Housing & Transportation- Special Populations
Draft Recommendations for 12-4-06 Discussion

1. **Create a Small Houses program to support transitioning the Homeless into permanent housing (Space plus Services. An organization, akin to Habitat for Humanity, will identify projects, perform new construction and rehabs, and coordinate volunteers and sponsorship to provide shelter for the immediate needs of homeless families and individuals in Athens and to provide services for their transition into a safe and stable place to live. The families and individuals will be connected to the web of existing service providers. This program will include the creation of a matching list web site to provide a connection point between people who have things to give, i.e. volunteer hours, donations, mentoring / training, and household items, with those who have specific needs. (pg 17-18)**

2. **Create a Room Mate match program for Older Adults and People with Disabilities. (pg 5-13)**

3. **Create a Home repair program for Older Adults and People with Disabilities. (pg 14-16)**

4. **Support the conversion of local manufactured housing parks into resident controlled parks. (pg 20)**

5. **Create one-stop-shop for immigrant and ESL translated information on rights when buying a site-built house or manufactured home, borrowing money, seeking a mortgage, opening a bank account, getting an ITIN, or accessing the building permit process for rehabbing manufactured homes and dilapidated structures. (pg 19)**

The discussion generally focused on Paul Lazzari's suggestions for alternative housing for homeless Athenians. Paul will submit his proposal, in full, as an official recommendation from the sub-committee:

I.   Discussion of recommendation to support Homeless transition into permanent housing through a Small Houses Program Recommendation

Need Sponsors for two main areas of need surrounding the Small Houses for Homeless Recommendation (long-term recommendation):

Space
- Identify Locales – where are the houses going to be located?
- Vacant lots?
  - ideally privately owned
  - must have utilities
  - Right of Way
- Zoning Issues
  - Need Community Leadership and Buy-in
  - Can help with overcoming these issues and concerns
- Sponsorship from Neighborhood Association
  - Major education campaign
- Major concerns discussed included how are private landowners going to be convinced to have small houses, occupied by formerly homeless individuals and families, on their land?
  - Paul was encouraging the donation and use of private land to locate the small homes.

There were obvious concerns raised about the immediate impact of the small houses, and the discussion moved towards providing services to those who would be potential recipients of small houses to prepare and support them, and also to provide something while they are waiting for their homes.

Services
- Sponsors can offer Support
- Life Skills Training
- Role Models/Mentors
- Technology
- Ownership Education Courses
- Financial Management
- Perhaps a Community Center for information post-move in
  - Homeless Coalition already discussion this option
- Outreach efforts that meet THEIR needs
  - Model after Advantage Behavioral Health's outreach

Existing Community Examples that could be drawn upon to generate ideas and models:
- Post Katrina efforts that meet basic needs- look for examples
- Habitat for Humanity

- International Examples
    - Rebuilding shanty-towns
    - Post Hurricane Mitch (Honduras)
    - Avoid Mobile Homes
- Disperse the Housing
- Migrant Farm worker Housing

1) Recommendations for Homeless Services
    a. Long term Recommendations – Small Houses Recommendation
        i. Add statistics to this (Evan is working on this)
        ii. Collect examples of success stories
    b. Short term
        i. Ready to Rent Program
        ii. Life/Job Skills training
        iii. Access to services and effective Education and Outreach
        iv. Improved transportation
        v. Volunteer Coordination focused on these issues
        vi. And additional services that can be provided to the homeless population to support and sustain their transition into permanent housing

II. Discussion of a recommendation to convert all local manufactured housing parks into resident controlled, resident owned areas

Permanent affordable model using People of Hope as an example

What problems arise?
- Various zoning issues
- Mentors/mentees
    - Maintaining relationships
- Public Perception- ethically divided
- Need to generate a sense of community
- Create Association rules
- Barriers: Financial, willing sellers, may have to look outside ACC, transportation, zoning restrictions

III. Discussion of recommendation to create a "sanctuary" for illegal immigrants in ACC:

The group was informed that this was not going to be a possibility

IV. Discussion to support Older Adults and People with Disabilities through a Roommate Match Program and a home repair program:

There were not any members who felt knowledgeable enough on this subject to discuss anything. They deferred to the other group working on this issue. See attached drafts from Cathi Watkins.

V. Other Items
- Potential recommendation to support housing for immigrants:

- Many of the services discussed in I. could be blended with having a community center where all the necessary information for services, supports, etc. can be located in English and Spanish.
  - Create on-stop-shop for immigrant information on rights when buying manufactured home, borrowing money, seeking a mortgage, opening a bank account or getting an ITIN.
  - Make the building permit process more accessible to Spanish speakers and more stream-lined for rehabbing manufactured homes and dilapidated structures.
- Look into financial amounts being spent on homeless populations and other groups in order to generate a business plan (Someone named Evan is working on this to some extent?)
- Increased tax revenue from various initiatives could be focused onto homeless and housing issues
- Collect testimonials
  - Is PPA collecting success stories?
- New CDBG rules- could an org start up to address these issues
- Write up School of Social Work from Katrina folks here in ACC?
  Possible model for this report
- Interfaith Hospitality Network has a bunch of info
  Get success stories from them
  Could be the face for the project
- Additional thoughts
  - Does the Housing Authority provide Community space for community needs?
  - Organize diverse groups to begin working and talking together
  - Develop community empowerment model?
  - Community development blog on PPA website?

