

20 December 2022

Via Email Natalie.Purcell@royalcommission.gov.au

RE: Homelessness NSW written submission to the Disability Royal Commission

For the attention of the Chair, The Honourable Ronald Sackville AO KC,

Thank you for the opportunity to provide a submission to the Royal Commission into Violence, Abuse, Neglect and Exploitation of People with Disability

Homelessness NSW is a not-for-profit peak body working to end homelessness in NSW. We exist to build the capability of people and capacity of systems to end homelessness and have a vision for a future where everyone has a safe place to call home.

Across Australia and in New South Wales, people with disability are more likely to experience homelessness. With the number of people with disability experiencing homelessness continually increasing annually amidst a significant social housing shortage, it is as important as ever that governments collectively respond to the housing, support and cost of living pressures currently being borne by people with disability as a matter of urgency.

Our submission makes recommendations about how both the Australian and State Governments can address the fundamental issues perpetuating housing crises and homelessness for people with disability. Our recommendations are focused on the following areas:

- Reforming income support to prevent people with disability entering poverty and homelessness;
- Improving access to the NDIS for people with disability experiencing homelessness;
- Improving the capacity of Specialist homelessness Services to support people with disability;
- Improving the practical impact of interconnected government strategies;
- Expanding the Housing and Accommodation Support Initiative;
- Improving the safety, accessibility and design standards of housing for people with disability; and
- Improving the availability of housing for people with disability.

With regard to the question on notice I received when appearing at Public Hearing 26 as an expert witness about modelling the supply of social housing to adequately address demand (as noted in pages 136-137 of the transcript), I refer you to paragraph 36 of our submission which responds to this question.

Should you wish to discuss any element of our submission further, please contact Hamish McIvor, Senior Policy Officer via email (hamish@homelessnessnsw.org.au) or phone (02) 8354 7695.

Yours Sincerely

Trina Jones

CEO, Homelessness NSW

Summary of recommendations

Reform income support to prevent people with disability entering poverty and homelessness

1. The Australian Government reform the Disability Support Pension (DSP), as recommended by the Senate Standing Committee on Community Affairs' report inquiry into the *Purpose, intent and adequacy of the Disability Support Pension*.
2. The Australian Government increase the maximum rate of Commonwealth Rent Assistance by 50%

Improve access to the NDIS for people with disability experiencing homelessness

3. The Australian Government co-locate NDIS outreach/liaison roles with homelessness services, outreach initiatives and government housing offices. These roles would be specifically responsible for facilitating NDIS access and support amongst people experiencing homelessness with disability.
4. The Australian Government in partnership with the NSW Government fund training and capacity-building for Specialist Homelessness Services to effectively:
 - a. identify people who have disability, who are NDIS participants or potentially eligible, and to facilitate their access requests to the NDIS at the earliest opportunity;
 - b. support staff to improve assessment and decision-making, when people with a disability present to homelessness services; and
 - c. understand the role of the Office of the Public Advocate, guardians and NDIS Plan nominees, and how to work with agents to support decision-making in relation to access to services and supports.
5. The Australian Government explore options for allowing more people experiencing homelessness with disability, including a psycho-social disability, to access Specialist Disability Accommodation (SDA) through use of National Disability Insurance Scheme (NDIS) funds.¹
6. The Australian Government expand eligibility to the NDIS (including the SDA) and DSP to temporary visa holders.
7. The NDIA develop home and living options that specifically address the needs of First Nations people with disability in consultation with First Nations people with disability.

Improve the capacity of SHSs to support people with disability

8. The NSW Government fund Specialist Homelessness Services (SHS) to have equitable access to multi-disciplinary healthcare professionals to responsively support people with disability. A minimum investment of 30% in addition to current funding is required to meet current demand for service and complexity of client needs.
9. The NSW Government commission five-year contracts to enable Specialist Homelessness to sufficiently forward plan and innovate service delivery.
10. The NSW Government invest in the scale up and expansion of Aboriginal Community Controlled Organisations to ensure culturally competent service delivery and choice.

