

5.03 Navigating Shared Housing: Strategies for Successful Co-Living

2024 NATIONAL CONFERENCE ON
ENDING HOMELESSNESS

★ AND CAPITOL HILL DAY ★

JULY 8-10, 2024

WASHINGTON D.C.

#NAEH2024

Jean-Michel Giraud (He/Him)

Washington, D.C

President/CEO, Friendship Place



Melissa Peterman (She/Her)

San Diego, CA

Executive Director, Townspeople



Annika Fraga (She/Her)

Tacoma, WA

Home Share Outreach Specialist, Associated Ministries



Jae Lange (They/Them)

Richmond, VA

Direct Service Specialist, Marsha & Marian's Neighbors



Communal living is more common than you think! Come explore practical approaches for providers to navigate shared housing models. This session will discuss strategies to navigate the complexities of shared housing so providers can help foster a healthy co-living experience.



Shared Housing

Annika Fraga

Home Share Outreach Specialist



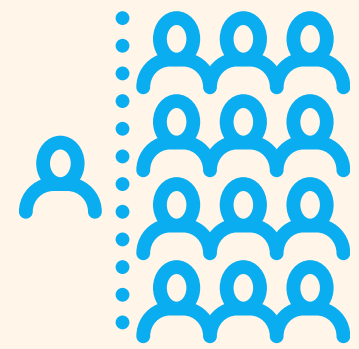
Associated Ministries (AM)

- Rapid Rehousing
- Free house painting
- Coordinated Entry (211)
- Free tax assistance
- Rental & utility assistance
- Homeless Mail
- Community Resource Center
- Youth Host Homes
- Adult Home Share

“Working together so that all are healed, housed, and whole.”



Why is it hard to find housing in Pierce County, WA?



Over-Burdend Systems

- Limited shelter beds
- Long waiting lists for permanent housing placement
- Limited case management
- Shortage of rental assistance resources



Lack of Affordable Housing

- The demand for affordable housing far exceeds supply.
- Skyrocketing rents and property prices have placed a burden on individuals and families.

Youth Host Homes

The Youth Host Home Program pairs a young person experiencing homelessness with a caring household wanting to make a difference.

Home Seeker:

- Young Adults 18-24 years old
- Case Conferencing (AM works with case managers)
- High Priority from Coordinated Entry
- Receives safe housing for one year
- AM case manager supports Home Seeker
- AM pays \$750/month in rent

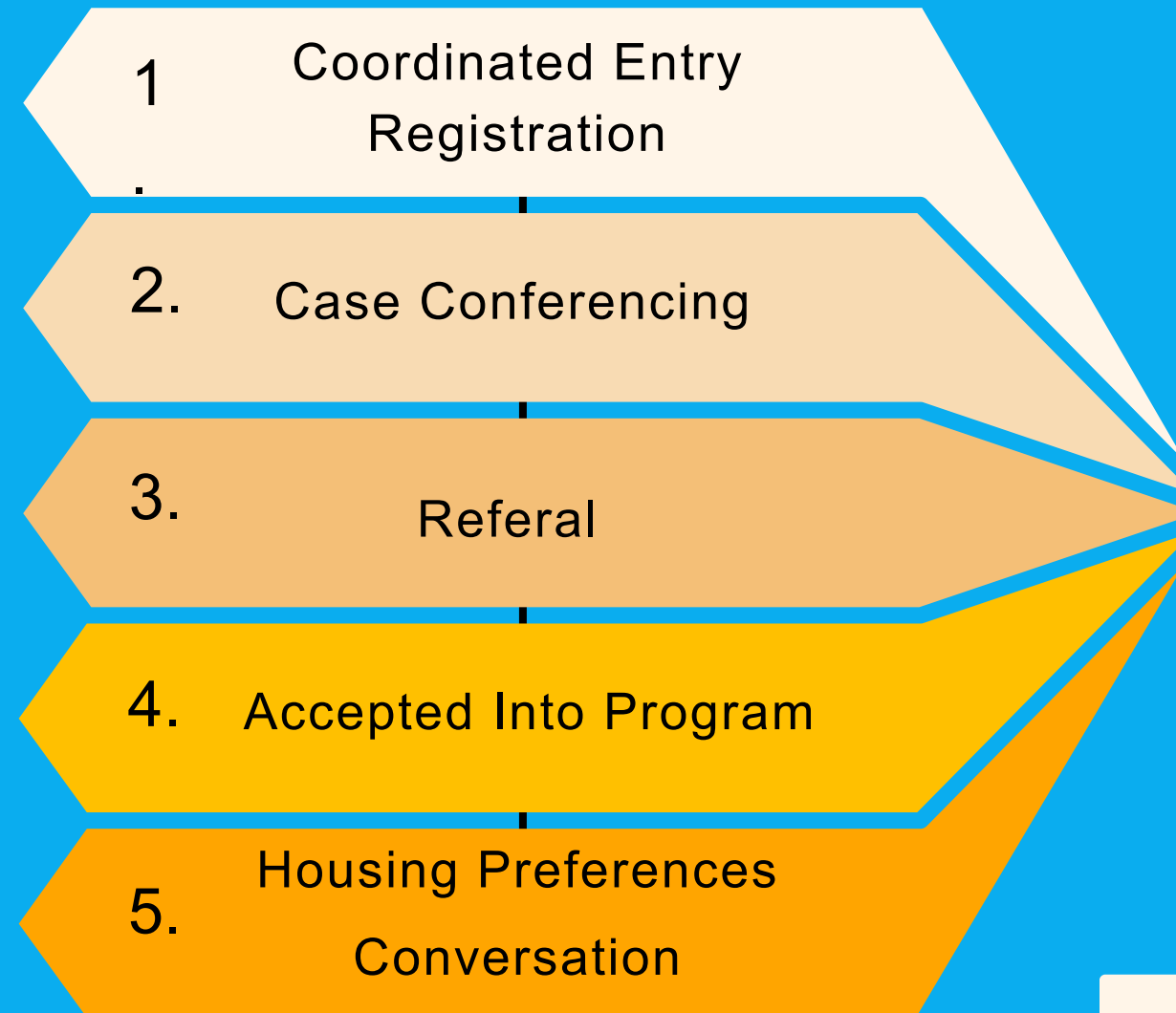
Host Home Provider:

- Adults 25+ years old
- Someone with a spare room to rent
- Offers healthy living space both physically and mentally
- Expected to provide light mentorship, NOT act as a parent
- Receives \$750/month in rent



