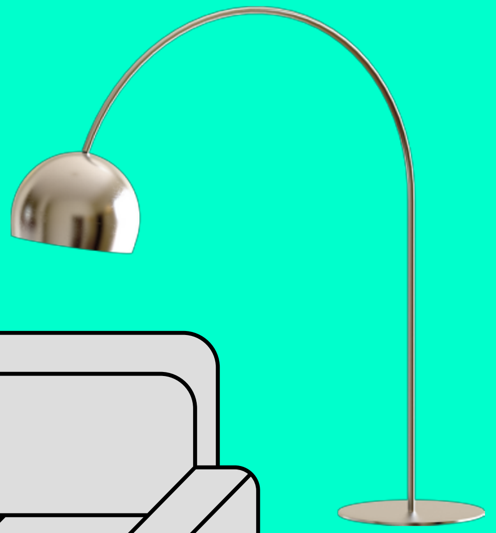
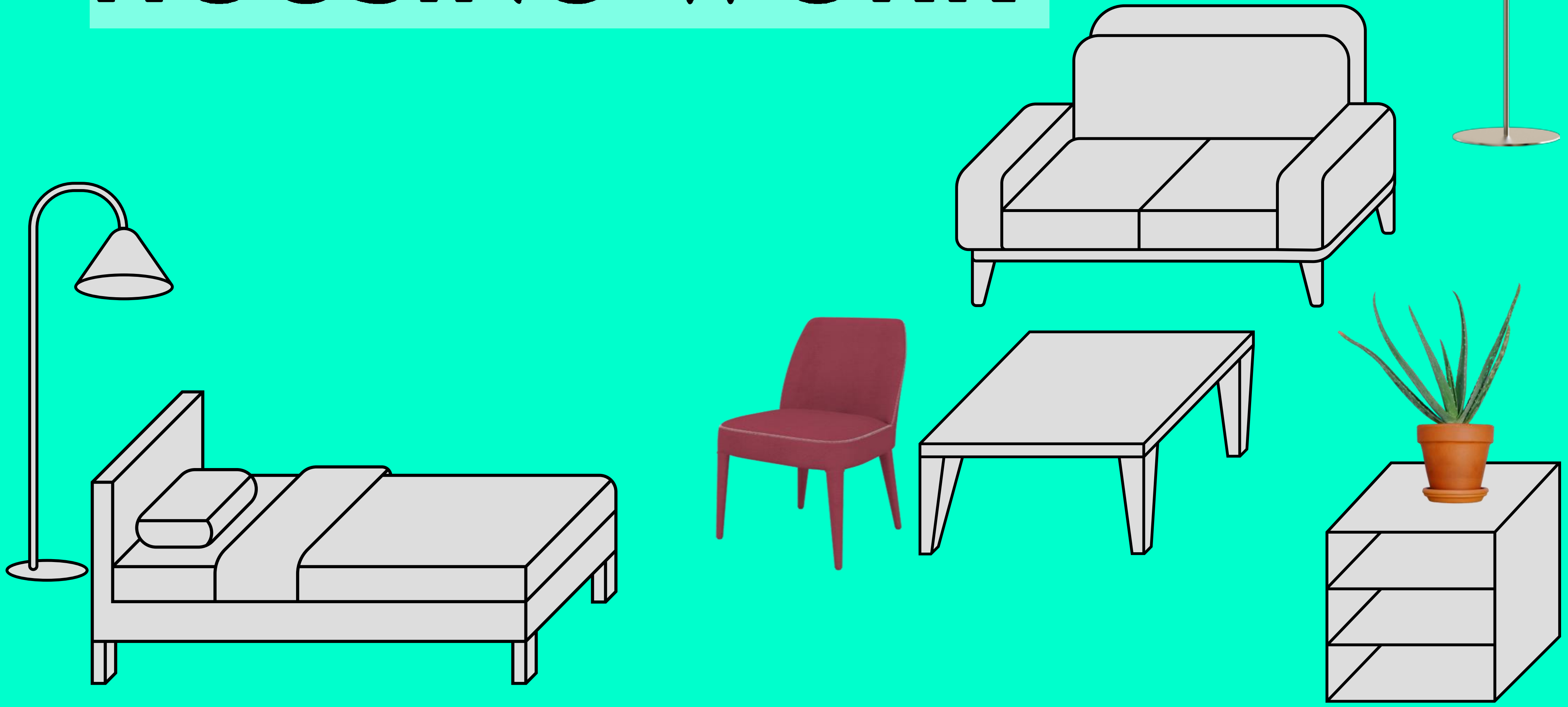
MAKING SHARED HOUSING WORK