Improve the practical impact of interconnected government strategies

11. The National Disability Insurance Agency (NDIA) integrate the housing outcomes and targets of the National Agreement on Closing the Gap and Australia's Disability Strategy in developing all future housing policies and frameworks
12. The next National Housing and Homelessness Agreement developed by the Australian, State and Territory Governments should:
 - a. retain provisions to align with Australia's Disability Strategy 2021 – 2031; and
 - b. commit to commissioning a housing targeted action plan under Australia's Disability Strategy 2021–2031 to improve the availability of affordable and accessible housing for people with disability.
13. The NDIA include housing as a discrete section, which includes (amongst other things) how the NDIS and SDA makes referrals to Culturally and Linguistically Diverse (CALD) organisations, in the next iteration of the NDIS CALD Strategy.

Expand the Housing and Accommodation Support Initiative

14. The NSW Government to expand the Housing and Accommodation Support Initiative (HASI) by an additional 5,000 packages.

Improve the safety, accessibility and design standards of housing for people with disability

15. The NSW Government ratify the recently introduced mandatory minimum accessibility standards under the revised National Construction Code (NCC), which are based on the silver level of the 'Liveable Housing Design Guidelines' (LHDG) for all new homes built in NSW.
16. The NSW Government commit to 100% of new Land and Housing Corporation (LAHC) builds meeting the gold level of the 'Liveable Housing Design Guidelines' by 2028.
17. The NSW Government dedicate specific funding towards incrementally upgrading existing LAHC properties in line with the revised NCC, with the aim of retrofitting all public housing stock to be compliant with the revised NCC.

Improve the availability of housing for people with disability

18. The Australian Government in partnership with NSW Government commit to a target of increasing the net stock of social housing from the current rate of 4.7% of total residential dwellings in NSW to 10% of total residential dwellings by 2050 – which would include investing in the development of supported housing models for people with disability experiencing homelessness in increasing the net stock of social housing. Providing an initial investment of \$2 billion per year over ten years (shared 50/50 with the Commonwealth Government) to build 5,000 net new social housing dwellings per year.

About Homelessness NSW

1. Homelessness NSW is a not-for-profit peak body working to end homelessness in NSW. We exist to build the capability of people and capacity of systems to end homelessness and have a vision for a future where everyone has a safe place to call home.
2. Our 180 members include specialist homelessness services, allied organisations and services. We work with our members, people with lived experience and a broad network of partners to understand drivers of homelessness, advocate for solutions, build skills and knowledge, and scale innovation.

Relationship between disability and homelessness

3. People with disability have greater exposure to risks of homelessness than the general population.¹ There is also evidence that:
 - people with types of disability are more vulnerable to homelessness, such as learning difficulties and mental illness;² and
 - the introduction of the NDIS has not reduced the risk of homelessness for people with disability.³
4. In addition to people with disability being at increased risk of homelessness, there is also an inverse relationship whereby people experiencing homelessness experience higher rates of death, disability and chronic illness than the general population.⁴ Physical and mental health conditions amongst people experiencing homelessness can also eventually manifest into permanent physical or psychosocial disability.⁵

Reform income support to prevent people with disability entering poverty and homelessness

5. On 18 February 2022, the Senate Community Affairs References Committee (the Committee) delivered its report into the purpose, intent and adequacy of the Disability Support Pension (DSP). While noting the election of a new Australian Government on 21 May 2022, there has yet to be a response from the Australian Government to the recommendations outlined in the report, despite being required by previous resolution of the Australian Senate to provide a response to Senate Committee reports.⁶
6. The Committee report provides extensive discussion and analysis about the adequacy of the DSP and current barriers to accessing the DSP. This includes (but is not limited to): complex eligibility criteria; rigid assessment processes; limitations on employment which disincentivises the uptake of work and entrenches poverty; and enforcement of burdensome medical evidential requirements.⁷
7. Peak bodies such as the Australian Council of Social Services, People with Disability Australia and the Australian Federation of Disability Organisations have been largely supportive of the Committee's recommendations, while noting that some recommendations propose "further investigation" which should be prioritised as a matter

of urgency. Homelessness NSW echos the need for urgency in implementing the recommendations.¹

8. The retention of an adequate income safety net for people with disability is essential to preventing homelessness. The capability of the DSP along with Commonwealth Rent Assistance (CRA) are incapable of fostering positive outcomes for recipients, under their current design, particularly in the absence of adequate social and affordable housing availability.
9. People on the DSP often have additional disability-related expenses arising from the need for medical treatment, medication and specialised transport, which the DSP should cover and be complemented by the CRA in covering the cost of housing. Recent analysis of rental listings found that only 51 of 46,000 listings (or 0.1%) were affordable to someone on the DSP.⁸ Similarly, 32% of recipients of both the DSP and Commonwealth Rent Assistance (CRA) were in rental stress, and without CRA, 72% of these recipients would be in rental stress.⁹

