



# THE SHELTER COLLECTIVE --- PROSPECTUS

**AUGUST 2022**

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**Providing Homelessness Solutions**



## WHO WE ARE

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**The Shelter Collective** is a collaborative group of experienced and highly motivated individuals from Central Queensland representing, housing providers, social enterprise groups, construction and training industries, as well as individuals with expertise in project management, engineering, government policy and investment.

### Our Mission

**To provide safe shelter for all.**

We are a community-driven collective with the goal of planning and delivering realistic and accessible housing solutions that improve affordable housing availability for all people, regardless of their circumstance.

**“We saw a problem that could not be ignored, and as a collective we know we have the ability to put ideas into action”**

**Conversations from April 2022, Est. August 2022 - The Shelter Collective has already:**

- Established a Foundational Fund that allows us to fundraise and collect donations and contributions towards the delivery of key projects auspiced by the Australian Communities Foundation.
- Fostered industry connections that are donating in-kind essential services.
- Developed a fundraising strategy and action plan to ensure our sustainability as we grow.
- Attracted corporate sponsors and private donors who are supporting our efforts.
- Engaged State and Federal politicians, who are committed to promoting our work.

## THE PROBLEM

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Housing affordability is an issue that affects every corner of Australia. However, regional areas are experiencing the added pressures of being overlooked by State and Federal funding programs that don't scale to meet the needs of smaller rural cities and towns, including Rockhampton and Gladstone in Central Queensland.

This gap is of growing concern as Central Queensland is facing a “perfect storm” that will see more and more families squeezed out of rental housing.

### Current Situation in Central Queensland

- Over 30% of requests for emergency accommodation are from women and families affected by domestic and family violence.
- Approximately 1,000 people are on the waiting list for housing in Rockhampton alone.
- Rockhampton has one of the highest rates of homelessness and housing stress in the State.
- Low levels of affordable and social housing development – the number of social housing properties has actually decreased in regional Queensland over the past 5 years.
- Sustained low vacancy rates for private rentals between 0.2 - 0.4% for the past 2 years.
- High demand for housing is anticipated as a result of major infrastructure projects in the Region, pricing out those who are least able to afford and compete with the increase.
- High rates of casual, part-time and seasonal employment.

Compounding matters is that forecasts for social and affordable housing demand are calculated using the housing register – consequently, many people and families are not being counted. If you're homeless, chances are you're not in the register. If you're working but facing eviction, you're not in the register.

This squeeze on housing supply has pushed up rental costs, meaning property in the Region is currently considered “unaffordable” by agency standards. That is, rent should be no more than 30% of income. Crisis accommodation – once only a temporary solution – has become medium- to long-term. Overcrowding with 3 to 4 families in a 1-family home is not uncommon.

## WHY THIS SOLUTION

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This complex issue demands a multi-pronged approach that is sustainable and well-supported by housing providers and the construction industry to ensure that projects are cost-efficient, and that savings are returned to the right people – those providing homelessness services and community or affordable housing.

We also recognise that many homeless people in the Region simply do not have a voice. We want to give them a voice and empower the community to do something about the escalating situation.

### Social and Economic Benefits for the Region

- \$8.6 million direct economic impact
- \$4.45 million industrial impact
- \$3.11 million social impact (cost saving) per year
- 20 direct jobs
- 24 indirect jobs

## WHY NOW

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We can see the “perfect storm” brewing. Major infrastructure projects will provide a great source of employment but will place further pressure on housing affordability and availability. We need an injection of affordable housing projects to happen now, and we have the projects ready to go.

## WHY US

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We have the right people around the table. We have a sustainable model that will ensure projects are managed efficiently and provide ongoing benefits to the community through training programs. The support that the Shelter Collective will provide to housing providers will ensure that housing remains affordable.



# THE SOLUTION

Our intent is to attract community and corporate investment into creating affordable housing solutions and homelessness services across the housing continuum.



We will do this by actively fundraising to attract donations, corporate and social investment in solutions and funnel these funds into projects that will achieve the outcomes we are looking for.

