

Great Southern Youth Foyer



PROJECT OVERVIEW

Advance Housing Limited (AHL) are partnering with Albany Youth Support Association (AYSA) to develop a Great Southern Youth Foyer.

Youth homelessness is an increasing problem in Western Australia, with 21% of the homeless population being young people, who only make up 12.6% of the overall population. In Albany this is even higher, with Homelessness Connections Event data from December 2023 showing more than 50% of respondents experiencing homelessness as being under 29 years.

This community-led initiative provides an integrated housing solution for young people. The Great Southern Youth Foyer provides stable housing and support for young people aged 16-24 who are at risk of homelessness. With 48 self-contained units providing 50 beds, the Great Southern Youth Foyer will be a place where young people can achieve their education and employment goals, with onsite coaching and support available. This two-year program acts as a springboard for young people to engage in education, training, or employment, leading to a future outside of the homelessness and welfare systems. A unique feature of this project is the inclusion of an additional 10 bed youth refuge for people experiencing homelessness.

In addition, the facility includes a training café and office space for both AYSA and other youth service providers. This supports the integration of the facility into the community, increases youth supports and ensures viability. The project is based in Albany, and welcoming young people from across WA. This increases the equity of access for regional youth and creates a statewide asset.

OUTCOMES

With stable housing, combined with tailored and consistent support, project partners are seeking to:

- Improve the health and wellbeing of young people
- Reduce the number of young people cycling through the housing and homelessness system
- Increase the number of young people completing education qualifications
- Increase the number of young people productively employed

CURRENT STATUS

- Project partners have self-funded detailed architectural designs and have a detailed business case created by the Brotherhood of St Lawrence (a key proponent of the Foyer Model nationally), funded by Youth Great Southern.
- Land has been secured by the City of Albany, who generously committed two adjacent lots at 47 and 49 Wellington Street Albany. The site is close to transport, employment, education, recreation, social and medical support.
- AHL have applied for a National Housing Infrastructure Facility- Crisis and Transitional (NHIF CT) housing grant through Housing Australia for the capital costs. This project aligns with all grant criteria and WA priorities.
- Grant guidelines preference projects with 70% NHIF CT and 30% other funding.
- The project partners are now seeking WA government contributions towards 30% of the capital build costs.
- AHL has completed detailed modelling to ensure viability of ongoing property and tenancy management costs.
- An extension of funding will be sought from the Department of Communities for the operating costs of AYSA services. This is a marginal increase to existing funds, as the existing eight-bed youth refuge costs \$184,400/ bed/ year. The integrated Great Southern Youth Foyer costs \$54,394/ bed/ year (including 10 crisis beds).

PROJECT VALUE AND CAPITAL FUNDING SOUGHT

Detailed quantity surveyor reports in April 2025 indicate a total build cost of \$43,628,039 (ex GST).

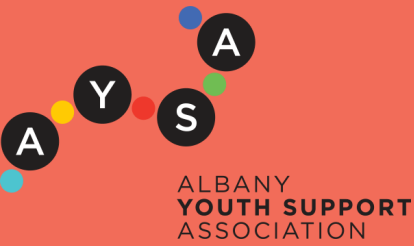
Current targets are:

NHIF CT Grant	\$30,539,627 (70%)
WA Government capital contribution:	\$10,574,897(24%)
Project partner cash and in-kind contributions:	\$2,513,515 (6%)

Designed by



Community-led initiative of



For every \$1 dollar spent on Foyer programs, \$6 in value is generated for the community

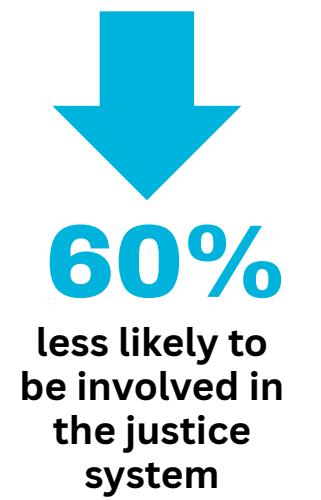
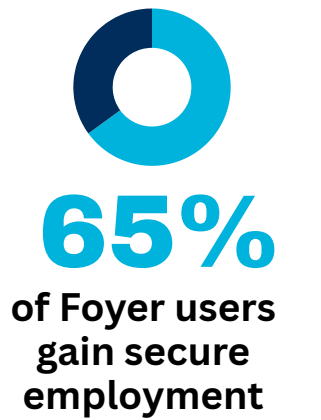
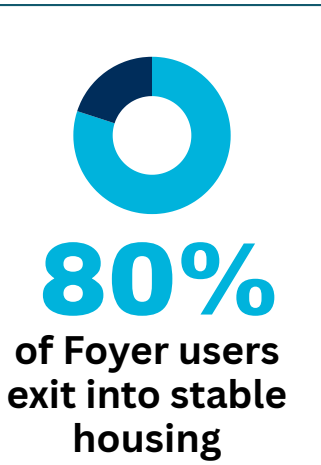
(Source: Foyer Foundation 2023. Under One Roof Report: The Social and Economic Impact of Youth Foyers)