Recommendations

1. The Australian Government reform the Disability Support Pension (DSP), as recommended by the Senate Standing Committee on Community Affairs' report inquiry into the *Purpose, intent and adequacy of the Disability Support Pension*.
2. The Australian Government increase the maximum rate of Commonwealth Rent Assistance by 50%

10. Data collected by SHSs however indicates that current income supports are not sufficient in covering the cost of housing, with 'housing crisis' being the most cited reason amongst people with disability for seeking support from SHSs.¹⁰ Notwithstanding increases needed in social housing supply (see point 34), the CRA should receive a one-off increase of 50% in addition to continuing to receive yearly increases indexed to CPI.¹¹ This would overcome the CRA's decline relative to average rents over the past two decades and alleviate the high proportion of people with disability continuing to experience rental stress and risks of homelessness.¹²

Improve access to the NDIS for people with disability experiencing homelessness

11. In 2021-22, 7,300 people with disability sought assistance from specialist homelessness services (SHSs); an increase from 7,000 in 2020-21 and 6,700 in 2019-20. Of the 7,300 clients of SHSs with a disability in 2021-22, only 2,400 (or 33%) indicated that they received support from the National Disability Insurance Scheme (NDIS).¹³ This low proportion suggests that many people experiencing homelessness are not receiving NDIS support in which they may be entitled to receive; and that greater efforts in outreach are needed to ensure that people who are eligible for the NDIS are receiving such support.
12. For people with disability experiencing homelessness, NDIS support has potential to significantly improve quality of life but also housing outcomes via the Specialist Disability

¹ For example, recommendation 27 of the Committee's report recommends that the Australian Government *investigate* ways to better support people on DSP at risk of poverty, especially those in the private rental market and people can participate in their communities and cover their living costs.

Accommodation (SDA) component of the NDIS. Particularly given the rates of homelessness amongst people with disability continuing to increase each year, taking steps to ensure that greater uptake to the NDIS is occurring amongst people experiencing homelessness is demonstrably important to reducing the above trends. Notwithstanding changes to eligibility of NDIS initiatives such as the SDA, greater access to the NDIS could also be further improved by coordinating greater outreach, training and capacity-building between NDIS and SHSs.

13. While many people with disability experiencing homelessness have a psychosocial disability and may be eligible for the NDIS, participants only receive support via the SDA when it is 'reasonable and necessary' for someone with very high support needs. At present, this means that people with a psychosocial disability accessing the NDIS are unlikely to receive housing via the SDA.¹⁴ Despite housing being regarded as the foundation on which all support needs are provided, without secure housing, it is very difficult for someone experiencing homelessness to access and engage with support services in their full capacity.
14. Expanding eligibility to the SDA so more people with disability, including people with psychosocial disability, can access housing, would be an impactful policy response to addressing homelessness for people with disability, particularly while the severe shortage of social housing continues. This approach has been notably endorsed by the Homeless Persons' Legal Service, including their 'StreetCare' Committee – a group of advocates with lived experience of homelessness.¹⁵
15. First Nations people comprise 28% of all SHS clients, with one-quarter of clients with disability identifying as Aboriginal and/Torres Strait Islander.¹⁶ Despite the significant intersectional representation of First Nations people with disability as clients of SHSs, there was a notable omission in the recent home and living options consultation undertaken by the NDIS in failing to consider the specific housing needs of First Nations people with disability. Such housing needs should otherwise be addressed by the NDIA in seeking to maintain positive housing outcomes for First Nations people with disability and prevent homelessness.¹⁷

16. Despite being overrepresented amongst people experiencing homelessness, temporary visa holders are notably denied eligibility to most housing assistance pathways, including the SDA under the NDIS. While noticeably absent in official datasets, Homelessness NSW has become aware via engagement with members, about the significant cohort of people with disability on temporary visas seeking assistance from SHSs. Without being eligible to either government funded housing or disability packages, people with disability on temporary visas face incredible marginalisation and vulnerability, particularly when entering homelessness, with very limited exit pathways beyond the benevolence of select not-for-profit services. Given the role of ineligibility in mainstream social programs in perpetuating structural discrimination of people with disability on temporary visas, there should be consideration to at least amending policy for people experiencing the most disadvantage in homelessness by extending the SDA to this group.¹⁸

