

# Medium Term Accommodation

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**Quick summary:** We fund Medium Term Accommodation so you have somewhere to live while waiting for your confirmed long term housing solution. We only fund it if you're waiting for your disability related supports and have a confirmed long term housing solution. We usually fund Medium Term Accommodation for up to 90 days.

## What's on this page?

This page covers:

- [What is Medium Term Accommodation?](#)
- [Who's eligible for Medium Term Accommodation?](#)
- [Is Medium Term Accommodation reasonable and necessary for you?](#)
- [How much do we fund for Medium Term Accommodation and how does it work?](#)
- [Who can you talk to about Medium Term Accommodation in your plan?](#)

You might also be interested in:

- [Supported Independent Living](#)
- [Specialist Disability Accommodation](#)
- [Individual living options](#)
- [Short Term Accommodation](#)
- [Home modifications](#)
- [Younger people in residential aged care](#)
- [Personal care supports](#)

## What is Medium Term Accommodation?

Medium Term Accommodation can support you if you need somewhere to live while waiting for your confirmed long term housing solution. This means you need evidence that you have somewhere to live when your Medium Term Accommodation funding ends.

We only fund Medium Term Accommodation if:

- you have a confirmed long term housing solution, and

- you're waiting for your disability related supports so you can move in to your long term housing solution.

For example, you might be waiting for:

- home modifications to be ready
- assistive technology to arrive
- your confirmed Specialist Disability Accommodation (SDA) to be available.

We usually fund Medium Term Accommodation as a one-off support. This is because you won't need Medium Term Accommodation once you move to your long term housing.

Medium Term Accommodation is usually for up to three months (90 days).

Medium Term Accommodation only covers the accommodation cost of where you stay. It doesn't include day-to-day living costs like food, internet or electricity. Medium Term Accommodation also doesn't include any [personal care supports](#).

Learn more about other kinds of home and living supports on our web page: [Housing and the NDIS](#).

## Who's eligible for Medium Term Accommodation?

You may be eligible for Medium Term Accommodation if you:

- need somewhere to stay because of your disability support needs, and
- have a confirmed long term housing solution, and
- can't move into your long-term housing solution because you're waiting for your disability related supports to be ready. For example, you might be waiting for assistive technology or home modifications.

We can consider Medium Term Accommodation if you need somewhere to stay:

- before your confirmed place in SDA is ready to move into
- before you can move into a house and start receiving Supported Independent Living (SIL) funding or support with activities of daily living
- before your home modifications are ready and you can move in
- after leaving hospital, rehabilitation, aged care or a custodial setting. This is where you need somewhere to stay while you wait for your disability supports to be ready

- because of a breakdown of your supports that mean you can't live in your current home. You might need somewhere to stay before your disability supports are ready, and you can move into your new place.

Remember, we need evidence you have somewhere to move into at the end of your Medium Term Accommodation funding. Otherwise, we can't fund it.

You can use the [Medium Term Accommodation Checklist](#) to help you get ready to talk about Medium Term Accommodation support in your plan.

If you're not eligible for Medium Term Accommodation, we might fund other home and living supports. Check out [Housing and the NDIS](#) for more information.

## What's a long term housing solution?

Your long term housing solution is the place you'll live for the foreseeable future. This might include:

- your own home. For example, if you're waiting for home modifications to finish before you can move into your own home
- another home. You may be moving into a house where you'll start receiving [Supported Independent Living](#) supports
- [Specialist Disability Accommodation \(SDA\)](#). If you have SDA funding in your plan and an SDA tenancy offer, but it's not available yet.

## How do you show us you have a confirmed long term housing solution?

You'll need to give us evidence your long term housing solution is confirmed. We can't fund Medium Term Accommodation without evidence you have somewhere to move into.

Some examples of evidence you can provide include:

- a tenancy agreement offer from a Specialist Disability Accommodation provider. The property may not be available yet, but the provider has offered you a vacancy. You'll need to know the estimated date you'll move in
- a letter from a service provider confirming an offer of accommodation and support. You'll need an estimated date of when you can move in and start receiving these supports
- evidence of approved modifications to your home or rental property, including an estimated date for completion.

## When can't we fund Medium Term Accommodation?

We won't fund Medium Term Accommodation if:

- it's not considered [reasonable and necessary](#)
- it isn't related to your disability
- you don't have evidence of a [confirmed long term housing solution](#)
- Short Term Accommodation or other supports are more suitable
- it's for emergency housing, unless you're waiting for your disability related supports to be ready and have a confirmed long term housing solution. Your state or territory may have services for crisis accommodation. Your Support Coordinator, Local Area Coordinator (LAC) or planner can give you more information.
- it's for children in a foster care or out of home care arrangement
- you're waiting for public or community housing, unless you're waiting for your disability related supports and have a confirmed offer of long term public or community housing.

## Is Medium Term Accommodation reasonable and necessary for you?

Like all supports, Medium Term Accommodation must meet our [reasonable and necessary criteria](#). Here's how we use the criteria to make decisions about Medium Term Accommodation.

### Is Medium Term Accommodation related to your disability?

We can only fund Medium Term Accommodation if you need it because of your disability.<sup>1</sup> That is, because of your disability, you need somewhere to live while you wait for your disability supports. When these disability supports are ready you can move into your long term accommodation.

