



FoyerInvest budget submission

An opportunity for the Queensland Government to create pathways to thriving, independent futures for young people at risk of and experiencing homelessness.

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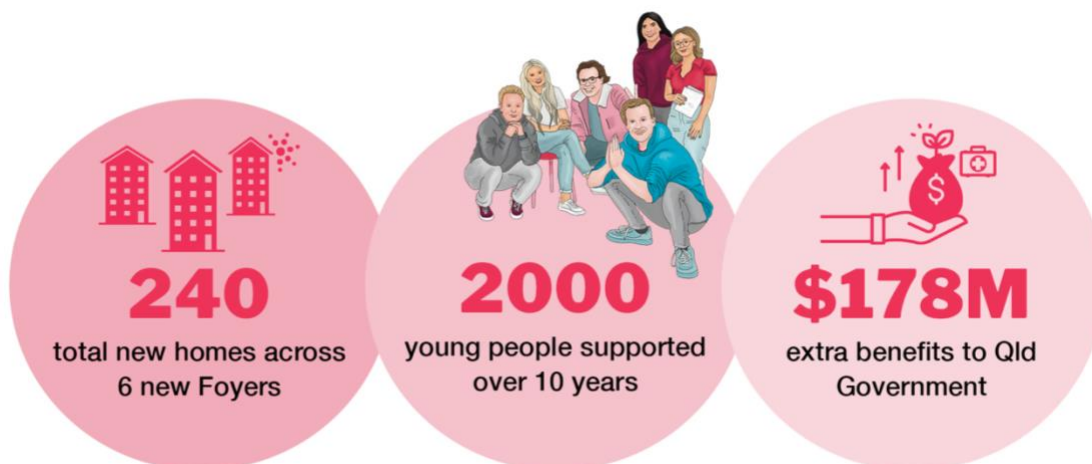
Summary of budget submission

We are asking the Queensland Government to invest in at least six new Youth Foyers in Queensland to enable young people experiencing or at risk of homelessness to transition to independent, thriving futures.

There is a strong pipeline of Youth Foyers projects in Queensland, with at least six sites – Cairns, Mango Hill, Caboolture, Hervey Bay, Toowoomba and Brisbane ready for development within three years.

We are asking the Queensland Government to:

- **Invest \$120 million in new upfront capital funding from 2024 to 2027 to build six new Youth Foyers¹.** This will deliver 240 new homes for young people.
- **Invest \$120 million in operational funding for six new Youth Foyers over ten years.** This will enable an additional 2,000 young people at risk of/or experiencing homelessness to transition to independent, thriving futures².



Submission partners

The Foyer Foundation is making this submission on behalf of the Queensland FoyerInvest Working Group including Wesley Mission Queensland, Gold Coast Youth Services, Mission Australia, Brisbane Youth Service, The Y (YMCA Queensland), Hand Heart Pocket, Foyer Foundation, Q Shelter and IFYS.

This is a bold new partnership, formed by the Foyer Foundation and includes leading youth services, community housing providers, philanthropists and impact investors. Together we are working to provide more young Queenslanders with the transformative opportunity of safe, supported accommodation with integrated education, training, employment and life skills support.

¹ Operational expenditure of \$120M is not discounted. When discounted over 13 years (3 years for the 6 Foyers to become operational and 10 years of operations) at a rate of 4.5%, the operational expenditure is \$83M.

² The average length of stay is 1.2 years.

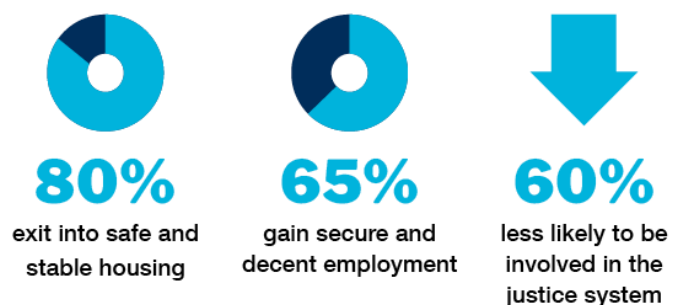
Youth Foyers: a place-based solution to youth homelessness that enables lifelong independence and is ready to scale.