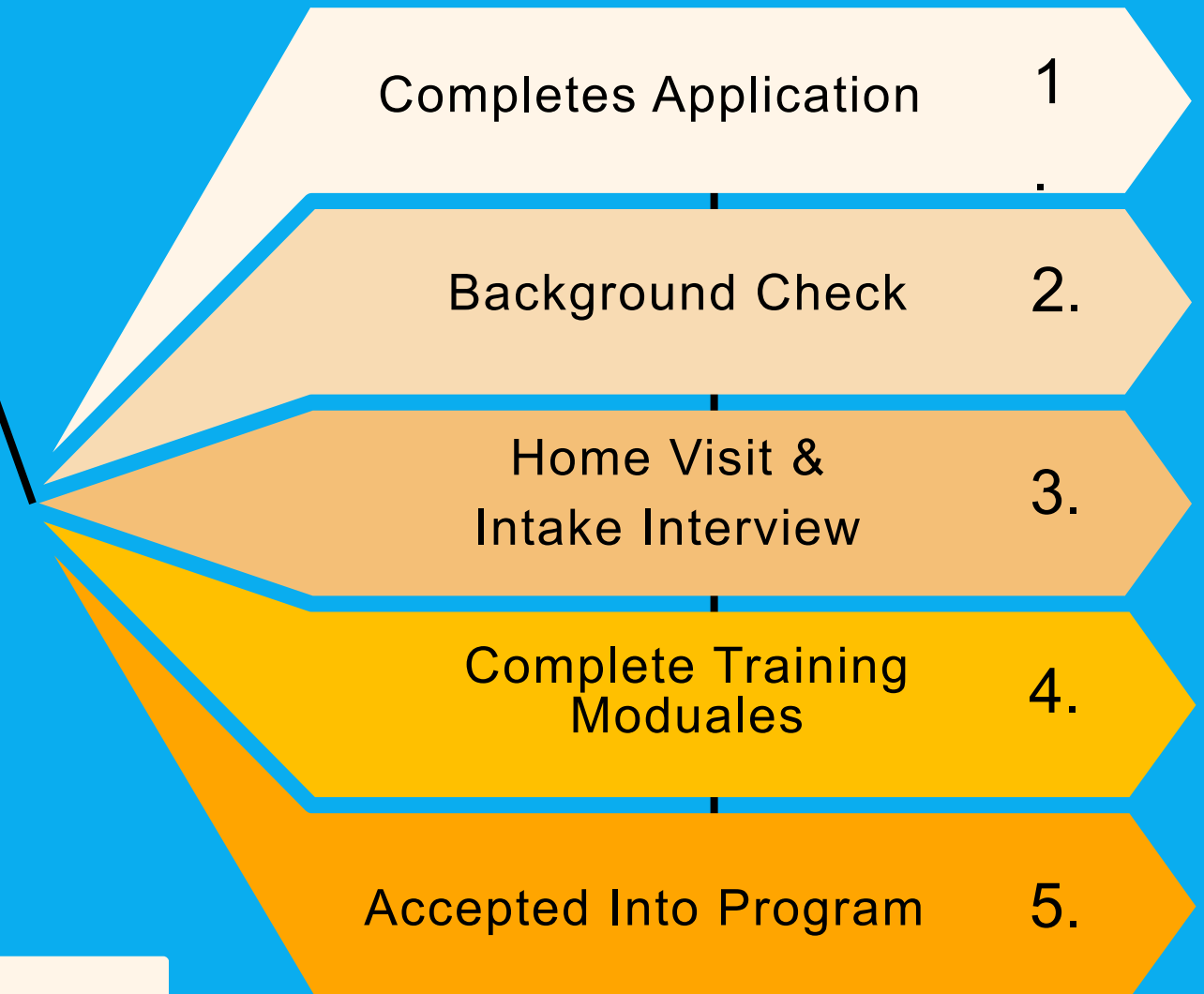
Youth Host Homes: Model

Home Seeker



AM Case Manager supports the Home Seeker

Host Home Provider



Housing Specialist supports the Host Home Provider

6. Match-Meet

7. Move-in!
(Sign YHH Lease)

AM pays
\$750/month for
12 months

Goal: For a young person to become self-sufficient/never experience homelessness again!

Adult Home Share

Home Seekers:

- Adults 18+ years old
- Pays monthly reduced rent to the Home Provider
- Open to exchanging services for reduced rent

Requirements:

- Must have a valid ID
- Must have income
- Must pass a background check
- Must complete an intake interview

Home Providers:

- Adults 18+ years old
- Home owner or renter with a spare room
- Receives monthly income to help with living costs

Requirements:

- Must have a valid ID
- Must have proof of home ownership or landlord approval
- Must pass a background check
- Must complete home visit with an intake interview