UNIQUE FEATURES OF GREAT SOUTHERN YOUTH FOYER

- A new 10-bed youth refuge to replace the existing oversubscribed 8-bed facility.
- The youth refuge to be co-located with the **50 transitional beds**. This provides young people pathways through the housing continuum, which maximises the use of both crisis and transitional accommodation.
- The integrated model **provides operating cost efficiencies**. The existing 8-bed youth refuge costs \$184,000/bed/year in operating costs. The integrated Great Southern Youth Foyer costs **\$54,394/ bed/ year**

FOYER PARTNERS

- WA Foyers are **larger than interstate facilities**, as they are customised to local geographic needs, supporting larger models in **targeted locations**.
- Are connected to Foyer Foundation to ensure **fidelity** of service model plus alignment with their Outcomes Framework and Accreditation.



HOW IT WORKS

To be eligible for the Great Southern Youth Foyer, transitional accommodation, young people must:

- be 16-24 years old
- have no stable, long-term place to stay
- be able to study or work and engage with supports
- have a low income

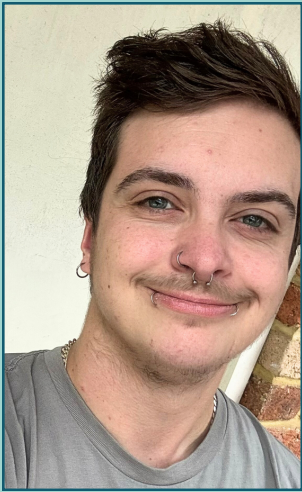
THE FOYER DEAL

The Foyer model works with through a joint commitment, known as the **Foyer Deal**. Young people need to:

- be able to manage living independently
- keep in regular contact with a case manager
- willingly work on ‘adulting’ skills including financial independence
- maintain engagement with employment, education or training in a full-time capacity
- meet the obligations of a normal lease
- follow a few house rules

SUPPORT AVAILABLE

- Within the integrated model, 10 crisis beds are available for up to 3 months, with 24/7 support
- 50 transitional beds are available for up to 2 years
- Case managers using Advantaged Thinking, strengths-based approach
- Residential youth workers- working nights/ weekends



HAIDN'S STORY

I am a 26-year-old with lived experience of homelessness and mental health challenges.

Due to circumstances I couldn't control, I found myself homeless. With the help of local services, I connected with AYSA and lived at their youth

refuge “Young House” for 4 months. During this time, I had significant mental health challenges and was unable to see a future for myself and became increasingly suicidal. I was not sure where I was going to go next, and there was uncertainty in finding stable accommodation. This increased my distress, caused instability and I felt like there was not a way out.

I worked with youth workers to manage my mental health and explore options for accommodation. I found study options, and, with help, I was able to move into student accommodation. This was my first time living independently and I still had issues with my mental health. AYSA supported me during this time, but due to periods of isolation my ability to seek help was inconsistent.

I feel with a more integrated model, like the Foyer, I would have felt more supported in living independently. I would have been able to have support with my mental health while still taking part in study and work all within the same place. I feel I would have seen a future for myself even through challenging times and would have been able to maintain a level of engagement to receive support. Young people deserve to thrive within communities free from stigma and stereotypes.

It is a basic human right to have access to stable accommodation. Unfortunately, the current youth refuge does not meet demand.

This can have devastating outcomes for the young people who do “fall through the gaps” and do not receive the support that they need.

This model will provide more beds to meet the needs of the community and support young people who are homeless to be able to find their feet, learn independent living skills, be future focused and thrive within communities. I want to give young people hope for their future. I wouldn't be where I am today without the help of AYSA.

ABOUT THE PROJECT PARTNERS

ADVANCE HOUSING LIMITED

Manages 443 social and affordable homes across the region, including 60 affordable student housing beds. AHL also have \$94 million in other new projects under development.



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ALBANY YOUTH SUPPORT ASSOCIATION (AYSA)

Operates Young House, a 24/7 youth crisis accommodation, the Youth Centre and provide youth outreach services including targeted supports for youth at risk of homelessness.



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