
Shared Housing: An Option for Homeless Families? A Feasibility Study

Prepared by Karen Hosler Kispert, Ph.D.

on behalf of
**Inter-Faith Housing Alliance and
Senior Adult Activities Center of Montgomery County**

Funded by
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Context and Purpose

Background. A robust system of assistance for families experiencing homelessness operates in Montgomery County, Pennsylvania. Called “Your Way Home Montgomery,” components of the system include outreach, assessment of need, centralized referrals of families to shelter providers, and continual collection of data for the purposes of increasing providers’ and Your Way Home administrators’ understanding of the homeless population, and for evaluation of the effectiveness of the system. Assistance in obtaining affordable permanent housing is also a component of Your Way Home. However, affordable housing options are limited, with need exceeding resources. As a provider of shelter to families experiencing homelessness, the lack of safe and sustainable housing is a daily challenge for Inter-Faith Housing Alliance.

At the same time, the Senior Adult Activities Center of Montgomery County works daily with senior homeowners who face challenges that are financial, physical, and/or social. Many seniors find it difficult to maintain their homes, due to the financial cost of doing so or the physical toll such maintenance requires. Some suffer from isolation and loneliness.

Inter-Faith Housing Alliance and the Senior Adult Activities Center realized that a joint initiative drawing upon the different expertise of both organizations could have the potential for adding a housing option for families experiencing homelessness while, at the same time, addressing senior homeowners’ financial and social needs. The program that seemed the best fit for such a partnership was *shared housing*. HealthSpark Foundation agreed that the idea warranted a feasibility study. Your Way Home was also interested in the possibility that shared housing would increase affordable housing resources.

The benefits of shared housing. Throughout human history, homeowners have shared their homes with people to whom they are not related. Since the latter decades of the twentieth century, however, “shared housing” has gained a more technical or precise meaning to denote a formal program operated through an organization or government agency. Employees – i.e., the staff – of the organization or agency receive applications from both homeowners and home seekers, evaluate applicants, and match a particular

homeowner with a particular home seeker. Most often shared housing matches senior homeowners with senior home seekers.

Home sharing can be defined as common residence in a dwelling unit by unrelated persons (not family members). Generally, home sharers use common interior spaces (kitchen, bath, living room), but they have their own bedrooms. In some instances, home sharers may have separate interior spaces, with only shared exterior spaces or peripheral space (such as a garden area, laundry room, access ways, and parking). (Wyatt, 2014, p. 41).

Shared housing simultaneously addresses individuals' personal needs and the socio-economic need for affordable housing options. With a national dearth of affordable rental housing and high construction costs for new housing stock, shared housing is seen by its advocates as offering "the benefits of affordable, sustainable, diverse housing" (Wyatt, 2014, p. 41). At the same time, shared housing has long been a means of providing financial help and companionship for both homeowner and home sharer alike.

Senior homeowner with family home sharer. This research study is generally concerned with evaluating the feasibility of adapting the traditional shared housing model to cross-generation homeowners and home seekers, specifically senior homeowners and family home seekers, with "family" understood as one or more parents accompanied by one or more minor children. Furthermore, the home seeking families considered in this study have been experiencing homelessness, and would most likely enter a shared housing arrangement from a homeless shelter environment.

Geographic and organizational setting. The setting of this study is Ambler and Norristown, Pennsylvania, both towns located in Montgomery County, which is one of the four suburban counties that border Philadelphia County (which is coterminous with the City of Philadelphia). The study's two partner organizations, Inter-Faith Housing Alliance (I-FHA) and Senior Adult Activities Center of Montgomery County (Montco SAAC), each has close ties, wide connections, and deep knowledge of the people and resources of Ambler and Norristown. I-FHA is headquartered in Ambler, and among other housing programs, operates a shelter for families experiencing homelessness. Montco SAAC has facilities in Ambler and Norristown. The two towns are located less than eight miles apart. Public transportation is available in each. As the county seat, Norristown has numerous community and social service resources.

