



## What we've learned about SDA

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A photograph of a yellow door set in a dark wood-paneled wall. The door has a traditional six-panel design and is surrounded by a yellow frame. To the right of the door is a lantern-style light fixture with a glowing light bulb. The wall is made of dark, vertically-grained wood. The floor in front of the door is a light-colored concrete or stone.

**~12,000**

**new SDA places are  
needed**

**What has been built  
or planned so far?**

**What else is needed?**

# Why we created this report



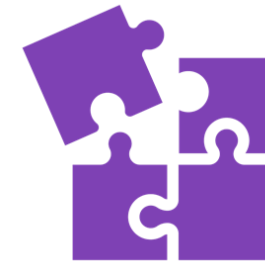
*SDA Market Insights report*

Gave indication of market demand and supply based on pre-NDIA data and modelling, **received calls for an indication of pipeline supply**



*NDIS reporting*

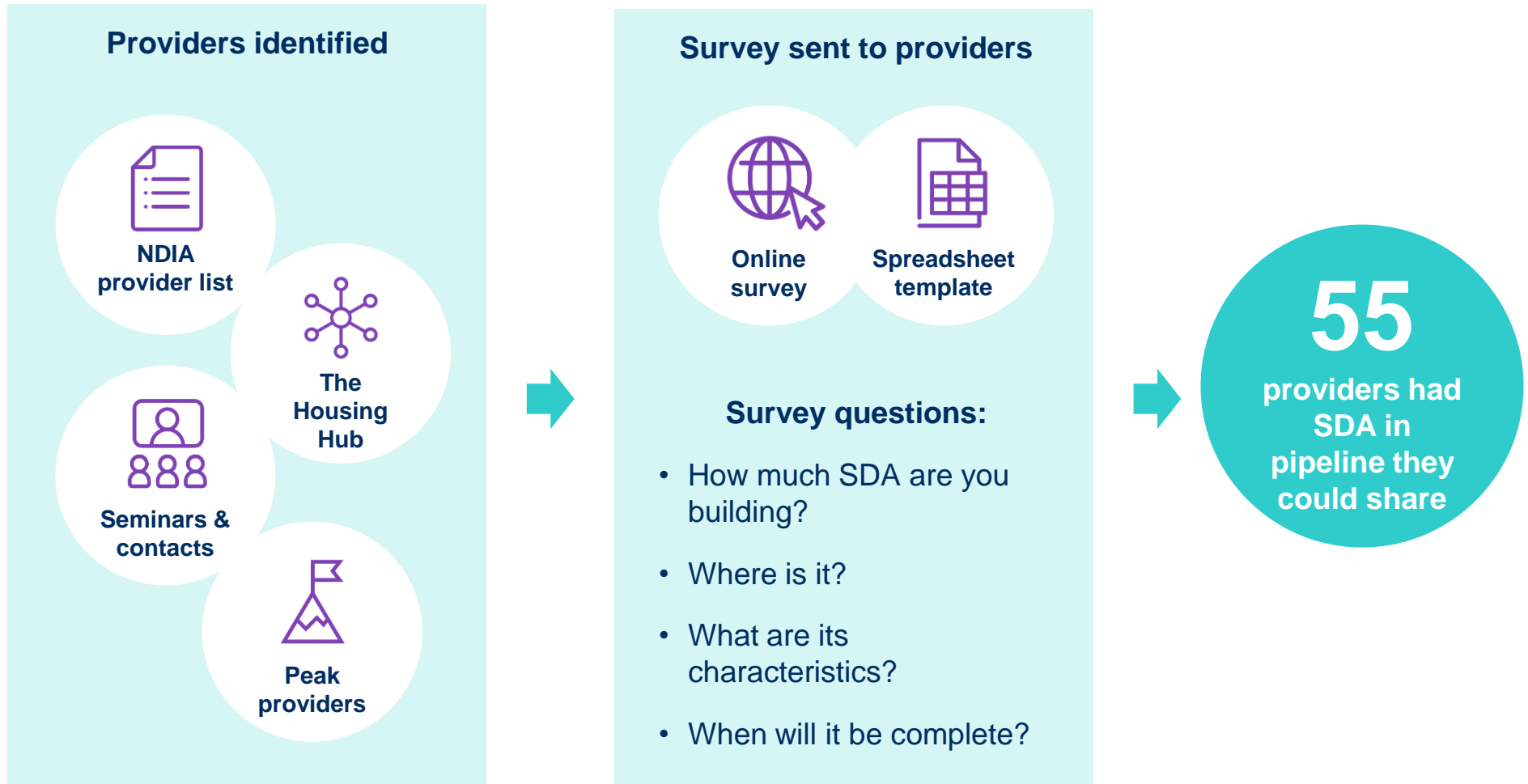
Gives high-level indication of enrolled SDA, however **no insight into pipeline supply**