Learning: There is a need for affordable housing for very low income individuals and those with special needs (disabled, elderly, homeless).

Committee Recommendation: Housemate Match Service

This program could be operated by a local non-profit who would provide a match-up service for homeowners or renters seeking to share housing (often older widow/widowers), and those who need housing. All participants would be interviewed and screened (background checks). We do not anticipate more than 2 unrelated adults living together. One or both adults might have minor children.

This program would be beneficial to people whose incomes are not sufficient to cover the cost of renting or purchasing their own apartment or home. It has been used successfully in many cities in the United States, particularly areas with high housing costs. Often elderly homeowners are paired with a tenant who may also provide services such as yard care or chores.

Background Information

A) From National Shared Housing Resource Center (http://www.nationalsharedhousing.org/)

SHARED HOUSING
More than just a place to live...

For a growing number of persons faced with losing their independence and struggling to keep housing costs within their budget, shared housing is an affordable and viable alternative.

A home sharer might be a senior citizen, a person with disabilities, a working professional, someone at-risk of homelessness, a single parent, an AIDS patient, or simply a person wishing to share his or her life and home with others. For these people, shared housing offers companionship, affordable housing, security, mutual support and much more.

Shared living has been known to enhance the health and well-being of all people and allows people to remain independent in their home. Home Sharing also preserves neighborhoods, creates an affordable housing and saves housing and healthcare dollars.

Shared housing programs fall into one of two categories:

Match-up programs, which help home providers find a compatible home seeker to pay rent or possibly provide services in exchange for a reduction in rent; and **shared living residences,** which involve a number of people living cooperatively as an unrelated family in a large dwelling.

B) There is a similar program in Atlanta: Housemate Match: An Atlanta Shared Housing/Homestay Program.

What is Housemate Match?

Housemate Match is a homesharing program that reduces the cost of living by matching compatible roommates and housemates (owner and tenant) interested in sharing living arrangements, rental rooms, expenses and household duties. Housemate Match provides affordable housing for people who combine personal and financial resources. The homes are in safe and secure areas of Metro Atlanta.

How to get started

- Make an appointment with a Housing Counselor
- Furnish a picture ID
- Supply 3 references
- Provide income verification

Why use Housemate Match?

- Affordable rent
- No credit check
- Everyone is screened

- Criminal background checks

Who is the tenant?
- 18 years of age and older
- College students looking for off-campus housing
- Professionals
- Divorced people
- Recently moved to Metro Atlanta
- Anyone relocating and starting a new job
- Singles
- Employed
- Roommate pays a rent (monthly, weekly, bi-weekly)
- Looking for a roommate

Who is the homeowner?
- Is 60 years of age, a senior citizen
- Provides (extra rooms) a private bedroom and bath
- Charges a rent
- Kitchen shared together with the rest of home
- Independent

What is the interview process?
- Homeowner interviewed in their own home
- Tenant interviewed in one of the three HMM offices listed below

What type of home has rooms to rent?
- Private homes
- Condominiums
- Apartments
- Town homes

What are the benefits?
- Increases safety and security
- Reduces loneliness
- Encourages intergenerational cooperation
- Stabilizes neighborhoods
- Uses existing housing stock
- Prevents premature institutionalization

C) A Cooperative Extension Service Article on "Shared Housing" by Leo L. Cram, Missouri Gerontology Institute

A 70-year-old widow lives alone. She finds that her house is difficult to maintain, and she worries about having someone close by in case she falls. An 85-year-old woman is living in an unlicensed boarding home. She wants to move because she is expected to remain in her small room most of the day.

They find each other. The 70-year-old feels more secure and the 85-year-old has found the independence she wants. They collectively say, "We are so fortunate to have found each other." These are two of a growing list of older persons who have found shared housing to be a much more desirable alternative than living alone, living with children, living in a senior citizen high rise apartment building or transferring to a long-term care facility or nursing home.

A definition of shared housing

Shared housing is a situation in which two or more unrelated persons live together as a "family of choice" where each has some private space (usually a bedroom) while sharing common areas such as kitchen, living and dining rooms and outside yard areas. As a family, they freely interact with one another; collectively pay bills; share in the family decision-making processes; and carry out a variety of day-to-day household maintenance chores and management tasks.

Shared housing is not solely for low-income people nor is it used exclusively by the elderly. Pre-retirement and recently retired singles or couples who are in communities with a high cost of living find that it is a good way to reduce the burden of operating expenses and taxes. Recently unemployed homeowners have used shared housing rental income to pay the monthly mortgage rather than lose the house to a foreclosure. Divorced individuals find good temporary family substitutes during the transitional period in their lives. Some divorced working parents with children find that older persons can provide convenient child care. Other divorced parents are doubling up so that they can live in nice neighborhoods with good schools. College students find that living costs can be reduced when they barter personal chore services for rent.