Purpose of this study. In this document, the term "shared housing" will refer to a formal program matching senior homeowners with families experiencing homelessness, where a family would move into a senior's residence. The primary purpose of this research project is to develop recommendations regarding the design and implementation of a shared housing program that are grounded in best practices of existing similar programs. A secondary purpose is to identify emergent needs that could be addressed by either of the partner organizations, by new collaboration between the partner organizations, or through either of the partner organizations collaborating with other

community resources. If implemented, the program could be operated jointly by I-FHA and Montco SAAC, by either organization independently or in partnership with another community organization, or by a community organization other than either I-FHA or Montco SAAC. However implemented, it would be the first, and only, shared housing program that matches senior homeowners with homeless family home seekers in Montgomery County.

Sources of Information

Literature review. A literature search was conducted to find extant both scholarly or more informal research reports on the outcomes of traditional shared housing, when matches are made between seniors, or less traditional shared housing, with matches made between other populations. When very little literature was found on this topic, the search was broadened to encompass studies on intergenerational households including “grandfamilies” (grandparents with custody of grandchildren) and domiciliary care (a formal, licensed, paid arrangement of residential caretaking of an unrelated person in one’s home, such as a person with intellectual or developmental disabilities). Unfortunately, this broadened search yielded few reports. The six articles that did provide helpful information are referenced in **Appendix A**.

Website review. In addition to offering training and a resource guide to organizations interested in starting a shared housing program, the website of the National Shared Housing Resource Center includes a national directory of shared housing programs. Two are listed in Pennsylvania: SHARE (Shared Housing Resource Exchange) serving Pike, Wayne, and Monroe Counties, and Home of the Sparrow, located in Chester County. However, no outcome or other research reports are posted. The website of Sharing Housing was set up by an individual to market her own book and readiness questionnaire for prospective homeowners and home seekers. The URLs for both websites are listed in **Appendix A**.

Nothing relevant was found on the websites of Leading Age, AARP, National Alliance to End Homelessness, the United States Department of Housing and Urban Development, or the United States Department of Health and Human Services.

Interviews. The executive directors of the two partner organizations gave on-going helpful information throughout this project, including three face-to-face project meetings: Marsha Eichelberger, executive director of I-FHA, and Whitney Lingle, executive director of Montco SAAC. Kayleigh Silver, Program Manager of Your Way Home Montgomery County was a helpful participant in a project meeting. Telephone interviews were held with current and former administrators of shared housing programs in Pennsylvania, and with staff of the Pennsylvania Department on Aging, Bureau of Aging Services, Housing and Community Services Division. This Division oversees the SHARE home sharing program of Pike, Wayne, and Monroe Counties, which it funded as a pilot. Montco SAAC’s social worker and director of health and wellness were also interviewed; both women previously worked with single adults and families experiencing homelessness. The executive director of a home sharing program located in Denver,

Colorado, learned about this research project via a survey questionnaire (see below), and responded to follow-up questions by email correspondence. **Appendix A** lists the interviewees.

Data sets. Kayleigh Silver, Program Manager of Your Way Home Montgomery County, provided data sets regarding persons over the age of 55 experiencing homelessness, and an evaluation of the data.

Survey questionnaires from current home sharing programs. 34 shared housing programs are registered with the National Shared Housing Resource Center, including the two in Pennsylvania mentioned above, Home of the Sparrow and SHARE. In consultation with the executive directors of I-FHA and Montco SAAC, a questionnaire was devised and sent to the 32 programs located in states other than Pennsylvania. 10 responses were received. See **Appendix B** for the complete survey report.

Survey questionnaires to gauge interest in shared housing from current participants in the programs of I-FHA and Montco SAAC. Eight (8) parents experiencing homelessness and four (4) senior homeowners responded to survey questionnaires administered at I-FHA and Montco SAAC respectively. The intent was not to gather statistically significant data, but to gauge interest in shared housing by those who would be eligible home sharers or home seekers. Importantly, 10 of the 12 respondents agreed with the statement, “Regardless of whether I myself would participate, I like the idea of shared housing and think it could work.” Survey questions reflect lessons learned from current home sharing programs. **Appendix C** contains the two questionnaires and responses.

Implementation recommendations. Although this was a feasibility study, not a program implementation guide, interviewees and survey respondents frequently offered recommendations for implementation. Their recommendations were markedly similar and are described in **Appendix D**.