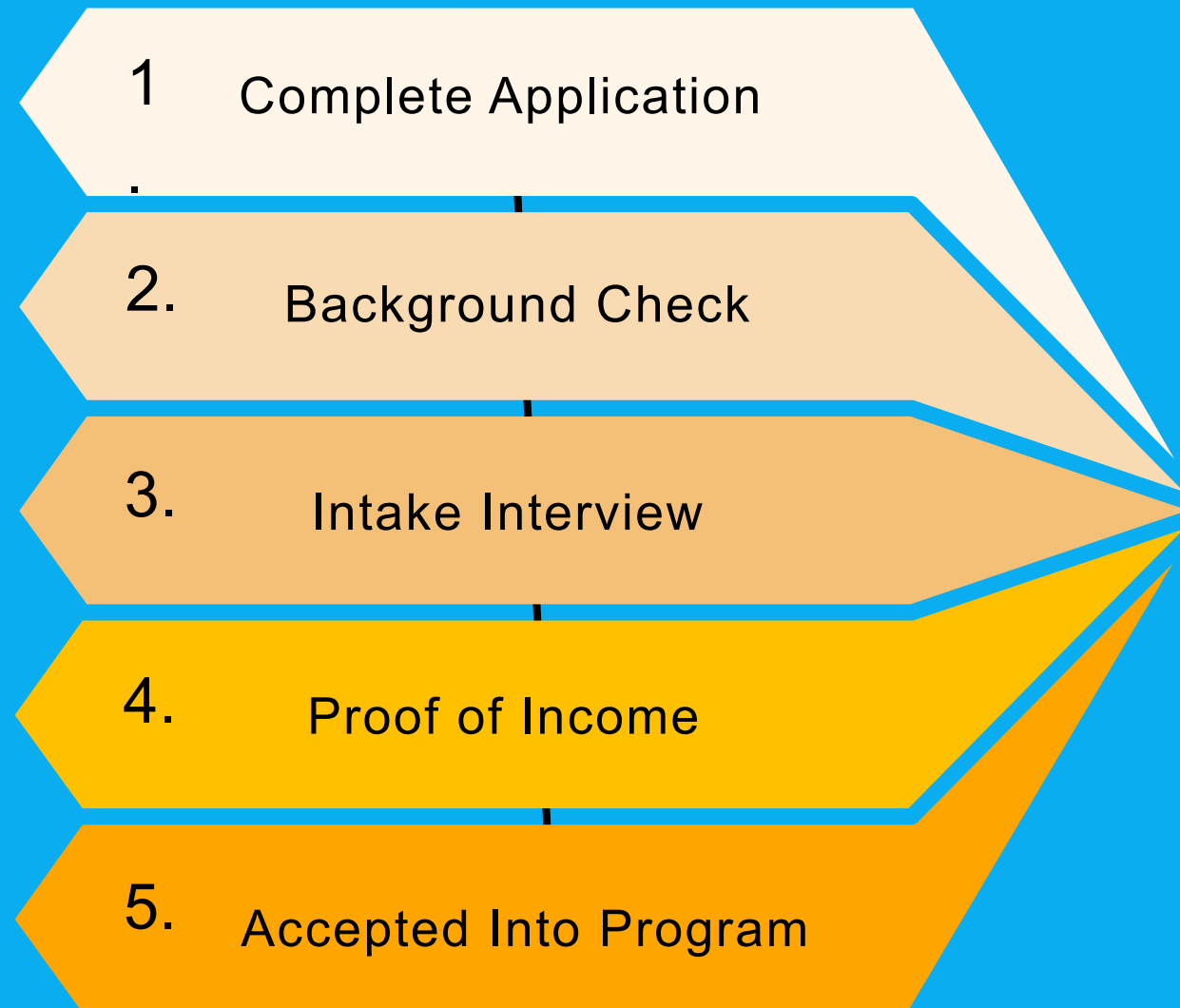


Home sharing is a living arrangement where Home Providers offer accommodations to Home Seekers in exchange for an agreed-upon level of support in the form of financial contribution, assistance with household tasks, transportation, or companionship.



Adult Home Share: Model

Home Seeker



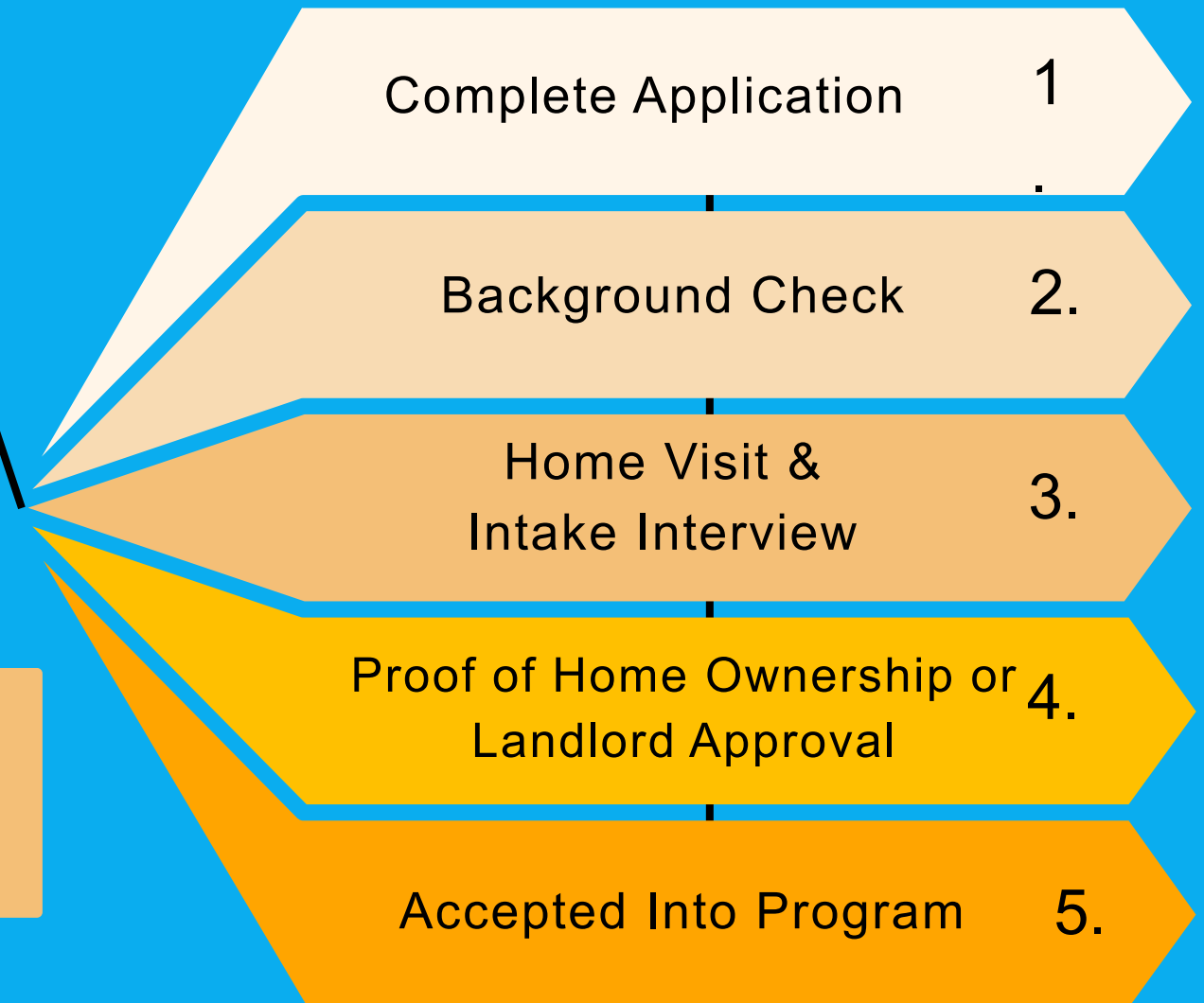
6. Matching

7. Move-in!
(Sign AHS Lease)

Seeker pays reduced rent
to Home Provider

Housing Specialist checks-in
every 90 days & offers
resources for best co-living
practices.

Home Provider



Challenges of Shared Housing

Lack Of Spare Bedrooms...

- The demand for housing is high, with the number of Home Seeker applicants significantly exceeding the number of available rooms.
- Many homeowners/renters have yet to embrace Shared Housing as a way to live comfortably.

Limited Matches For...

- Home Seekers who cannot afford more than \$400/m in rent
- Home Seekers with children
- Couples
- Home Seekers with animals



Culture is Key!

“SOCIAL EXCHANGE IS CERTAINLY AMONG THE OLDEST OF HUMAN BEHAVIORS, AS HUMANS HAVE DEPENDED ON SHARING AND EXCHANGING RESOURCES FOR A VERY LONG TIME.”