***This report:  
SDA Supply in Australia***

This report gives insight into what is being built where, both now and into the future, and how that relates to modelled undersupply

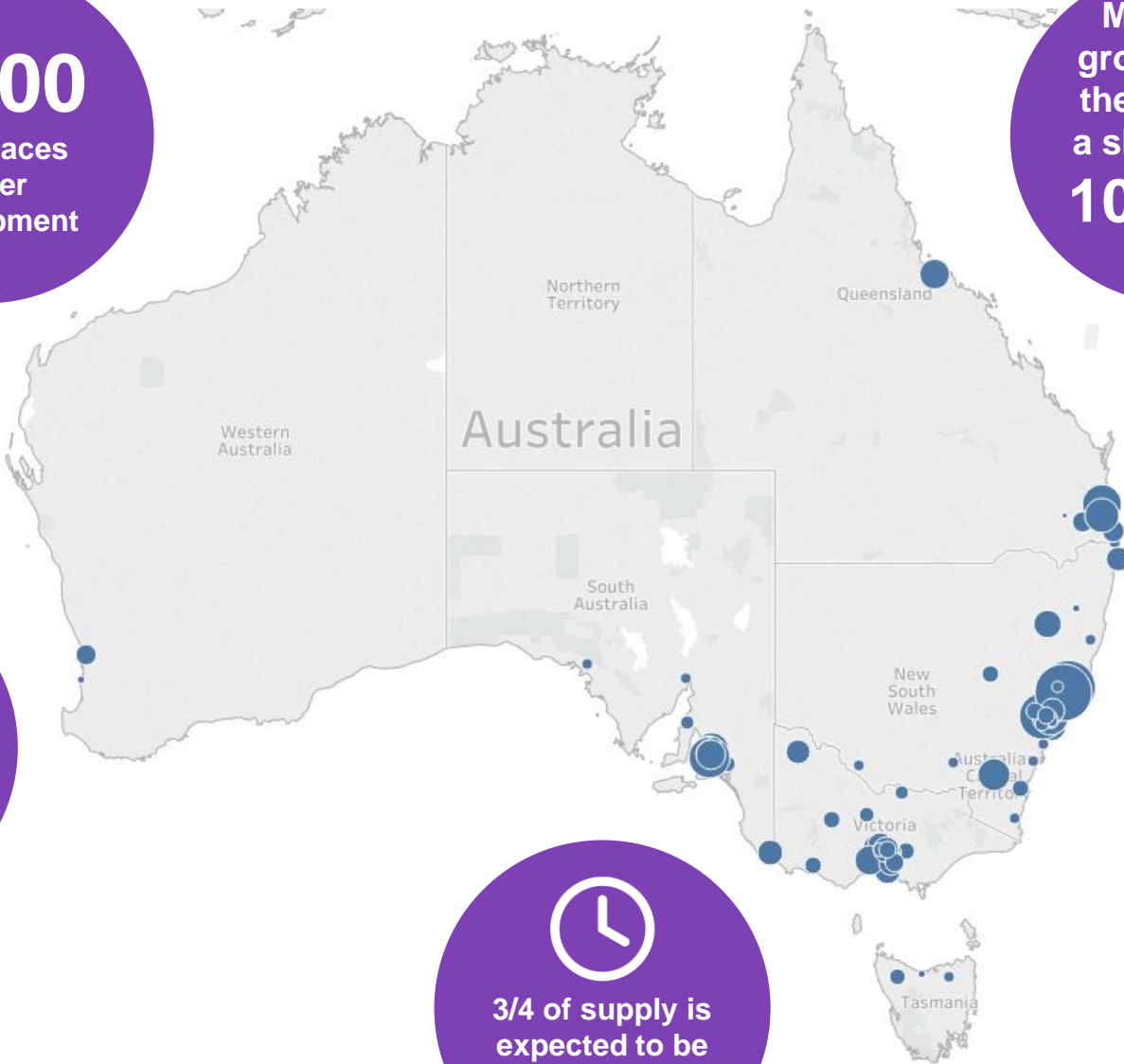
# SDA providers were surveyed from across the sector