There are currently an estimated 4,827³ young people experiencing homelessness in Queensland. These young people need more than a roof over their heads. They need a safe and stable home with meaningful connections, trusting relationships, and a way to build strong foundations in education, employment, and independent living skills.

Our current homelessness service system is skewed to short-term and crisis responses. Three in five⁴ young people requesting Specialist Homelessness Support are repeat users. While short-term services are critical for responding to the needs of young people with urgent accommodation challenges, they are operating beyond their capacity. They are not designed to transition those who are ready for independence towards a future of employment, stable housing and self-sufficiency. Funding services that support young people to independence would relieve pressure on these crisis services.

There is an unrealised opportunity for the Queensland Government to invest in medium-term housing which effectively transitions young people away from entrenched cycles of disadvantage and homelessness. Youth Foyers offer a pathway out of this cycle towards independent, thriving futures. Each Youth Foyer provides a safe and stable home for approximately 40 young people aged 16 to 24, with integrated education, training, employment and life skills support under one roof.

Within two years of living in a Youth Foyer, a young person has what they need to change their life trajectory. Over 80% of young people exit into safe and stable housing, 65% gain secure and decent employment, 40% achieve higher educational outcomes and 60% are less likely to be involved in the justice system.⁵



Living in a Youth Foyer creates a positive 'fork in the road' in a young person's life, giving them a launching point towards a thriving future. Youth Foyers are both a solution for early intervention with young people at risk of homelessness, as well as a pathway out of homelessness.

There are currently 11 accredited Youth Foyers in Australia, with a further nine undergoing accreditation. In Queensland, there are currently two accredited Youth Foyers, and a further two committed to accreditation in the future.

³ Queensland Youth Housing Coalition Inc - 2021 Facts and Figures

⁴ Australian Institute of Health and Welfare, 2021

⁵ Accenture, Under One Roof: The Social and Economic Impact of Youth Foyers, 2022

Budget recommendations

Priority one - Build six new Youth Foyers in Queensland

Since 2009, the Queensland Government and its partners have invested in three new Youth Foyers - the Gold Coast (2021), Logan (2009) and Townsville (under construction). Given the success of these Youth Foyers, community demand is on the rise. The Queensland FoyerInvest Working Group has a strong pipeline of Foyer projects and six of these sites are ready for development within three years. The six sites include – Cairns, Mango Hill, Caboolture, Hervey Bay, Toowoomba and Brisbane.

To establish six new Youth Foyers, we are seeking a commitment from the Queensland Government of \$120 million over three years. These indicative costs are based on the average cost to build a 40-bed Foyer at \$20 million. This investment will create 240 new homes on TAFE or not-for-profit land and the homes will be dedicated to social and affordable housing in perpetuity.

Significant investment in land, planning and community engagement has already been made by the Queensland non-profit organisations leading these Youth Foyer projects. Some sites already have secured land (or board approval for purchase) and raised a portion of the capital required. The Queensland FoyerInvest Working Group would welcome the opportunity to explore additional locations.

Existing

- **Logan** Wesley Mission Queensland
- **Gold Coast** Gold Coast Youth Services
- **Nambour** IFYS (*Working towards accreditation*)