STATE OF THE HOUSING MARKET

Rent Has Gone Up

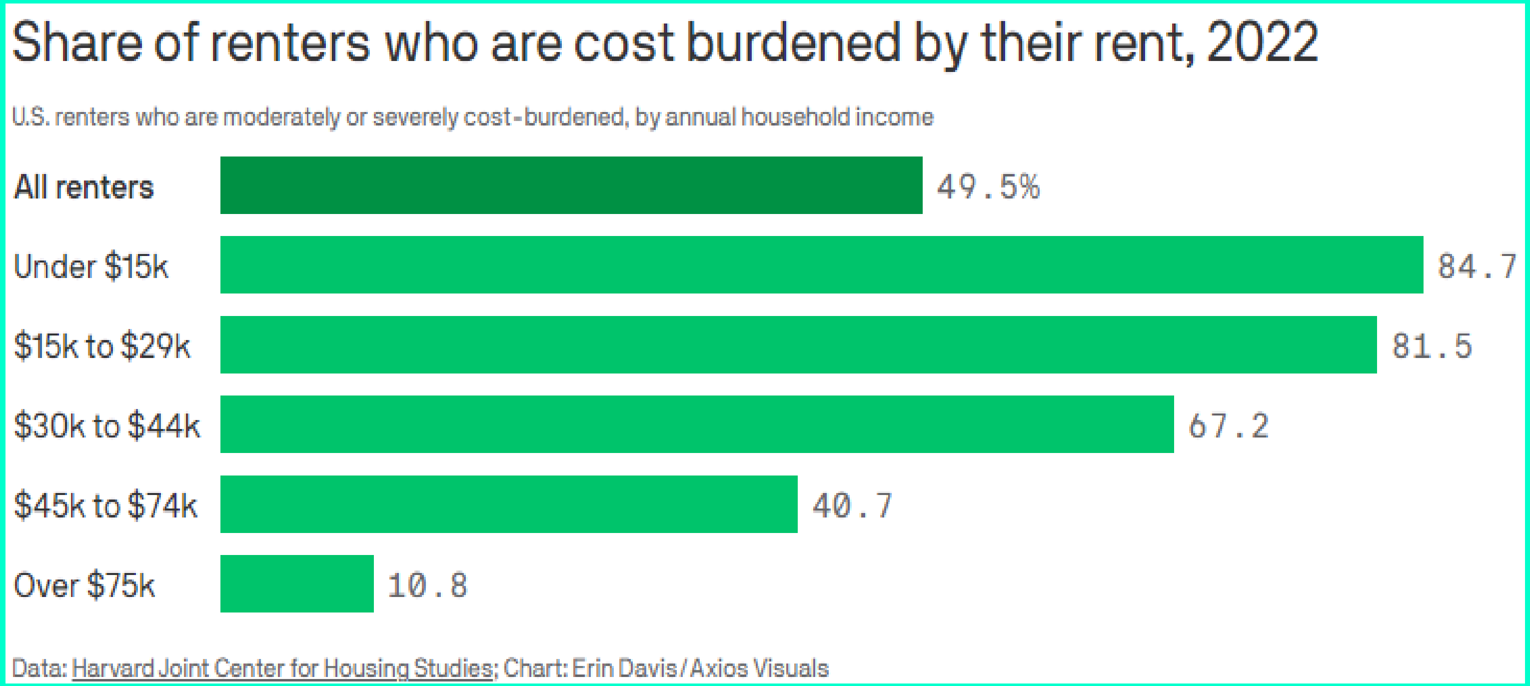
In Dallas, rent of 1 BR units has more than doubled since 2016, with an increase by 47% since 2020 alone.

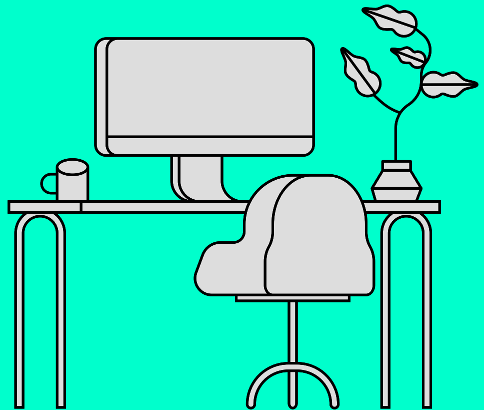
Wages Can't Keep Up

Median income has risen by 54% since 2016, and only 28% since 2020.

Clients Aren't Prepared

Our clients, the majority of whom live on 30% or less AMI and have been out of the traditional rental market for a long time, are not prepared to engage these housing costs.





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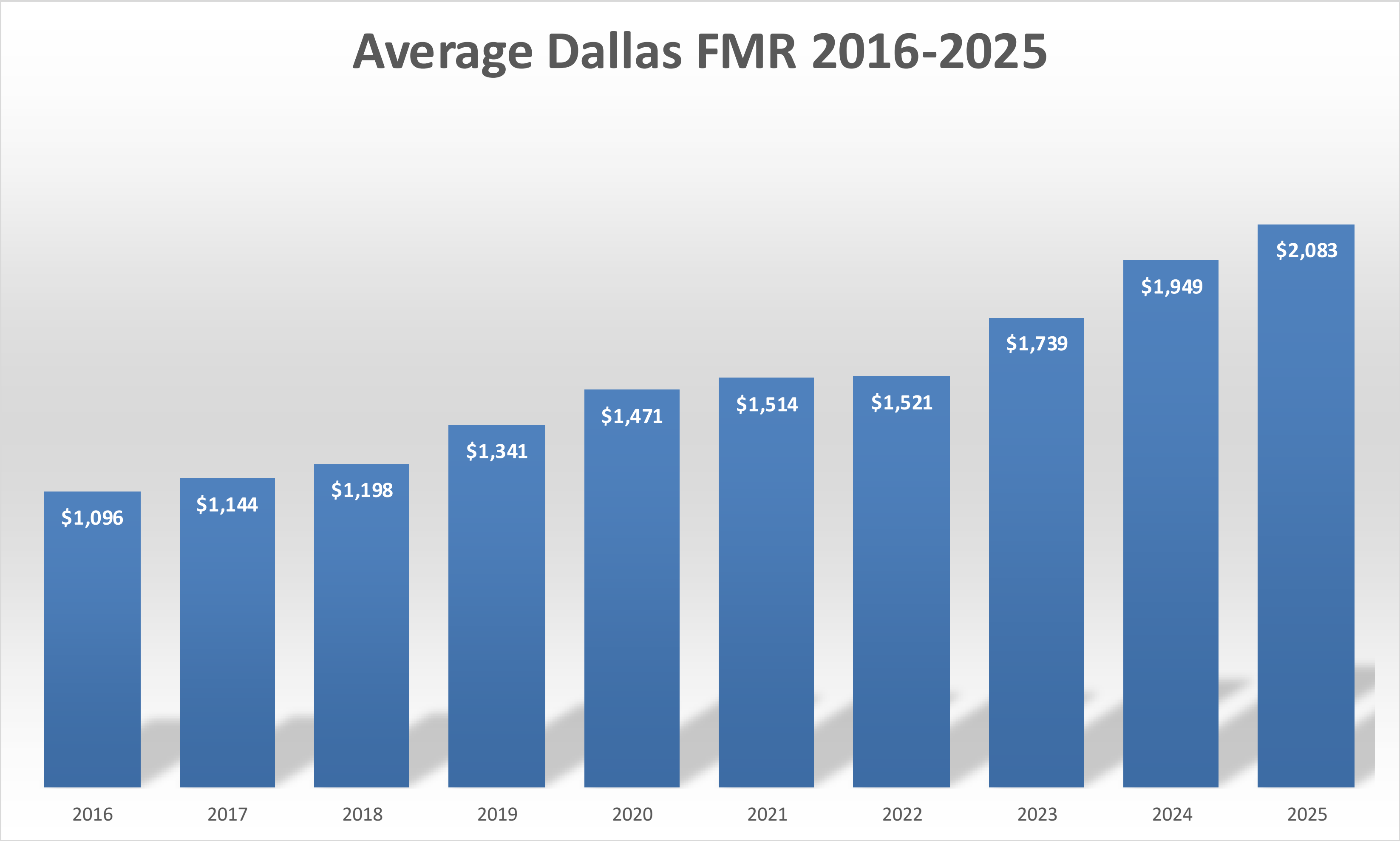