Discussion: Key Findings

Shared housing would meet social needs of senior homeowners. The vulnerability to loneliness of older people is well documented. A study published in 2018 (Norman, 2018) noted the negative health effects of loneliness, including depression, impaired cognitive health, hypertension, and increased vascular resistance. That same study, however, found that “intergenerational programs promote well-being and increased community cohesion” (p. 324). A study of domiciliary care -- a formal, licensed, paid arrangement of residential caretaking of an unrelated person in one’s home, such as a person with intellectual or developmental disabilities – noted similar positive effects, especially postponement of entry into long-term care facilities and enhanced physical and psychological functioning (Sherwood & Morris, 1983). Although there are important differences between “dom” care and shared housing, both housing models can incorporate intergenerational households.

Challenges to successful shared housing are real, but can be overcome. Both homeowner and home seeker share risks of incompatibility, conflict, and the potential for harm. Extended family members and/or friends of the home sharer may prey upon a vulnerable senior homeowner. It is not uncommon for a family experiencing homelessness to have also experienced other trauma, and to have unstable or uncertain employment, transportation, child care, or even access to food. In addition, homeowner and home sharer need to come to agreement on the more mundane but essential aspects of home, including privacy (Arucha, 2010), chores, use of common spaces and storage, etc.

The home sharing interest survey results from families experiencing homelessness, who are participating in shelter programs of Inter-Faith Housing Alliance, are instructive on this point. While their responses showed a willingness to be flexible and helpful to the homeowner, they also indicated a desire for freedom to have visitors at will, including overnight visitors.

Concerns and even fears about the risk of shared housing can prevent a program's start. However, every shared housing program administrator interviewed for this study, survey respondents, website posts, and the literature, agreed with Wyatt's (2014) conclusions, that "the successful sharing of home spaces takes skills, effort, ongoing management, and occasional negotiation....Even with all these considerations, creating comfortable, safe, efficient spaces for home sharing is not difficult" (p 43).

The keys to overcoming challenges to successful shared housing are planning, clear and appropriate matching procedures, careful document preparation, and ongoing case management with negotiation or mediation as needed.

- From the SHARE program operating in Pike, Wayne, and Monroe Counties, Pennsylvania, which accepts family home seekers: both homeowner and home seeker applicants tend to lack self-awareness, for example characterizing themselves falsely as "easy going." The match is the most important part of the shared housing process.
- From Home of the Sparrow, Exton, Pennsylvania, which has matched younger adults and families with seniors, as well as seniors with seniors: Ongoing case management is key to maintaining a successful match. Case managers must be prepared for conflict management. "[After 15 years I can say] this is an absolutely successful model."
- There are resources available for new programs, including the National Shared Housing Resource Center, documents from Home of the Sparrow and SHARE, and the "Harmony" agreement between homeowner and home sharer available from Let's Open Up, Denver, Colorado, which frequently matches seniors and families. Survey respondents gave many helpful practical tips (see Appendices B and C).

The organization(s) operating the shared housing program must commit adequate personnel and other resources for the program to sustain over time. This point was noted both in an early study of shared housing (Hilker/Jaffe, 1991/1989) and recently by

the former director of the Office of Aging and Adult Services of Montgomery County, Pennsylvania, which operated a successful shared housing program until funding was lost to support the personnel who administered the program and provided ongoing case management. Nearly all survey respondents from both Montco SAAC (i.e., prospective home sharers) and I-FHA (i.e., prospective home seekers) agreed that on-going contact with agency staff would be important in a shared housing program.

Shared housing can become a means for homelessness prevention or shelter diversion. Interviewees and survey respondents emphasized the flexibility and adaptability of the shared housing model. Most of the organizations that responded to the survey operate their shared housing programs as senior-to-senior – i.e., senior homeowner matched with senior home sharer. These organizations view shared housing as a homelessness prevention program; sometimes the homeowner is more at risk of homelessness, and sometimes the home sharer is more at risk. Similarly, shared housing can be a resource for shelter diversion. In cases when an individual or family contacts the homeless service system prior to becoming literally homeless, a shared housing match could divert the at-risk household from shelter.