About to open

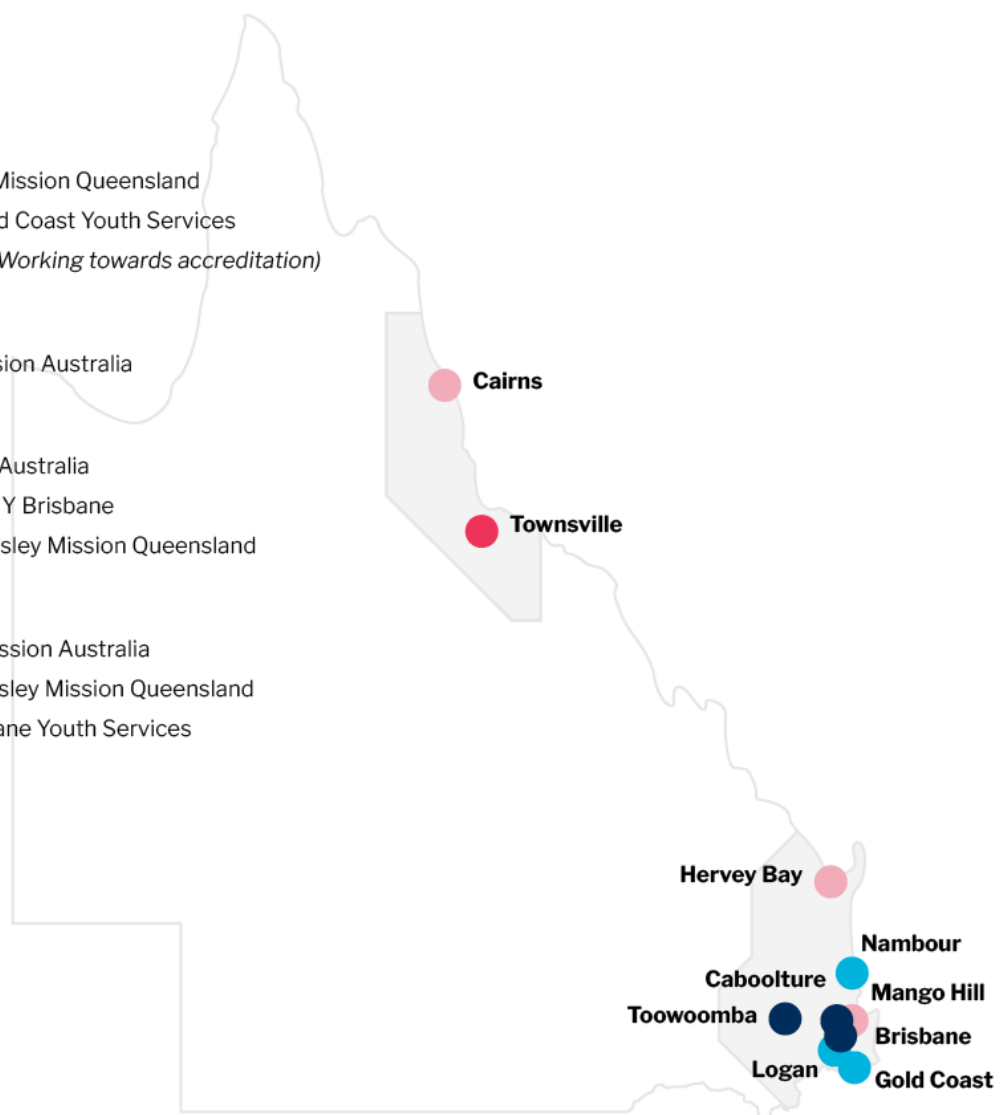
- **Townsville** Mission Australia

Shovel-ready

- **Cairns** Mission Australia
- **Mango Hill** The Y Brisbane
- **Hervey Bay** Wesley Mission Queensland

In progress

- **Toowoomba** Mission Australia
- **Caboolture** Wesley Mission Queensland
- **Brisbane** Brisbane Youth Services