# Key findings

**1,500**  
SDA places  
under  
development

Market is  
growing but  
there is still  
a shortfall of  
**10,000+**  
places

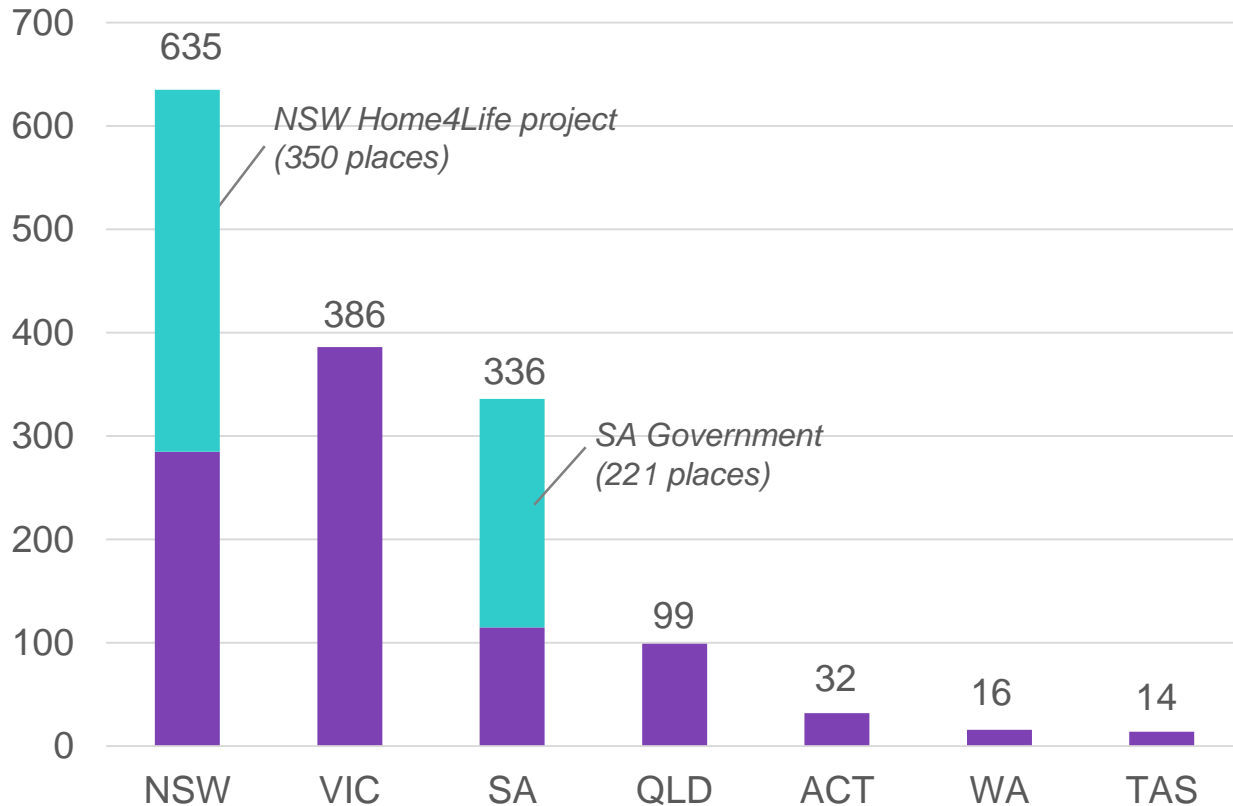


  
New capacity  
is mostly High  
Physical  
Support

  
New capacity  
is mostly  
apartments  
and group  
homes

  
3/4 of supply is  
expected to be  
complete by  