Models of shared housing

Shared housing is flexible and can be creatively adapted to the housing needs of many different communities. There are three distinct models:

- Naturally-occurring
- Agency-assisted
- Agency-sponsored

(Titles of shared-housing models are taken from Shreter, Carol A.: "Room for Rent: Shared Housing with Non-related Older Americans," unpublished Ph.D. dissertation, The Graduate School of Social Work and Social Research, Bryn Mawr College, Bryn Mawr, PA, 1983.)

Naturally occurring or "free market" models exist when homeowners having extra bedrooms to share get together with people seeking a shared living arrangement (home-seekers). These are generally younger people of a pre-retirement or recently-retired age who are adjusting to a retirement lifestyle. They have the initiative, knowledge and skills to independently search out individuals in the marketplace who will make suitable housemates. They locate housemates through informal, social networks or "grapevines" -- ads in newspapers or posted on community bulletin boards; conversations with friendly realtors; or subtle conversations with housing-related religious, non-profit and governmental agency representatives.

These models tend to accommodate two to five people in single-family, detached dwellings or townhouses which are found in familiar, age-integrated residential neighborhoods. The housing units are quiet, unobtrusive, and rarely recognized by people outside the immediate neighborhood.

Agency-assisted models are designed to perform matchmaking services between people with homes to share (home-sharers) and individuals who are searching for a home (home-seekers). They can be operated by private entrepreneurs who assess fees for services or managed by religious, non-profit or public agencies which provide matchmaking services free or through modest fee assessments.

Agency-assisted models are of the following two types:

- Referral
- Counseling.

Referral models are purely a housemate referral service. Once the referral is made, little or no follow-up contact is maintained. Aspiring home-sharers and home-seekers leave their name and supporting information with the organization that performs a referral service. People who prefer to independently make their own selections find this to be a workable model.

Counseling models provide many more personal services such as:

a. Personal interviews and questionnaires that might include a review of personal references and attitudes as well as a lifestyle inventory to assess client needs and preferences
b. Get-acquainted sessions where potential home-sharers get together for the first tine
c. Advisory assistance in the negotiation of homesharing agreements,
d. Follow-up assistance in resolving any problems between matched clients. This model is attractive to people who are trying the shared-housing option for the first time or those who are unable or unwilling to independently find a satisfactory match.

Agency-assisted models generally make the following types of matches:

- **One-to-one**
  Peer matches between an older homeowner and an older tenant sharing housing costs.
- **Intergenerational**
  matches involve an older homeowner sharing his/her home with an unrelated younger person or vice versa.
- **Group**
  Residences where three to eight people rent or purchase a home, each having his/her own bedroom and sharing common areas.
- **Barter**
  Arrangements involving an exchange of service (cooking, house work, or gardening) for reduced room and board or some other financial agreement.

Most clients using the matchmaking model view shared housing as a short term solution to a problem.

Agency-sponsored models do it all -- they operate a group residence where agency staff interview, screen and select prospective residents. They also provide hired personnel who perform necessary household tasks (i.e., housekeeping chores, provision of food, transportation, laundry services and household financial management). Additionally, necessary health services can be provided through contractual arrangements with physicians, visiting nurses and/or associated in-home health care providers.

This model provides a serviced environment required by frail, disabled and vulnerable individuals who need both shelter and a varying range of personal day-to-day services.

Agency-sponsored programs should not be confused with boarding homes and other types of institutional arrangements where there is a profit-making motive and residents have little or no involvement in the management of the facility. Each agency-sponsored home is an independent group of persons, living much like any large family with shared decision-making. The feeling of all members is that they have responsibilities in the management and fiscal stability of the house as opposed to being primarily a purchaser of shelter and services. The agency usually procures the property by purchasing or renting it. The group then rents the property from the agency. This model endeavors to provide opportunities for companionship and socialization in lieu of loneliness; safety and protection against crime; supervision with activities of daily living; and privacy and autonomy within a family lifestyle -- all at an affordable price.

Most clients view this model as a more permanent solution to their housing problem.

What does the community have to gain from shared housing?

The social and economic benefits to a community include:
- By pooling personal and financial resources in the sharing of a home, citizens reduce their housing costs. Some homeowners may use portions of the increased income to maintain their housing stock better.
- For the homeowner who rents house sharing space, it results in an increase in income and may mean some additional tax revenue.
- When older homeowners sell their homes and adopt shared housing, this transaction opens up a buying opportunity for a younger person who may improve the property.
- Conversion of units to shared housing could provide some additional employment in the construction sector of the economy.
- Shared housing is an effective public planning policy tool for local governments that efficiently uses existing housing, possesses flexibility and adaptability to different neighborhoods, satisfies a broad spectrum of special-use populations, can be integrated into a neighborhood in a non-obtrusive way and facilitates community and property stabilization, resulting in better-maintained homes, improved neighborhoods and high property values.
- Intergenerational shared housing offers promising potential for promoting better understanding by the young and the old of each other.