Timeline	Location	Project lead / provider	Young people at risk of homelessness	No. of Units	Project snapshot
<1 year	Cairns	Mission Australia	450	40	<ul style="list-style-type: none"> HIF applications for social and affordable housing are in progress. Mission Australia committed seed capital for land or building costs. 49.9% of young people experiencing homelessness in Cairns are First Nations.
	Mango Hill	The Y (YMCA Qld)	316	40	<ul style="list-style-type: none"> Large parcel of land owned by The Y. Co-located with Y senior secondary vocational school focussing on post-school pathways. Same site proposed for social housing apartments complex for older women.
1 to 2 years	Caboolture	Wesley Mission Qld			40
	Hervey Bay	Wesley Mission Qld.	361	40	<ul style="list-style-type: none"> Land identified on TAFE with discussions locally.
	Toowoomba	Mission Australia	226	40	<ul style="list-style-type: none"> Conversations with local providers and the community in progress. Proportion of accommodation and support for young parents.
2 to 3 years	Brisbane	Brisbane Youth Service	822	40	<ul style="list-style-type: none"> Conversations with stakeholders in progress Accommodate both single young people and young people with one child (young mum/dad and baby).

Budget recommendation

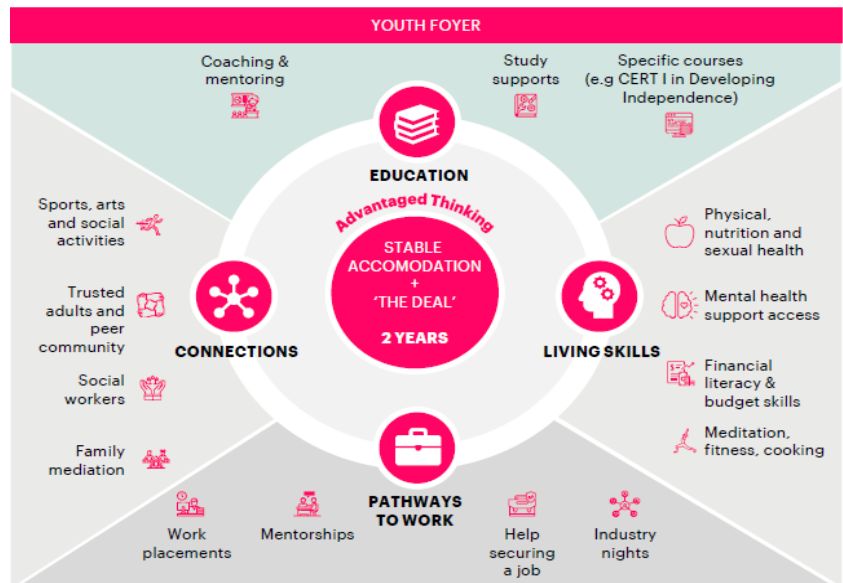
Invest \$120 million in new upfront capital funding from 2024 to 2027 to build six new Youth Foyers. This will deliver 240 new homes for young people.

Priority two – Commit ongoing operational funding for six new Youth Foyers in Queensland

The success of Youth Foyers is a result of the combination of stable accommodation in conjunction with services that are tailored to each young person’s unique circumstances.

The Youth Foyer approach is effective because it goes beyond a crisis response, providing a medium-term transitional housing solution with integrated support services. Grounded in Advantaged Thinking, Youth Foyers focus on a young person’s strengths and provide the support they need to transition to independence.

Many of these young people are fully capable of overcoming homelessness when the right support and structural conditions are in place.



When starting at a Foyer, a young person signs up for “The Deal”. They agree to participate in education, work, social activities, life skills and independence. This recognises a young person’s ability to direct their own lives and the role of Foyers in enabling this to take place.

The estimated funding for operational costs is \$120 million over ten years. These indicative costs are for support services and youth rental subsidies and are based on \$2 million per year⁶ per 40-bed Foyer. The Queensland Government would contract a youth service to provide support services including staffing, client brokerage, organisational costs and electricity.

The Queensland Government would also contract a Community Housing Provider (CHP) to provide tenancy management and pay the CHP a subsidy for the youth rental gap. This would amount to \$500,000 per CHP and make up for the shortfall in missing Commonwealth Rental Assistance. An alternative would be \$500,000 per CHP to fund building operations, maintenance, white goods, furniture, rates, water and insurance.

