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8<sup>th</sup> June 2018

Letter to State & Federal Parliamentarians & Councils

**Affordable accommodation initiative for vulnerable Tasmanians**

My purpose in writing to you is to make you aware of a new Tasmanian initiative with national implications which has been developed by the Supported Affordable Accommodation Trust (SAA Trust) to address the shortage of affordable accommodation for vulnerable Australians.

The first project is now well underway in the form of 3 x 2 bedroom purpose built units being constructed in Glenorchy. Mosaic Support Services will lease this site in order to provide support to 6 compatible clients living with a disability who have all been waiting a long time to live in suitable supported accommodation. Further similar developments are already being planned for other disability service providers in the Launceston and Devonport regions; and strong national interest has also been sparked by this initiative.

There is a high level of pent up demand in the disability sector and the NDIS is expected to enable increasing numbers of clients to access funding over the previous State block funding schemes. The previous State funding was limited to supporting approximately 750 clients in supported group homes. NDIS funding, when fully rolled out, will increase access from the 6,000 clients previously receiving minimal funding through the state scheme to 11,500 clients who will be able to access all necessary support by June 2019.

When the scheme is fully rolled out, it is expected that at least 2,000 (of the 11,500) eligible clients will require supported accommodation over the next 10 years. This means demand for additional stock of at least 500 x 2 bedroom units in Tasmania over this period. It also means growth in employment opportunities to provide this support in all areas of Tasmania and across multiple employment disciplines.

The SAA Trust has developed a model for future developments which provides:

- a reasonable financial return of around 5% for potential institutional investors;
- a purpose built, disability friendly design that includes accommodation for support workers; and
- a model that allows for Disability Service Providers to lease the building at affordable rates, who can then charge onto the clients at rates that are affordable on a disability pension

This is an initiative we believe will generate positive and bipartisan support across the board. It offers real and affordable solutions to real issues. If you would like any further information, please don't hesitate to contact me at [bl.gordon@bigpond.com](mailto:bl.gordon@bigpond.com) or Ralph Doedens at [rpdoedens@gmail.com](mailto:rpdoedens@gmail.com) . A website has been established and provides more details – see [www.saatas.com.au](http://www.saatas.com.au)

Yours Sincerely

For Bob Gordon  
Chair of SAA Trust