



ACCESS 2 PLACE HOUSING

SDA Payments and A2P Fact Sheet

How Specialist Disability Accommodation (SDA) funding is paid and who gets this payment has caused confusion for some tenants. It is understandable that some tenants and their supports may be confused regarding the SDA payment as the approval for SDA appears in a person's plan under "Home Modifications." This can be confusing and is a matter that A2P has taken up with the National Disability Insurance Agency (NDIA).

This fact sheet will provide information on what the SDA payment is and how A2P uses it.

What is SDA and what is the purpose of this payment?

SDA is a payment from the NDIA to approved SDA providers.

The purpose of this payment is to act as an incentive to developers to build and continue to offer appropriate housing for people with a high needs disability.

Traditionally government had provided most disability housing stock. This type of housing was seen as too expensive and uneconomical for private developers to deliver. Therefore, there has been a shortage of good quality disability housing, which in turn meant that people with a disability had limited housing choices.

The SDA payment was set by the NDIA at an amount to act as an incentive to the for-profit and not-for-profit housing sectors to build more SDA, and to keep the housing as a long-term investment.

The SDA payment is a payment to the provider of the house for the cost of the capital investment to develop the house and to keep the house available for disability housing.

What conditions must be met for SDA funding to be paid to SDA providers?

For SDA funding to be paid three conditions must be met.

1. The house must be enrolled by the provider with the NDIA for SDA.
2. The provider of the house must be registered with the NDIA as an SDA provider.
3. The tenant of the house must have SDA approved in their plan.

Only the registered SDA provider can access the SDA payment from the NDIA once all three of the above conditions are met. The NDIA have provided A2P with clear advice that the SDA payment is income for the provider to do with as they wish. If this wasn't the case, there would be no incentive to develop the house.

A2P tenants and SDA.

Access 2 Place is an approved SDA provider and currently manages two sets of housing. The ones we own and the ones we lease from the South Australian Housing Authority (SAHA). The Tenancy Team can let you know if you live in an A2P owned or leased house by calling 8274 6300 or emailing info@access2place.com.au

As a not for profit provider A2P uses income to maintain our **owned** housing stock and to develop new SDA properties. SDA is one income source we use to do this. If you live in an **owned** home and wish to talk to us about maintenance, refurbishments or any modifications you may need, please talk to the Maintenance Team.

A2P has a responsibility to provide responsive maintenance for **leased** housing stock (for example, fixing taps and changing light globes). The SDA income for **leased** houses belongs to the SAHA as they are the owner of the house. Any requests for refurbishments or modifications needs to be made to the SAHA. A2P can help you make that request.

Please note whether tenants are in an A2P owned or leased house, they are still responsible for any extraordinary damage they cause to the property (that is beyond fair wear and tear).