The Shelter Collective: Our Social Impact Theory				
Input	Output	Outcomes	Impact	Social Value
<p><b>FUNDRAISE</b> Developing effective mechanism for collecting donations, workplace giving and corporate social investment.</p> <p><b>INVEST</b> Scoping of projects that provide solutions across the housing continuum to maximise social impact.</p> <p><b>COLLABORATE</b> Facilitate collective action from business, industry, community leaders, government and NFP's.</p> <p><b>EMPOWER</b> Facilitating a whole community approach to solving the problem of homelessness</p>	<p><b>EMERGENCY SHELTER</b> Overnight or short-term bed.</p> <p>-----</p> <p><b>TRANSITIONAL HOUSING</b> Short-term, supported accommodation.</p> <p>-----</p> <p><b>SUPPORTED HOUSING</b> Medium-term with tenancy supports.</p> <p>-----</p> <p><b>AFFORDABLE HOUSING</b> Independent living at affordable rates under mutual obligation agreements.</p> <p>-----</p> <p><b>SUPPORTIVE SERVICES</b> Individuals given shelter are empowered to break the cycle of homelessness.</p>	<p>Increase in affordable housing supply.</p> <p>Increase in tailored and supportive accommodation supply.</p> <p>Better coordination between existing homelessness services.</p> <p>Increased capacity for effective provision of homelessness services.</p> <p>Greater awareness and community involvement in homelessness solutions.</p> <p>Corporate and individual givers can track the social impact they are making.</p> <p>Economic stimulus in local housing industry through re-investment in local business.</p>	<p>Those who have a regular and safe place to sleep are more likely to:</p> <ul style="list-style-type: none"> <li>- Be socially connected.</li> <li>- Overcome barriers to access services &amp; supports.</li> <li>- Be physically and emotionally well.</li> <li>- Break the cycle of homelessness.</li> <li>- Increase engagement with education, employment, health and community.</li> <li>- Reduce social disruption and participation in crime.</li> </ul>	<p>The long-term social values from this investment include:</p> <ul style="list-style-type: none"> <li>- Reduction in crime and social disruption.</li> <li>- Reduction in chronic physical &amp; mental illnesses.</li> <li>- Reduction in demand for emergency and crisis services.</li> <li>- Increase in school attendance and school learning.</li> <li>- Reductions in demand on welfare services and welfare dependency.</li> <li>- Increase supply of local skilled labour.</li> </ul> <p><b>For each person who avoids homelessness there is a <u>\$25,000 - \$44,000 net annual saving in government services.</u></b></p> <p><b>For each person who avoids homelessness there is a <u>cost saving (socioeconomic) of between \$352,000 to \$1,058,000 over the lifetime of that individual.</u></b></p>

# OUR PROJECTS



## Dignity Coach

### Tackling urgent needs for homelessness

This project will convert a donated bus into a mobile dignity coach. Those using the coach will be able to get a cooked breakfast while being connected with services and supports, gain access to showers, toilets and clothes washing. The bus will be managed through a cooperative arrangement between service providers. Importantly, the service will provide accurate reporting of homelessness in the Region.

#### The Shelter Collective: *Dignity Coach - Social Impact Story*

Input	Output	Outcomes	Impact	Social Value
<p><b>CAPITAL FITOUT</b></p> <p>Material &amp; Labour (in-kind and / or donation) to fit-out the Dignity Coach.</p> <p><b>Estimated: \$140,000</b></p> <p>Dignity Coach Operation.</p> <ul style="list-style-type: none"> <li>- Insurance.</li> <li>- Security Services.</li> <li>- Staff Salaries.</li> <li>- Cleaning services.</li> <li>- Coordination Support.</li> </ul> <p><b>Estimated: \$150,000 annually.</b></p>	<p>The Dignity Coach is custom built to provide ablution amenities for the homeless.</p> <p>The Dignity Coach will operate five days per week providing;</p> <ul style="list-style-type: none"> <li>- A safe place to clean up refresh and seek support.</li> <li>- Access to showers toilets and laundry amenities.</li> <li>- A hot meal to be provided by volunteers.</li> <li>- Information collected and provided</li> </ul>	<p>Individuals accessing the Dignity Coach will have:</p> <ul style="list-style-type: none"> <li>- Have access to support volunteers.</li> <li>- Have nourishment for better mental focus and wellbeing.</li> <li>- Get connected with support services.</li> <li>- Access social or affordable house register.</li> <li>- Social connection.</li> </ul>	<p>Being able to access a hot shower and access to launder clothes whilst getting a hot meal;</p> <ul style="list-style-type: none"> <li>- Be socially connected.</li> <li>- Overcome barriers to access services.</li> <li>- Be physically and emotionally well.</li> <li>- Break the cycle of homelessness.</li> <li>- Increase engagement with education, employment, health and community*</li> </ul>	<p>The social value of this investment will include;</p> <ul style="list-style-type: none"> <li>- Reduction in crime or social disruption.</li> <li>- Reduction in chronic physical/mental illness.</li> <li>- Reduction in demand for emergency and crisis homelessness services.</li> </ul> <p>Social Impact Value:</p> <p>Net savings from reduction in demand for Health, Justice &amp; Vocational services.</p> <p><b>\$238,744* annually.</b></p> <p>Net savings from reduction in demand for Crisis intervention and homelessness services.</p> <p><b>\$170,448* annually.</b></p> <p><i>*Cost of Youth Homelessness in Australia (CYHA)</i></p>

**Projected Costs: \$235,000**

**Project Start: August 2022**

**Project Completion: June 2023**

**Investment Type: Emergency Shelter**

**Key Outcome: Meals Showers, Laundry**

**Social Value: \$409,192 net saving/year**

## Alexandra Gardens ARC-20 Project

Combining underutilised housing stock & traineeship program to increase affordable housing supply.