— [PASCAL BOYER](#) (AMERICAN ANTHROPOLOGIST)

Question:

During a time when people across the U.S. are becoming more comfortable with less social interaction, how can we popularize the benefits of sharing resources such as housing?



Take 3 MINUTES to discuss with someone near you.



Thank you!

Annika Fraga

Community Housing Specialist

Annikaf@associatedministries.org



associatedministries.org



San Diego Shared
Housing Collaborative

Home Together: Shared Housing in San Diego

Expanding Housing Options for People in Need
National Alliance to End Homelessness | July 9, 2024

The San Diego Shared Housing Collaborative is an initiative of Townspeople.



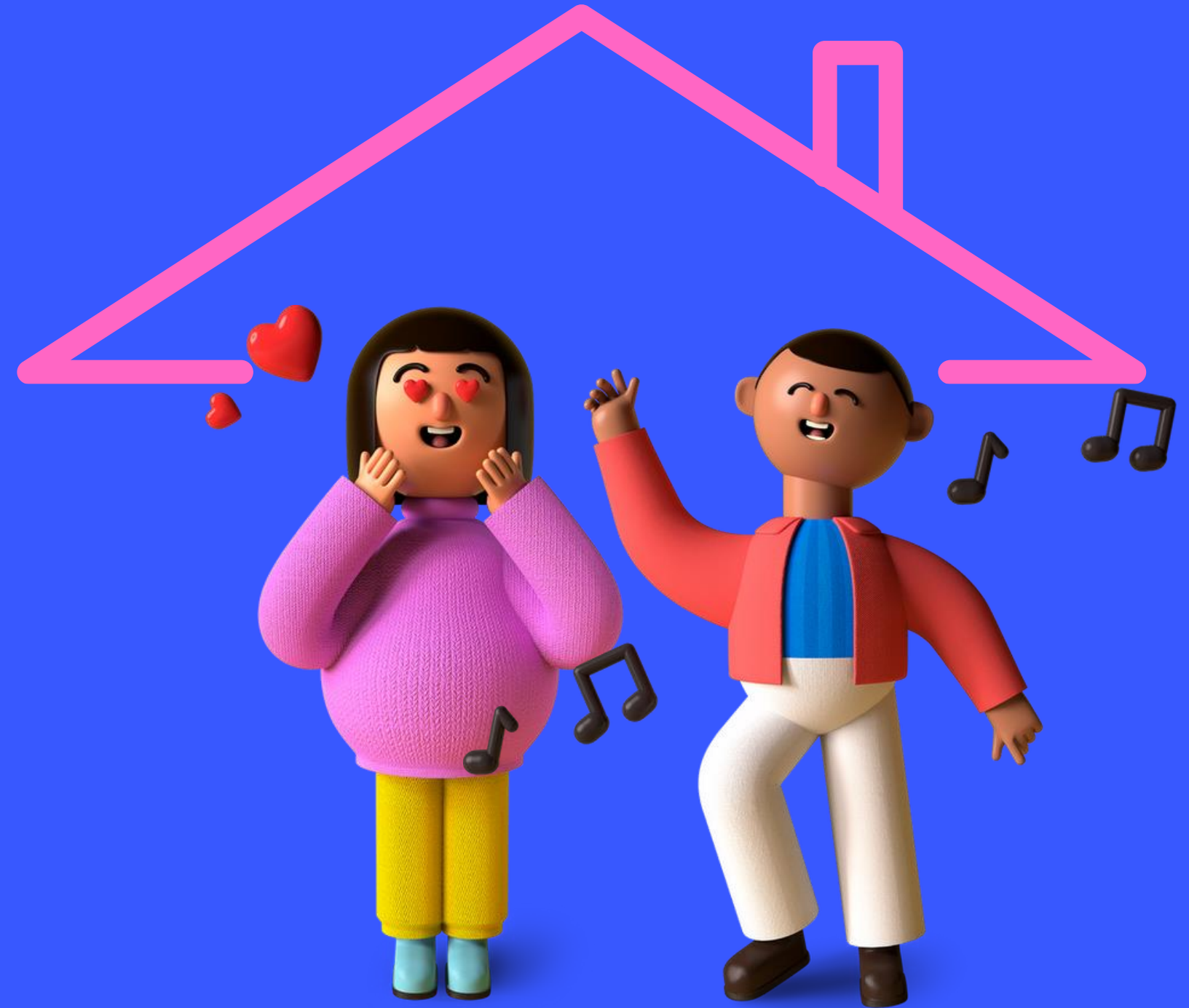
The ache for **HOME**
lives in all of us, the safe place where we can
go as we are and not be questioned.

– Maya Angelou



WHAT IS THE SHARED HOUSING COLLABORATIVE?

Finding safe and affordable housing should be a collective effort. This is why Townspeople designed the **San Diego Shared Housing Collaborative (SDSHC)**. Together with property owners and service providers from across the region, the SDSHC aims to connect individuals experiencing homelessness with compatible housemates and rental housing through an online matching platform.



WHAT DOES IT TAKE?



Build a Culture of Shared Housing

From the ground up, we can develop and sustain a system of shared housing through the following:

- Organizational commitment
- Capacity building
- Advocacy
- Continuous Learning
- Partnerships
- Increase participant knowledge to expand their housing options



A COLLABORATIVE APPROACH

WHO IS INVOLVED?

SH Collaborative Advisory Committee



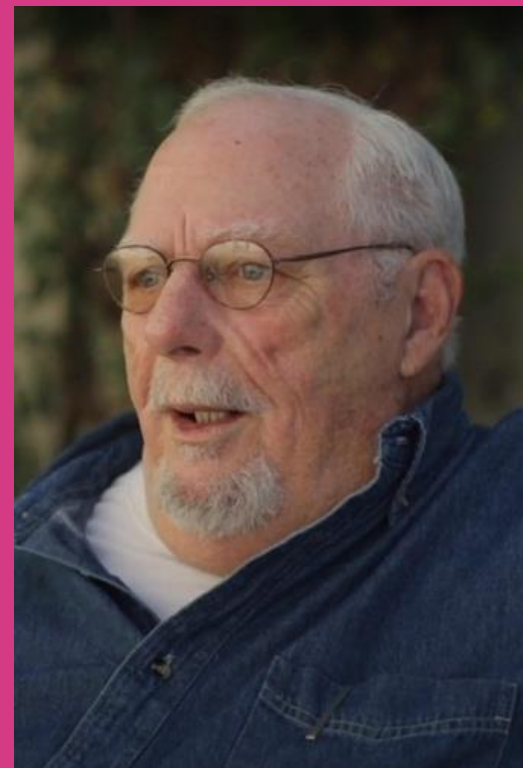
Bruce Carron

Advocates for Solutions Founder,
Townpeople Board of Directors



Amy Denhart

Director of Funders Together to
End Homelessness San Diego



Dennis Larkin

Lived Experience Advisors, HEAL
Network, Townpeople Board



Dr. Ethel Sims

Real Estate Ambassador & Partners
Founder, licensed Real Estate
Broker, and Realtor



Tracey Wilson

Founder and CEO of Rooted Life



Shawn Whittmann

Advocate

WHO IS INVOLVED?

