

Share is Now a Must!

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What is Shared Housing?

- Shared Housing is a living space that single adults, families or TAY **FREELY** agree to for
 - Economic Reasons
 - Social Supports
- People agree to fulfill a certain set of responsibilities
- Could be forever or short-term
- Leases are separate – therefore start and end dates may be the same or different
- Services for each participant are individualized

2019

OUT *of* REACH

FACTS OVERVIEW

WAGES NEEDED TO AFFORD RENT ACROSS THE U.S.

IN 2019, THE 2-BEDROOM NATIONAL HOUSING WAGE IS

\$22.96

A full-time worker must earn at least **\$22.96 an hour** to afford a modest, two-bedroom apartment without spending **more than 30% of income on rent**. This wage varies from state to state.

#2 California
View State Map
SELECT STATE: California

State Facts

MINIMUM WAGE	\$12.00
AVERAGE RENTER WAGE	\$22.79
2-BEDROOM HOUSING WAGE	\$34.69
NUMBER OF RENTER HOUSEHOLDS	5,863,813
PERCENT RENTERS	45%

Affordable Rent for Low Income Households

- Minimum Wage Worker \$624/mo
- Household at 30% of Area Median Income \$642/mo
- Worker Earning Average Renter Wage \$1,185/mo

Fair Market Rent

- 1-Bedroom Fair Market Rent \$1,422/mo
- 2-Bedroom Fair Market Rent \$1,804/mo

Working at minimum wage

\$12.00/hr

Each week you have to work

91 HOURS!

To afford a modest 1 bedroom rental home at Fair Market Rent

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Housing Wage

	California	Los Angeles County
ZERO-BEDROOM	\$23.23	\$22.27
ONE-BEDROOM	\$27.34	\$26.62
TWO-BEDROOM	\$34.69	\$34.44
THREE-BEDROOM	\$47.67	\$46.17
FOUR-BEDROOM	\$54.92	\$50.79

Fair Market Rent

	California	Los Angeles County
ZERO-BEDROOM	\$1,208	\$1,158
ONE-BEDROOM	\$1,422	\$1,384
TWO-BEDROOM	\$1,804	\$1,791
THREE-BEDROOM	\$2,479	\$2,401
FOUR-BEDROOM	\$2,856	\$2,641

Annual Income Needed to Afford

	California	Los Angeles County
ZERO-BEDROOM	\$48,319	\$46,320
ONE-BEDROOM	\$56,866	\$55,360
TWO-BEDROOM	\$72,165	\$71,640
THREE-BEDROOM	\$99,160	\$96,040
FOUR-BEDROOM	\$114,241	\$105,640

Why Shared Housing?

- Rising cost of housing
- Lack of adequate housing stock
- Not enough affordable housing
- Stagnant incomes
- Shrinking resources
- Can be a great diversion strategy More affordable
- Can reside in better neighborhoods
- More sustainable
- Built in supports
- Families of choice
- Can house more than one person/family at a time
- A way to more quickly move folks out of shelter
- Step up to more independent living

More “Why’s” Shared Housing?

- Participants with very low income
- There aren’t enough resources for long-term subsidies
- Communities with high **rent**
- Low vacancy rates
- Reducing the length of stay in shelter



Who Shared Housing?

- Single Adults
- Seniors
- Transition Age Youth
- Families
- College Students
- Live-In Care Assistants
- Nannies

Shared Housing



How Shared Housing

Types:

- Room for rent in an established house
- Available units in the market
- Section 8 units
- TAY host homes

Who:

- Two or more participants/families
- Participant/Family with former participant/family
- Participant/Family with a non-participant/family
- Participant/Family with employment type placement (nanny, care provider, etc)



What's Required?