Budget recommendation

Invest \$120 million in operational funding for six new Youth Foyers over 10 years.

This will enable an additional 2,000 young people at risk of or experiencing homelessness to transition to independent, thriving futures.

⁶ Figures are based on data received from Foyers and are cross-referenced with Brotherhood of St Laurence modelling.

Return on investment

There is both a moral and an economic case for investing in six Queensland-based Youth Foyers.

- This investment will deliver governments an economic return of \$6 for every additional \$1⁷ invested.
- This investment will save the Queensland Government \$178 million⁸ over 10 years.

4,827 children and young people aged 12 to 24 are sleeping rough, couch surfing, or living in improvised or severely crowded dwellings in Queensland. With increasing housing stress, the intensification of the housing rental crisis and the potential for rising unemployment the number of homeless young people is expected to increase.

The current lifetime cost of a young person in the Specialist Homelessness Support system is \$371,783⁹. According to the Foyer Foundation's *Under One Roof Report*, Accenture Economic Insights found that Youth Foyer programs produce \$178,200 in government savings per person¹⁰. This saving can be attributed to reductions in housing, health, welfare, and justice costs throughout a young person's life.

These figures capture the fiscal benefits only. The figures don't reflect the value to society and the young person when their life outcomes are improved as a result of living in a Foyer. In short, the total benefits are higher than those captured in fiscal figures alone.

⁷ Accenture, *Under One Roof: The Social and Economic Impact of Youth Foyers*, 2022.

⁸ Accenture, *Under One Roof: The Social and Economic Impact of Youth Foyers*, 2022.

⁹ Accenture, *Under One Roof: The Social and Economic Impact of Youth Foyers*, 2022.

¹⁰ The benefits are the incremental cost savings to the government from young people supported through Foyer compared to SHS. Cost savings result from reduced welfare (net tax), housing, health, and justice services for young people supported through Foyer. This is calculated by comparing the outcomes of young people supported through Foyer and SHS. 52% of total benefits from Foyer accrue to state governments. Benefits to the Queensland government of \$178M are not discounted. When discounted over 13 years (3 years for the 6 Foyers to become operational and 10 years of operations) at a rate of 4.5%, the benefits to the Queensland government are \$123M.

Proposed locations for the six new Youth Foyers

MISSION AUSTRALIA

Cairns

Led by Mission Australia

Local need

- Youth homelessness identified as the most significant regional housing issue for Cairns¹¹
- 20.2% ¹²(450) of homeless in Cairns are young people.
 - 49.9% identify as First Nations
 - 59% are living in severely crowded dwellings
- 1:11.5 ¹³estimated beds per young person experiencing homelessness.
- High level of endorsement from the community sector and Michael Healy MP, Member for Cairns.

Project funding specifics

- Funding provided by Mission Australia to purchase land as capital co-investor.
- Build costs and operating/service delivery costs to be funded by the Queensland Government.
- Head lease by the Queensland Government to Mission Australia Housing as CHP.
- CHP deficit gap funding from the Queensland Government and/or Commonwealth Government.

Solution proposed

- 40-unit build using design concepts from the Townsville Youth Foyer.
- Suitable land shovel-ready options identified and under consideration, and due diligence for purchase by Mission Australia.
- Mission Australia to provide culturally safe and responsive on-site services for First Nations young people.
- Mission Australia as onsite community services provider and Mission Australia Housing as Tier 1 CHP for property and tenancy management.

¹¹ The Cairns Housing and Homelessness Network's "Cairns Youth Foyer Proposal

¹² Census 2021

¹³ 2022 Queensland Youth Housing Coalition Survey

Mango Hill

Led by The Y

Local need

- Moreton Bay faces an unprecedented acceleration in homelessness compared to its neighbours.
- Between the 2011 and 2016 census homelessness increased by 57%. That's faster than Brisbane (39%), much faster than the Sunshine Coast (6%) and above the Queensland average of 9%.¹⁴
- On Census night 2021 there were 1,433 homeless people in the Moreton Bay area of which 316 (22.1%) were young people aged 12 to 24. ¹⁵ Most young people in the Moreton Region aged 12 to 24 years of age were also in severely overcrowded dwellings.

