



HOMELESSNESS & AFFORDABLE HOUSING

Overview

Lord Mayor's Charitable Foundation is an independent community foundation that has supported Melbourne's charities and the critical issues facing Melbourne since 1923. The Foundation has worked on addressing homelessness as a priority for over ten years. The Foundation recognises that the lack of affordable housing is one of the primary causes of homelessness and is committed to supporting innovative responses through signature, innovation and proactive grants.

Impact Area



Homelessness & Affordable Housing Alleviate homelessness

1. Increased supply of quality affordable housing.
2. Interventions that prevent entry into or entrenchment in homelessness.

Our Targets 2019-2023



Five new homelessness prevention pathways created for vulnerable groups, especially older women and young people.



By 2023, 500 affordable housing units built.

Outcome 1:

Increased supply of quality affordable housing

The Foundation's support is focused on:

- Strategic and creative responses to increasing affordable housing, including demonstrating innovative financial models.
- Affordable housing developments that are innovative and can be used as prototypes.
- Community awareness to increase public support for affordable housing developments.

Outcome 2:

Interventions that prevent entry into or entrenchment in homelessness

The Foundation's support is focused on, yet not limited to:

- Organisations and interventions that utilise Housing First principles.
- Research to better understand what interventions work.
- Collaboration between sectors, to reduce the root causes and drivers of homelessness.

Affordable Housing Challenge Initiative

The Affordable Housing Challenge is an initiative of Lord Mayor's Charitable Foundation that encourages cross-sector collaboration in response to greater Melbourne's homelessness and affordable housing issues.

In 2017, the Foundation sought local government land partners who could make suitable land available at no cost (by title transfer or 50-year lease). The Foundation applied site selection criteria to identify the best located site. The City of Darebin has partnered with the Foundation, providing a council owned car park close to amenities. Council is currently undertaking a tenure EOI and RFP process. A Foundation grant and impact investment opportunities are being offered alongside the Council process. The Foundation has committed to provide a \$1 million grant and an impact investment opportunity of up to \$2 million through Social Enterprise Finance Australia to build a 40+ unit affordable housing complex.

VincentCare Victoria – The Ozanam Redevelopment Project

The redevelopment of Ozanam House is the first of its kind in Victoria and will enable VincentCare to more effectively respond to adults who have experienced homelessness and ongoing financial and social disadvantage.

The first philanthropic grant of \$600,000 from Lord Mayor's Charitable Foundation has enabled VincentCare to pursue other funding from government and philanthropic organisations. The new Ozanam House will open in June 2019.

The new Ozanam House will increase the supply of affordable housing to include crisis accommodation responses, transitional accommodation for men and women who are recovering from a period of homelessness and long-term independent living units for men and women aged over 50 who have experienced homelessness.



VincentCare Victoria - The Ozanam Redevelopment Project

Melbourne City Mission – Frontyard Redevelopment

Frontyard is an innovative, world-first, fully integrated youth crisis accommodation and service model designed to reach and support the most challenging group of young people experiencing homelessness across Melbourne.

The Foundation contributed \$250,000 to the redevelopment which is designed to meet the complex and dynamic needs of the most marginalised young people experiencing homelessness in Melbourne's CBD.

This model used by MCM's Frontyard involves offering youth refuge crisis accommodation and a fully integrated multi-disciplinary support program covering education, health and justice programs with 24/7 staffing, specialist support in mental health, drugs and alcohol, and medium to long-term accommodation. The project aims to reduce the number of youth sleeping rough, improve young people's use of services and ultimately break the cycle of homelessness.

University of Melbourne – Transforming Housing Project

Transforming Housing Project is a unique project has brought together representatives from across industry, government, research and philanthropy with the sole purpose of developing new ideas and solutions to increasing the supply of quality affordable housing.

First funded by the Foundation in 2015, a further grant of \$180,000 over three years was provided to the University of Melbourne in 2016. Transforming Housing has supported development of affordable housing programs and provided policy advice, including a parliamentary report on Housing Affordability in Victoria in December 2017.

A number of practical tools were also created, such as a site selection rating tool for affordable housing locations and an Affordable Housing Calculator for use by local governments, non-profit and private housing developers, and investors in negotiating affordable housing agreements.

In May 2019, Transforming Housing will become the Affordable Housing Hallmark Initiative, expanding to include University of Melbourne researchers from architecture, urban planning, property economics, public health, geography, economics and sociology to respond to contemporary housing problems.

Women's Property Initiatives – Older Women's Housing Project

Women's Property Initiatives (WPI) is piloting a project which aims to provide women, over the age of 55 on low incomes, with stable housing.

The issue of women ageing in poverty includes women experiencing housing stress and facing potential homelessness. The Foundation has provided a \$300,000 grant over two years to fund this pilot.