Recommendations

3. The Australian Government co-locate NDIS outreach/liaison roles with homelessness services, outreach initiatives and government housing offices. These roles would be specifically responsible for facilitating NDIS access and support amongst people experiencing homelessness with disability.
4. The Australian Government in partnership with the NSW Government fund training and capacity-building for Specialist Homelessness Services to effectively:
 - identify people who have disability, who are NDIS participants or potentially eligible, and to facilitate their access requests to the NDIS at the earliest opportunity;
 - support staff to improve assessment and decision-making, when people with a disability present to homelessness services; and
 - understand the role of the Office of the Public Advocate, guardians and NDIS Plan nominees, and how to work with agents to support decision-making in relation to access to services and supports.
5. The Australian Government explore options for allowing more people experiencing homelessness with disability, including a psycho-social disability, to access Specialist Disability Accommodation (SDA) through use of National Disability Insurance Scheme (NDIS) funds.¹
6. The Australian Government expand eligibility to the NDIS (including the SDA) and DSP to temporary visa holders.
7. The NDIA develop home and living options that specifically address the needs of First Nations people with disability in consultation with First Nations people with disability.

Improve the capacity of SHSs to support people with disability

17. When first seeking support from SHSs, 43% of people with disability were experiencing homelessness, with the remainder being at risk of homelessness. When the term of support from an SHS concluded, 32% of these people were still homelessness, indicating the limitations faced by SHSs in addressing homelessness within current resourcing.¹⁹

18. SHSs are operating over capacity they are funded for and cannot fully meet the current demand and complexity of need due to limited resources, with 36% reported to be 'rarely or never being able to meet demand'. In 2020-21, SHSs supported over 70,000 people experiencing homelessness and are providing support to 27% more clients than funding stipulates, while also having to turn away over 40% of prospective clients on average, including many with disability and complex case management needs.²⁰ SHSs are therefore operating under a combined underfunded position of up to approximately 70%.
19. In 2019-20, 8.6% of clients of SHSs had a disability, with 30% of these having a 'severe or profound disability'. People who have sought assistance from SHSs but have been turned away are not included in SHS data aggregation. Given 40% of clients are turned away as noted above (in paragraph 18), there is a significant likelihood that people with disability are being significantly underreported within the SHS data collected.²¹ Exacerbating this likelihood is that response rates to questions about disability in the survey used to aggregate data for SHSs are also reportedly low.^{22 23} Beyond the data collected by the Australian Institute of Health and Welfare about clients of SHSs, there is no comprehensive estimation of data conducted between Census every five years, resulting in funding decisions of SHSs also being guided by obsolete data.
20. Nevertheless, the Productivity Commission calculated current NSW investment in specialist homelessness services at \$36 per day of support per homeless client, which is the lowest per day spend of any Australian jurisdiction.²⁴ Additional annual funding of \$152 million to SHSs, along with greater funding certainty in the form of 5-year contracts, would address demand and provide SHSs with greater opportunity to engage multi-disciplinary healthcare professionals to responsively support people with disability and clients who require more specialised case management.²
21. Demand for homelessness services by First Nations people exceeds the capacity of existing Aboriginal SHSs and is increasing. Of the 70,000 people supported in 2021, over 21,000 were First Nations clients. There are however an insufficient number of Aboriginal led services available, with only four lead Aboriginal Community Controlled SHSs in NSW

Recommendations

8. The NSW Government fund Specialist Homelessness Services (SHS) to have equitable access to multi-disciplinary healthcare professionals to responsively support people with disability. A minimum investment of 30% in addition to current funding is required to meet current demand for service and complexity of client needs.
9. The NSW Government commission five-year contracts to enable Specialist Homelessness to sufficiently forward plan and innovate service delivery.
10. The NSW Government invest in the scale up and expansion of Aboriginal Community Controlled Organisations to ensure culturally competent service delivery and choice.

