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**Q1**

Name of organisation

People with Disability Ability Australia

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**Q2**

Your name

Bastien Wallace

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**Q3**

Position

Senior Policy Officer

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**Q10**

Describe the experiences of people struggling to access affordable and suitable housing in the context of your organisation's work.

For people with high physical needs homeless shelters don't work – you can't access in a wheelchair. Managing the DoH bureaucracy around maintenance and repairs and – takes a long time or the work isn't done. Concerns about mold are big, and both the inability to get transfers and the limited housing stock within DoH that is appropriate for ppl with physical disability or psychosocial disability can take 5-10 yrs to get a transfer. Overcrowding – some clients live in overcrowded circumstances as there is nowhere else to go. For SDA and SIL properties managing the finding support and concierge and then finding one. In the private rental market most housing not accessible for people with disability.

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### Q11

Describe the flow-on impacts of the housing crisis in the context of your organisation's work.

No affordable housing in the private rental market, unregulated boarding house prices are high, assisted boarding house prices are regulated, retaining unhealthy and unsuitable properties because of an absence of alternatives. Putting up with mold, lack of disability modifications, neighborhood disputes impacting mental health, people unable to leave neighborhood violence/ aggression.

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### Q12

Describe how current policy settings impact housing affordability and access to housing from your organisation's perspective.

Failure to endorse Silver Livable Design Standards means there's little availability of accessible housing. Ableism applied to housing modifications that requires modifications to be removed at the end of their tenure – there's no policy the over disability friendly housing across the board. Policy of deprioritizing and outsourcing social housing to community housing providers. NDIS vs housing disputes about who pays for what in terms of modifications can mean people are stuck with inappropriate housing. There's the intersectional issue where a person has a job but has to take more sick leave than they have access to, then leave without pay, this can lead to a spiral and housing issues. There is no adequate financial support if people have a lengthy period of healthcare. School zoning rules and housing access can make it difficult for children with disability to access an appropriate school, leading to long journeys.

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### Q13

Describe what actions your organisation believes should be taken by governments to most improve affordability and access to housing.

Implement the Silver Design Standard for all housing, appropriately fund social housing, provide investment and developer incentives for people to develop accessible housing, invest in accessible Homes NSW properties, extend first home buyer grant to investment properties (if it is to build your first home), improve liaison between DCJ and NDIS.

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### Q14

Is there anything else your organisation would like to share with the Commission?

Can we have an empty homes tax, business taxes on short term rentals.

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