

SHARE! Collaborative Housing

Location: LA County

Target Population: 80% of residents are high acuity, chronically homeless individuals with mental health issues and/or substance use and physical health issues.

Housing Characteristics: 2 residents/bedroom in a single-family home, scattered site model. The home is fully furnished, with laundry, TVs, computers with internet. Closed concept floor plans are preferred to provide multiple areas where a person can go to have personal space without isolating in their bedroom. Each house is targeted to specific populations (veterans, LGBTQ, monolingual, domestic violence survivors, etc.).

- *Safe/no fail environment* – if someone wants to, or is asked to, leave a house they can be immediately rehoused in a different location
- *Barrier-free housing*, - no first/last month's rent or security deposit. No disqualifying people for poor credit; history of evictions; criminal history; current or past substance abuse; untreated serious mental health issues; or behavioral issues
- *Same day availability* "Housing Now" approach– people are connected to current vacancies as soon as they inquire about housing – only requirements are income and ability to live independently. Three-way conference calling between people experiencing homelessness with SHARE! and a homeowner with a vacancy is a promising practice, which expedites the move-in.

Rent: No security deposit, no credit check, and rent is inclusive of all utilities – residents pay rent from their SSI/SSDI or other income directly to homeowner. Approx. \$450-\$600/month.

Homeowner Engagement: SHARE! uses property management software to call owners with current vacancies. They also recruit owners using "for rent" ads in local media. Homeowners are paid rent \$1000-\$1500 over market rate. In exchange they must completely furnish the home (including a fully equipped kitchen), participate in an owner's association that regularly inspects the home, and not require a security deposit or credit check of residents. Recently, due to media attention, real-estate investors have started to purchase homes to rent them through SHARE!'s program.

Matching Process: People experiencing homelessness call SHARE! or are referred by walk-in recovery centers. SHARE! staff share their lived experience with potential residents during the first minutes of the call, and suggest matches to the individual with houses depending on their specific needs and background. When people move into houses, residents decide which roommates are the best matches, and adjust as people get to know each other.

Peer Support: A "Peer Bridger," a SHARE! employee who has experience and sustained recovery from mental health, trauma, homelessness and/or substance abuse is assigned to each home to provide support and guidance to residents. SHARE! Community recovery centers host free self help support groups in the community and SHARE! Tracks 12,000 free self-help support groups for 750 different life issues all over the County. They also offer 24/7 crisis response to their residents.

Tenancy Agreements: Month to month lease between each resident and the homeowner. MOU between the homeowner and SHARE! that stipulates rent inclusions, maximum occupancy, conflict mediation procedures, and pro-rating of rent if a resident is moved to another home. Shared Housing Agreement between residents specifies rules and responsibilities (i.e. chore schedule, yes/no alcohol) through consensus building conversations. SHARE! tries to avoid having Property Managers involved as this authoritarian presence takes away from the residents' perception of self-determination, independence and peer leadership.

Impact: Operating since 2005, SHARE! Has worked with over 150 houses. There are currently 47 houses operating and 7 new houses opening within two weeks. This cost-effective program offers PSH while eliminating the brick and mortar costs, and provides new affordable housing without Section 8 or vouchers.

- Currently 413 people in SHARE! Collaborative housing. SHARE! Housed 472 from July 1, 2016 to June 30 2017. From July 1, 2017 to June 8 2018, 432 people have moved in.
- For every 100 beds in SHARE! Collaborative Housing, 160 people are housed per year.
- 26% of residents with SMI get jobs in a year
- 70% of residents regularly attend self-help groups
- In April, 2018 SHARE! Housed 64 people; In May 2018, SHARE! Housed 68 people.
- In 13 years, one homeowner has filed eviction paperwork. Nobody has ever been evicted!
- Housing 2 people per bedroom leads to improved outcomes and reduced isolation (SHARE!, n.d.)

Resident Quotes:

"This place, with Rachel's help (Peer Bridger) has saved my life."

"The house was immaculate. I'm sharing a room at the top of the world."

"I didn't have problems sharing a room. I had a sister. We shared a bedroom our whole lives. I went to college and had a roommate in the dorm. I'm not from her, so i don't have family here, but my roommate does. So this thanksgiving I went to her family's house. She's the family I have here."

Contact:

SHARE! Collaborative Housing

Jason Robison

SHARE! Program Director

jason@shareselfhelp.org

310-846-5270

SHARE! Collaborative Housing Budget Breakdown							
					313 beds	or 500 people housed	
	# Beds/year	1,250					
	# People housed/year	2,000		House Recruitment	Skid Row	Skid Row	Total
			Supportive Services	& Placement	Supportive Services	House Recruitment	Skid Row
YEARLY EXPENSE	Total	Measure H			Measure H	& Placement	Budget
	Salaries	6,492,160	4,266,700	2,140,460	1,101,280	554,045	1,655,325
	Benefits	1,687,962	1,109,342	556,520	308,358	155,133	463,491
	Occupancy	288,000	86,400	201,600	18,000	20,000	38,000
	Utilities	24,000	7,200	16,800	2,200	2,400	4,600
	Communications	78,640	55,820	22,820	12,880	4,960	17,840
	Equip./Maint.	35,000	15,000	20,000	7,100	5,600	12,700
	Insurance	10,000	5,000	5,000	1,250	1,250	2,500
	Auto/Mileage/Parking	70,260	50,820	19,440	2,000	13,200	15,200
	Supplies	300,000	150,000	150,000	37,500	37,500	75,000
	Subtotal	8,986,022	5,746,282	3,132,640	1,490,568	794,088	2,284,656
	Indirect	1,347,903	861,942	469,896	223,585	119,113	342,698
	TOTAL	\$ 10,333,925	\$ 6,608,224	\$ 3,602,536	\$ 1,714,154	\$ 913,201	\$ 2,627,355
	Yearly per bed	\$ 8,267	5,287	2,882	5,477	2,918	8,394
	Yearly/person housed	\$ 5,167	3,304	1,801	3,428	1,826	5,255
	# of Jobs Created	138	90	49	23	12	35
	Cost per Council District	\$ 688,928	\$ 440,548	\$ 240,169			

**HAVENHEART HOUSE
COUNCIL DISTRICT 7
COUNCILMEMBER MONICA RODRIGUEZ**



Family House
Council District 8 Councilmember Marqueece
Harris-Dawson



Weller House

LA City Council District 9

Councilmember Curren Price Jr.





Bloom's House of Hope

LA City Council District 10

Councilmember Herb Wesson Jr.



Setting the Pace House

LA City Council District 11

Councilmember Mike Bonin



Inspiration House

LA City Council District 14

Councilmember Jose Huizar