² Note: The \$152m additional investment is calculated on the following assumptions: Additional 70% investment required (30% over capacity + 40% unmet demand in the system) on base funding of \$258m equals an additional \$181m investment. SHS providers will be able to create efficiencies through innovative service delivery as a result of 5 year contracting. Applying an efficiency dividend of 6.5% (applying productivity gain of 1.3% per contract year, well above current productivity increases cited by the Productivity Commission) to the total new base funding of \$439m (\$258m + \$181m) is \$29m. Therefore, the new total base funding would be \$410 million.

out of over 300 funded SHSs.²⁵ Greater investment in Aboriginal Community Controlled SHS is necessary to ensure Aboriginal people with disability can access culturally appropriate support and retain choice in the service support they receive.

Improve the practical impact of interconnected government strategies

22. As noted by the Productivity Commission in the recent review of the National Housing and Homelessness Agreement (NHHA), there has been misalignment with recent policy developments such as the National Agreement on Closing the Gap and Australia's Disability Strategy and the NHHA. This is in part due to the absence of proper governance arrangements that ensure the NHHA remains relevant.
23. 'Policy priority 1' under Australia's Disability Strategy 2021-2031 is to increase the availability and accessibility of affordable housing for people with disability, and for people with disability to have choice and control over their housing.²⁶ The Productivity Commission however specifically noted that there is little evidence that the NHHA has led to improved affordability and accessibility of housing for people with disability, nor has it contributed to governments meeting their commitments under the Disability Strategy. Rather than operating in isolation, it is important that both strategies work in tandem to achieve shared objectives.²⁷
24. Research contends that both: people from a culturally and linguistically diverse background (CALD) and their families' often retain preference for in-home care; and the impact of inadequate or transient accommodation on CALD communities is significant, whereby there is a relationship between lack of social services provision and unsatisfactory accommodation.²⁸ To foster positive housing and social outcomes for clients and ultimately prevent homelessness, the next iteration of the NDIS CALD Strategy should directly address housing, particularly cross-collaboration with CALD organisations.

Recommendations

11. The National Disability Insurance Agency (NDIA) integrate the housing outcomes and targets of the National Agreement on Closing the Gap and Australia's Disability Strategy in developing all future housing policies and frameworks.
12. The next National Housing and Homelessness Agreement developed by the Australian, State and Territory Governments should:
 - a. retain provisions to align with Australia's Disability Strategy 2021 – 2031; and
 - b. commit to commissioning a housing targeted action plan under Australia's Disability Strategy 2021–2031 to improve the availability of affordable and accessible housing for people with disability.
13. The NDIA include housing as a discrete section, which includes (amongst other things) how the NDIS and SDA makes referrals to Culturally and Linguistically Diverse (CALD) organisations, in the next iteration of the NDIS CALD Strategy.

Expand the Housing and Accommodation Support Initiative

25. The Housing and Accommodation Support Initiative (HASI) is a NSW Government program providing psychosocial supports to people who have a severe mental illness so that they can live and recover in the community.²⁹ While the HASI program does not provide accommodation, it can include support to help or sustain existing housing for participants. Following a favourable review in 2012, recent evaluation of the HASI program in 2022 again reported a number of positive outcomes for participants including:³⁰

- Hospital admissions due to mental health decreased by 74% following program entry, and the average length of stay decreased by 74.8% over two years. This improvement was sustained after consumers exited the programs;
- Consumers with a new charge in the criminal justice system and with community corrections orders dropped to almost zero in the year after program entry;
- The programs are generating more in cost offsets than the cost of the programs, with a net cost saving per person of about \$86,000 over 5 years;
- About 28% of participants moved onto a housing waitlist or obtained housing (or both), with an average wait time of 9.7 months, substantially less than general wait times – which could be even more successful if coordination with housing providers improved.

26. Given the above outcomes, and connection with positive housing outcomes and client wellbeing, the HASI program is effective in preventing homelessness and sustaining tenancies and should be expanded beyond the 1,800 people that are currently supported. There should also be an emphasis on recruiting participants with disability currently experiencing or at risk of homelessness.

Recommendations

14. The NSW Government to expand the Housing and Accommodation Support Initiative (HASI) by an additional 5,000 packages.