### ARC-20 - Cottage Renovations

Immediate renovation of 10 unoccupied one-bedroom cottage units and longer-term reconfiguration of additional Residential Aged Care Facilities (RACF). PresCare, an RACF provider in Central Queensland, will allocate 10 unoccupied one-bedroom units to be used for affordable housing as a fast-track approach to alleviating affordable housing stress. This multi-staged project would increase the number of affordable units available, with the view of also providing training and employment opportunities.

### ARC-20 – Construction Traineeship and Apprenticeship Pathway

The renovation of 10 dwellings is an ideal project to train new employees as an enabler to enter the construction industry. The project will serve as a safe, reliable, and controlled training environment that is able to accommodate trainees and carpentry apprentices. The project ensures renovation costs are kept reasonable, with savings passed along to housing providers who can ensure that housing remains affordable.

### ARC-20 – Aged Care Traineeships and Employment

Apprentices Trainees Queensland & Prescare will provide Aged Care entry traineeships for people renting the 10 renovated Cottages. The Shelter collective invites you to imagine a domestic abuse survivor securing a safe affordable home and job. An individual who is disengaged for similar reasons having an opportunity to complete a traineeship and secure full-time work building new homes for other homeless people.





The Shelter Collective: Alexandra Gardens ARC-20 Project				
Input	Output	Outcomes	Impact	Social Value
<p><b>CAPITAL REFURBISHMENT</b></p> <p>Material &amp; Labour for renovation of <b>10 x 1 &amp; 2 bed houses</b>  <b>Estimated: \$ 1.6M</b></p> <p><b>TRAINEESHIP FACILITATION AND EQUIPMENT</b></p> <p>Supervision, equipment and PPE.  <b>Estimated: \$ 220K</b></p>	<p>Local business facilitate refurbishment works through in-kind services and donations.</p> <p><b>trainees</b> get onsite experience in construction industry.</p>	<p>This investment will result in:</p> <p><b>14,600**</b> bed nights per year provided to those who may not have had a home to live in.</p> <p>Young people given an opportunity to work and build skills to increase future employability.</p> <p>Increase in supply of skilled construction labour, within this period of identified skilled labour shortage.</p>	<p>People provided with a safe and secure home are more likely to:</p> <ul style="list-style-type: none"> <li>- Be socially connected.</li> <li>- Overcome barriers to access services.</li> <li>- Be physically and emotionally well.</li> <li>- Break the cycle of homelessness.</li> <li>- Increase engagement with education, employment, health and community**</li> </ul> <p>Long term unemployed who are given an opportunity to work and earn are;  <b>65% more likely to exit unemployment/welfare cycle*</b></p>	<p>The social value of this investment will include:</p> <ul style="list-style-type: none"> <li>- Reduction in crime or social disruption.</li> <li>- Reduction in chronic physical/mental illness.</li> <li>- Reduction in demand for emergency and crisis homelessness services.</li> <li>- Reduction in lifelong welfare dependency.</li> </ul> <p><b>Social Impact Value:</b>            Savings from trainees exiting welfare dependency: <b>\$6.5m*</b>            Reduced demand for crisis intervention and homelessness services <b>\$1.09m annually**</b></p> <p><small>* AIHW 2021 Australian Welfare in brief            **Ahuri Cost of Homelessness 2020</small></p>

**Projected Costs: \$1.4 Million**

**Project Start: November 2022**

**Project Completion: July 2023**

**Investment Type: Affordable Housing**

**Key Outcomes: 10 x 1 bed homes.**

12 Construction trainees employed.

10 Aged care trainees employed.

**Social Value: \$1.2 million per/year**





## Shelteristic Community

Medium term, safe and supported affordable housing.

Aimed at providing affordable homes with wrap around support that assist individuals and families to get back on their feet after experiencing homelessness.