Agencies Supporting System Performance (so far)



INNOVATIVE APPROACHES & STRATEGIES

THE MODEL

Individuals have their
own private rooms
with their own lease

Housemates can be
matched across
agencies

Property owners can
fill vacancies in the
shared housing system

Participant choice is
at the center of the
system

KEY ELEMENTS



Training &
Capacity
Building



By-Name List
Outreach &
Engagement



Online Portal
& HMIS
Integration



Property
Owner
Benefits



Housemate
Stabilization
Support

THE PORTAL



THE FLEX FUND



Shallow
Rental
Subsidy



Rental
Application
Fees



Security
Deposit & 1st
Month's Rent

ACHIEVEMENTS AND IMPACT



New & Active Participants
63



Housemates Matched
15

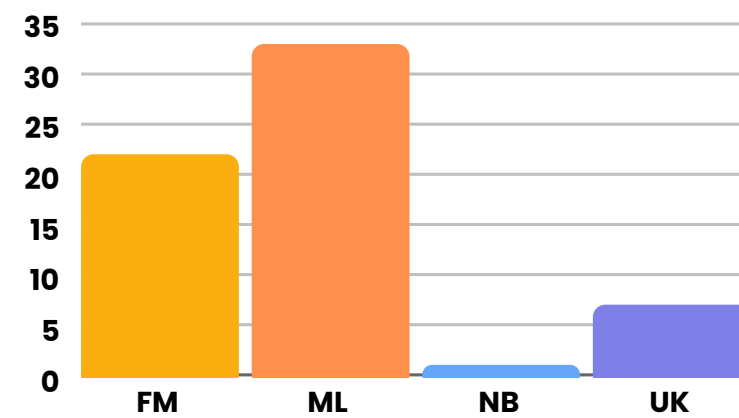


Housing Placements
6

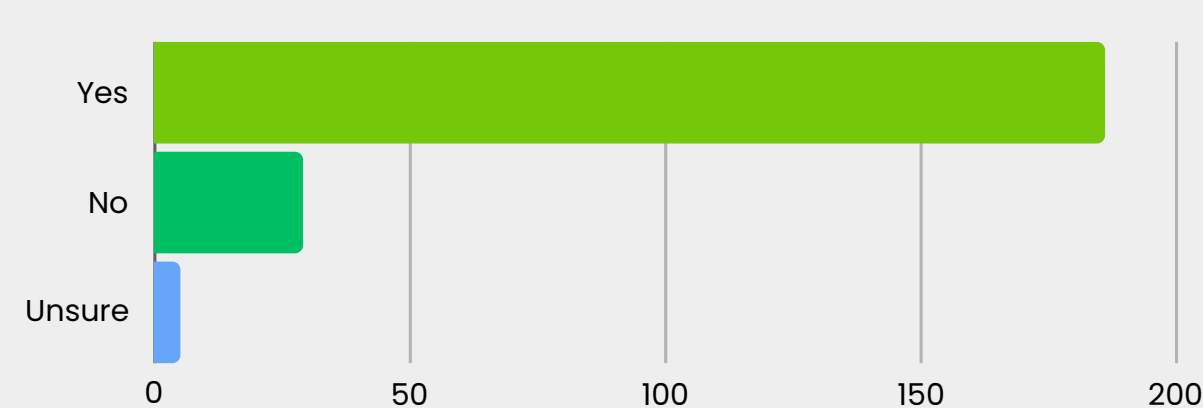


Average Monthly Income
\$1,728

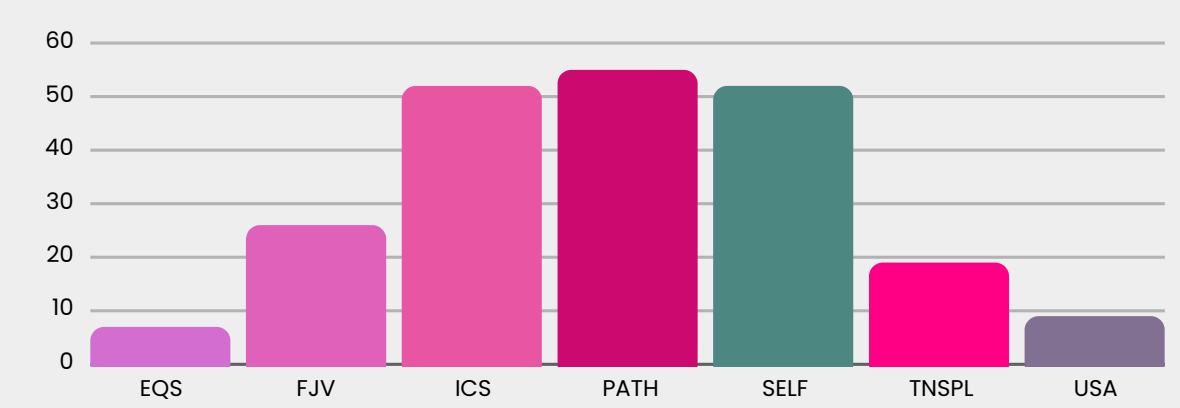
Gender



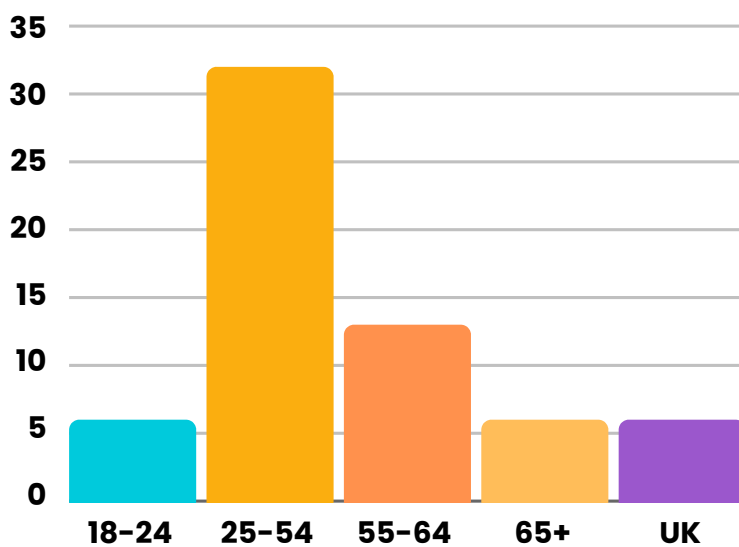
Shared Housing Interest*



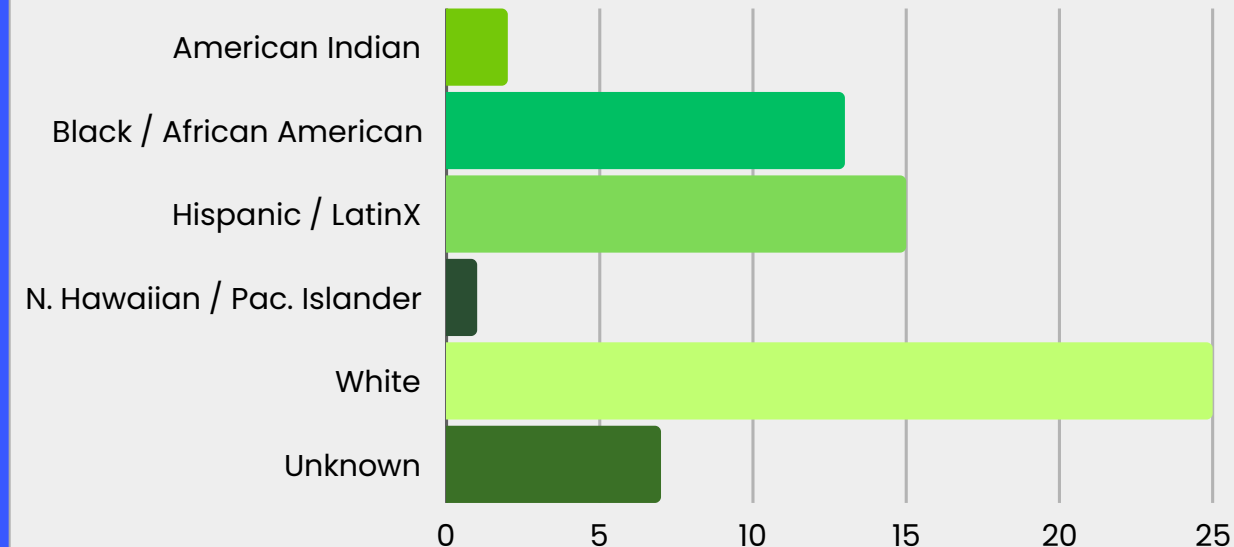
Referral Agencies*



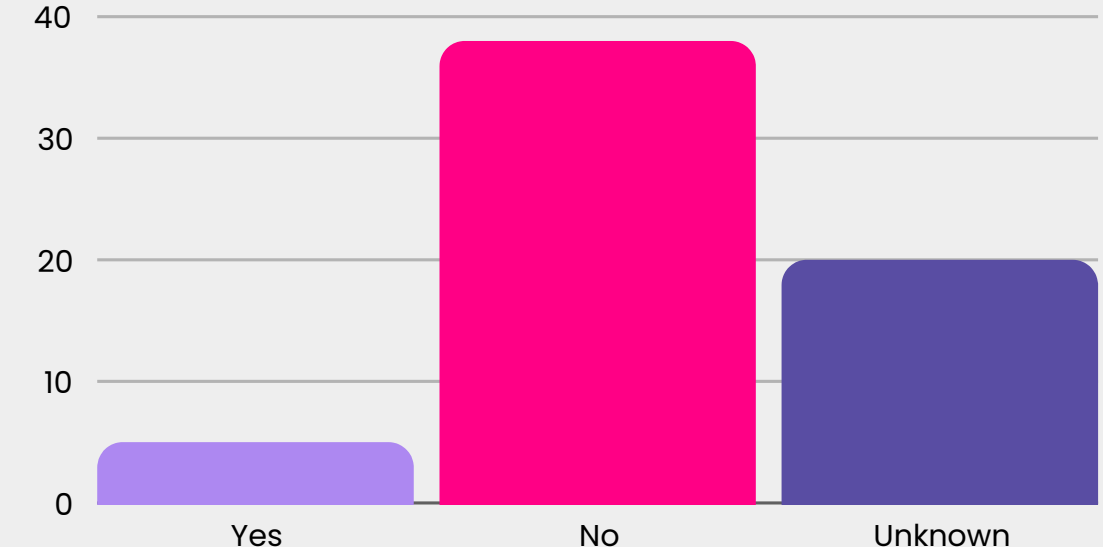
Age



Race and Ethnicity



Housing Subsidy



* Data in this table includes new, active, and inactive participants.