early 2020

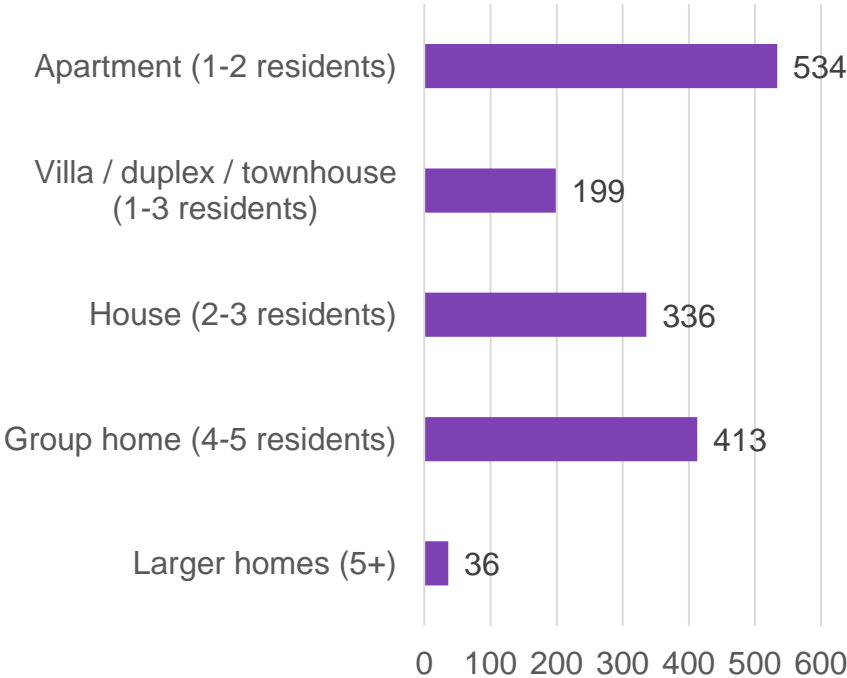
# Where it is being built



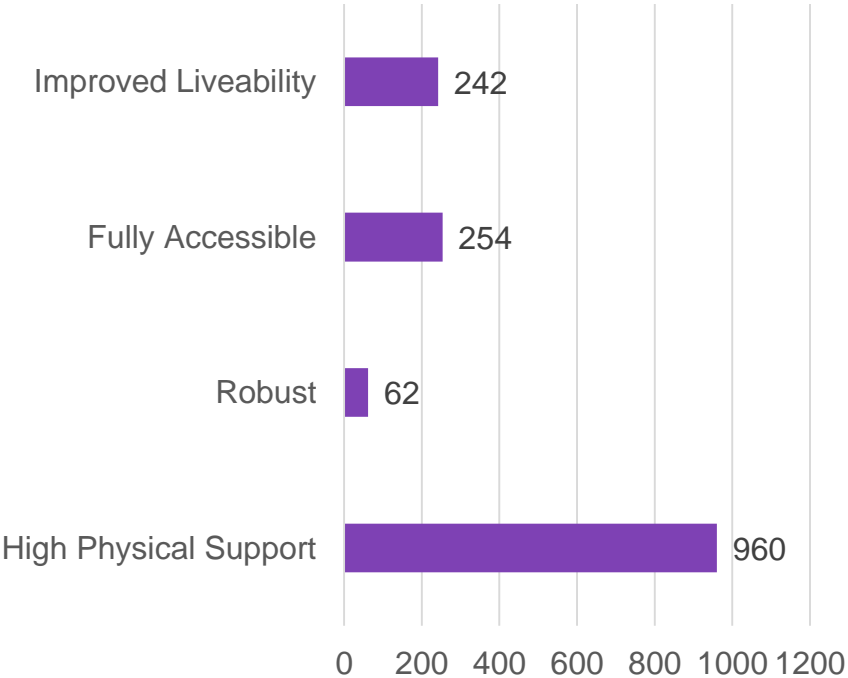
- NSW has the highest amount of new capacity
- The NSW Home4Life project alone is creating more capacity than is being created in most states
- Government projects in NSW and SA are one-off supply initiatives outside normal market processes

