

Frequently Asked Questions: Great Southern Youth Foyer

What is planned?

Advance Housing Limited (AHL) have partnered with the Albany Youth Support Association (AYSA) to develop a Great Southern Youth Foyer. This community led project plans to create integrated, affordable, supported accommodation for young people aged 16-24 years experiencing, or at risk of homelessness. This project is based in Albany, welcoming young people from across WA, as a statewide asset.

This includes the creation of:

- 10-bed youth refuge, providing low barrier accommodation for young people with 24/7 support. This would replace the existing 8-bed youth refuge, while ensuring continuity of emergency housing supply.
- 50-bed transitional accommodation with targeted, onsite support using the Foyer approach.
- commercial space for youth service providers, to benefit young people and to cross subsidise the rental shortfall from youth. This ensures property and tenancy cost are self-sustaining.

What is a Youth Foyer?

Youth Foyers provide young people aged 16-24 years with a safe and stable home, integrated with education, employment and life skills support, all under one roof.

This youth foyer will provide housing for 50 young people for up to two years, offering an independent unit with private bathroom and kitchenette, alongside communal spaces. Onsite support is provided by coaches who establish a 'deal' with every young person detailing their goals for independence including education and employment, plus the mutual commitments needed to achieve them.

This nationally proven model sees 80% of young people exit into secure housing, employment and education. Two-thirds leave with a Certificate III or above, ready to become the care workers, tradespeople, and engineers of tomorrow.

Where will it be located?

The City of Albany have generously donated vacant land at 47-49 Wellington Street, Centennial Park in Albany for this specific project. This site is close to education, employment, health care, social support and recreation facilities.

How much will it cost?

The total project costs \$44,989,000. This includes land plus all construction and fit out costs.

Who will pay?

Advance Housing has applied for federal government funding through Housing Australia for the 94% of the construction costs. The remainder of the construction costs are planned to be covered by the City of Albany (by gifting the land) and Advance Housing. The ongoing running costs of the building including all maintenance will be the responsibility of Advance Housing- without any further government funding.

How will the Great Southern Youth Foyer be managed?

Advance Housing are planned to design, construct, then property and tenancy manage the youth accommodation.

Albany Youth Support Association are planned to provide specialised youth services, delivering 24/7 onsite support to young people.

Who are the project partners?

Advance Housing Limited (AHL) is an independent, not-for-profit community housing organisation established in 1997 that manages over 450 tenancies across the Great Southern region. Advance Housing predominantly provides social and affordable housing, providing long-term housing options for people in the region. Advance Housing also provides tertiary student accommodation beds, transitional housing, key worker housing, and commercial spaces that support community outcomes. Advance Housing also has a proven record of successfully delivering high-quality, new housing developments in the region.

Albany Youth Support Association (AYSA) has over four decades of specialist experience supporting young people experiencing homelessness and operating crisis accommodation services in regional WA. AYSA currently supports young people aged 15–25 through its eight-bed youth refuge and a range of targeted in reach and outreach programs across the region. In the past year alone, 164 young people were supported through AYSA's crisis accommodation, including 38 Aboriginal young people (23%), reflecting AYSA's strong Great Southern Youth Foyer- crisis and transitional youth accommodation. Each young person accepted into the youth refuge are provided case management, with staff actively working with the young person towards their successful exit from crisis accommodation into stable housing.

What next?

This project is investment ready. Funding applications are currently under assessment by the state and federal government for the funding to build the youth accommodation.

Detailed designs, development application approval, then construction will follow once funding is secured.

More information

Contact Advance Housing on 9845 9697 or see www.advancehousing.com.au