

Shared Housing:
A Solution for Single Adults Experiencing Homelessness

July 12, 2016

## Today's Webinar

- Please note that all lines are on mute.
- We will be taking questions at the end of the presentation.
   Please pose questions at any time in the Questions box.
- The webinar and slides will be posted following the presentation at endhomelessness.org.





The National Alliance to End Homelessness is a nonpartisan organization committed to preventing and ending homelessness in the United States.

The Alliance works toward ending homelessness by improving homelessness policy, building on-theground capacity, and educating opinion leaders.



## Agenda

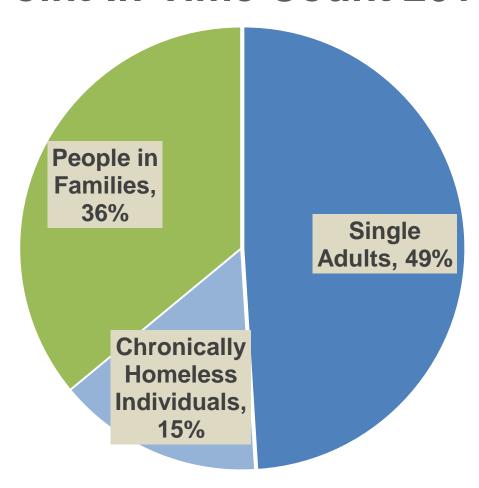
- Jayme Day, National Alliance to End Homelessness
- Jean-Michel Giraud, Friendship Place
- Cathy Zall, New London Homeless Hospitality Center
- Meghann Cotter, Micah Ministries
- Q&A



# What do we know about single adults experiencing homelessness?



# Homeless Households: U.S. Point-In-Time Count 2015





## **Characteristics of Single Adults**

- Male
- 30 50 years old
- Disproportionately African American
- Estimates of duration and number of episodes of homelessness vary
- Limited access to benefits
- Need more research!



# Shared Housing: A Solution for Single Adults Experiencing Homelessness

- What is shared housing?
- How does it work?
- How can it help?



## Shared Housing: What is needed?

- Determine how to target the program
- Determine how to match people
- Find housing Landlord engagement, working with owners
- Find funding



## SHARED HOUSING

#### "CREATING SHARED HOUSEHOLDS FOR SINGLE ADULTS"

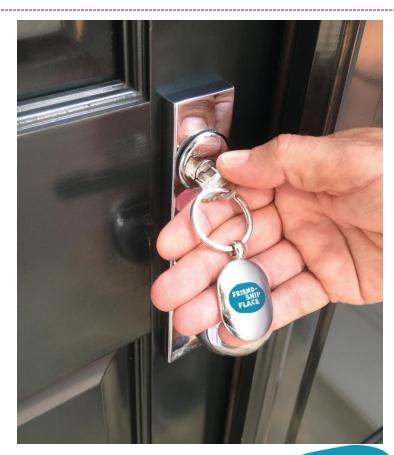
JEAN-MICHEL GIRAUD
PRESIDENT/CEO
FRIENDSHIP PLACE

PRESENTED AT THE "SHARED HOUSING FOR SINGLE ADULTS EXPERIENCING HOMELESSNESS" WEBINAR



## Friendship Place Mission & Vision

- MISSION: To empower people experiencing or at risk of homelessness to attain stable housing and rebuild their lives.
- VISION: A community and a nation where every person has a place to call home.





## Our Programs & Services

- Street Outreach
- Drop-In
- Medical & Psychiatric
   Care
- Case Management
- Transitional Shelters
- Youth and Young Adult Services

- Rapid Rehousing
- Permanent Supportive Housing
- Veterans Services
- Job Placement
- Community Education & Advocacy



## Shared Housing: An Introduction

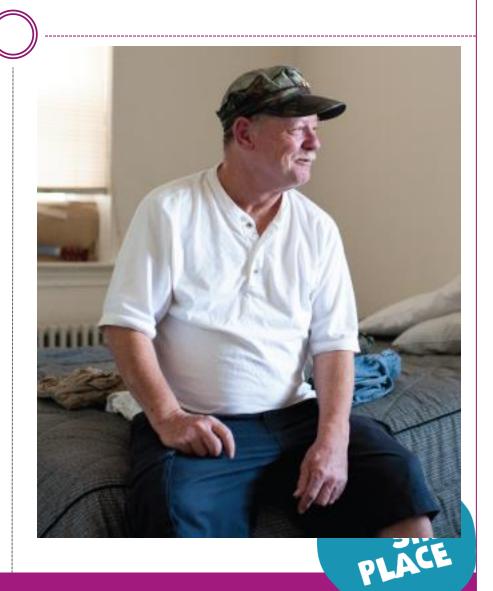


- More affordable and flexible
- Easier application process, faster lease-ups & move-ins
- More sustainable
- Built-in support from peers: natural resource
- Common experience with homelessness
- Families of choice
- Financially appealing to landlords
- Landlord response is positive, more lenient
- Solves housing issues for a few people at a time
- Should be used more for shelter exits
- Step up to individual living situation
- Possible short-term leases



