

Supported Housing Options Feasibility Study

Council

Presenter: Dean Griggs, Manager Social Investment

30 August 2016

Purpose and background

1. At its meeting on 26 June 2016 Council in part resolved to approve the allocation of *'up to \$100,000 to undertake a feasibility study on potentially appropriate Council owned property for use for the development of supportive housing for people who are homeless'*. As part of the 2016-17 budget Council approved *'an additional \$2 million in operational expenditure to be made available for homelessness projects and services'*.

This report proposes a Supported Housing Options Feasibility Study overseen by an expert advisory panel to consider options for allocating the expenditure.

Key issues

2. The Supported Housing Options Feasibility Study will consider: a suitable model of support and care; the target population(s); possible locations of proposed housing; the number of dwellings and size of any proposed accommodation needed to form a viable project; the suitability of locations for supported housing; any impact on the surrounding community and amenity; planning and building issues; likely construction methods; and possible funding models.
3. The Supported Housing Options Feasibility Study will make recommendations to Council on how to best allocate Council's contribution of \$2 million in the 2016-17 budget. This may include either contributions to existing homelessness providers, funding for new projects or partnerships with agencies, philanthropic organisations or the private sector.
4. Following a preliminary analysis of Council owned properties (Attachment 2) it is proposed that four possible locations be investigated regarding their suitability to construct and deliver supported housing. Other locations may arise during the study but at this stage the following will be examined in detail:
 - 4.1. 506 - 516 Elizabeth Street
 - 4.2. 44 – 60 Curzon Street North Melbourne
 - 4.3. 602 - 606 Little Bourke Street
 - 4.4. 49 – 53 Buncle Street North Melbourne
5. In addition to the above Council owned properties the Victorian Government has recently released its Surplus Government Land First Right of Refusal Report. Properties contained within this report may also be considered suitable to be considered as part of the Supported Housing Options Feasibility Study.
6. The feasibility study will also include a cost benefit analysis of the potential for Council to provide financial support for the two supported housing projects planned by Vincent Care and Melbourne Citymission Frontyard Youth Refuge, which were presented to Council as budget submissions on 17 June 2016 but not supported at the time.
7. The feasibility study will be overseen by an expert advisory panel (Attachment 3).
8. On 26 July 2016 the Victorian Minister for Housing, Disability and Ageing established a taskforce for the next 12 months to address the homelessness crisis in Melbourne. The City of Melbourne is represented on the Taskforce and will inform the taskforce of the progress of the Supported Housing Options Feasibility Study.

Recommendation from management

9. That Council:
 - 9.1 Endorse the Supported Housing Options Feasibility Study and Terms of Reference (Attachment 3).
 - 9.2 Notes that Councillors will be briefed on the outcomes and recommendations of the study in December 2016.

Attachments:

1. Supporting Attachment (Page 2 of 8)
2. Potential Locations (Page 3 of 8)
3. Expert Advisory Panel Terms of Reference (Page 6 of 8)

Supporting Attachment

Legal

1. Legal advice will be provided as required in respect to any proposals that are identified by the feasibility study.

Finance

2. There is allocation in the 2016-17 budget for up to \$100,000 to undertake a feasibility study on potentially appropriate Council owned property for use for the development of supportive housing for people who are homeless and an additional \$2 million in operational expenditure to be made available for homelessness projects and services.

Conflict of interest

3. 'No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

4. The City of Melbourne Homelessness Advisory Committee will be given the opportunity to provide input and feedback to Supported Housing Options Feasibility Study.

Relation to Council policy

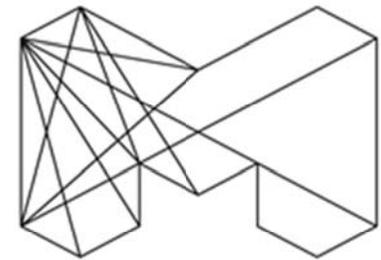
5. Pathways Homelessness Strategy 2014-17.

Environmental sustainability

6. Environmental sustainability principles will be included wherever possible in implementing the *Pathways Homelessness Strategy*

POTENTIAL LOCATIONS

Supported Housing



CITY OF MELBOURNE

Address	Property Name	Base/Property Number	Assets	Leases
602-606 Little Bourke Street MELBOURNE VIC 3000		110706	2	0

Owner

Melbourne City Council

Occupier

City of Melbourne

Assets

Land x 1 | Warehouse/Store x 1 |



Address	Property Name	Base/Property Number	Assets	Leases
506-516 Elizabeth Street MELBOURNE VIC 3000	Victoria Square	103292	11	4

Owner

Melbourne City Council

Occupier

Various

Assets

Beauty, Health and Wellbeing x 1 |
 Function/Conference/Exhibition Centre x 1 | Land x 4 |
 Restaurant x 2 | Retail/Office x 2 | Supermarket x 1 |



Address	Property Name	Base/Property Number	Assets	Leases
49-53 Buncle Street NORTH MELBOURNE VIC 3051	North Melbourne Community Centre	617513	2	1

Owner

Melbourne City Council

Occupier

Various

Assets

Gymnasium/Health Club x 1 | Land x 1 |



Address	Property Name	Base/Property Number	Assets	Leases
44-60 Curzon Street NORTH MELBOURNE VIC 3051	Public Car Park	102379	1	0