Recommendations for Next Steps

1. Montco SAAC gain deeper understanding of housing needs of seniors
 - a. Data collection
 - i. Include housing assessment questions at intake, focusing on ability of clientele to sustain their housing. Ask homeowners if they would have any interest in sharing their home, if Montco SAAC or a partner organization would facilitate a match and provide ongoing oversight.
 - ii. Client-based qualitative data collection: Social worker and director of health and wellness conduct one-on-one interviews and/or focus groups with clients.
 - iii. Evaluate quantitative data from Your Way Home on persons aged 55+ who are experiencing homelessness
 - b. Based on assessment of data, determine one or more strategies appropriate to the mission of Montco SAAC to address senior homelessness.
 - i. Solicit community partners and collaborations, which would include the Montgomery County Office of Senior Services and could include senior adult activities centers in other areas of Montgomery County.
 - ii. Develop a careful strategy design, beginning with desired outcome(s), then determining outputs, resources needed, and activities.
2. Investigate the state of housing stock and rental costs in municipalities throughout Montgomery County, beginning with Ambler and Norristown. While I-FHA, and no doubt all other providers of housing services in Montgomery County, have a depth of anecdotal information about market rent and the condition of housing stock in their own communities, a formal assessment would not only document the need for affordable housing but also highlight the potential of shared housing or other less

common approaches to meeting the need. Most of this information already exists in countywide, regional, and municipal plans and reports. The data should be aggregated, analyzed, and communicated in a way that would inform the strategies of housing provider organizations and Your Way Home as a whole. This housing investigation could be done by Your Way Home, Inter-Faith Housing Alliance or another provider, or by a consultant.

3. Implement one small shared housing pilot program sited in Ambler, partnering with Your Way Home. There are a number of steps necessary for successful implementation. Although delineated below, it is probable that these steps would be carried out in a circular manner, rather than sequentially. In other words, discussion of capacity and purpose, for example, would flow back and forth. Your Way Home staff, with comprehensive knowledge of the current homelessness service system, would be helpful participants in the activities described below.
 - a. Determine leadership of the process of developing a shared housing pilot, based on organizational capacity. The leaders of Inter-Faith Housing Alliance and Montco SAAC (executive directors and boards of directors) would themselves need to assess their own capacity for adding this project to their current work.
 - i. Capacity assessment includes a comprehensive cost-benefit analysis – financial costs and potential funding sources as well as non-financial considerations such as fit with mission and staff expertise.
 - ii. Capacity assessment includes potential partnerships, and consideration of whether a partner organization would be better suited to pilot program implementation rather than I-FHA or Montco SAAC.
 - iii. Capacity assessment includes commitment to staffing the program long-term.
 - b. Determine purpose of the pilot program.
 - i. Is the purpose homelessness prevention or shelter diversion, or as a permanent housing option for one or more families actually experiencing homelessness? Could the pilot serve more than one purpose?
 - ii. With the purpose decided, and assuming the homeowner is a senior, which population is eligible for selection as home sharer – senior or family, or either?
 - c. Determine scope of the pilot program – number of matches (one or more), targeted geographic community or communities, and length of the program.
 - d. Program design and document preparation has multiple components, including marketing the pilot; eligibility requirements for homeowners and home sharers; templates for residency/lease agreements, expectations of homeowners and home sharers and conflict resolution; case management expectations and protocol (frequency, place, purpose); grievance procedure; termination process; evaluation outcomes and procedure. Fortunately, program design does not have to be invented. Interviewees and survey

- respondents have offered to share their program designs, document templates, and evaluation tools.
- e. See **Appendix D**, “Keys to Successful Implementation.”

Appendix A

Sources

Articles

Arucha, U. (2010). Housed but homeless? Negotiating everyday life in a shared housing program. *Families in Society: The Journal of Contemporary Social Issues*. DOI: 10.606/1044-3984.3953. Downloaded April 15, 2019.

Hilker, M.A. (1991). A review of *Shared Housing for the Elderly*, ed. Dale J. Jaffe (NY: Greenwood Press, 1989). *Contemporary Sociology* 20:2, 313.

Norman, C. (2018). Preventing loneliness in older patients. *British Journal of Community Nursing* 23:7(July), 323-325.