# What's being built

## Apartments and group homes are the most common forms of capacity being built

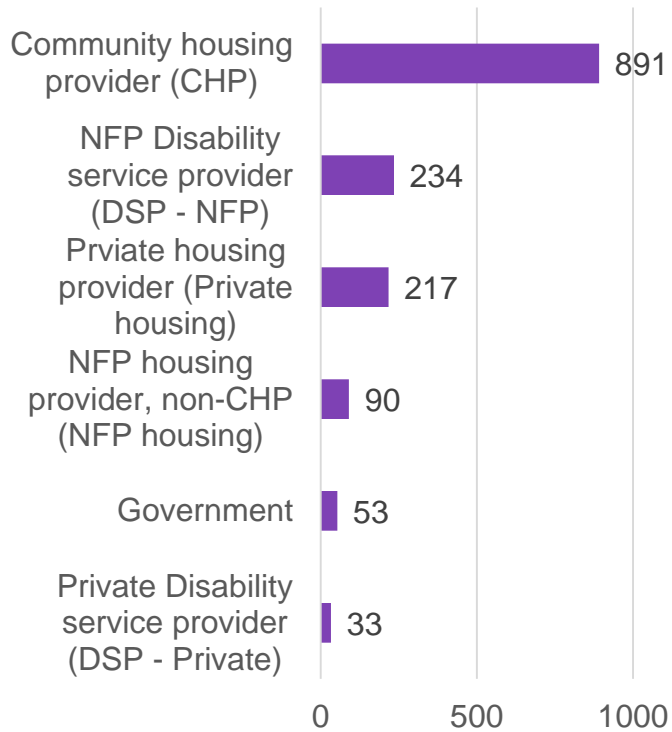


## High physical support dominates the pipeline with little new Robust capacity

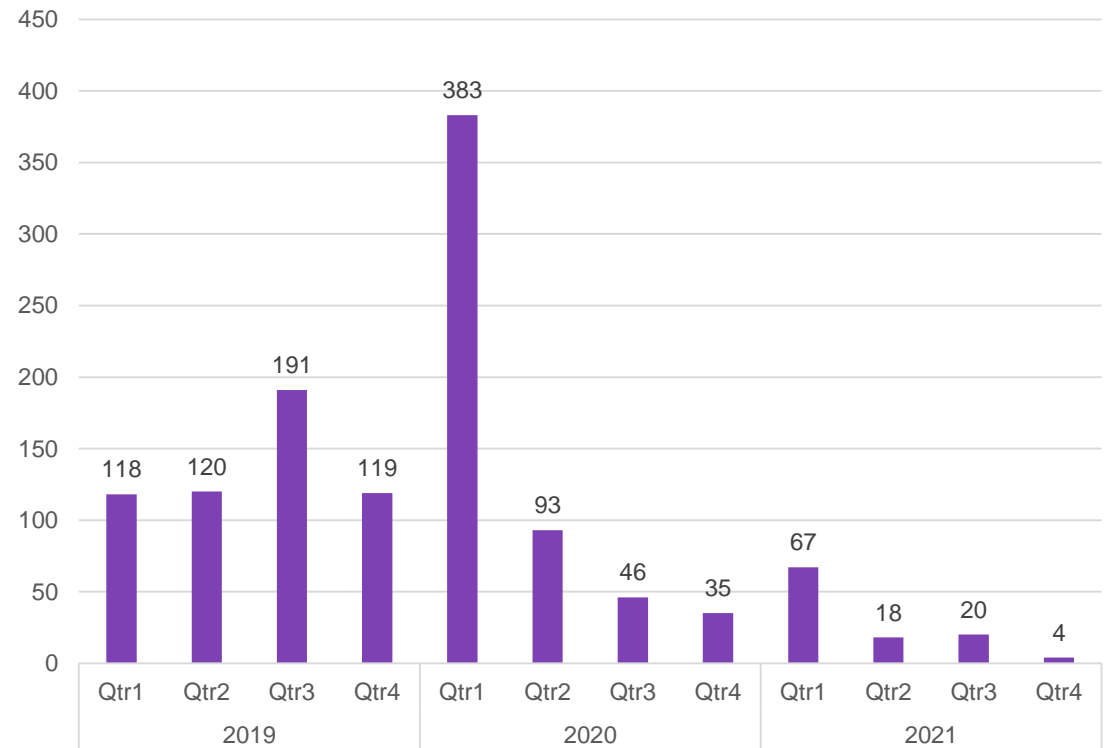


# Who is building it and when is it expected

## Community housing providers and other not-for-profits dominate the known supply



## Three-quarters of the pipeline capacity is expected to be complete by the beginning of 2020





# Estimated shortfall of SDA

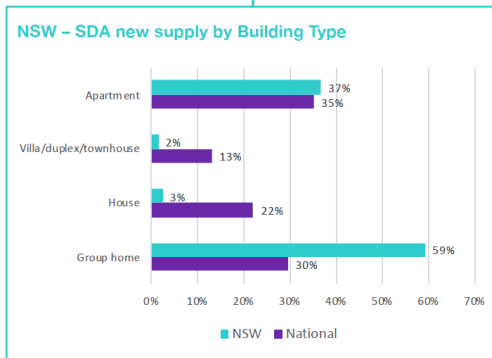
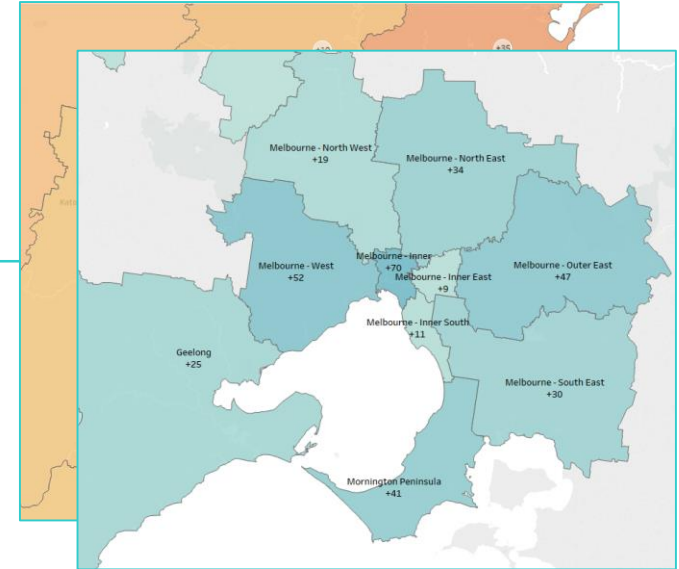
State	Observed new SDA capacity	Existing SDA residents (pre-NIDS)	National distribution of places (per capita)	Difference/shortfall between existing and new supply, and per capita distribution
ACT	32	212	471	227
NSW	635	5,738	9,029	2,658
NT	0	165	286	121
QLD	99	3,340	5,656	2,217
SA	336	1,720	1,998	-59
TAS	14	511	603	80
VIC	386	4,262	7,210	2,559
WA	16	1,580	2,871	1,341
<b>National</b>	<b>1,518</b>	<b>17,528</b>	<b>28,124</b>	<b>9,144</b>

# All this and more in the full report

**GET BUILDING SDA**

**SPECIALIST DISABILITY ACCOMMODATION Supply in Australia**  
March 2019

SUMMER FOUNDATION | SVA Social Ventures Australia



**Access 2 Place**

Access 2 Place Housing (A2P) is a community housing provider in South Australia with a focus on high needs disability housing. A2P aim for their homes to be accessible, affordable, secure and appropriate to the person living in it. They are guided by the understanding that their tenants want to live just like anyone else does – they want an independent life, and to live in a home that allows them to flourish.