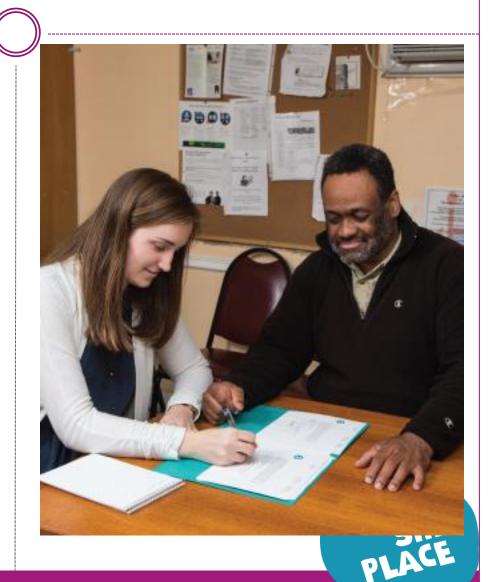
#### The Shared Household Is...

- the sharing of living space that single adults freely agree to for economic reasons and social support:
- people agree to fulfill responsibilities,
- each housemate may continue to participate or leave,
- the sharing arrangement is based on leases, which may start and end at different times.
- Service cycles are also different.



#### Whose house is it?

- Clarify expectations and review service modalities with housemates and landlords.
- Avoid the perception from the beginning that you are "running" the house or a "facility."
- This is a good time investment. It saves you from being pulled into conflicts later on.
- Staff understands Fair Housing Laws, lease agreements and community Landlord-Tenant mediation.



## This Is Not a *Group* Home

- Not a program
- Not licensed
- Needs to blend in as "neighbor."
- Think of stigmatization, privacy & confidentiality.
- People here do not have to be monitored by neighbors and other community members.



## Household Engagement by Staff



- Based on the rehabilitation relationship
- Not a legal relationship
- Ethical and competent
- Progress oriented
- Facilitative and supportive
- Builds on strengths
- Uses a person-centered approach
- Empowering, not enabling
- Stays within boundaries



## Setting Up the Household

- Members choose housemates (not staff)
- Compatibility factors
- Trauma issues
- Former and current street ties
- Substance use
- Sharing space and food
- Families of choice
- Group and individual support from staff for newcomers
- Staff educates participants on tenant rights, completes a habitability standard inspection and ensures each tenant has a lease.



## More on Household Engagement



- Evenly engage all members of the household
- Everybody has a voice
- Watch for uneven dynamics
- Time element: different service cycles some household members actively receiving services, others have been discharged
- We do not belong between landlord and tenant we are not on the lease – but can advise participants.
- Do people feel comfortable reporting issues?

## **Engaging and Supporting Landlords**



- Make sure the agreement between landlord and tenant and <u>each</u> tenant is clear on:
  - Responsibilities
  - Expectations
  - Reporting
  - Schedule
  - Visits
- Make sure all housemates understand roles and responsibilities
- Develop clear communication channels
- Possible impact of long-term planning on the household
- Agreement with landlord and housemates on recruitment of housemates
- Staff attend community landlord groups and neighborhood liaison meetings, engage congregations, use web resources and streamline processes for landlords when possible.

## Community Perception

- This is a household just like any other (clear messaging on this)
- Neighbors among neighbors
- Not a "facility"
- The organization is not directly responsible for the site or what happens there
- <u>But</u> supportive counseling and community relations are used to resolve issues during the service cycle and sometimes afterwards

## Post-Discharge Status



- Clear message to landlords and housemates that services will end
- Post-discharge: tenants need to work out internal issues and agree on house rules – shared responsibilities
- Landlords need to interact with household members as responsible parties – not revert to solving through staff intervention whenever possible