HOUSEMATE SPOTLIGHT

Adam and Dana

"I would say to anyone who is nervous about shared housing... never cut yourself short from [an] opportunity that would help and change your life for the better. This program really helps people in their time of need and they will really go the extra mile for you, which I am really grateful and appreciate." - Adam

"It's such an amazing opportunity you don't want to pass by. With all the help and support we received we were able to find a place [to call] home. They gave us the encouragement to never give up when things seemed to get difficult. I never thought this type of help is out here for people like me. It's truly a blessing!" - Dana



CHALLENGES & SOLUTIONS

OVERCOMING OBSTACLES



Staffing
Capacity



Rental
Assistance



Homes for
Rent



Provider
Resistance



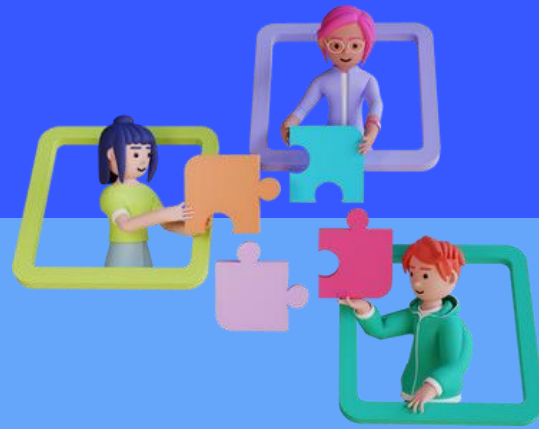
Existing
Safety Net

FUTURE PLANS & SUSTAINABILITY

GOALS FOR CONTINUED IMPACT & GROWTH



Expanded
Partnerships



Direct
Outreach



Diversified
Funding



Growing
Expertise

**HAPPY TO ANSWER
ANY QUESTIONS**





Contact Information

melissa@townspeople.org

(619) 967-7880

www.townspeople.org

Shared Housing Website Coming Soon!