A2P's latest SDA development is in Adelaide. The development has 10 dwellings: two 2-bedroom homes, and four 1-bedroom apartments at ground level. These homes all meet the Platinum standard. The upper floor has a further four 1-bedroom apartments.

An additional on-site space, The Hub, provides an opportunity for support providers to stay overnight if the tenants require 24/7 support. If this isn't required, the space can be leased as another two-bedroom home. The purpose of this space has not been determined yet, but tenants of the development are in discussions with the tenant engagement team to decide what they would like to do with it. Tenants look after their own support arrangements, as it minimises risk and helps them support their tenancies.

The project is being funded by A2P through investment from the organisation's reserves and finance from HomeStart Finance. The South Australian Government provided the land, following a tender process.

Tenants were sourced through referrals from support providers, transfers from existing Access 2 Place Housing homes, and via the Summer Foundation's website, The Housing Hub.

Support arrangements are left to the choice of tenants. Most tenants on site have a diverse support provider, and A2P has not had any issues with "traffic" of support providers coming on site.

**“ We don't want to build houses which stand out from the streetscape as 'the disability house'. Our future developments will involve a co-design process to ensure we are building to the needs of the disability community. ”**

*Development name caption*

Maps of new supply and undersupply by SA4

State by state breakdowns of supply and undersupply

Provider case studies