#### Thank You // Questions?









@friendshipplace

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## **Shared Housing**



LONDON Homeless
Hospitality Center

#### Homeless man's death spurs community action

Bank donates \$15,000 to New London shelter while others offer be

former city councilor wi

You fire marshal rescinds 'ty's homeless shelt

Region's mayors, selectmen take homele-Towns asked to contribute 

\$3,000 each to group that runs New London shelter BY KARIN CROMPTON

Fire marshal savs homeless shelter in NL can stay open

Church won't have to install sprinkler system, Darrow say

> By RICHARD RAINEY Day Stall Writer

New London The city fire marshal rescinded the cease and desist order he filed week against the emergency homeless shelf St. James Episcopal Church because it lac sprinkler system, city officials said Tuesd

The decision will allow the shelter to r open through the winter. In addition, the will not have to install sprinklers to m code standards as long as enough paid on hand in case of an emergency, City Richard Brown said

Last Thursday, Fire Marshal Calvi row gave the shelter 30 days to install sprinklers or shut down

The emergency shelter, assemb church's parish hall, opened Dec. 1 w room for about 45 homeless people than the capacity at the city's other by Mount Moriah Fire Baptiz Church on Moore Avenue. The Rev rector at St. James, told the City

NL shelter officials say they'll fight city's order to shut down by July 31

- Officials of New London Officials of the city's homeless shelter the city's homeless shelter to vigor newed Monday to vigor's howed Monday to Council's

A concern shared by some strongly by John Maynard is that St. James is a so-called "wet" shelter that allows intoxicated persons to spend

All we're doing is enabling to go out all day and back and have

Tenter Fills Gap In Services; Self-Sufficiency The rnight sh ission, she said, is to be

cause it does no showers, hit a building owner Finally, on V

Norwich — Shortly after 7 Wednes-day night, Bob, a homeless man, shuffled across Church Street to the Central Baptist Church's Bushnell it was confir would open r the homeles center alor

Central Baptist Church's Bushnell Hall, where he was invited inside for coffee, cookies and sleep. The temperature, around 25 de-grees, was expected to dip into the teens before the night was out, but it still wasn't as cold as the night be-fore, when Bob and others sleep. cial Serv missed lu Annou fore, when Bob and others slept un-

through the common area and into the and women's dormitory area beds donated by the Mayv. area ter visions for the Mayv.

Breath-test rule be at least 18 be a to be relaxed in harsh weather

NL council won't cast homeless who've been drinking into cold

RIDE.

RIDE.

Another the hor control of the night when forecasted the horizontal of the horizontal of

Hospitality center for homeless opens -In heds and The center is open daily from 7 p.m. to 7 a.m. Guests must be Northents who are registered

ied partially by \$10,000 gift from table Trust and me Savings Bank ell as community

d employees of the will staff the center

o the Central Baptist lemorial, Christ Epis-ongregational and St. chedral will take turns center for up to two me through April. It was

Advocates for the homeless lock horns with New London over ordinance s150,000 a year." because they are so often picked up by ambulance and beep later than the property of the pro

center would include a day-trop-in center and a dormitory trop-in center and a dormitory

the coalition St. Francis House, the New London Cheray Association, city and the Committee of the Committee of the St. Committee of the St. Committee of the St. Committee of the Committee of th

have here needs to address the issue, and we need a year-round center that is not dry ... so we can take care of the people, get them up and into housing and get them going. That's the only way I see ending homelessness.

REST FOR THE WEARY · sality center will em te at the New London Homeless Hospitality Center on Jay Street in New London, plays a game of man, tries to get some rest.

#### Advocates for homeless fight plan to limit shelters

City ordinance would restrict season, location, who is helped

By KENTON ROBINSON Day Staff Writer

- Advocates for the homeless were on a col lision course with city officials Thursday as they circulated petitions against a proposed ordinance that would restrict shelters in the city.

The proposal comes just as advocates have completed a plan to create a permanent "Homeless Hospitality Center" in the city, which would include private showers, washing machines and dryers, and a small library that homeless people could use to search for employment.

The proposed ordinance, presented to the City Council

FOR THE HOMELES Malloy, clergy celebrate opening of New Center Fills Gap In Services, Self S. M. London Homeless Hospitality Center



Homeless man found dead near tent city in Waterford



- Coordinated Access Entry Point
- Emergency Shelter
- Daytime Drop-In Center
- Social respite
- Rapid Rehousing
- Permanent Supportive Housing
- VA Grant Per Diem Bridge Housing



## The Challenge?

Many of our guests have very low income.

 We don't have the resources for long term rental subsidies.

 Achieving shorter shelter length of stay requires housing options for very low income individuals.