For example, because of your disability, you can't live in your current home safely until home modifications are finished.

## Is Medium Term Accommodation a day-to-day living cost?

Medium Term Accommodation funding supports you to move into your long term housing solution. It generally covers accommodation costs for up to 90 days. This is a temporary and extra cost you have due to your disability support needs.<sup>2</sup>

Long term rent is a day-to-day living cost.<sup>3</sup> We can't fund Medium Term Accommodation as a long term home and living cost.

## Does Medium Term Accommodation help you pursue your goals?

We'll look at the disability specific barriers that prevent you from pursuing your home and living goals, and how the support will address your disability support needs.

There are some things to remember:

- Setting more and bigger goals doesn't mean we'll fund more and bigger funded supports.
- Setting a goal about an explicit type or amount of support you might want doesn't mean we have an obligation to fund that support or in that amount.

For example, you might have a goal to move into your own home. We'll look at all the ways you might be able to pursue that goal. Funding Medium Term Accommodation could be one way. Learn more about [setting goals](#).

## Does Medium Term Accommodation help your social or work life?

We need to understand how Medium Term Accommodation will also help your social or work life.<sup>4</sup> Having a safe place to stay that meets your disability needs will often support your social and work life.

## Is Medium Term Accommodation value for money?

We need to check that Medium Term Accommodation is value for money.<sup>5</sup> We'll consider if there are other suitable support options that would achieve the same outcome at a lower cost.

## Is Medium Term Accommodation effective and beneficial for you?

We'll also check that Medium Term Accommodation is right for you and your disability support needs.<sup>6</sup> We think about whether Medium Term Accommodation will achieve what you need it to. We'll think about if it's the best option to help you pursue your goals.

## What is the role of families, carers, informal supports and the community?

When we fund Medium Term Accommodation, we think about how much support is reasonable from other people. This might be your family, carers, informal and community supports.<sup>7</sup> We think about if they can support you while you wait for your long term housing option to be ready.

## Is Medium Term Accommodation best funded by the NDIS?

For some home and living supports it might be better for another support service to fund it.<sup>8</sup> For example, your state or territory might fund some short and medium term housing options.

We'll check if another support service could fund Medium Term Accommodation for you. We can't fund Medium Term Accommodation if another service already funds it.

## How much do we fund for Medium Term Accommodation and how does it work?

### How much is Medium Term Accommodation?

Check out the [NDIS Price Guide](#) for the daily rates we'll include in your plan for Medium Term Accommodation. When you use Medium Term Accommodation, you or your provider can claim the cost of your accommodation up to this amount.

Remember, Medium Term Accommodation covers the accommodation costs of where you stay. You'll still need to pay for other things like your food, telephone and other bills as usual.<sup>9</sup>

### What about other supports you might need?

Medium Term Accommodation funding doesn't include the [personal care supports](#) you may need during your stay. It also doesn't include day-to-day living costs like food, internet or electricity.

You can use the funding already in your plan while you stay in Medium Term Accommodation. You might use it for other supports you need during your stay. For example, you can still use your funding for personal care supports in your Medium Term Accommodation.

We'll also talk to you about any additional supports you might need that aren't in your current plan while you're staying in Medium Term Accommodation.

If they are reasonable and necessary, we may fund:

- assistive technology
- extra support you need during this time
- or support to help you move into Medium Term Accommodation.

## Can you use Medium Term Accommodation to pay rent?

Usually, we don't fund everyday expenses such as rent. For Medium Term Accommodation however, these accommodation costs are an extra expense because of your disability support needs. They're not considered everyday expenses, as they are temporary.

You can use your Medium Term Accommodation funding to pay for temporary accommodation of your choice. The temporary accommodation must be reasonable and necessary, and help you pursue your goals.

You can only use this funding while you're waiting to move into your confirmed long term housing solution. You can't use Medium Term Accommodation to pay rent once you're in your long term housing.

## What about Medium Term Accommodation for more than 90 days?

We usually fund Medium Term Accommodation for up to 90 days. In exceptional circumstances, we might consider funding Medium Term Accommodation for longer than 90 days.

You must have evidence you'll need Medium Term Accommodation supports for longer.

For example, you might need home modifications before you can move back home. If your builder says the modifications will take 100 days, we could fund 100 days of Medium Term Accommodation.

## Who can you talk to about Medium Term Accommodation in your plan?

To learn more about Medium Term Accommodation, contact your Support Coordinator or LAC. You can also ask us at your next planning meeting.

## Reference list

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- <sup>1</sup> NDIS (Supports for Participants) Rules r 5.1(b).
- <sup>2</sup> NDIS (Supports for Participants) Rules r 5.2(a).
- <sup>3</sup> NDIS (Supports for Participants) Rules rr 5.1(d), 5.2.
- <sup>4</sup> NDIS Act s 34(1)(b).
- <sup>5</sup> NDIS Act s 34(1)(c).
- <sup>6</sup> NDIS Act s 34(1)(d).
- <sup>7</sup> NDIS Act s 34(1)(e).
- <sup>8</sup> NDIS Act s 34(1)(f); NDIS (Supports for Participants) Rules rr 7.19-7.20.
- <sup>9</sup> NDIS (Supports for Participants) Rules r 5.1(d).