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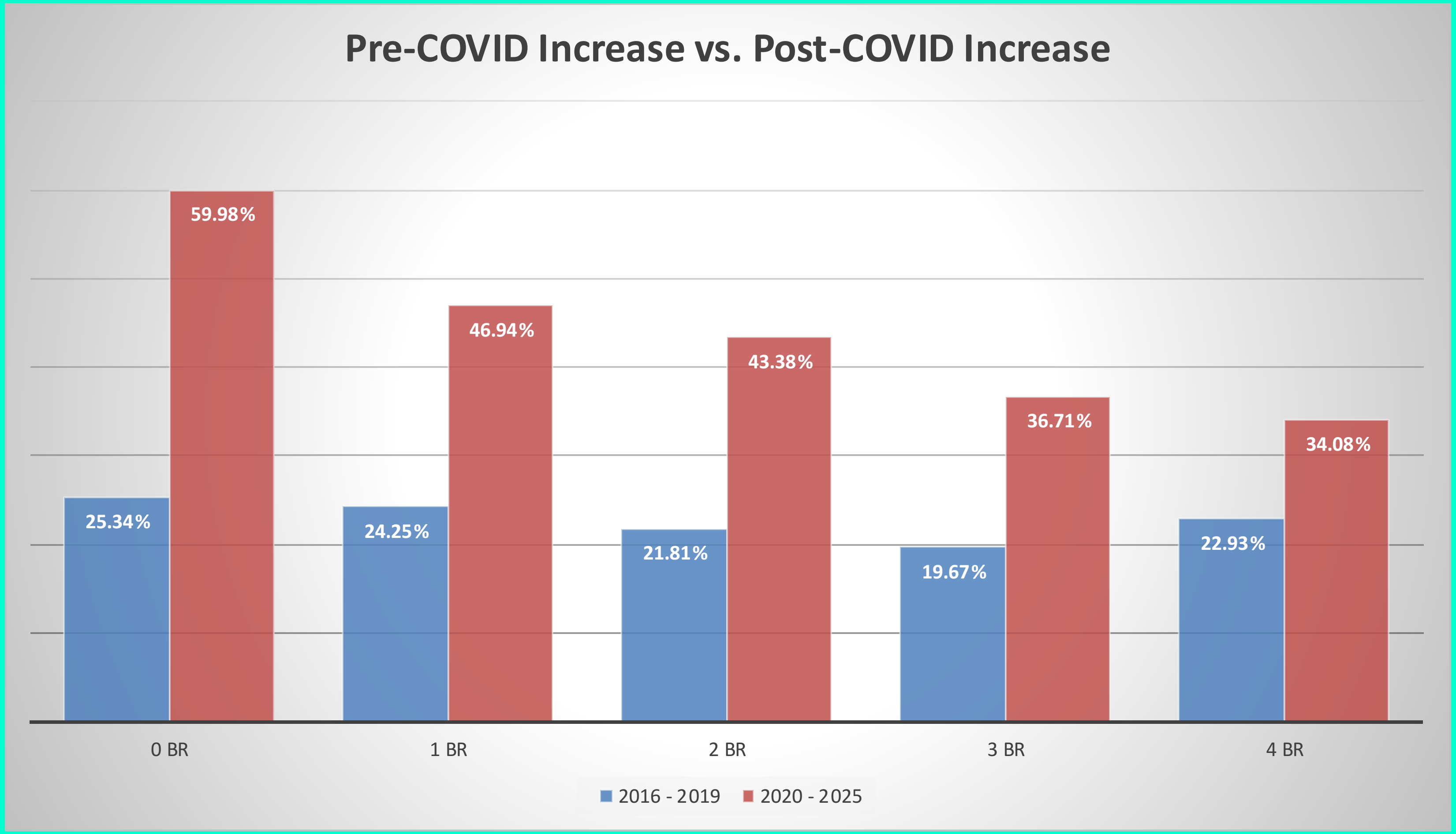