- Homeowners remaining in their homes and remaining viable members of a community promotes personal continuity and community stability.
- Shared housing reduces stress often associated with living alone; meets social and emotional needs through increased companionship; improves nutrition through group meals rather than eating alone; promotes self-determination and independence through interdependence; improves safety of the living environment; and prevents premature institutionalization of older people.
- By extending the years of independent living for frail and vulnerable elderly, local governments can reduce the demand for costly formal supports such as nursing homes and related long-term care facilities.

Steps in launching a shared housing program

The prerequisites for starting a shared housing program include:
- An identifiable need for shared housing
- A positive community climate that encourages self-initiated or "free-market" matching
- The availability of a sponsoring organization and a cadre of volunteers
- Start-up funds.

Community needs assessment surveys

Communities can use a wide range of data collection strategies that pinpoint the numbers, location and socio-economic characteristics of potential home-sharers and home-seekers. Target groups that could benefit from shared housing include the elderly, one-parent families, divorced or widowed individuals, students, single persons living alone, families unable to afford home ownership and mentally or physically disabled individuals.

An analysis of the various types (single family dwellings, duplexes or apartment buildings) and conditions of the housing stock is necessary. Insights into where potential clients currently live, work and receive services provide clues to their transportation needs.

If the needs assessment covers multi-governmental jurisdictions, an analysis of the various zoning ordinances will identify areas with overly restrictive laws that could impede the shared housing development.

Positive public climate and selection of sponsor

In some communities where citizens are familiar with shared housing and support it, many spontaneous arrangements occur in the free market and no sponsor is needed. In other cases where people cannot operate in the free market, a sponsor should be identified.

The sponsor undertakes:
- Identifying specific housing needs
- Educating the community about shared housing
- Encouraging community involvement and participation
- Securing start-up funds
- Establishing a modest office with staff
- Establishing day-to-day management policies and procedures for the program.

If the agency-sponsored model is adopted, the following additional tasks will need to be undertaken:
- Searching out and acquiring the building
- Designing and/or renovating the structure
- Developing a management plan
- Hiring staff
- Establishing good rapport and working relationships with those agencies that can provide support services to the family members.

Ideally, the sponsor should have credibility in a community and a solid track record of high-quality program performance. The sponsor should be fully committed, resourceful and willing to make an initial three-to- five-year commitment to the project.

Most sponsors are non-profit organizations with successful projects having been conducted by public and private social service agencies, public housing authorities, community colleges, churches and synagogues and neighborhood organizations. For an agency-sponsored model it is advantageous to form a coalition of co-sponsors. The co-sponsors represent different constituencies and can draw on resources from different areas. Any community-based shared housing project will directly or indirectly touch city and/or county government; builders and home improvement specialists; bankers, trust officers and savings and loan representatives; realtors; social service agencies; providers of space (house-sharers); and consumers (house-seekers). Ideally, representatives of these various sectors of the community should be involved in the shared housing development at an early stage.

Availability of a pool of dedicated volunteers can also strengthen the chances of success of a program. Volunteers can provide leadership, shape community attitudes, access community resources and serve as staff under the direction of agency personnel.

Start-up funds

The real strength of shared housing is that is can be incorporated into neighborhoods without disrupting them. New construction is seldom required, and a substantial number of single family dwellings can be used with little or no interior modification. The standard three-bedroom ranch home with two or three bathrooms and a full basement offers good potential for a shared family residence. An older two-story home with upstairs and downstairs bedrooms might also be ideal for an intergenerational pairing (for the older people who find it more difficult to manage the second floor of their homes). Townhouses, apartments, former college dormitories, large mansions and abandoned elementary and secondary school buildings offer potential for agency-sponsored group homes.

Some helpful tips in site selection and interior design characteristics include:

- Use small-scale single-family residences in quiet, secure neighborhoods within walking distance of commercial services or a public transportation system.
- Within the dwelling unit, many smaller-sized shared living spaces are better than one or two large rooms.
- Many storage areas throughout the house are a definite plus.
- Bedrooms cannot be too large.
- Bathrooms can be a limiting factor -- have as many as possible within the dwelling unit and consider creative modifications which will allow home-sharers to store their personal supplies in specially marked areas and separate showers/bathtub areas from toilets.
- Kitchens should have plenty of space, and there should be ample counter space and storage areas. An adjoining breakfast nook or space for a table adjacent to the kitchen facilitates casual socializing.
- Outdoor spaces and yard areas offer good potential for additional privacy.

Adaptability is the key! The moment a sponsor begins considering new construction or significant interior and exterior modification, the costs begin to mount, complications arise and the shared housing unit runs the risk of becoming too expensive for the target audience.