### The Shelter Collective: Shelteristic Community

Input	Output	Outcomes	Impact	Social Value
<p><b>CAPITAL BUILD</b> Material &amp; Labour for <b>5 x 2 Bedroom</b> houses.</p> <p><b>LAND</b> <b>1,700 to 2500sqm.</b></p> <p><b>TENANCY CASE MANAGEMENT SUPPORT SERVICES.</b> Intensive support services to empower tenants to recover and achieve their goals.</p>	<p>New 2 x bedroom houses available to rent under affordable housing model.</p> <p>Individuals safely housed in supported and secure accommodation.</p> <p>Individuals have a social worker assigned to them to help them overcome barriers.</p>	<p>This investment will result in:</p> <p><b>3.650**</b> bed nights per year provided to those who may not have had a home to live in.</p> <p><b>10+</b> individuals are assisted to improve their lives by engaging with support services, attending school and training, employment, social inclusion and health and wellbeing services.</p>	<p>People provided with a safe and secure home are more likely to:</p> <ul style="list-style-type: none"> <li>Be socially connected.</li> <li>Overcome barriers to access services.</li> <li>Be physically and emotionally well.</li> <li>Break the cycle of disadvantage.</li> <li>Increase engagement with education, employment, health and community*.</li> </ul>	<p>The social value of this investment will include:</p> <p>Individuals are enabled to break the cycle of disadvantage and homelessness.</p> <p><b>SOCIAL IMPACT VALUE:</b> Reduced demand for crisis intervention and homelessness services.</p> <p><b>\$272,500 annually*.</b></p> <p>Net savings from reduction in demand for Health, Justice &amp; Vocational services</p> <p><b>\$265,271** annually.</b></p> <p><small>*Ahuri Cost of Homelessness 2020</small></p> <p><small>**Access Economics, The Cost of Domestic Violence to the Australian Economy 2021</small></p>

**Projected Costs: \$850,000**

**Project Start: July 2024**

**Project Completion: December 2024**

**Investment Type: Supported Housing**

**Key Outcome: Individuals can afford to live in supportive, community living**

**Social Value: \$537,771 per/year**

## Safe Homes

Accommodation for women and children experiencing domestic and family violence.

Six standalone, 3-bedroom homes that provide a safe place for women and families to gather the resources needed to heal physically, mentally, and emotionally, to embark on a new life. The units have been purposefully designed to allow a safe physical environment that will support survivors in recovering from their traumatic experiences.



The Shelter Collective: Safe Homes				
Input	Output	Outcomes	Impact	Social Value
<p><b>CAPITAL BUILD</b></p> <p>Material &amp; Labour for 6 x 3 Bedroom houses.</p> <p><b>LAND</b></p> <p>1,700sqm to 2500sqm</p> <p><b>SPECIALISED FAMILY DOMESTIC VIOLENCE SUPPORT SERVICES</b></p> <p>Intensive support services to empower families to recover from abuse and violence.</p>	<p>A small and gated community to house families escaping violence.</p> <p>Families safely housed in supported and secure accommodation.</p> <p>Families have a social worker assigned to them to help them overcome barriers.</p>	<p>This investment will result in:</p> <p><b>6 families</b> (at any given time) provided with a safe place to sleep.</p> <p><b>6,570</b> bed nights provided per year.</p> <p>6 families at any given time are assisted to improve their lives by engaging with support services, attending school and training, employment, social inclusion and health and wellbeing services.</p>	<p>People provided with a safe and secure home are more likely to:</p> <ul style="list-style-type: none"> <li>- Be socially connected</li> <li>- Overcome barriers to access services</li> <li>- Be physically and emotionally well</li> <li>- Break the cycle of disadvantage</li> <li>- Increase engagement with education, employment, health and community**</li> </ul> <p>Families who have experienced trauma and are provided with medium term safe, secure and supported accommodation are increasingly less likely to return to perpetrator and more likely to enhance their safety and wellbeing*</p>	<p>The social value of this investment will include:</p> <p>Families are enabled to break the cycle of disadvantage</p> <p><b>SOCIAL IMPACT VALUE:</b></p> <p>Reduced demand for crisis intervention and homelessness services</p> <p><b>\$490,500 annually**.</b></p> <p>Net savings from reduction in demand for Health, Justice &amp; Vocational services</p> <p><b>\$477,487* annually.</b></p> <p><u>For every domestic violent event avoided net cost savings is \$24,164 per event avoided***</u></p> <p>*Ahuri Integrated housing support for vulnerable families 2019</p> <p>**Ahuri Cost of Homelessness 2020</p> <p>*** Access Economics, The Cost of Domestic Violence to the Australian Economy 2021</p>

**Projected Costs: \$2.68m**

**Project Start: July 2024**

**Project Completion: February 2025**

**Investment Type: Transitional Housing**

**Key Outcome: Family safe secure homes**

**Social Value: \$967,987 per/year**

## FOUNDING MEMBERS

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### Founding Members

- ❖ **Adam Klaproth** – AnglicareCQ – Housing & Homelessness – Manager
- ❖ **David Grenfell OAM** – Reefell Pty Ltd – Chair for ATQld
- ❖ **Donna Kirkland** – Community Advocate for Homelessness Solutions
- ❖ **Grant Mathers** – Community Advocate for Homelessness Solutions
- ❖ **Michelle Coats** – Roseberry Qld – General Manager
- ❖ **Michael Walz** – Apprentices & Training Queensland – CEO

### Contact

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