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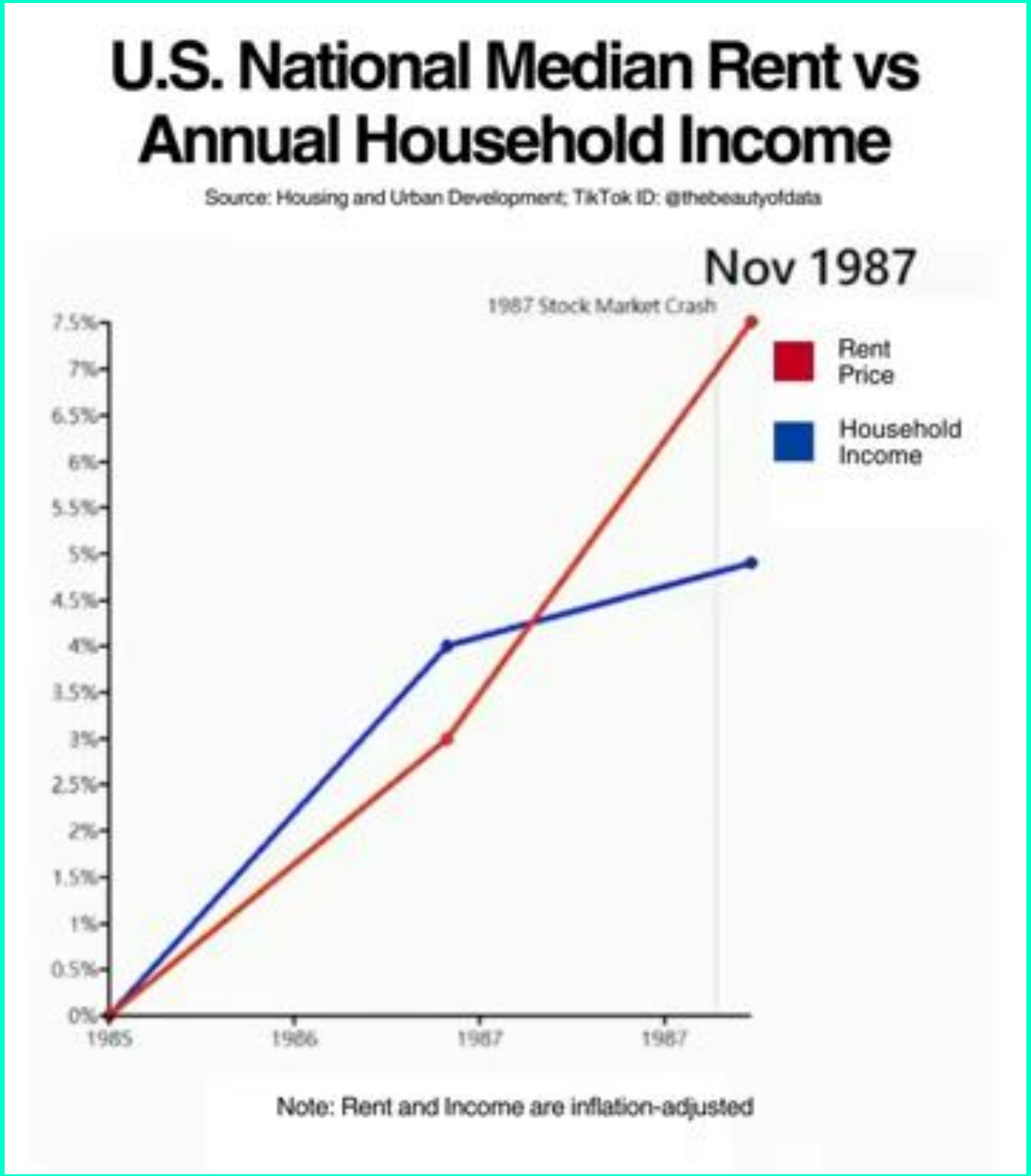