Project funding specifics

- Land owned by The Y.
- Build costs and operating/service delivery costs to be funded by the Queensland Government.
- CHP deficit gap funding from the Queensland Government and/or the Commonwealth Government.

Solution proposed

- 40-unit Youth Foyer complex and a large parcel of land owned by The Y. The design and build are to be co-designed in consultation with the Queensland Government and the Foyer Foundation.
- The site is co-located with The Y senior secondary vocational school which focuses on post-school pathways and has strong established links to the vocational education and training sector.
- The Y has long recognised the need for safe and affordable housing and has built three affordable housing facilities.
- The Y is practiced in operating programs that promote a healthy growth mindset which enables residents and students to thrive.
- The Y focuses on culturally safe and responsive on-site services for First Nations young people.
- The Y is a Tier 3 CHP for property and tenancy management.
- The site has a proposed social housing apartment complex for older women at risk of homelessness.

¹⁴ Census 2016

¹⁵ Census 2021

Caboolture

Led by Wesley Mission Queensland (WMQ)

Local need

- Over the past four years there has been a 29%¹⁶ 'spike' in homelessness for young people in regional Queensland in the 12 to 24-year-old age group which is an estimated number of 28,000 young people.
 - 25% are experiencing homelessness.
 - 24% are staying temporarily with other households.
 - 54% are in severely overcrowded dwellings.
- WMQ has a significant service 'footprint' in the Moreton (North and South) region, which includes Caboolture.
- Young people WMQ works with want to work, escape homelessness and build a future for themselves and their siblings.

Project funding specifics

- Land availability at Caboolture TAFE site.
- Discussions commenced with TAFE Queensland and the Department of Education regarding a Foyer on site.
- The Queensland Government to fund build and operating/service delivery costs.
- CHP deficit gap funding from the Queensland Government and/or Commonwealth Government.
- WMQ can provide in-kind support to the project and building areas.
- WMQ is well-connected, leads in some instances and collaborates productively with a broad range of community services in this region.

Solution proposed

- Up to 40 units – depending on the capacity and density requirements of the site.
- Suitable land available on Caboolture TAFE Campus:
 - Additional supports on-site at the Caboolture TAFE Campus include childcare, transport, connection to additional student supports (tutors, part-time work opportunities, mental health supports, access to GPs, etc), canteen, maximising opportunities for connection and support, security on site. Learning aligned to employment opportunities in the region.
- WMQ to provide on-site support (WMQ is the provider for the Logan Youth Foyer).
- Tenancy management is undertaken by CHP (WMQ currently has a well-developed relationship with Community Housing Limited).

¹⁶ Census 2021

Hervey Bay

Led by Wesley Mission Queensland (WMQ)

Local need

- According to 2021 data, there are 1,522 people experiencing homelessness in the Wide Bay area:
 - 17% are in Hervey Bay (aged 12 to 24)
 - 14% are living in improvised dwellings, tents or sleeping rough.
 - 22% are in supported accommodation for the homeless
 - 20% staying temporarily in other households.
 - 38%¹⁷ live in severely crowded dwellings.
- WMQ has an extensive service footprint in the Hervey Bay/Wide Bay area.
- WMQ is the provider of Headspace in Hervey Bay, and it is through this service they see and hear of the need and wants of young people to escape homelessness and build a positive trajectory for their lives and those of their siblings.

Solution proposed

- Up to 40 units – depending on capacity and density requirements of the site.
- Suitable land available on the Hervey Bay TAFE Campus:
 - Additional supports on-site at Hervey Bay TAFE Campus includes childcare, transport, connection to additional student supports (tutors, work opportunities, mental health supports, access to GPs, etc), canteen, maximising opportunities for connection and support, security on site. Learning is aligned to employment opportunities in the region.
- Wesley Mission Queensland to provide on-site support (WMQ is the provider for the Logan Youth Foyer).
- Tenancy management undertaken by CHP (currently WMQ has well well-developed relationship with Community Housing Limited).