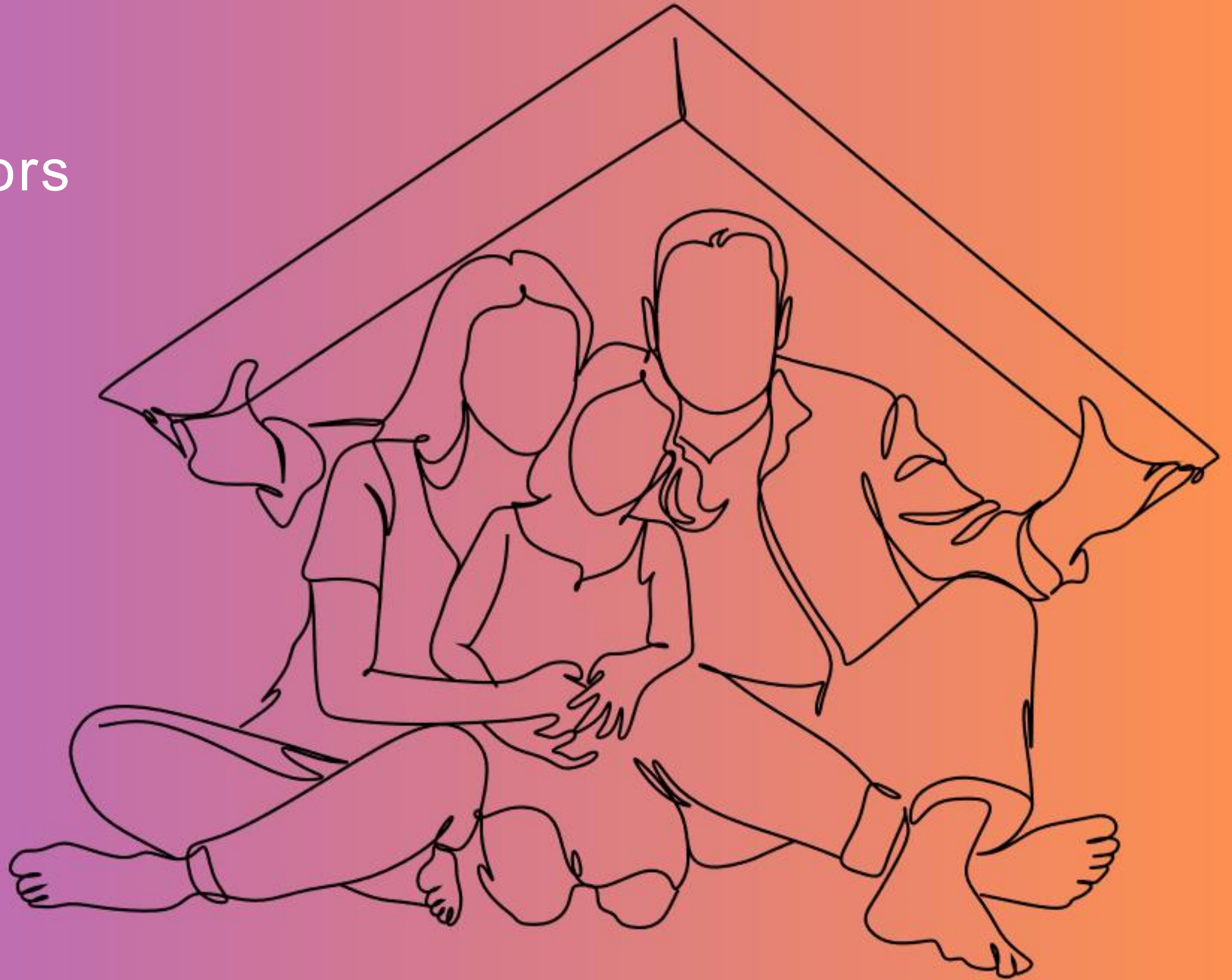


**JOIN OUR
LISTSERV**

Marsha and Marians Neighbors

HOW WE DO SHARED HOUSING

By Jae Lange



WHO AM I ?

JAE LANGE

They/Them Pronouns

MARSHA AND MARIANS NEIGHBORS

Direct Service Specialist

NATIONAL ALLIANCE TO END HOMELESSNESS

Community Strategic Team

BASE FOUNDATION

Chief Community Organizer



MARSHA & MARIANS NEIGHBORS



SHARED HOUSING PROGRAM

We house young people aged 18-24 who identify as either pregnant, parenting,
or LGBTQ+

LIVED EXPERIENCE STAFF

2/3 of our front line staff are have lived experience

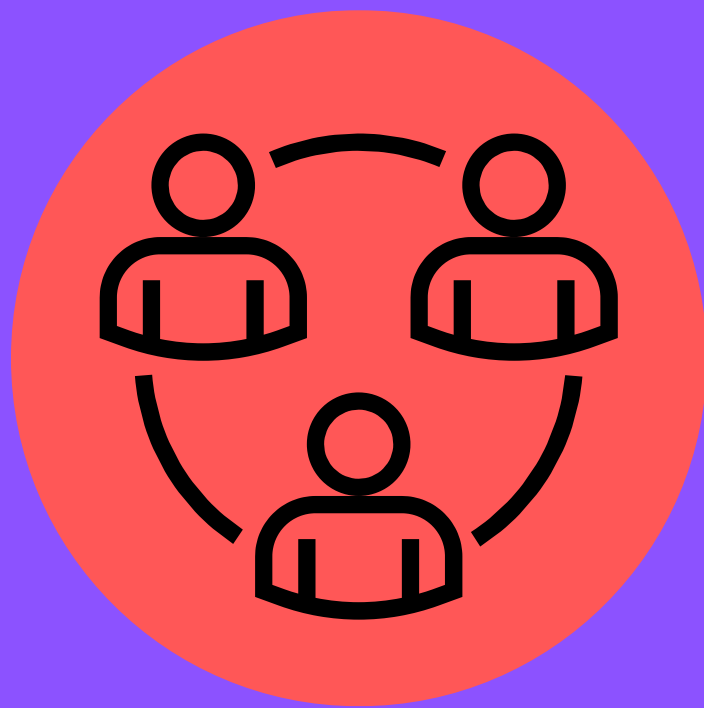
Our entire Advisory Board is comprised of folks with lived experience

ROOTED IN RESTORATIVE/TRANSFORMATIVE PRACTICES

Exit Policy

Roommate matching process
Naming
harm process

OUR PROCESS



MIX & MINGLE

We invite our program participants to a roommate matching event where we help facilitate conversation about what its like to live with them and what their ideal roommate would be like.



MATCHING

Our young people give us their top and bottom three potential roommates. From there we facilitate them getting to know each other via text and allow them some time to see if they think the match will work.