Sherwood, S. & Morris, J. N. (1983). The Pennsylvania domicile care experiment: Impact on quality of life. *American Journal of Public Health* 73:6 (June), 646-653.

Scott, J. (2018). Pemberton Park for grandfamilies: An innovation in social purpose, affordable housing. *Generations: Journal of the American Society on Aging* 42:3 (Fall), 37-40.

Wyatt, A. (2014). My house is your house: A fresh look at homesharing. *American Planning Association* March, 41-43.

Websites

National Shared Housing Resource Center: <https://nationalsharedhousing.org/>

Sharing Housing: <https://www.sharinghousing.com/>

Interviewees

Susan Cope and Julie Seby, Pennsylvania Department on Aging, Bureau of Aging Services, Housing and Community Services Division

Danielle Charry, Social Worker, and Susan Edgren, Director of Health and Wellness, Senior Adult Activities Center of Montgomery County, Pennsylvania

Marsha Eichelberger, Executive Director, Inter-Faith Housing Alliance, Ambler, Pennsylvania

Matrie Johnson, Shared Housing Program Manager, Home of the Sparrow, Exton, Pennsylvania

Joanne Kline, retired Director, Montgomery County, Pennsylvania, Office of Aging and Adult Services

Whitney Lingle, Executive Director, Senior Adult Activities Center of Montgomery County

Kayleigh Silver, Program Manager, Your Way Home Montgomery County

Kayla VandenBosch, Executive Director, Let's Open Up, Denver, CO

Larisa Yusko, Administrator, Shared Housing Resource Exchange (SHARE), Pike, Wayne, and Monroe Counties, Pennsylvania

Appendix B

Home Sharing Programs' Survey Questionnaire Results

SHARED HOUSING SURVEY May 2019

10 respondents

Q1

How long has your shared housing program been in operation?

35 years

Founded Jan. 2017. First housing placement Dec. 2017.

1 year, 6 months

Since 1979

25 years

4 years

9 years

16 years

9 months

3 years

Q2

How many matches have you made to date?

over 5,000

31

21

Thousands. Don't have the exact number off the top of my head.

hundreds

44

40

Over 250

9

16

Q3

How many matches are currently in place?

50 for this year

19

11

Nearly 300

about 50

44

4

45

8

11

Q4

What percentage of your matches are

ANSWER CHOICES-

Senior with senior	8
Senior with non-senior adult	8
Senior with adult couple	6

ANSWER CHOICES-	
Senior with single parent and child(ren)	7
Senior with two parents and child(ren)	7

Q5

Frequency of follow-up case management after match appears stable

ANSWER CHOICES-	RESPONSES-
- Regular phone or on-site visit minimum twice monthly	0
Regular phone or on-site visit once monthly	1
- Regular phone or on-site visit less frequently than monthly	5
- Phone or on-site visit only in response to owner or sharer's contacting our agency	2
- Our program does not include follow-up case management.	1
- Contact matches involving seniors every 3 months or more if needed. Program follow up is made available to any match, senior or non-senior. The length of the follow up depends on the nature of the problem. Quarterly	

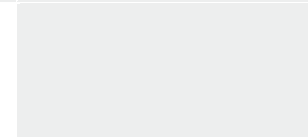
Q6

Check all that apply: Purpose of follow-up case management

ANSWER CHOICES-	RESPONSES-
- For needs assessment, referrals, etc.	5
- For crisis intervention or mediation of conflict	9
- To inspect dwelling for safety and habitability	4

ANSWER CHOICES-**RESPONSES-**

-
- Other (please specify)
drop off basic essentials to roommate
- For feedback on match
- To adjust service agreement
- monitor match relationship and stay connected

**Q7**

Check all that apply: Would you recommend home sharing as a housing option for homeless households, where the homeless household would move into the home of a senior? Assume your regular application and intake procedures.

ANSWER CHOICES-**RESPONSES-**

- Yes, if the homeless household were a single adult senior	5
- Yes, if the homeless household were a single adult of any age	6
- Yes, if the homeless household were an adult couple	3
- Yes, if the homeless household were a single parent with child(ren)	4
- Yes, if the homeless household were a couple with child(ren)	3
- No, I do not recommend home sharing as an option for homeless households.	4

Comments

Yes, but only for a certain percentage of those experiencing homelessness. Homesharing generally is not compatible with those who are chronically homeless, those with severe disabilities and/or high barriers.

we do that already

All of the above. Of course it is a case-by-case basis. Many homeless households would not be interested, however some would be interested. Same goes for home-provider households for sharing their homes with homeless households.