Barriers that can impede shared housing

Many older homeowners are willing to engage in shared housing, but they are reluctant to make the move and prefer that others move into their home. People have overcome this problem through a decision where all homesharers agree to move into a neutral site, unencumbered by an array of territorial rights that accrue to the homeowner.

Citizens' lack of information can be a significant barrier that inhibits shared housing in a community. People may conclude from incomplete information that shared housing is a "Hippy commune;" boarding home; group home for mentally and physically-impaired people; or a potpourri of young and old, low-income people receiving welfare payments.

A well-planned, comprehensive and efficiently orchestrated public education campaign by a coalition of credible co-sponsors will be a strong attribute in deterring or side-stepping potential barriers which may appear.

Other potential problems and possible solutions are as follows:

Shortage of Funds Problems

Acquisition and capital improvement

Financial institutions are reluctant to provide loans for acquisition of property or renovation to nonprofit groups with no assets and experience in the housing field. Some private foundations also have the same concerns and many have a difficult time with the notion of allowing the older residents to manage the facility.

Operating costs

Agency-assisted programs that perform matchmaking services require substantial subsidies to operate the program. Some income can be recovered from clients through modest fees. Many financial institutions and private foundations are uneasy about funding such projects, especially over an undetermined time period.

Possible solutions

Sources of financing for shared housing have come from a broad range of public and private sources. Public assistance has come from such programs as Housing and Urban Development (HUD) Section 8, Community Development Block Grants, Department of Health and Human Services (HHS) Title XX and the Older Americans Act. State housing development authorities have provided construction financing as well as long-term financing through the sale of bonds. City and county governments and publicly sponsored agencies or area agencies on aging have provided assistance. Private conventional mortgages, grants from private foundations, as well as private contributions have been additional sources of funds.

Zoning and bureaucratic red tape problems

Lack of information and uncertainty have forced planning and zoning commissions to use existing housing classifications when they categorize shared housing in the process of acting upon a variance request. Typically, they will look to rooming houses, boarding houses, old age homes, residential care homes, nursing homes and the like -- all of which are excluded from the single-family zoned residential areas -- without a variance or an appeal to the administrative process. Other bureaucratic maneuvering can include the requirement of obtaining insurance inspections and city clearance of any code violations.

Possible solutions

Many of the naturally-occurring (free market) models and the agency-assisted (matchmaking) programs never face the problem of zoning because the house-sharers personally visit with all of their neighbors and receive concurrence before the house sharing process begins. Zoning ordinances are generally only enforced when a neighbor complains, and there are reduced chances of a complaint emerging when good neighborly relationships exist.

If a complaint is registered and shared housing is officially reviewed by a governmental agency in accordance with existing zoning ordinances, the pivotal issue revolves around family definition and the number of unrelated persons that may live together. There have been numerous state court judgments which have upheld the right to maintain a shared household composed of a "family of choice." These cases have found the household to be functioning as a non-profit, family-like housekeeping unit, living in a permanent, family-like fashion vs. being transient, such as in a rooming house.

Other solutions include

- Changing the ordinances to allow for "family of choice," which would be included with nuclear family
- Special code definitions could be established for shared housing in order to differentiate from "rooming houses" or "boarding houses"

- Local governments could issue renewable licenses or special permits after review by departments of public works or zoning commissions.

Restrictive governmental regulations problems

Individuals receiving food stamps and/or supplemental security income (SSI), or those making application for HUD Section 8 housing allowances, may run the risk of losing some benefits or being declared ineligible for assistance.

In the case of food stamps, home-sharers may be grouped together as one economic unit, rather than as separate individuals and their income and resources are considered collectively in determining eligibility.

Section 8 housing allowance problems center around the interpretation of regulations for HUD defined independent group residences as they apply to shared housing. The number of persons in a residence; number of persons per bathroom; and intergenerational households involving young people, elderly and handicapped all cause debate and run the risk of being declared ineligible. Efforts are being made to add a new shared housing component to the Section 8 regulations.

Possible solution

Potential home-sharers should check carefully with agency representatives about local interpretations of program regulations. In the case of food stamps, home-sharers may be able to maintain separate cupboard space for food and keep receipts for their individual food purchases.

A closing thought

Shared housing is not a panacea that will provide a "quick fix" solution to local housing problems, and it should not be forced to satisfy a need it is not designed to meet.

Shared housing has not been used by large numbers of people. National surveys indicate that 2.5 percent of all households aged 55 or older contain at least one nonrelative. It is estimated that about 7 percent of this population are interested in sharing their current residence with others and far fewer are interested in sharing other's housing.

Shared housing should be kept in its proper perspective. Clearly, it is not for everyone. In a diverse society it does, however, provide one option that may be appropriate to certain groups of people. As shared housing becomes more widely known and understood, it is plausible that larger numbers of people may be using this housing alternative.

Sources of assistance

Additional information may be obtained from your local MU Extension center or your local Area Agency on Aging.