- Each household must have their own lease
- Each household must be willing to participate
- Each household must decide who they live with
- Landlords must follow all Fair Housing Laws
- Cannot kick people out without proper eviction
- Must meet habitability standards
- Rents should follow rent reasonableness or FMR

Make Matching Easy

Acknowledge living with others is an intimate experience

- ✓ Walk around in underwear
- ✓ Share bathrooms
- ✓ Eat together



Shared Housing Match.Com

- Use technology
 - Shared Housing Tool coming to a market near you soon
 - Identify potential matches using an app like “match.com”
 - Coordinators set up meetings
 - Like speed dating
 - Pick or decline any or all
 - If it doesn’t work out, re-pull matches & try again



Highlight Not Force

- Participants need to know that it is an option
- Provide positive examples
- Have a meaningful match component
- Build a strong stabilization team
- Demonstrate the financial/social benefit(s)
- Have shared agreements prior to move-in
- Be ready to address the stereotypes/stigmas of shared housing
- Be a housing expert. Build relationships with landlords and train staff.

Stabilization

- Building a unique, individualized service plan
- Assessing and addressing housing barriers quickly—in shared housing the first 60-90 days is key to success
- Staff need to practice CONFLICT RESOLUTION (training is key)
- Make time to be available to be PART of the problem solving process—NOT the problem solver
- Prioritize what's meaningful
- Balancing task-focused interventions with clinical insight
- Managing values and expectations

What happens when...

- Matching just isn't happening
- Someone doesn't pay
- The house composition changes
 - Adding a person, someone leaving, it just isn't working
- Loss of income
- Eviction
- Roommate breaks agreement

What Says HUD...

- Approved Section 8 shared housing
- Approved RRH shared housing
- Allows for scaled rental assistance
- Apply for waivers—month-to-month leases, increase in occupancy potential

Messaging Shared Housing

Internal

- Staff must understand and be able to educate participant(s) about housing and the housing market in your community;
- Must understand all community resources and be able to discuss those with complete transparency;
- Staff must believe shared housing is a viable option;
- Understanding shared housing is ONE tool—not the only tool—it's a CHOICE!

External

- Shared housing allows community to be part of the solution;
- Build the narrative/storytelling to take to scale;
- Walk through the benefits/risks with transparency

Participant Concern

Concern:

- Popular conception of permanent housing is independent living

Response:

- ¼ of households in the US live in some form of shared housing
- 75% of people under 65 not living with a spouse reside in shared housing
- Not concentrated among low-income households

Provider Concern

Concern:

- Shared housing is a big risk factor for homelessness as many program participants came from living with friends/family

Response:

- That only reveals correlation not causation
- Shared housing is not the same as being doubled up—they have different dynamics

Senior Shared Housing Pilot

- Place 100 seniors in shared housing
 - Empty bedrooms
 - Open units
 - No rules around who the senior chooses for their housemate(s)
 - NOT RRH – rather 1 X incentive (\$) for landlord/homeowner
 - Storytelling/Changing the narrative of community
- New Partners
 - Los Angeles Landlord Association – AAGLA
 - Faith Community
- Target Pop
 - Choice
 - 1st time homeless/income-related
 - Lower-mid acuity but not excluding higher acuity

Research Says...

“Back of the envelope calculation suggests that moving one person into shared housing saves resources that can be used to move someone else from unstable or inadequate housing, ultimately decreasing total expected homelessness in the community.”

(He, O’Faherty, Rosenheck 2010)

“There is sufficient evidence to indicate that shared housing may help alleviate poverty, or at least provide households with greater flexibility in allocating market and domestic role among member.”

(Angel and Tienda 1982)

“If more Americans shared housing, it could virtually end homelessness.”

(Ellen & O’Flaherty, 2002)

Sum It Up

Shared housing is not envisioned as a replacement for existing homeless assistance tools; rather, an expansion of shared housing, coupled with maintained or increased resources for short-, medium-, and long-term rental assistance and case management, would allow providers to stabilize more homeless households.

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Pros and Cons of Shared Housing

List three pros to shared housing

- 1.
- 2.
- 3.

List three cons to shared housing

- 1.
- 2.
- 3.

What excites you the most about the possibility of using shared housing?

What concerns you the most about the possibility of using shared housing?