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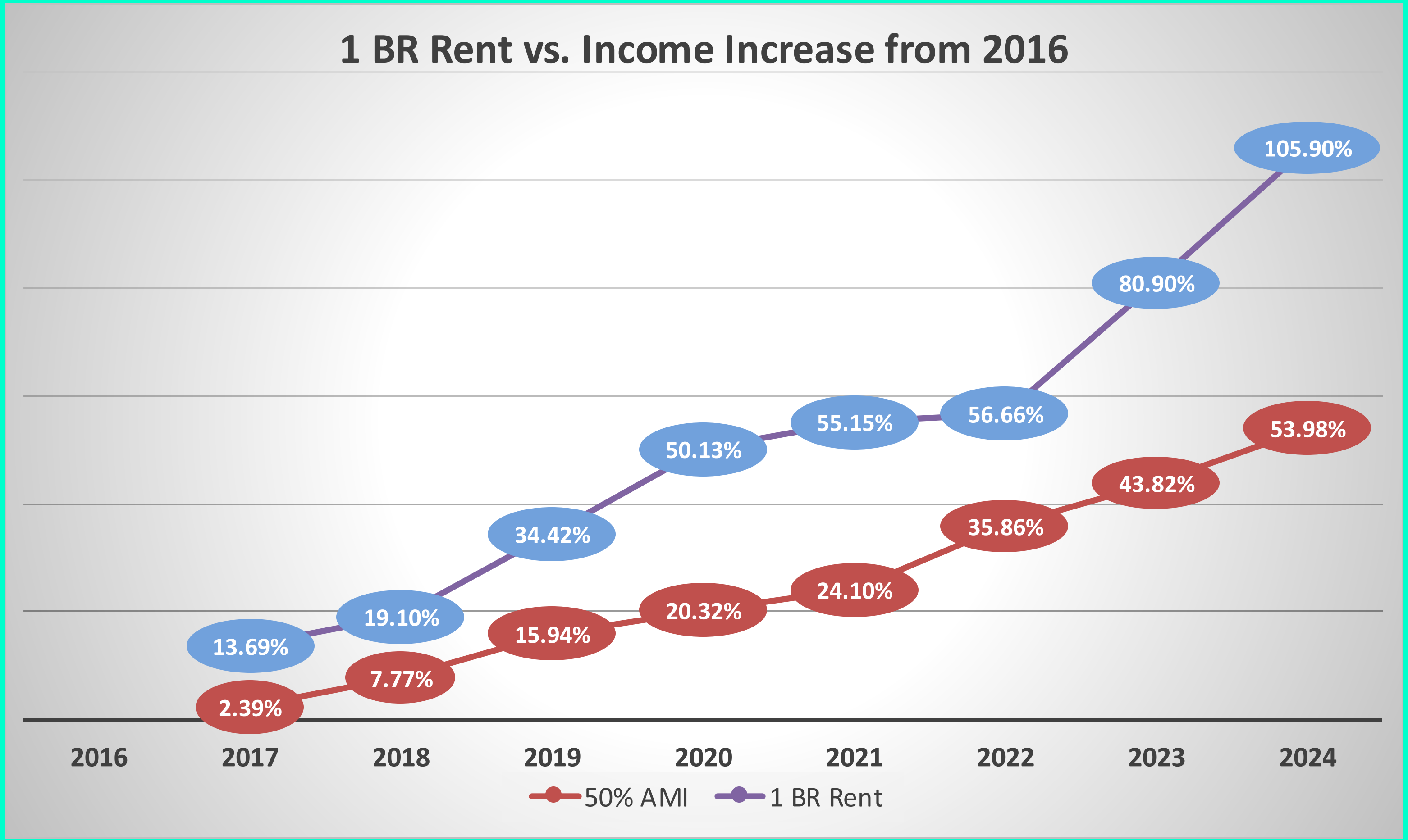

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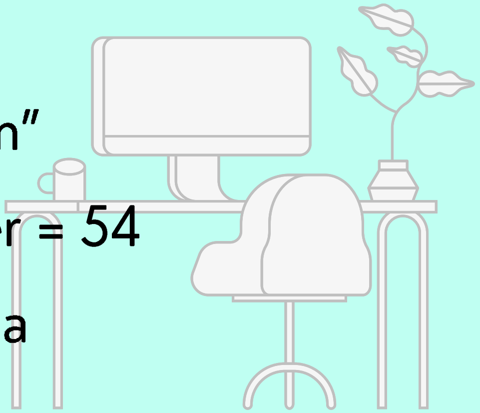
People Experiencing Homelessness Rental History Disruptions

- Long Periods of Incarceration
- Generational Housing Instability
- Caring for Ailing Parents
- Living with Friends or Family
- Chronic Homelessness
- Mindset: "I can and should live on my own"
  - Median (most typical) age at our shelter = 54
  - Mistrust of others, surrounded by trauma
- Mindset: Rent is still $500 per month



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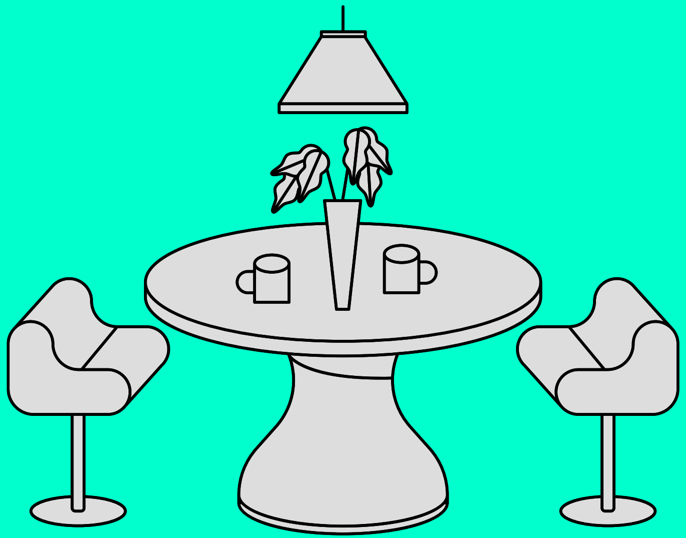