## Why agency run shared housing?

- People can arrange their own roommate situation.
- BUT, major barriers:
  - If one roommate leaves, the one remaining is on the hook for the whole rent.
  - Landlord resistance to renting to several people with very low income.
  - Existing "shared housing" (i.e. boarding houses, sober houses etc.) are often of very low quality.
- Agency building ownership (or holding master lease) assures housing quality and transfers vacancy risk to agency.

#### **Basic Features**

- Two-Three tenants per apartment.
- Each with own room
- Rent includes everything—utilities, cable, internet
- Allow tenants to pay weekly
- Month to month lease with standard lease provisions
- No security deposit
- Rent to "higher risk" guests
- No special services but access to HHC supports
- No formal "room mate" matching process.

## **Opportunity Knocks**





## Private Room

- Own lock
- We supply basic furniture
- We supply for each room:
  - Own TV with cable
  - Internet access
  - Mini-Fridge

Rent/person/month: \$400-\$500

FMR:

studio \$732

One bedroom: \$861



## Affordable Development

Total Square Feet (excluding basement and porch)	4,075
Number of "units"	7
Purchase Price	109,000
Acquision Costs	10,000
Initial Renovations	30,000
Total Initial Cost	149,000
Initial capital cost/square foot	\$ 36.56
Initial capital cost/unit	\$ 21,286
Phase II renovation funded with housing tax credit program	\$310,000
Rent/person/month (including all utilities)	\$400-\$500
(FMR: studio \$732 one bedroom \$861)	

## **Key Lessons**

- Shared housing will not work for everyone—BUT
  - It is far better than long shelter stays.
  - It can serve as a stepping stone for those whose income increases.
- Pay close attention to zoning rules.
- Need to run in a compassionate but business like way.
  - Budget for evictions.
  - Enforce lease terms and pay attention to security.
  - Assure housing is superior to market.
  - Have a process to fill vacancies quickly.
- Supply TV and mini-fridge in every room to reduce friction.

## Using Shared Housing to end Homelessness

Meghann Cotter

## Background

- In 2005, Fredericksburg, VA had:
  - A 90 day emergency shelter
  - A transitional housing program for women with children
  - A lot of downtown churches taking care of the basic needs of the street homeless

Micah was formed after the biblical call of Micah 6:8 to combine efforts of the faith community in addressing the needs of the street homeless.

## Background

- Micah started out as a basic needs organization and evolved to understand that all homeless people had the same primary need of housing
- o Today, programs include:
  - Winter shelter: 37 beds
  - Post-hospital shelter: 8 beds
  - Day Center
  - Step Forward income program
  - Housing program (supportive/rapid re-housing)

## Primary Dilemma

- 83 chronic homeless single adults in 2010
- Fair number who had income or could get income easily with some support
- Area's fair market rent for even a one bedroom was more than \$1000.
- The most basic minimum wage and disability income wasn't enough for one person to afford even the cheapest housing units.

## Our solution

- Realized that most people on the street were already "living with" someone in their current circumstances.
- Started finding those people and pairing them up.
- Negotiated available units with private landlords who would overlook a lot of barriers and those who were unrelated.

## What we have learned

- Honor client choice
- Invest time in understanding deal breakers
- Be flexible
- Be prepared to exchange roommates or re-locate people if it goes badly
- o If the landlord will let you, separate leases
- Seek support (in-home care, skill building)

## What we have learned

- Sometimes pairing a high barrier person in need and low-barrier caregiver helps
- Use roommate agreements thoroughly
- Private landlords are the most flexible with shared housing.
- Don't knee-jerk a re-location after the first roommate conflict.
- Identify the conflict and seek to mediate or resolve it (i.e. mini fridges, separation in the home, etc)

## Outcomes

- In the last 12 months, Micah alone has housed 81 single adults. All of which are high barrier; many were chronically homeless.
- On average, less than 10% return to homelessness. Only 2 people last year.
- 2016 Point in Time: 16 chronic homeless remain.

## Questions?

A recording of this webinar and presentation slides will be available at www.endhomelessness.org



#### **Shared Housing Resources**

- Sample rental agreements
- National Shared Housing Resource Center (<a href="http://nationalsharedhousing.org/">http://nationalsharedhousing.org/</a>)
- HUD funding options for shared housing (see accompanying resource)



#### Sign up for our Rapid Re-Housing Newsletter

(www.endhomelessness.org)

#### Upcoming Events/Webinars:

August 18<sup>th</sup> at 1 pm (ET): <u>Lessons from Montgomery</u>
 County, PA

