. From the outside of the project, the apartments are not distinguishable from neighbouring apartments.

The types of apartments include two 1.5-bedroom, six 2-bedroom and two 3-bedroom apartments. The apartments vary in size from 70m² (1.5 bedroom) to 115m² (3-bedroom). The apartments have been designed to achieve Platinum level certification under Liveable Housing Design Guidelines.

A two-way communications system enables tenants to contact support workers in the event of emergency or unplanned support in each apartment. All apartments have built-in wiring and cabling that enables cost effective future installation of home automation.

Summer Housing and Frasers Property Australia – Ed Square, Sydney – an SDA build

The new homes will be built in Ed Square, located in Sydney's South West, with Summer Housing taking ownership of 11 apartments to house 10 young people with disabilities. The additional apartment will be used by on-site support workers.

Prior to completion, the apartments will be specifically fitted out to meet high physical support design requirements under the NDIS, the top benchmark for residential disability housing, a joint statement from the pair said. Everything at Ed Square will be within minutes. The town centre will provide a shopping, dining and entertainment precinct incorporating an Eat Street, fresh food marketplace and Coles supermarket, state-of-the-art event cinema, childcare centre, waterplay area, tavern and healthcare facilities.

Brightlight Investment Management and DPN Casa Capace – an SDA build

Initially constructing 25 disability homes in Oran Park Sydney. Brightlight Investment Management will help specialist disability housing provider DPN Casa Capace to further develop their specialist disability accommodation.

Australian Capital Territory

Project Independence ACT www.projectindependence.com.au/

Project Independence is a social housing development for people with an intellectual disability.

It represents a new model of home ownership. The project provides people with an intellectual disability the opportunity to acquire equity in a property, as well as the ability to live as independently as possible. The social

housing model is based on up to ten residents living in three separate homes, with accommodation for a live in Resident Coordinator to support residents.

Residents pay a deposit for a 12-month trial. When that proceeds to an offer of a permanent place, residents pay with their disability support pension. Project Independence takes a proportion as payment on equity against an interest-free loan.

Once they are part of the community, a committee of residents makes the rules for living together. Support workers are in place every workday to lend a hand with cooking and cleaning, but mostly to help develop living skills like decision making, navigating relationships, and everyday tasks like filling in forms and dealing with agencies.

National

Disability Housing www.disabilityhousing.com.au
Australia's Independent Centre for Disability Housing. Advertises accommodation for rent, to buy, to share or accommodation wanted.

The Housing Hub www.thehousinghub.org.au/
The Housing Hub is a national service which advertises vacancies for apartments and houses that are owned by housing providers. It also had a library of information on housing options and planning to move. The website currently has only two listing for WA and these are both planned SDA builds.

The site is a project of the Summer Foundation and was funded by the Department of Social Services. It also seeks to collect data on user needs to inform government an industry on housing demand.

Rapid Interim Housing
www.summerfoundation.org.au/wp-content/uploads/2019/09/rapid-housing-square-brochure-UPDATED-SEP-web.pdf

A prototype released by the Summer Foundation, the interim housing unit that can be rapidly located to provide housing for someone who is waiting for accessible housing or for home modifications to be completed. The unit has a living area, bedroom and ensuite, kitchenette and laundry. Assistive technology increases the occupant's independence, safety and security.

Opening Homes
Opening Homes allows you to explore a diverse range of lived-in inspiring accessible housing. The people who live in these homes have chosen to share them online so that you can learn how they use technology and design to create a home that not only suits their access needs, but matches their lifestyles and interests.
www.openinghomes.org.au/about

Disability Housing in the media

SBS Report into Disability Housing

www.sbs.com.au/news/people-with-disabilities-in-australia-are-struggling-to-find-appropriate-housing

St John of God Technology enabled home in East Brighton, Victoria

www.sjog.org.au/news-and-media/news/2019/06/19/03/40/new-technology-enabled-home-opens

How shared equity schemes help people living with disability

www.ahuri.edu.au/policy/ahuri-briefs/how-can-shared-equity-schemes-help-people-living-with-disability

Disability advocates slam lack of accessible housing in push for universal standards

www.abc.net.au/news/2019-07-08/disability-advocates-slam-lack-of-accessible-housing/11283494?fbclid=IwAR2nyYsdXUa3zrsEcTMC73hlw5YSoZyluVUhVtBuJ3L978ys34ywBWV3fKM

Have social housing levels fallen to historic lows? Answer - yes

www.abc.net.au/news/2019-08-12/fact-check-social-housing-lowest-level/11403298?utm_source=sfmc&utm_medium=email&utm_content=&utm_campaign=%5bnews_sfmc_newsmail_pm_df_!n1%5d%3a8935&user_id=3f6c74c42262538695125300882df1f8f2e952c242717117b5846685404acd77&WT.tsrc=email&WT.mc_id=Email%7c%5bnews_sfmc_newsmail_pm_df_!n1%5d%7c8935ABCNewsmail_topstories_articlelink

NAB tackles social housing with $2 billion pledge

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Why housing is a major public health issue for Australians with disability

pursuit.unimelb.edu.au/articles/why-housing-is-a-major-public-health-issue-for-australians-with-disability