

Questions and Answers

The following questions and answers are specific to this funding round. Please also refer to the [Frequently Asked Questions page](#) for general questions about applying for DSS grants. New questions are added at the end of this document.

FUNDING

1. How much funding is available for this initiative?

The Government may provide up to \$10 million from the Sector Development Fund (SDF) to meet the objectives of the Specialist Disability Accommodation Initiative.

2. How much funding is available for each project under the SDAI?

Funding will be generally limited to up to \$1 million for each project in order to maximise the number of funding recipients under this initiative.

3. What can the funding be used for under the SDAI?

Funding provided under the SDAI will be available as a 'top up' to enable the completion of projects that would not otherwise be delivered. Funds granted under SDAI could cover:

- Construction or the completion of construction of a new building so that it can be used for housing for people with disability.
- The purchase of an existing building so that it can be used for housing for people with disability.
- Structural modification of an existing building so that it can be used for housing for people with disability.
- Functional fit-out of the building with appropriate assistive technologies where they are unavailable through existing support schemes.
- Basic set-up costs for the building (i.e. may include soft furnishings that are not structurally fixed to the building such as tables, chairs, lounge suite, etc.).
- Additional project costs such as:
 - project management costs;
 - architectural design costs (where required);
 - legal costs and professional clinical advice; and
 - appropriate risk assessments where required for functional fit-out, assistive technology or client related manual handling requirements (e.g. Occupational Therapist).

It is important to note that any type of project funded under the SDAI should be completed within two years.

4. What does it mean that the project should be completed within two years?

The Australian Government is looking to provide assistance for housing projects that help address the immediate community needs of accommodating people with disability. Any project taking more than two years to complete will not be able to address an immediate community need.

5. If we are unsuccessful in this funding round, will further funding be available next financial year?

At this stage only one funding round is planned.

6. Are we still able to apply if funding arrangements for the project have not been finalised?

Applicants should have already acquired the majority of funding necessary for the project from another source or sources and the project is substantially planned and ready to proceed or underway.

7. I need to apply for Commonwealth funding for well over \$1 million. Will my application still be eligible?

Yes. While it is the Department's preference that funding will be generally limited to up to \$1 million per project, no cap on funding has been set in order to accommodate any projects offering additional benefits that require more funds. The applicant must be able to adequately demonstrate the additional benefits offered by their project that justify consideration of additional funding.

8. My organisation is for-profit but has some really good initiatives which may be eligible for SDAI funding. Is there a way I can still be involved?

Yes. For-profit organisations can become involved by partnering with the incorporated, not-for-profit organisations that are applying for SDAI grants. It is the not-for-profit organisation that will be the applicant and, if successful, funded under SDAI.

9. What is meant by a self-sustaining specialist disability housing model and will my project receive additional funding if it is identified as having such a model?

This is a model which is able to show longevity, resilience and cover ongoing costs (such as maintenance, for example) beyond the conclusion of the SDAI, as no additional Australian Government funds will be invested. If your project is selected for funding under SDAI then you will only be offered a one off grant.

10. What is the type of accommodation model I should use?

SDAI will not specify what an effective model for specialist disability accommodation is, as this may place undue limitations on applicants when planning their project. Further information on preferences for the model may be found under Part 3 of the SDAI Programme Model or Attachment B of the SDAI Funding Summary.

SDAI and NDIS

11. Why is the SDAI only funding projects 'outside NDIS trial sites'?

SDAI funding is being targeted at communities outside NDIS trial sites but is being designed to align with other housing policy work related to the NDIS. This is being done in order to help address community need for specialist disability accommodation in communities that are waiting for the NDIS to roll out.

The NDIS is being introduced in trial sites at selected locations and to specific age groups within some of these locations. Your project must be outside of these locations or within the location but your target residents must be outside the set age limits for the respective NDIS trial at the time that the SDAI selection round closes on 11 February 2016. Further information on the NDIS trial sites [is available](#).

The current NDIS trial sites are:

- Tasmania - for young people aged 15 to 24
- South Australia - for ages 14 and under but, if the child is older than five, they must not currently receive any services from the South Australian or Commonwealth governments;
- Barwon area of Victoria;
- Australian Capital Territory;
- Hunter area of New South Wales;
- Barkly region of Northern Territory;
- Perth Hills area of Western Australia; and
- Nepean Blue Mountains area of New South Wales, for children and young people under 18 years of age.

12. How does SDAI relate to the NDIS?

SDAI has been established to provide funding to help address immediate community needs in areas outside NDIS trial sites. The aim of SDAI is to increase the accommodation choices of people who the applicant anticipates will be eligible for the NDIS at full scheme. Accommodation will need to cater for people who are expected to be eligible for the NDIS into the future, with a particular focus on those currently housed in inappropriate accommodation and those with ageing carers who need a long-term, sustainable arrangement.

13. How does SDAI relate to the NDIA housing pilots?

SDAI is separate to the National Disability Insurance Agency housing pilots that are being developed within trial sites. The SDAI is focused outside of trial sites and will complement the work by the NDIA and help inform specialist housing options to support participants as the NDIS transitions to a national scheme.