Improve the safety, accessibility and design standards of housing for people with disability

27. On 30 April 2021, there was a majority decision amongst the Australia, State and Territory Government Building Ministers to mandate minimum accessibility requirements in the National Construction Code (The NCC) in line with the silver level of the Liveable Housing Design Standards (LHDS).³¹ This decision was in line with the October 2019 directive of the United National Committee on the Convention on the Rights of Persons with Disabilities (CRPD) that Australia, as a state party that ratified the CRPD, mandates accessibility into the national framework that governs the building of housing.

28. NSW however remains an outlier amongst Australian jurisdictions in not supporting minimum liveable housing design standards within the NCC.³² As people with a physical disability are key beneficiaries of the reforms to the NCC, their future housing outcomes remain jeopardised by the NSW Government in refusing to ratify the reform and instead remain in contravention of the CRPD.

29. The NSW Land and Housing Corporation (LAHC) owns and manages the largest social housing portfolio in Australia and have committed to all new LAHC dwellings being LHDS silver level.³³ As noted by the Physical Disability Council of Australia, LHDS silver level housing design provides for step-free access, open internal spaces across some living spaces, an accessible toilet, however such dwellings often lack the level of accessibility required for these dwellings to function as comfortable homes for people with physical disability.³⁴
30. Amongst newly allocated public housing households, 36% have at least one person with disability (where disability status is known), which increases to 82% when isolated to households identified to be in 'greatest need' of housing.³⁵ Given the significant representation of people with disability currently in social housing, there is a very high chance that a person with disability is likely to occupy a new social housing dwelling after being developed. As a result, people with disability should be confident that a new dwelling, and eventually all existing LAHC dwellings (after incremental upgrade) will meet their needs via assurance of the gold level of the LHDS.
31. After 'housing crisis' and 'domestic and family violence', 'inadequate/inappropriate dwelling conditions' was the most commonly cited 'main reason' for people with disability to have sought assistance from SHSs in 2021-22.³⁶ Thereby continuing to permit inappropriate and inaccessible housing for people with disability, there is an increased risk of perpetuating further homelessness, including tertiary homelessness whereby accommodation falls below minimum acceptable standards.

Recommendations

15. The NSW Government ratify the recently introduced mandatory minimum accessibility standards under the revised National Construction Code (NCC), which are based on the silver level of the 'Liveable Housing Design Guidelines' (LHDG) for all new homes built in NSW.
16. The NSW Government commit to 100% of new Land and Housing Corporation (LAHC) builds meeting the gold level of the 'Liveable Housing Design Guidelines' by 2028.
17. The NSW Government dedicate specific funding towards incrementally upgrading existing LAHC properties in line with the revised NCC, with the aim of retrofitting all public housing stock to be compliant with the revised NCC.

Improve the availability of housing for people with disability

32. As of June 2021, there were 49,928 people on the social housing waiting list in NSW including 5,801 on the priority list.³⁷ Wait times for social housing are now up to ten years or up to two years for those deemed priority. With the current rate of growth of social housing in NSW (averaging 700 new social housing dwellings per year), it would take 70 years to provide housing to everyone on the waiting list.³⁸
33. Access to housing that people can afford to live in has significantly reduced across the state with regional areas reporting extreme shortages and research showing less than 1% of rentals available for people on low income. The availability of affordable rentals decreases even further for people on the DSP, with only 0.1% considered affordable.³⁹

34. Social housing is a critical housing pathway for people on disability – exemplified by more than 39% of social housing households having at least one person with disability.⁴⁰ People with disability are therefore likely being impacted disproportionately by the ongoing social housing supply shortage.
35. NSW currently has approximately 154,000 social housing residences, representing 4.7% of all occupied residential residences. Research indicates that increasing the proportion of social housing to 10% of total residences (equating to 200,000 net new houses over the next 30 years) is needed to address the current backlog and adequately cater for future population forecasts.
36. A report by the Australian Housing and Urban Research Institute “Social housing as infrastructure: an investment pathway” 2018 provides the economic modelling for the development of social housing to meet need nationally. Over the next 20 years, it has been estimated that 727,300 additional social dwellings will be required nationally, with current price procurement costs varying from \$146,000 to \$614,000, depending on local land values, building types and construction costs in different regions.⁴¹

Recommendations

18. The Australian Government in partnership with NSW Government commit to a target of increasing the net stock of social housing from the current rate of 4.7% of total residential dwellings in NSW to 10% of total residential dwellings by 2050 – which would include investing in the development of supported housing models for people with disability experiencing homelessness in increasing the net stock of social housing.

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