This project has been developed for women whose asset levels preclude them from applying for social housing properties. It will create a loan arrangement between the woman and WPI. As part of this loan arrangement, the woman would recoup all of her original investment plus an agreed capitalised interest amount when she decided or needed to exit the property. Planning permits have already been approved for a site in Beaconsfield.

Launch Housing – Family Supportive Housing Project

Launch Housing is developing innovative accommodation and support to assist women and their children who have been affected by family violence, family breakdown, mental illness and substance issues and who remain at risk of becoming homeless.

The development will be located at 40 Cheltenham Road, Dandenong and will deliver a total of 68 self-contained apartments that are safe, provide a sense of community and have high-level environmental designs. The women will also be helped through the co-location of support services within the development. The Foundation has contributed \$900,000 to this development. The Victorian Government has also supported this project.

Housing Choices – Nightingale Village

Housing Choices Australia was funded by the Foundation to purchase 24 units from Nightingale Village. Nightingale Village aims to transform Duckett St, Brunswick into a precinct of global significance and leadership in sustainability, affordability and social impact. Nightingale Village will bring together seven architects, seven buildings, and seven communities to deliver below market rate apartments that are well-designed, with communal features, environmental efficiencies and close to transport and amenities.

This development means that for the first time, social and affordable rental housing have been offered within a Nightingale development. It will provide a test case for the application of mixed tenure (owner occupiers and social and affordable tenants) within similar developer models and could provide key insights for future inclusionary zoning projects. The Foundation has contributed \$500,000 to this development.

Council to Homeless Persons – Homeless Service Co-ordination Project

In 2015, Lord Mayor's Charitable Foundation provided a grant of \$80,000 to Council to Homeless Persons (CHP) to begin a pilot project that would improve service co-ordination between agencies caring for rough sleepers in Melbourne's CBD.

Due to the success of the pilot, the Foundation provided further funding of \$80,000 in 2016 to CHP to continue the project for a further year.

Now known as the Homelessness Service Coordination Project, and funded by the City of Melbourne and the Victorian Government, it has resulted in improvements in communication, relationships, collaboration, and connection between the service providers with better care outcomes for clients.

Justice Connect – Project Powerhouse: Partnering to prevent homelessness and build resilience for Victorian women

Project Powerhouse is a ground-breaking collaboration between Justice Connect's specialist integrated legal service (Homeless Law), a housing and homelessness service provider (Launch Housing), a financial capability building program for women (Good Shepherd Australia New Zealand), a not-for-profit women's employment service (Fitted for Work), local government (City of Yarra) and a commercial law firm (Herbert Smith Freehills).

It is building on the success and learnings of the Women's Homelessness Prevention Project, which the Foundation played a significant role in pioneering. Project Powerhouse goes beyond highly effective homelessness prevention, to create strong, multi-directional pathways that link women with integrated legal representation, financial coaching, job readiness and community. In doing this, the program supports women and children to move towards steadier, safer, healthier and happier futures. The diversity of partnerships presents an opportunity to share expertise to make a bigger impact for women and children to spot the risk of homelessness early, prevent the crisis and hardship of homelessness, and build the skills, confidence and resilience of women to prevent that risk recurring. The Foundation provided a \$300,000 grant over two years.





Western Community Legal Centre Limited (WEstjustice) – Restoring Financial Safety: transforming financial security

This project has been funded twice through our Innovation rounds and aims to transform industry, government and community sectors' responses to family violence. As part of the first project, WEstjustice established a new model of economic abuse prevention service delivery in partnership with McAuley Community Services for Women, a family violence service including provider of crisis accommodation in Melbourne's west. Embedding a legal service within a family violence service has proven highly effective in helping women transition into financial security, and ultimately housing. The second phase continues and extends the integrated casework service expecting to help 160 women save close to \$1 million.

More systemically, the program aims to change large scale industry practice. The team will work with regulators, ombudsman schemes and large private companies in the financial services, debt collection, water, insurance, communications and energy sectors to embed a culture across industry and government of responding proactively, flexibly and appropriately to family violence at a time when understanding and appetite for change is at its greatest.

Barwon Child, Youth & Family – The Community of Schools and Services Model

The Community of Schools and Services (COSS) model is an Australian innovation in place-based service system reform for vulnerable youth and their families with a demonstrated capacity to reduce crises through early intervention. By connecting multiple stakeholders, the model has been shown to significantly reduce youth homelessness, while boosting school retention rates. Colloquially known as the Geelong Project, this collaboration is an example of fostering systems change, enabling multiple sectors to make broad-based, collective change.

The model enabled schools and multiple local support agencies in Geelong to build resources and share knowledge to create an early intervention pathway for at-risk youths. Using a youth-focused and family-centered approach, COSS provides help to prevent homelessness now and in the future. The project aims to reduce homelessness, school drop-out and offending behaviour among the target group. The Foundation provided a \$300,000 grant to this project. The project is being replicated in South Australia, NSW and Queensland.

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