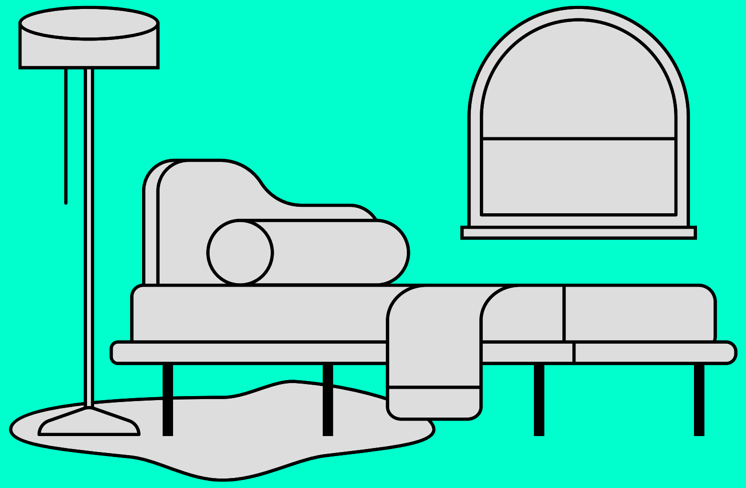

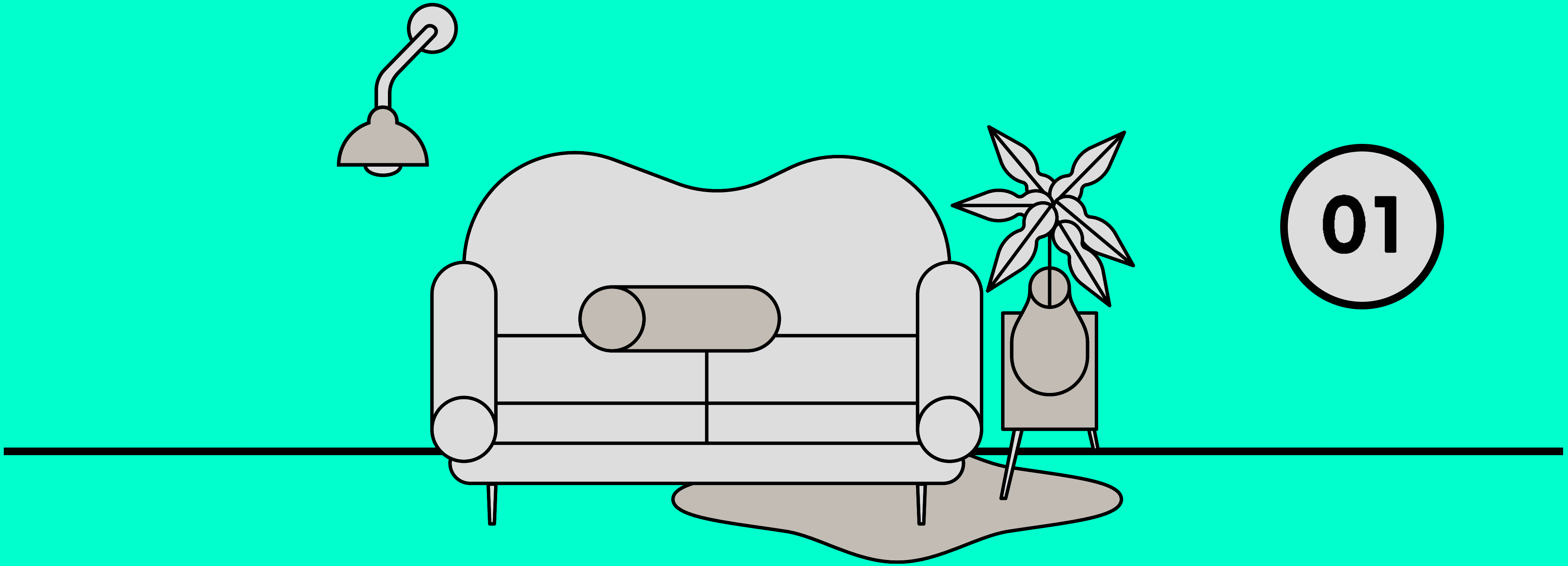

Why Shared Housing Is Important

DALLAS FMR & INCOME STUDY

Comparison of 50% Monthly AMI to 50th Percentile Rent in Dallas

Year	50% AMI by Month	0 BR Rent	0 BR Rent % of AMI	1 BR Rent	1 BR Rent % of AMI	2 BR Split Rent	2 BR SRt % of AMI	3 BR Split Rent	3 BR SRt % of AMI
2016	$2,092	$667	32%	$796	38%	$493	24%	$446	21%
2017	$2,142	$745	35%	$905	42%	$557	26%	$501	23%
2018	$2,254	$789	35%	$948	42%	$582	26%	$521	23%
2019	$2,425	$905	37%	$1,070	44%	$650	27%	$577	24%
2020	$2,517	$1,046	42%	$1,195	47%	$718	29%	$629	25%
2021	$2,596	$1,121	43%	$1,235	48%	$737	28%	$634	24%
2022	$2,842	$1,166	41%	$1,247	44%	$739	26%	$628	22%
2023	$3,008	$1,367	45%	$1,440	48%	$850	28%	$714	24%
2024	$3,221	$1,559	48%	$1,639	51%	$961	30%	$806	25%
Total Increase	**$1,129 (54%)**	**$892 (134%)**	**16%**	**$843 (106%)**	**13%**	**$468 (95%)**	**6%**	**$360 (81%)**	**4%**

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Which rents are affordable?

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Which rents rise the slowest?

SHARED HOUSING IS AFFORDABLE

AFFORDABILITY STUDY IN DALLAS

One person to one apartment has not been affordable in the housing market.

Larger units split between people are the most affordable.

Larger unit rent grows more slowly than smaller units.

How do we make sure to house everyone?

Level 1

Able and willing to work

Rapid Re-Housing Single Housing

Level 2

Long-Term Limited Income

Vouchers?

Level 3

Severe behavioral disorders

Permanent Supportive Housing

Average U.S. waiting time to get a Housing Choice Voucher is 2.5 years

Building projects underway take 5-10 years to complete

Outside of artificially affordable housing paid with rental assistance, Shared Housing is the most economical form of housing available.

SHARED HOUSING IS SUPPORTIVE

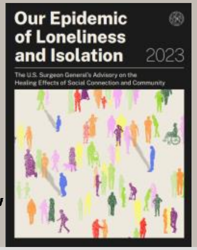
EPIDEMIC OF LONELINESS

U.S. Surgeon General Advisory 2023

Poor social connections increases health risks:

- 29% - heart disease
- 32% - stroke
- 50% - dementia
- 60% - premature death

Recommendation: "create a culture of connection"



REBUILD SOCIAL SUPPORTS

Lack of social support is one of the ways that people fall into homelessness. Shared Housing is a way to reinforce skills to build connections and community with others.