ELIGIBILITY

14. Who is eligible to apply?

Applications will be assessed against the eligibility criterion to ensure public accountability and maximisation of programme outcomes. To satisfy eligibility requirements applicants for the programme must fall into one of the following categories:

- Incorporated Associations (incorporated under state/territory legislation, commonly have 'Association' or 'Incorporated' or 'Inc.' in their legal name)
- Incorporated Cooperatives (also incorporated under state/territory legislation, commonly have 'Cooperative' in their legal name)
- Companies (incorporated under the Corporations Act 2001 – may be a proprietary company (limited by shares or by guarantee) or public companies)
- Aboriginal Corporations (incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006)
- Organisations established through a specific piece of Commonwealth or state/territory legislation (public benevolent institutions, churches, universities, unions etc.)
- Partnerships; and
- Trustees on behalf of a Trust.

In addition, applications submitted **must meet all** of the following conditions;

- the applicants' projects must be outside of the NDIS trial sites. Outside of NDIS trial sites is defined as 'not available in trial locations (where these are geographically based) or trial cohorts'. [Further information on the NDIS trial sites is available](#). Applicants must provide address details of the proposed project site; and
- projects must have state or territory government (or other third party) written guarantees of support funding for the individuals who will be accommodated by the project (given the fact these projects will not be in NDIS trial sites); and
- the application must demonstrate how the proposal is sustainable once the accommodation is occupied; and
- the application must demonstrate that occupants are anticipated to be eligible for the NDIS once the location is included within the NDIS scheme.

15. Why does the applicant need to determine whether projects' target residents are anticipated to be eligible for the NDIS?

The roll out of the full NDIS scheme will commence progressively from July 2016. Given that the projects are to be completed within two years, it is important for SDAI to provide accommodation to people who will eventually be NDIS participants. This will ensure that there's a pipeline of support services available to help residents live full and active lives.

16. What is considered as inappropriate accommodation settings for people with disability under this initiative?

Inappropriate accommodation settings for people with disability include where people with disability are housed in a residence or institution that (1) does not have features that are designed to minimise the effects of their disability or (2) prevents them from living as independently as possible.

New questions as of 15 December 2015

17. Is there further funding available if my project looks to extend past two years?

While no further funding will be provided beyond 30 June 2017, this is not necessarily the final date for the completion of projects. Projects should be completed within two years from the execution of a Grant Agreement with DSS.

18. How should we interpret what is meant by 'immediate community need'?

Community need is defined in the SDAI programme model as "where the community has a requirement for specialist accommodation that cannot solely be met from resources within that community." It is at the discretion of the applicant as to how they wish to demonstrate this in their response to the selection criteria.

19. What is meant by a specialist disability housing model which could be scaled up in the future?

The term 'scaled up' refers to the ability to sustainably replicate the housing model in the future. Please note however that while the SDAI is looking to identify project initiatives with self-sustaining specialist disability housing models which could be scaled up in the future, the SDAI will not provide further funding for implementing this.

20. Question 11 has now been updated, please refer above.

21. What is meant by 'guarantees of support funding for the individuals who will be accommodated by the project'?

Given the projects will not be in NDIS trial sites, evidence must be provided to demonstrate that the target individuals have guaranteed support funding from either the relevant state or territory government or another third party.

If the NDIS is rolling out in your area prior to the completion of your SDAI project and you have established that the residents are likely to meet the NDIS eligibility criteria, then support funding through the NDIS can be considered as 'another third party'.

New questions as of 18 December 2015

22. Can a project provide respite accommodation for NDIS eligible individuals?

The SDAI is designed to help address immediate community need for specialist disability housing in areas outside NDIS trial sites in order to provide **permanent** accommodation for people with disability in these locations.

New questions as of 23 December 2015

23. Are state or territory government agencies eligible to apply for SDAI?

A standard department or agency of a state or territory government would **not** be an eligible applicant for the SDAI.

24. Is a body created under state or territory legislation eligible to apply for SDAI?

In accordance with section 2.3 of the NDIS Transition Guidelines Overview and the "Eligible applicants" section of the NDIS – Sector Development Fund – Specialist Disability Accommodation Funding Round Summary, organisations established through a specific piece of Commonwealth or state/territory legislation (public benevolent institutions, churches, universities, unions etc.) are eligible to apply. The inclusion of "etc" at the end of this paragraph indicates that the list of eligible entities described in that paragraph is not exhaustive.

25. Question 21 has now been updated, please refer above

26. Given that the application period includes Christmas, New Year and the month of January, will the closing date be extended?

The closing date for the SDAI selection round will not be extended and the Department may reject any application that is lodged after the stated closing date.

If an application is late or the Department is requested to approve a lodgement after the closing date, the Department may determine that there were exceptional circumstances beyond the applicant's control resulting in an inability to meet the stipulated deadline. Examples of exceptional circumstances could include, but may not be limited to:

- Departmental infrastructure failures;
- natural disasters;
- power outages affecting the ability of the applicant to submit their application by the stipulated deadline; and
- death or disability of key personnel.