Our program has worked with unstably housed individuals as renters in our program. The best unstably housed individuals for this program are those with whom mental

health issues and substance use issues are not currently a problem. Additionally, our program requires an income of at least \$1,000 per month. Families are welcome to apply into the program but the vast majority of my senior providers do not want to live with children

Yes and no. I think if the person is not chronically homeless it can be a good program but they probably need more support if they are.

Q8

What advice would you give an agency considering implementing a home sharing program for homeless families?

Accept only one child under a certain age or infant. Provide intense case management with wrap around services such as employment, counseling, financial. also offer basic essentials, trips for food pantry, clothing donations, and support the child's expenses such as school supplies, etc. Reduce possible exploitation to the elder homeprovider

I recommend an informal readiness and willingness assessment for all involved parties about this particular question as part of the interview/admissions process. It is not our place as service-providers to tell someone that they need to be housed, or how they need to pursue housing, but to be open to homeless families pursuing home sharing as the right option for themselves. It can be an excellent, mutually-beneficial resource for everyone involved!

Making sure all the policies and procedures of the program are in place (i.e. interviewing, screening, referring clients, matching, doing an agreement, followup); networking with local shelters to determine the interest in home sharing among homeless families; understanding the income limitations of the family vs. how much a home provider would be charging.

Be sure to have offer supportive, wraparound services to the households, to ensure that their other needs are being addressed.

What have work for best for home sharing, I try to find a common likes, it seems that match last longer

To thoroughly review the liability of such a program, the time involved in developing and managing this program, to secure a long-term funding to source for ongoing support of the program

Work with all available local and state agencies and hold firm to policies regarding background checks.

Lots of support services

We have found that people experiencing homelessness dont work well, they are in crisis and for a match to work you need a healthy relationship

Appendix C

Participant Interest Survey Questionnaires

Senior Adult Activities Center of Montgomery County: Shared Housing Feasibility Study
The numbers inserted in italic type are the number of responses to each question.

n = 4

1 AMBLER SITE

3 NORRISTOWN SITE

Survey homeowners only. Begin: We are helping with a study of “shared housing” and would appreciate it if you would answer just a few questions. “Shared housing” is the situation when a homeowner allows a home seeker to live in the home. The home seeker pays an agreed-upon monthly amount in exchange for a private bedroom and full access to kitchen, living room, and bathroom. Often the home seeker helps take care of the house, helpsv with grocery shopping or cleaning, etc. A staff person from SAAC or another organization would conduct a background check on the home seeker and help write a formal agreement.

1. I have sufficient financial resources each month to pay the costs of owning my home.

4 Every month ___ Most months ___ Yes, but it’s a struggle ___ No

2. I could use help with home maintenance tasks (e.g. housecleaning, grocery shopping, mowing the yard, gardening, shoveling snow, clearing my car of snow)

3 Always ___ Often 1 Once in awhile ___ No

3. There is room in my house for another person to live with me.

1 Yes 2 Yes, if a few changes were made 1 No

4. There is room in my house for a small family to live with me – 1 or 2 adults with 1 or 2 children.

___ Yes 2 Yes, if a few changes were made 2 No

5. If all the details were worked out and I thought I could get along, I would consider sharing my house with someone.

2 Yes ___ Maybe 2 No

5a. **If Yes or Maybe answered above.** Would you consider sharing with:

 2 1 adult of about your age 2 1 younger adult 2 1 parent with 1 child

 2 parents with 1 child 2 1 parent with 2 children 2 parents with 2 children

6. If I were to share my home with someone, I would like a staff person of Montco SAAC or another agency to stay in touch with me to make sure everything was working out well.