ROOMMATES

Once roommates have been chosen, they come in and create a set of house rules and expectations regarding household bills. The young people also will have an opportunity to choose from available housing together.



GETTING HOUSED

Applications are put in, accepted, and a move in date is provided. Inspections are done by our program manager, staff assist young people with turning on their utilities and finding furniture. Staff move program participants in!

OUTREACH & RESEARCH

- Scout out areas that were within walking distance of public transportation and/or close to grocery stores or potential jobs
- Make sure the places are as affordable as possible for after the young people are no longer in the program
- Created material curated to potential landlords to leave behind after our first initial meet.

COMMITTMENTS

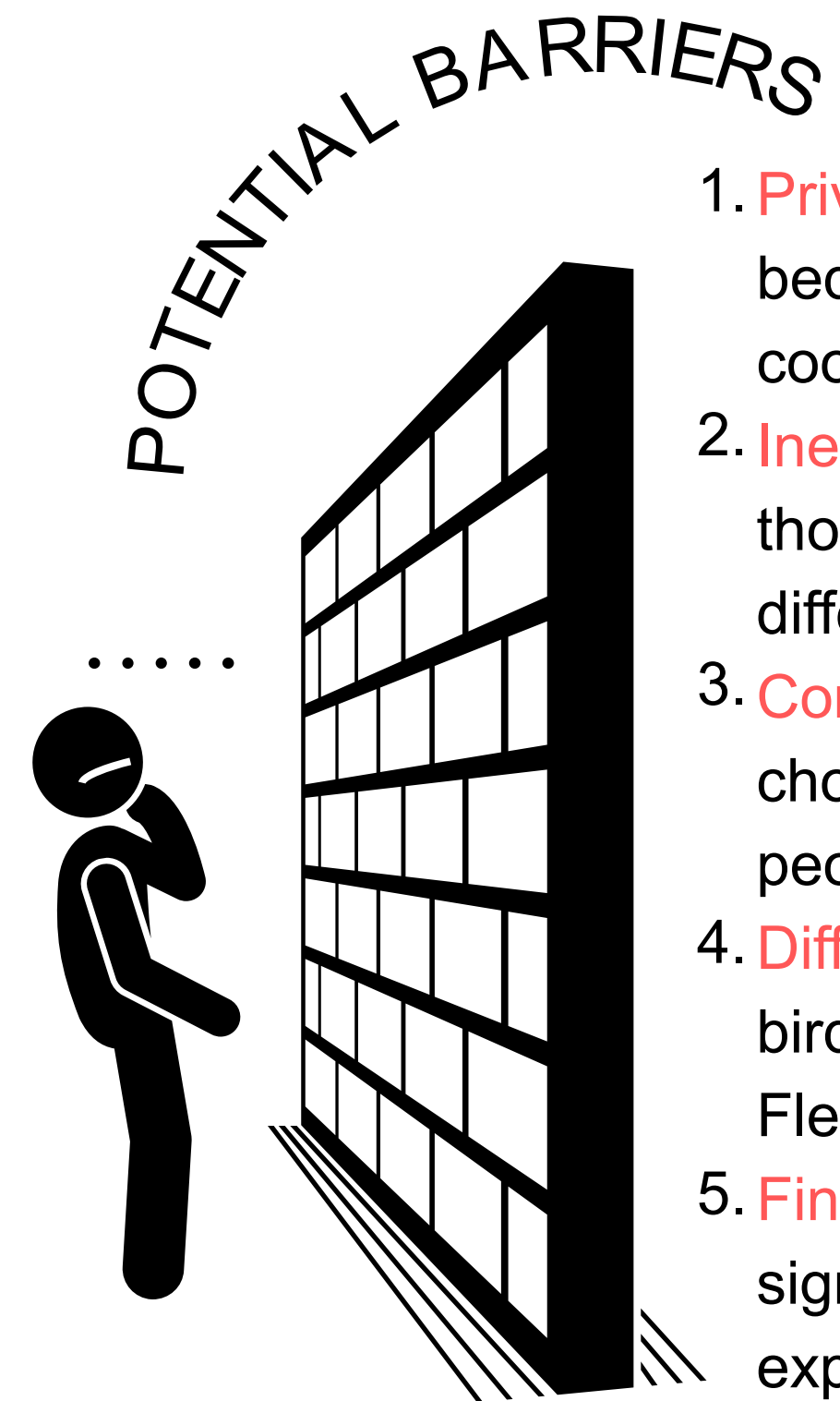
- Double security deposits (due to separate leases)
- On time payments
- Monthly Walk throughs and/or check-ins
- Our structure is built on safety, helps to mitigate risks

FOLLOW THROUGH

- **BUILD A RELATIONSHIP!!**
- **BE CONSISTENT!!**
- **COMMUNICATION IS KEY!!**

Landlord Engagement





1. **Privacy Concerns:** Fear of losing privacy is another barrier. While you can close the door to your bedroom for personal space, shared living means you can't always be completely alone. However, in a cooperative household, what was once "my" privacy can become "our" privacy.
2. **Inertia:** People often stick with what they know. Inertia keeps them from pursuing shared housing, even though learning how to select a good housemate and understanding their own needs can make a difference.
3. **Conflict Resolution:** Living with roommates means you'll encounter disagreements. Whether it's about chores, noise levels, or personal boundaries, effective conflict resolution skills are essential. Some people find it challenging to address conflicts directly, leading to tension.
4. **Different Lifestyles:** Roommates often have varying lifestyles, schedules, and habits. Balancing early birds with night owls, introverts with extroverts, and neat freaks with messy roommates can be tricky. Flexibility and compromise are key.
5. **Financial Disparities:** Splitting bills and expenses can be complicated. If one roommate earns significantly more than the others, resentment may arise. Open communication about financial expectations is crucial.
6. **Household Responsibilities:** Sharing a living space means sharing responsibilities. Some people struggle with maintaining a fair division of chores, leading to frustration and strained relationships.
7. **Personal Boundaries:** Setting and respecting boundaries is essential. Some roommates struggle with understanding what's acceptable in shared spaces (like borrowing personal items).
8. **Cultural Differences:** When living with people from diverse backgrounds, cultural clashes can occur. Different norms, customs, and communication styles may lead to misunderstandings.



Scan this QR code to
submit your answers

WHAT KIND OF
QUESTIONS
WOULD YOU
ASK A
POTENTIAL
ROOMMATE?

CONTACT INFO

MARSHA AND MARIANS NEIGHBORS

Email: langej4@vcu.edu

Website: mmneighbors.org

BASE FOUNDATION

Email: yourbasefoundation.org

Website: thebasefoundation.org

