

# **Identifying Innovations in Practice as a Pathway to Sustainable Outcomes for Young People in Private Rental**

**Dr Lisa Harris  
Dr Sharon Andrews  
RMIT University**

# Background to the Project

- YPRAP - Creating Connections: Youth Homelessness Action Plan Stage 2
- Two specific aims:
  - Establish sustainable tenancy in private rental
  - Further develop relationships with the private housing sector

# Background to the Project (cont)

- 3 year pilot
- Developed locally/Context specific
- Currently being evaluated by KPMG

# Project Brief

- To explore and document innovations
- To develop an overview of what constitutes 'a sustainable outcome'
- To explore opportunities for future development of YPRAP

# Methodology

- Email survey (with request for program related documents)
- Follow-up telephone questions (clarify)
- Preliminary analysis
- Targeted in-depth interviews of 3 services
- Half day forum - check analysis
- Project report and dissemination

# Preliminary Findings

- This data represents data from 6 of the 8 regions
- How have the programs been established - A diversity of models
- What does the YPRAP program actually do - a diversity of practice
- What informs practice - A diversity of approaches
- What does sustainability mean for this program

## Program set up - context specific

- Rural - funding split between services to gain coverage of the region. YPRAP represents part of someone's job
- Metro - may be delivered in partnership or through one service
- One service has joined the youth PRAP, family violence PRAP and mental health PRAP

# Service delivery models

- Brokerage + - \$\$ distribution/capacity building
  - Generally funds are provided to case workers
  - Developing relationships with private sector
  - Focus on capacity building/professional development in the youth sector

# Case management

- A role in its own right
- Characterized by strong relationships with local Real Estate Agents
- Worker does day-to-day case management with the young person
  - Driving to opens
  - Completing rent and bond apps
  - Seeking HEF, etc

# case co-ordination & brokerage

- May actively engage in case management as described above
- May support a young person via contact with a Youth Worker seeking funds
- May Co-case coordinate - shared case management

## Diversity of practice - how do YPRAP workers assist young people?

- By distributing \$\$ to subsidize rent payments
- By saving tenancies
- By providing assistance to find private rental accommodation and fill out applications.
- By helping young people access other funding such as HEF
- By linking young people with others for share accommodation.

## Diversity of practice - how do YPRAP workers assist young people?

- By providing starter packs of cutlery, crockery etc to young people
- By providing info sessions to young people on their rights and responsibilities.
- By establishing relationships with real estate agencies, providing info sessions, info packs, etc
- By providing a point of contact if the tenancy is in trouble

## Diversity of practice continued

- By creating competitive advantage:

providing property improvement grants, paying landlord insurance, providing tenants for hard to let properties, using seasonal housing to create track records

- By providing professional development to the sector  
increasing case workers knowledge of the rental market, tenants rights and responsibilities

# What informs the diversity of practice ?

- Dominant belief (world view)
  - Tight rental market, no one will rent to young people
  - Opportunistic engagement/intervention in the market
- Program consciousness
  - Equalizing opportunity
- Market consciousness
  - Maximizing opportunity

# These different approaches lead to different practice

## ■ Program consciousness

- Entitlement model
- set \$ but flexible on how it is spent
- Emphasis on informing/enabling tenant
- Narrow

## ■ Market consciousness

- Inside runner
- Needs model
- Seasonal housing (holiday)
- Hard to let
- Property Improvement Grant
- Landlord insurance
- Relationship with RE agent key

# What does sustainability mean for this program

- Extremely diverse responses:
  - A young person gains a private rental track record
  - A young person sustains a 6 month tenancy
  - A young person sustains the tenancy beyond the financial support of YPRAP
  - Sense of developmental learning

# Where to from here

- Chase down responses from two other regions
- Identify 3 agencies for in-depth interviews
- Hold half day forum for YPRAP to discuss innovation and diversity of practice. Further discuss notions of sustainability - what does it mean on the ground
- Final report and dissemination