Technical assistance, training services and printed literature (including the following publications) can be secured from:

- Shared Housing Resource Center, Inc.
  6344 Greene Street
  Philadelphia, PA 19144
  215-848-1220
- American Association of Retired Persons (AARP)
  Housing Department
  1909 K Street, N.W.
  Washington, D.C. 20049
  202-728-4375
- Baldwin, Leo E.
  Housing Options for Older Americans
  AARP
  P.O. Box 2400
  Long Beach, CA 90801 (single copies are free)
- Day-Lower, Dennis
  Shared Housing for Older People: A Planning Manual for Group Residences (price $9.50)

Shared Housing Resource Center, Inc.
6344 Greene Street
Philadelphia, PA 19144

- Dobkin, Leah
  Shared Housing for Older People: A Planning Manual for Match-Up Programs
  Shared Housing Resource Center, Inc.
  6344 Greene Street,
  Philadelphia, PA 19144 (price $9.50)
- Hedges, Helen E.
  Legal Issues in Home Sharing: What is a Family?
  AARP Housing Program Department
  1909 K Street, N.W.
  Washington, D.C. 20049 (single copies are free)

Additional Information Needed:
Please order this publication from NSHRC, 364 South Railroad Avenue, San Mateo, CA 94401
Postage is included. Allow 4 weeks for delivery. ($35)
Shared Housing Manual for Match-up Program - A comprehensive new manual, Homesharing:
Matching for Independence covers program design, staffing, record keeping, successful
matchmaking, funding and sample program forms.

Additional Resource Person:

Atlanta Housemate Match

Rita Zadoff, 770-395-2625
rita.zadoff@atlantajcc.org

Marcus Jewish Community Center of Atlanta, Inc.
5342 Tilly Mill Road, Atlanta, GA 30338
Fax: 770-396-4461, 770-396-2474

Action & Resources necessary for implementation:
A agency with funding (for staff & advertising) to champion the Match-Up program.

Forces that support implementation:
People who need housing or house-mates are likely to be intrigued by the opportunity.
Individuals who live on limited, often fixed income, cannot afford to rent an apartment unless it is
subsidized or is in poor condition. These individuals may be homeless, or nearly so. The houses
of elderly homeowners fall into disrepair as the homeowner cannot do-it-herself, and has
insufficient income to maintain the house. They may be interested in the program in order to
have a way to remain in their home & increase their income. Any person who is unhappy with
the housing choices they can afford (if any) may want to consider home sharing.

Forces that oppose implementation:
Potential home-sharers may be scared that their match will not work out well. Homeowners may
be afraid to open their homes to a stranger. Racism will likely be a factor in community
acceptance. The financial stability of home-sharers will likely improve, but may also be a barrier
to successful long-term housing arrangements.

<p style="text-align:center">**COMMITTEE RECOMMENDATION WORKSHEET**</p>

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List the Learning(s) that this recommendation is addressing

- There is little innovation in developing new programs, opportunities and collaborations to break the cycle of poverty.
- A good education is one of the major factors in helping to overcome poverty.
    - • An incomplete education—lack of high school diploma, GED, literacy in English, workforce skills, etc.—is a serious challenge to decreasing poverty in Athens.
    - • Persons who drop out of school have few job options in Athens-Clarke County.
- Athens has an unskilled workforce that is a barrier to economic development.
- Seniors need help paying taxes and **fixing up houses**

WRITE THE COMMITTEE RECOMMENDATION:
Establish a Home Repair –Youth Build Program: Using Hands-On Athens as a model, establish a free or low cost home repair program for low-income elderly or disabled homeowners that is available in all city neighborhoods, regardless of the age of the home. Staff would come from a Youth Build program (see next paragraph). Construction professionals would be sought as volunteers to help with home repairs and to guide the Youth Build participants.

Description of Youth Build Program (www.youthbuild.org):
"Designed to run on a 12-month cycle, the core YouthBuild model combines an alternative school, job training, and a community service program, with an equal emphasis on each. As part of the education component, young people attend a YouthBuild school full time on alternate weeks, studying for their high school equivalency diplomas or GED and for college entrance through a curriculum geared to their interests. The other half of their time is spent on community service and job training through which they build housing for homeless and other low-income people while learning construction skills The two pieces of the model also serve as a job training and pre-apprenticeship program since YouthBuild trainees are exposed to a construction related curriculum and receive close supervision and training in construction skills from qualified instructors."

Identify any research, or other kinds of information that was used to craft this recommendation.

The need for additional home repair community service is evident by (1) the state of housing in Athens' older and lower-income neighborhoods (2) the number of Hands-on Athens applicants whose homes don't qualify due to the age or location of the house, or the magnitude of the repairs, (3) the number of calls EADC gets from elderly homeowners seeking assistance. I realize this is not a quantitative, but in my work as a housing counselor I believe there is a large, unmet need for assistance with home repairs (but not the loan program we have as this results in unaffordable re-payment requirements).

