



<http://www.saatas.com.au/>

8th June 2018

Letter to Potential Clients and their Families

My purpose for writing to you is to make you aware of an exciting new initiative developed by the Supported Affordable Accommodation Trust (SAA Trust) to address the shortage of affordable and purpose built accommodation for people with disabilities.

There is a high level of pent up demand for supported accommodation in the disability sector and this will only increase as the NDIS enables many more clients access to funding over the previous State funding scheme. Under the previous State model, funding was limited to supporting approximately 750 clients in supported group homes out of a total of 6,000 clients receiving some sort of disability support.

NDIS funding, when fully rolled out, will increase funding access from the 6,000 clients through the state scheme to 11,500 clients by June 2019. All the 11,500 clients funded under the NDIS are able to apply for group home support funding.

With the NDIS providing increased support funding, there remains a desperate shortfall in affordable and suitable accommodation, both in Tasmania and nationally. Demand in Tasmania over the next 10 years is conservatively estimated to be about 2,000 clients (of the 11,500 eligible). That means a further 500 x 2 bedroom units in the state. This does not take into account the need to replace many of the existing group homes which were not purpose built and are far from optimal.

The initiative that the SAA Trust has developed will address this shortfall and provides for purpose designed 2 bedroom units that can be built in clusters (of no more than 4 units per site) along with a shared staff support and common area. The units will be built and then leased to disability service providers who will then charge onto clients receiving support at very affordable rental rates. The Trust will be funded through institutional investors that will receive a reasonable return while addressing this important social issue. See sample 4 x 2 bedroom with shared staff area design below.

This initiative has national application and is already attracting strong interest interstate. Please contact your local disability service provider if you are interested in being part of this great initiative.

A website has also been established and provides more details and contact points – please see www.saatas.com.au.

Yours Sincerely

For Bob Gordon
Chair of SAA Trust