SET UP TO THRIVE

Analysis of clients who passed away in rapid re-housing programs showed risk factors: over 50+ y/o, chronic substance misuse, chronic health conditions.

Risk factors are mitigated by the community and accountability inherent in shared housing.

Case manager recommendation for making clients safer: "shared housing!"

Shared Housing can be the at-home support, encouragement, and accountability that a person needs to thrive.

SHARED HOUSING IS AVAILABLE

Child Poverty Action Lab
Rental Housing Needs Assessment 2023
Dallas has a 33,660 rental unit supply gap for people at 50% AMI or less, and that will grow to 83,500 by 2030.

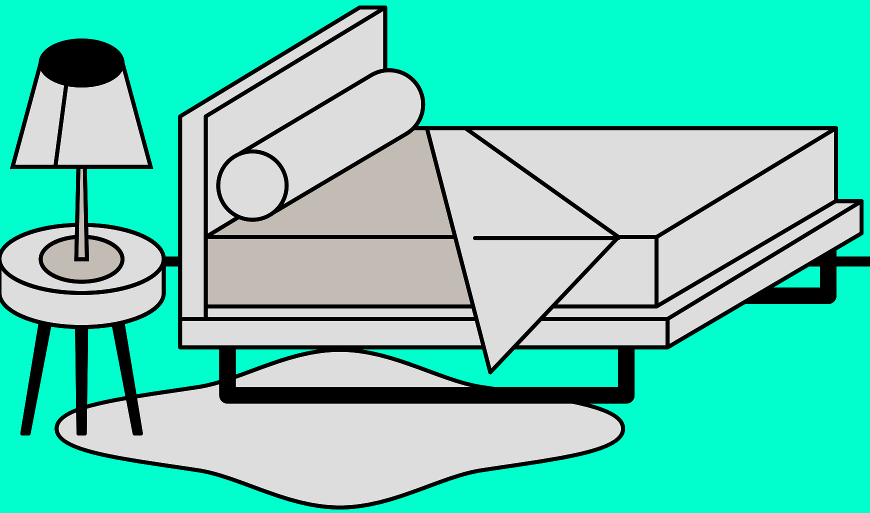
Dallas Morning News
"City's Voucher Problem" 9/22/22
Only 7% of Dallas landlords will accept even a permanent housing voucher.

Naturally Occurring Affordable Housing (NOAH)
Affordable rental housing that is not subsidized by government programs such as the Low-Income Housing Tax Credit (LIHTC) or public housing.

The availability of NOAH directly correlates to the level of homelessness in an area.

Without NOAH, we are relying on subsidies to make housing artificially affordable for people with low income. Prolific rental assistance can have the unintentional effect of driving up rent prices in a market-based economy, as they make landlords not have to compete on price.

Shared Housing can be done with existing housing stock, within fixed incomes, and can drive rents down.



02

We Know Shared Housing Works

SHARED HOUSING IS COMMON

Who do YOU share housing costs with?

Shared Housing is when more than one individual is contributing to and sharing the expenses of the household.

Common examples of shared housing include:

- Spouse
- Significant Other
- Roommate
- Student Housing
- Family
- Adult children

THE OXFORD HOUSE MODEL

Low Rules
High Accountability

www.oxfordvacancies.com

How It Works

- Must meet charter requirements
  - Zero tolerance for substance use
  - Financially self-supporting
  - Democratically ran
- **ALL DECISIONS** are made by a majority house vote
  - Membership (80% of vote required)
  - House Rules
  - Finances
  - Behavior
  - Expulsion
- Minimum of 6 individuals with substance misuse history
- Same gender in each house
- No time limit
- Abstinence-based recovery of choice
- Single Family Homes