Information on the DSS late application policy is available at: www.dss.gov.au/grants/applying-for-grants/grants-policies/late-application-policy

New questions as of 8 January 2016

27. Question 11 has now been updated, please refer above

28. What capacity and capability is criterion four seeking to address?

The 'top-up' funding provided under this initiative is designed to increase the availability of accommodation for people with a disability, who the applicant anticipates will be eligible for the NDIS. It has a particular focus on individuals who are either housed in inappropriate accommodation settings or living with an aged carer and there is a need for a long-term, sustainable arrangement to be put in place. The response to Selection Criterion 4 should demonstrate an organisation's capacity and staff capacity to deliver the activity you are seeking the 'top-up' funding for.

29. Which individuals are a particular focus of this initiative?

The 'top-up' funding provided under this initiative is designed to increase the availability of accommodation for people with a disability, who the applicant anticipates will be eligible for the NDIS. It has a particular focus on individuals who are either housed in inappropriate accommodation settings or living with an aged carer and there is a need for a long-term, sustainable arrangement to be put in place.

30. How will SDAI funding effect the user cost of capital calculation if at all?

Funding provided through SDAI is for the construction, purchase, modification or fit-out of accommodation and/or the associated project costs. SDAI will not fund private ownership (or part ownership) of a home or land by a parent, relative, carer or individual, the cost of providing ongoing support services or the cost of ongoing maintenance for buildings or equipment. The SDAI is aimed at projects that will be completed within two years and are outside of trial sites.

This means the two avenues of funding are completely separate and will not impact on each.

There is a consultation paper available in the Specialist Disability Pricing and Payments Framework that may provide further information for you and can be found at:

<http://www.ndis.gov.au/news/specialist-disability-accommodation>

31. What type of evidence should be included in the application to prove that there is ongoing support funding available for individuals?

An example of the type of evidence that must be provided to demonstrate that the target individuals have guaranteed support funding from either the relevant state or territory government or another

third party, is a copy of a letter detailing the current support packages from state or territory governments, or a letter of guarantee if support costs being met by a third party.

If a current recipient has support through state or territory governments and this support is transitioning to the NDIS, evidence of this would meet this eligibility requirement. If the NDIS is rolling out in your area prior to the completion of your SDAI project and you have established that the residents are likely to meet the NDIS eligibility criteria, then support funding through the NDIS can be considered as 'another third party'.

32. If the residents of the proposed project will be allocated from a State Government waiting list, how should the application address the requirement that target resident(s) will be eligible for the NDIS?

The roll out of the full NDIS scheme will commence progressively from July 2016. Given that the projects are to be completed within two years, it is important for SDAI to provide accommodation to people who will eventually be NDIS participants. This will ensure that there's a pipeline of support services available to help residents live full and active lives.

Eligibility for the NDIS is determined by the criteria set out in the *National Disability Insurance Scheme Act 2013*, and is based on meeting age, residence, and disability requirements. The Department expects SDAI applicants to describe convincingly why the applicant(s) anticipates their project's target individual(s) will meet the NDIS criteria at full scheme by:

- identifying with relevant evidence why it is anticipated the individual/s will meet the NDIS criteria at full scheme; and
- describing how your target residents meet the current eligibility requirements for the NDIS - noting the information referring to the requirement for people with disability to fall within NDIS trial sites is not relevant to SDAI.

Please keep in mind that the Department is only seeking information to show why the applicant 'anticipates' that the target resident(s) will be eligible for NDIS.

New questions as of 15 January 2016

33. Can local governments apply for funding?

While local government authorities are not entitled to apply, local governments may wish to partner with a local community organisation in your area.

New questions as of 27 January 2016

34. Is it acceptable for a person or organisation that a letter of support is obtained from to also be one of the two referees for an application?

A person or organisation that provides a letter of support can also be a supporting referee from a previous project/s who can attest to your organisations ability to manage similar projects. All parties must identify any conflict of interest with regard to any information that is provided in an application, which includes any conflict of interest that a referee may have.

New question as of 1 February 2016

35. Is it necessary to individually identify our target residents?

While there is no need to reveal the exact identity of the target resident(s), the Department expects SDAI applicants to describe convincingly why the applicant(s) anticipates their project's target resident(s) will meet the NDIS criteria at full scheme.

36. Question 34 has been updated, please refer above

New questions as of 4 February 2016

37. Is it acceptable to put in an application for more than one project? If so do they require separate application forms?

Each separate SDAI proposal would need to have its own application and cannot be dependent on other projects. Strong applications will include a detailed description and supporting evidence showing that the applicant has already acquired the majority of funding required for the project from another source or sources and the project is substantially planned and ready to proceed.

38. Is there a minimum period or term in which the successful recipient of SDAI funding must service the specialist disability accommodation?

There is no set timeframe for what constitutes a long-term, sustainable arrangement provided that your model is able to show longevity, resilience and cover ongoing costs (such as maintenance, for example) beyond the conclusion of the SDAI, as no additional Australian Government funds will be invested.