Owner

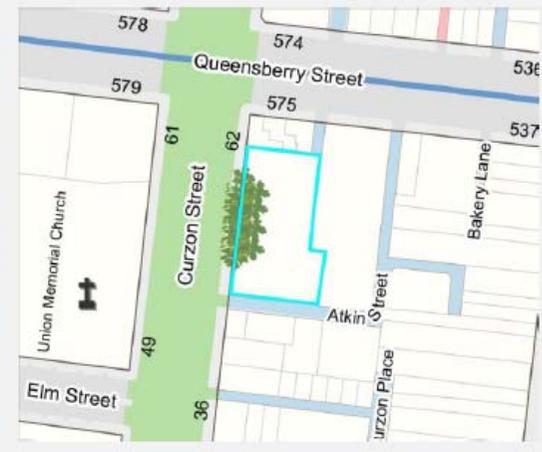
Melbourne City Council

Occupier

Various

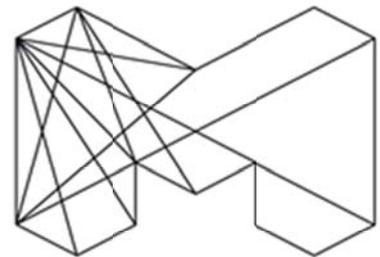
Assets

Parking x 1 |



EXPERT ADVISORY PANEL

Terms of Reference



CITY OF MELBOURNE

Introduction

The City of Melbourne Street Count 2016 results has shown the number of people sleeping rough in Melbourne has increased from 142 to 247, an increase of 74 per cent over the two year time frame.

As part of the 2016-17 budget Council approved an additional \$2 million in operational expenditure to be made available for homelessness projects and services to augment the existing support through our *Pathways Strategy*. Council has also allocated up to \$100,000 in 2016-17 to undertake a feasibility study on potentially appropriate Council owned property for use for the development of supportive housing for people who are homeless.

These terms of reference define the parameters, membership and timeframe for the Supported Housing Options Feasibility Study.

Role

The members of the City of Melbourne Expert Advisory Panel will guide the work of the Supported Housing Options Feasibility Study and make recommendations to Council of its outcomes. The Supported Housing Options Feasibility Study will consider the most suitable location or locations of those proposed within the associated report to Council at 30 August 2016 meeting.

Objectives

To provide expert and timely advice about the following:

- a suitable model of support and care
- the target population(s)
- possible locations of proposed housing
- the number of dwellings and size of any proposed accommodation needed to form a viable project
- the suitability of locations for supported housing
- any impact on the surrounding community and amenity
- planning and building issues
- likely construction methods
- possible funding models.

Membership

The Panel will comprise the following members:

- Up to 3 representatives from the Melbourne Homelessness Service Coordination Executive Partnership Group
- A representative of the philanthropy sector
- A representative with expertise in property construction industry
- A person with lived experience of homelessness from the City of Melbourne Homelessness Advisory Committee

The Panel will be supported by:

- City of Melbourne Manager Property Services
- City of Melbourne Manager Social Investment
- City of Melbourne Chief Financial Officer
- City of Melbourne Manager City Design Studio
- Other relevant City of Melbourne Subject Matter Experts as required.

Chair: City of Melbourne Director City Communities

The panel will consider all options and by mutual agreement make recommendations to Council on the outcomes of the feasibility study.

Timing

Meetings will be monthly and the study will be concluded by January 2017.

The roles and responsibilities of expert members

- to be fully prepared for meetings
- to agree to participate in a collaborative, engaged and respectful meeting format
- to bring personal, professional knowledge and broad community experience
- to consider, raise and contribute relevant issues, proposals and ideas
- to provide informed advice and guidance

The roles and responsibilities of City of Melbourne

- to Chair the Panel
- to facilitate a collaborative meeting format
- to support Panel members to fully engage in the issues by providing information and research findings in a timely and accessible manner
- to co-opt additional support and/or sub committees as required
- to provide policy and secretariat support
- to coordinate meetings, agenda and minutes
- to provide specialist advice in relation to development of the Supported Housing Options Feasibility Study

External Stakeholders

The following stakeholders will be considered and kept informed regarding the progress of the study.

- City of Melbourne Homelessness Advisory Committee
- The Homelessness Taskforce
- Melbourne Service Coordination Initiative

Potential locations and Funding Options

It is proposed that four possible locations be investigated regarding their suitability to construct and deliver supported housing. Other locations may arise during the study but at this stage the following will be examined:

- 506 - 516 Elizabeth Street
- 44 – 60 Curzon Street North Melbourne
- 602 - 606 Little Bourke Street
- 49 – 53 Buncl Street North Melbourne

In addition to the above Council owned properties the Victorian Government has recently released its Surplus Government Land First Right of Refusal Report. Properties contained within this report may also be considered suitable to be considered as part of the Supported Housing Options Feasibility Study.

The Supported Housing Options Feasibility Study will make recommendations to Council on how to best allocate Council's contribution of \$2 million in the 2016-17 budget. This may include either contributions to existing homelessness providers, funding for new projects or partnerships with agencies, philanthropic organisations or the private sector.

The feasibility study will also include a cost benefit analysis of the potential for Council to provide financial support (following planning approval) for the supported housing two projects planned by Vincent Care and Melbourne Citymission Frontyard Youth Refuge.