

GOOD QUALITY, WELL-LOCATED
AND AFFORDABLE HOUSING IS
ESSENTIAL TO YOUNG PEOPLE
FINDING THEMSELVES IN
VULNERABLE SLEEPING AND
ACCOMMODATION SITUATIONS

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WITHOUT SAFE AND
AFFORDABLE HOUSING A
YOUNG PERSON'S CAPACITY
TO STAY AT SCHOOL OR
IN TRAINING OR EMPLOYMENT IS
SEVERELY LIMITED

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HYPA HOUSING

AN AFFORDABLE
HOUSING INITIATIVE
FOR YOUNG PEOPLE



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HOMELESSNESS IS THE MOST EXTREME FORM OF SOCIAL EXCLUSION

In every capital city in Australia the average price for home rental exceeds the income of an entry level worker or apprentice. Low rental vacancy rates mean that young people also find it difficult to compete for limited housing – and if they are under 18 years of age they cannot legally sign a lease anyway.

Young people are at risk of homelessness even if they are working. If they can find a place to rent, the cost represents such a large proportion of their income, they often are forced to cut back on necessities

like food, medical treatment, insurance and transport. Their ability to make social connections is compromised as a result.

HYPA Housing gives young people a way out of this maze by offering them physical security and a sense of stability. It provides the constancy required to develop and nurture important relationships and personal growth that are vital to avoid marginalisation. When this happens, staying at school or in training and employment becomes much easier.

HYPA Housing offers young people aged 17 – 25 years who are homeless or at-risk of becoming homeless a safe and affordable mid-term housing option while they work towards moving into independent housing.

The HYPA Housing model also offers extra support to help tenants develop independent living skills, from learning how to budget to managing their relationships with peers and neighbours. Case Managers and Mentors are available to work with tenants to improve their situation and to help them successfully find a longer term place to live. A caretaker also lives on-site to provide an extra layer of support and to liaise with neighbours and the wider community.

This extra support makes it easier for tenants to stay in work or engage in learning. Tenants leave HYPA Housing with a rental referral, improved living skills and a pathway into longer-term accommodation.

Below: HYPA Housing at Smithfield.



1// HYPA HOUSING WEST

Located at Westwood in suburban Adelaide, this is an 8 unit block purchased with funds from a co-investment by the South Australian Government and SYC. The size and layout of these units means they are well suited to small families, couples or siblings. Given the demographics of western Adelaide, SYC encourages referrals of young people from culturally diverse backgrounds.

HYPA HOUSING OFFERS YOUNG PEOPLE 17-25 A SAFE, STABLE AND AFFORDABLE OPTION TO GAIN EXPERIENCE, SUCCEED AT WORK AND FEEL SUPPORTED TO FIND THEIR OWN LONGER TERM HOUSING OPTIONS AFTER 12 MONTHS.



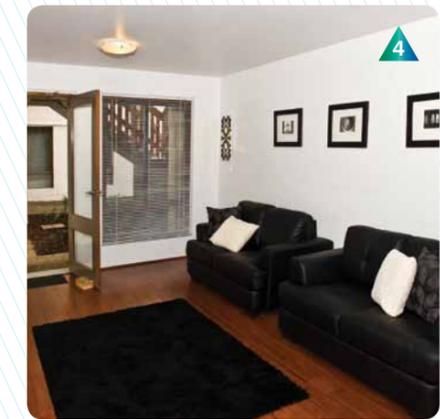
2// HYPA HOUSING NORTH (SMITHFIELD)

SYC built and manages a high density unit block of 12 units and a common room with laundry and kitchen facilities in an established community in Smithfield. Given the spaciousness of the units, they are best suited to those young people who feel ready to manage a larger space. The property also has a room adjacent the common room for use as a confidential space for professional visits, or similar use according to the needs and ideas of the tenants. HYPA Housing North (Smithfield) was built by SYC in partnership with the Commonwealth and State governments and the City of Playford.



3// HYPA HOUSING NORTH (PLAYFORD ALIVE)

Playford Alive is an exciting new area of Munno Para. The complex was constructed with co-investment by Commonwealth and State governments, the City of Playford, SYC and the Wyatt Trust. This co-investment enabled SYC to build and now manage this high density unit block consisting of 12 units with a common room and laundry and kitchen facilities. This site is better suited to young people willing to access public space and able to cope with a quiet suburban setting.



4// HYPA HOUSING ADELAIDE

Adelaide is a 7 unit complex, built in 1992. HYPA Housing Adelaide is well suited to those young people who need a more intensive case management response, given the close proximity to a range of service providers. This enables SYC to balance the remaining tenant population with young people who may be more stable and who are working or studying.

WHO IS SYC AND HYPA?

SYC is a community organisation centred on employment, training and youth services. With a core purpose to positively affect the lives of young people in Australia, each year SYC helps more than 40,000 people of all ages in the areas of Home, Wellbeing, Learning and Working.

SYC has three divisions: HYPA, standing for Helping Young People Achieve, is the youth services division; Job Prospects is a leading Job Services Australia (JSA) and Disability Support Services – Employment Support Service (DES-ESS) provider, and Training Prospects is a Registered Training Organisation.

HYPA provides a wide range of support to young people to find and harness their talent for a positive future. It has supported many thousands of young people since its inception in September 1958, helping them to access and maintain safe and appropriate accommodation, to reconnect with family, school, employment and the community.

THE HYPA HOUSING MODEL

HYPA Housing provides a valuable stepping stone from homelessness to independence. It was established in 1992 when SYC purchased a seven apartment complex in Adelaide's CBD to support young people who, through situation or age, found it difficult to find stable, long term accommodation.

Twelve month leases are given to young people who are motivated to engage in education, training and/or employment and who possess sufficient living skills to live independently. Each tenant pays a manageable rent, relevant to their income. With case management support and a rental history behind them, tenants have a much greater likelihood of acquiring private rental accommodation at the end of their lease.

Working with generous donor partners and government at Commonwealth, State and Local levels, construction began in 2011 on two developments in Adelaide northern suburbs. These 24 apartments were completed and tenanted in 2012. Also during 2012 SYC purchased a completed development of 8 units in Adelaide western suburbs. There are now 39 HYPA Housing apartments across metropolitan Adelaide, proving to be a robust model of affordable accommodation for young people.

Right: HYPA Housing at Playford Alive.

HYPA STARTED WITH 7 UNITS FOR YOUNG PEOPLE IN ADELAIDE'S CBD IN 1992. SINCE THEN AN ADDITIONAL 32 UNITS HAVE BEEN BUILT OR PURCHASED, BRINGING THE TOTAL TO 39 UNITS TO HELP YOUNG PEOPLE MOVE INTO SAFE AND AFFORDABLE ACCOMMODATION AND GET THEIR LIVES ON TRACK.