Youth Build is a HUD/DOL supported activity, although it is not clear if HUD/DOL will support a home repair/Youth Build model. Generally Youth Build involves construction or substantial rehabilitation of an affordable house.
http://www.hud.gov/offices/cpd/economicdevelopment/programs/youthbuild/index.cfm

The primary Youth Build page is here: www.youthbuild.org

From http://my.brandeis.edu/news/item?news_item_id=103028&show_release_date=1

"Young people who grow up in low-income communities and leave high school without a diploma are often unemployed and may feel depressed about their future. Yet in a new study, Brandeis researchers revealed that unemployed, undereducated youth who completed YouthBuild - a youth and community development program - became optimistic about their future prospects and were doing well by many measures. ...65 percent of graduates believe they will live an average of 32 years longer than they expected to live before joining YouthBuild 75 percent are currently either in post-secondary education or in jobs averaging $10 per hour 26 percent went to college 76 percent are receiving none of three government supports (food stamps, welfare or unemployment benefits)"

Identify additional research or information, people or groups that we need to talk to help clarify this committee recommendation. List any recommended locations.

Need for home repair in Athens: ACTION, INC – Mr. Charlie O'Shack & Athens Community Council on Aging.

Youth Build programs in Georgia

Program Name	Phone Number
Cobb County YouthBuild	(770)429-4400

268 Lawrence Street
Suite 100
Marietta,GA 30060

Community Housing Resource Center of Atlanta (404)658-1322
659 Auburn Avenue
Studio C-153
Atlanta,GA 30312

Empowerment Pathways YouthBuild   (229)268-7592
1150 Industrial Dr., Suite 2001
Vienna,GA 31092

Flint Area Consolidated Housing Authority (478)472-8209
542 Richardson St.
P.O. Box 67
Montezuma,GA 31063

Fulton-Atlanta YouthBuild   (404)320-0166
1690 Chantilly Drive
Atlanta,GA 30324

Green Pastures/ OIC Youthbuild   (770)987-8121
5455 Flat Shoals Parkway
Decatur,GA 30034

Prevention Plus, Inc.   (404)363-8531
260 Forest Parkway
Forest Park,GA 30297

YouthBuild Savannah   (912)351-6379
5618 White Bluff Road
Savannah,GA 31405

What kind of action or resources would be necessary to implement the recommendation?

A non-profit organization that wants to pursue the program could apply for a Youth Build HUD grant, which would fund initial research and start-up. Training and on-going grant assistance is available through the national Youth Build organization. Coupling Youth Build with home repair seems to be unique, however, so extra effort would be required for this aspect.

Staff consisting of construction and education professionals would be required. Funding to pay for YouthBuild participants, staff, space, and supplies would be necessary in addition to funding for the home repairs.

Indicate what forces and influences are likely to occur that will support or oppose implementation.

Forces that support (please list):
Homeowners in need of repairs, their neighbors, families, and churches will be happy to have a program for free/low-cost home repair.
Potential youth-participants and their families will support the program as an alternative to existing educational opportunities. The school district should support the program, as it would help some of Athens' numerous drop-outs. Employers in construction, landscaping, and building maintenance business are likely to be support having a trained labor force.

Forces that oppose (please list):
I think "opposition" is most likely to be fiscal. The program could be costly; we would have to see how the other programs in GA are doing with funding. The other potential barriers might come from limitations on the use of HUD/DOL funding for home repair instead of new construction/rehab.

Partners for Prosperous Athens
Housing / Transportation Subcommittee, Special Needs Subgroup
Small Houses Recommendation

Recommendation Summary
An organization, akin to Habitat for Humanity, will identify projects, perform new construction and rehabs, and coordinate volunteers and sponsorship to provide shelter for the immediate needs of homeless families and individuals in Athens and to provide services for their transition into a safe and stable place to live. The families and individuals will be connected to the web of existing service providers. This program will include the creation of a matching list web site to provide a connection point between people who have things to give, i.e. volunteer hours, donations, mentoring / training, and household items, with those who have specific needs.

The current situation of people living without shelter is unacceptable, and there are direct steps that can be taken, right now, to take communitywide ownership of the problem and change the situation for the better.

Recommendation Part A:
- There are individuals and families that have no shelter or ability to pay for a decent, safe place to live.
- There are those in the community who want to directly help.
- We recommend matching people in need with those who want to help.
    - Sponsors
      Concerned Individuals, Families, Churches, Civic Organizations, University Departments, Businesses, Developers, Neighborhood Associations, ACC Government and Agencies, Service Providers
    - Sponsored
      Those who need a place to live but cannot afford it, starting with the 50 homeless families.
      Can be extended to homeless individuals as well.

Research to craft this recommendation
- Talking with those in need, internet research for suitable dwellings and ideas for structures.
- Talking with service providers and homeless advocacy groups.

Research needed- Talk with and receive input from:
- Churches, Service Providers, ACC and Surrounding County Governments Officials and Agencies, Legislators, Land Grant organizations, Habitat for Humanity, potential for reaching donors or sources of private funding.
- Heather with Land Trust / issues of extended leases on land with homes
  Spenser from Habitat for Humanity / Construction of low cost habitations
  Agencies and people that work with homeless everyday.