 4 Yes, definitely Probably No

7. Regardless of whether I myself would participate, I like the idea of shared housing and think it could work.

 3 Agree 1 Disagree

INTER-FAITH HOUSING ALLIANCE: Shared Housing Feasibility Study
The numbers inserted in italic type are the number of responses to each question.
n = 8

Begin: We are helping with a study of “shared housing” and would appreciate it if you would answer just a few questions. “Shared housing” is an affordable housing option when a homeowner, usually a senior, allows a home seeker to live in the home. The home seeker pays an agreed-upon monthly amount in exchange for a private bedroom and full access to kitchen, living room, and bathroom. Often the home seeker helps take care of the house, helps with grocery shopping or cleaning, etc. A staff person from Inter-Faith Housing Alliance or another organization would conduct background checks on both the homeowner and home seeker and help write a formal agreement.

1. My household:

 Single adult 2 1 adult with 1 child 6 1 adult with children (how many?
four with 2 children; two with 3 children)

 2 adults with 1 child 2 adults with children (how many?)

2. If you were to share a home with a senior who also lives there, you would both sign a formal agreement similar to an apartment lease, which would detail the arrangements. Assuming right now that you are interested in shared housing, would the following be *necessary* for you:
- a. Separate bedrooms for me and my children (i.e., I would not share a bedroom with my child or children).
 3 Yes 3 Maybe 2 No
 - b. Bathroom separate from the homeowner's bathroom.
 4 Yes 1 Maybe 3 No
 - c. Able to smoke in the house.
 1 Yes 2 Maybe 5 No
 - d. Able to have anyone visit my children or me at any time
 6 Yes 1 Maybe 1 No
 - e. Able to have anyone stay overnight with me at any time
 5 Yes 1 Maybe 2 No
 - f. I would be willing to do clean the house.
 8 Yes ___ Maybe ___ No
 - g. I would be willing to shop regularly for the homeowner (food and/or other items)
 7 Yes 1 Maybe ___ No
 - h. I would be willing to do outside chores, such as mowing the yard, gardening, shoveling snow, removing snow from homeowner's car
 5 Yes 3 Maybe ___ No
3. If all the details were worked out and I thought I could get along, I would consider shared housing.
 5 Yes 2 Maybe 1 No
4. If I were to share living with a homeowner, I would like a staff person of I-FHA or another agency to stay in touch with me to make sure everything was working out well.
 6 Yes, definitely 1 Probably 1 No
5. Regardless of whether I myself would participate, I like the idea of shared housing and think it could work.
 7 Agree 1 Disagree

Appendix D

Keys to Successful Implementation of Shared Housing Program: Recommendations from Practitioners

The tips below were mentioned by interview and survey questionnaire respondents, and in some instances, appeared also in written articles. These tips are common sense and grounded in the experiences of respondents.

1. Preparation prior to marketing a new shared housing program is a prerequisite for successful implementation.
 - a. Commit dedicated staff to the program, with sustainable funding for personnel costs.
 - b. Prepare comprehensive policies, procedures, protocols, and documents, appropriate to marketing purposes (audiences), eligibility criteria for homeowner and home sharer, lease agreements, behavioral expectations of homeowner and home sharer, conflict resolution, etc. Models can be found on the website of the National Shared Housing Resource Center and from existing programs, specifically SHARE (Pike/Wayne Counties, PA), Home of the Sparrow (Exton, PA), and Let's Open Up (Denver, CO).
 - c. Determine desired program outputs and outcomes, and how these will be tracked and measured.
2. Successfully matching senior homeowner with family experiencing homelessness requires special care with the match.
 - a. Shared housing is not appropriate for a family experiencing chronic homelessness.
3. Follow-up case management will help both homeowner and home sharer.
 - a. Begin case management with weekly in-home visits, then reduce to less frequent intervals as appropriate.
 - b. Mediation, crisis management, and re-negotiation of expectation/lease agreements are normal aspects of follow-up case management.
 - c. Case management should include referrals to community resources for both homeowner and home sharer households.
4. Longevity of the home sharing does not define a successful shared housing experience, because there are many reasons for households' termination of a shared housing agreement.
 - a. Pre-determined outputs and outcomes will define the successful or unsuccessful shared housing experience.
5. Expect unanticipated applicants for shared housing – e.g. college students, non-senior single adults, etc. – when the broader community becomes aware of a successful shared housing program.