Project funding specifics

- Land availability at Hervey Bay TAFE site.
- Discussions commenced with TAFE Queensland and Department of Education regarding a Foyer on site.
- The Queensland Government to fund build and operating/service delivery costs.
- CHP deficit gap funding from the Queensland Government and or Commonwealth Government.
- WMQ can provide in-kind supports in relation to project and building areas.
- WMQ also enjoys strong connection and collaboration with a broad range of community services in this area.

¹⁷ Census 2021

Toowoomba

Led by Mission Australia

Local need

- Local Youth Homelessness Roundtable 2020 identified transitional accommodation with integrated education, employment and training support as a major service gap.¹⁸
- 27.5% ¹⁹of the homeless in Toowoomba are young people.
- 76.6% increase in youth homelessness from 2016 to 2021.
- 17.7% of homeless young people identify as First Nations.
- 48.9% are living in severely crowded dwellings.
- Worst estimated bed per homeless young person ratio in Queensland (1:17.4).²⁰
- Approximately 38% ²¹ of young people who access homelessness support have one or more children.
- Conversations with community sector and local providers are currently in progress.

Project funding specifics

- Land and build costs funded by the Queensland Government.
- Operating/service delivery costs to be funded by the Queensland Government.
- Head lease by the Queensland Government to Mission Australia Housing as CHP.
- CHP deficit gap funding from the Queensland Government and/or Commonwealth Government.

Solution proposed

- 40-unit Youth Foyer built using design concepts from the Townsville Youth Foyer.
- To include a proportion of accommodation and support for young parents.
- Suitable land to be identified. Mission Australia has commenced this process including early discussions with TAFE Toowoomba and the Toowoomba Regional Council.
- Mission Australia will provide culturally safe and responsive on-site services for First Nations young people and people from culturally and linguistically diverse backgrounds.
- Mission Australia would act as the onsite community services provider and Mission Australia Housing as Tier 1 CHP for property and tenancy management.

¹⁸ The Toowoomba Housing Hub "Youth Wall"

¹⁹ Census 2021

²⁰ 2022 Queensland Youth Housing Coalition Survey

²¹ Mission Australia Going Places Toowoomba Program – data for July 2022 to June 2023

Brisbane

Led by Brisbane Youth Service (BYS)

Local need

- By-name list of people experiencing homelessness (Brisbane Zero) highlights there is a growing number of young people sleeping rough, currently at 60 in the Brisbane Region.
- In 2022-23 BYS had 380²² young people presenting as homeless.
- 1,272 young people aged 15 to 24 years in Brisbane were homeless in 2021-22 (20% of homeless).²³
- There is strong local community and government support for a Brisbane Foyer.
- The current service system does not provide a model like Foyer, creating a service gap.

Solution proposed

- 24/7, 40-bed purpose-built Youth Foyer in Inner Brisbane.
- Accommodate for single young people and young people with one child (young mum or dad and baby) aged 16 to 24 years.
- BYS is exploring possible sites. A possible site on Brunswick Street Fortitude Valley was identified.
- In principle discussion with BHC, in providing the management of the development and tenancy.
- BYS to provide the support services delivery.
- Communities of Practice for support model under development.

Project funding specifics

- Project plan under development, pro-bono Project Management Institute (PMI).
- Site identification and encumbrance to occur.
- Funding model through HIF or HAFF with construction gap to be financed by the Queensland Government.
- Operating/service delivery costs to be funded by the Queensland Government.
- Head lease by the Queensland Government to a CHP.
- CHP deficit gap funding from the Queensland Government and or the Commonwealth Government.

²² BYS Annual Report 2022-2023

²³ AIHW SHS Data Tables 2022

Submission partners

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Contact us for more information

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