What is needed to implement recommendation
- For individuals, groups and the community at large to acknowledge there is a problem, and to take ownership, by working towards a solution.
- Coordinating Agency - People and an office to provide matching services coordination and management. Phone / fax / a desk / internet access.

- A Craig's List-type website for matching services, design, hosting, and maintenance
- From ACC we would need:
  1. Formal Acceptance and Recognition of Recommendation
  2. Commitment to making the Recommendation work by facilitating the process and providing resources toward assistance.
  3. Be a visible model of the program by being a sponsor
  4. Exemption to ordinances that prove to be barriers towards providing this housing solution.
- The List - Identification of those who need to be on the list and those able to provide assistance.

What forces and influences that support implementation
- Concerned individuals who want to help, who know the timing is right, now, to begin this work.
- A rising tide of concern for those in need, believing poverty as an issue that needs to be addressed.

Forces that oppose
- Entrenched notions, beliefs that poverty is not an issue to be addressed.
- Individuals who are unable or unwilling to help, or those who would be threatened by the notion.

Recommendation Part B:
- Shelter Dwellings
  - Katrina Cottages- Cusato Cottages (www.CusatoCottages.com) , Outbuildings, Small Houses, Garage Apartments, Manufactured Small Structures, Garden Sheds, Cabins, salvaged structures, Rehabbed structures, NO TRAILERS.
- Location of Dwellings
  - On the property of sponsors house, on land parcels owned / managed by sponsors.
- Other Thoughts
  - Tenants could work towards volunteer hours of building dwellings for others on the list, becoming mentors for those in need.
  - Community aspect of extended families all providing support and sense of community in working and living together, much like the Amish or the strong familial and cultural bonds of the immigrant community.
  - Sponsors charging tenants from $0 to what a tenant might be able to afford, given their situation.
  - Ideally the program would be free from government funding, and therefore oversight and restriction.
- Other Applications of Recommendation
  - This recommendation could be expanded / adapted for other special needs populations, including the handicapped, mentally ill, immigrant populations, and those in need of special services.
- Questions / Comments about this recommendation contact: Paul Lazzari, paul.lazzari@georgiacenter.uga.edu, (706) 542-6303 (w), (706) 769-8813 (h)

COMMITTEE RECOMMENDATION WORKSHEET

I. List the Learning(s) that this recommendation is addressing

- **WRITE THE COMMITTEE RECOMMENDATION** (limit focus to one subject or action item, more than one recommendation may be needed to address a particular learning):**

Create one-stop-shop for immigrant and ESL translated information on rights when buying a site-built house or manufactured home, borrowing money, seeking a mortgage, opening a bank account, getting an ITIN, or accessing the building permit process for rehabbing manufactured homes and dilapidated structures.

- **Identify any research, or other kinds of information that was used to craft this recommendation.** (add additional sheets as necessary)

- **Identify additional research or information that could help clarify this committee recommendation. List potential sources if possible.**

- **Indicate people or groups that we need to talk to help clarify this committee recommendation. List any recommended locations.**

- **What kind of action or resources would be necessary to implement the recommendation?**
  o Create on-stop-shop for immigrant information on rights when buying manufactured home, borrowing money, seeking a mortgage, opening a bank account or getting an ITIN.
  o Make the building permit process more accessible to Spanish speakers and more stream-lined for rehabbing manufactured homes and dilapidated structures.

- **Indicate what forces and influences are likely to occur that will support or oppose implementation.**
  Forces that support (please list):
  Forces that oppose (please list):

**As information is received and/or clarified, these potential recommendations may change or be discarded.

COMMITTEE RECOMMENDATION WORKSHEET

I. List the Learning(s) that this recommendation is addressing

- **WRITE THE COMMITTEE RECOMMENDATION** (limit focus to one subject or action item, more than one recommendation may be needed to address a particular learning):

Support the conversion of local manufactured housing parks into resident controlled parks.

- **Identify any research, or other kinds of information that was used to craft this recommendation.** (add additional sheets as necessary)

- **Identify additional research or information that could help clarify this committee recommendation. List potential sources if possible.**

- **Indicate people or groups that we need to talk to help clarify this committee recommendation. List any recommended locations.**

People of Hope Inc.- displaced from Garden Springs, now building Georgia's first permanently affordable, resident controlled manufactured housing park.

- **What kind of action or resources would be necessary to implement the recommendation?**
  - Access to capital to purchase parks
  - Community Organizing
    - Mentors/mentees
    - Maintaining relationships
    - Need to generate a sense of community
    - Create Association rules

- **Indicate what forces and influences are likely to occur that will support or oppose implementation.**
  Forces that support (please list):
  Coalition of churches, citizens, ACC that support People of Hope

  Forces that oppose (please list):
  - Various zoning issues
  - Public Perception- ethically divided
  - Barriers: Financial, willing sellers, may have to look outside ACC, transportation, zoning restrictions

 As information is received and/or clarified, these potential recommendations may change or be discarded.