How to Incorporate Shared Housing

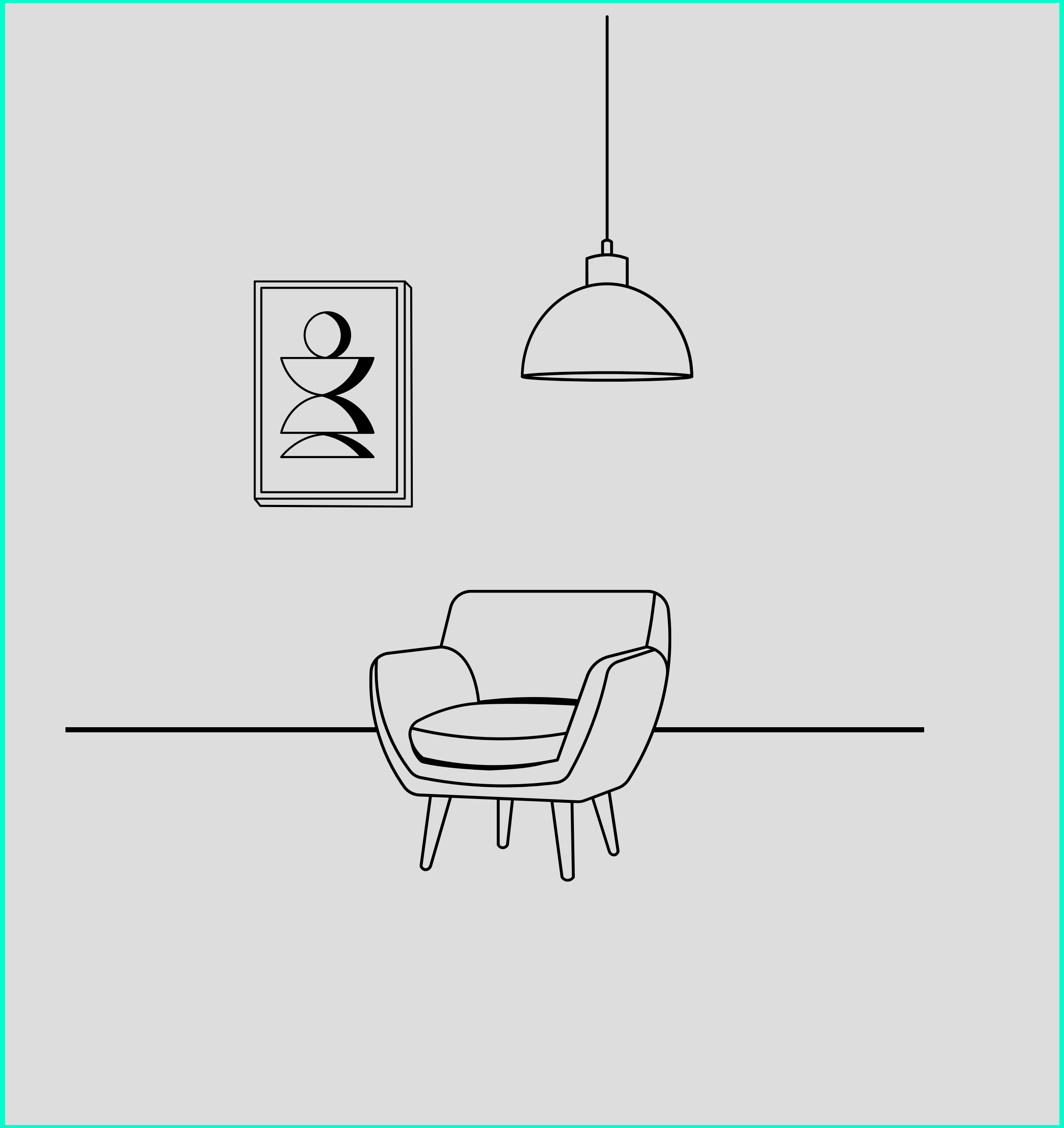
TIPS AND TRICKS

MESSAGING
Normalize Shared Housing

POLICIES
Minimize Risk

TOOLS
Engage Participants

SUPPORTIVE SERVICES
Optimize Experience



MESSAGING

MAXIMIZING DIGNITY

Normalize Shared Housing as regular adult housing

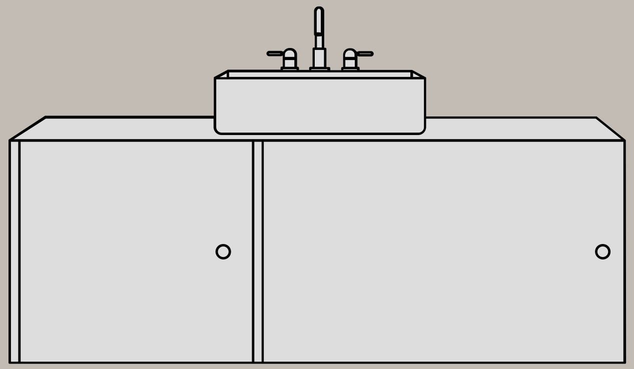
Single, private bedrooms

Shared common areas

Potential for shared bathrooms

Be direct about reality

When clients state they would rather stay in shelter or return to shelter after housing program, we ask if they would rather live with one person they choose or 400 people that they don't choose



MINIMIZING RISK

Let clients choose their own roommates.

Encourage natural supports, friends, like-minded clients

Offer the opportunity for roommate matching

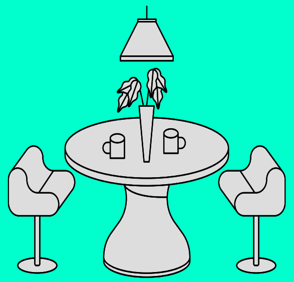
Through case management, pair clients whose interests are similar or who live similarly

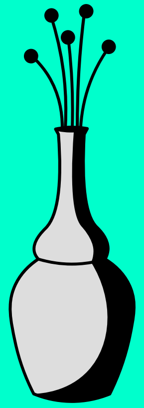
Split leasing to protect each client

Establish roommate agreements

Offer life skills training for living with others

POLICIES

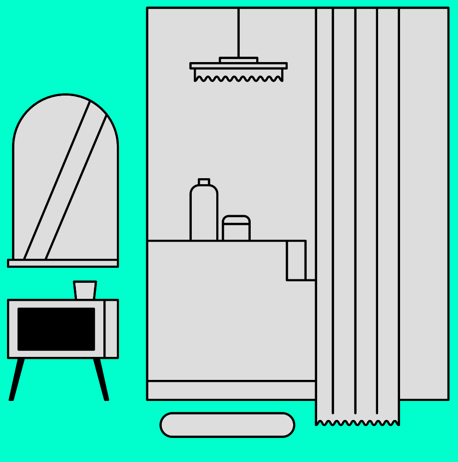




<u>Type of Lease</u>	<u>Definition</u>	<u>Eligible Household Types</u>
Single Lease	Leasing agreement with only one RRH-assisted person as the sole occupant.	• Single, Assisted
Split Lease	Each person in the unit has their own separate lease and must be evicted separately in the event of violation.	• Unrelated, Assisted • Related, Assisted • Related, Unassisted • Unrelated, Unassisted
Combined Lease	Multiple persons are listed as occupants in the lease and will evicted together in the event of violation.	• Related, Assisted • Related, Unassisted
Sub-Lease	The leaseholder is a person separate from and unrelated to the assisted household, and executes a lease agreement separate from the master lease.	This lease type is <u>NOT ALLOWED</u> in ESG, CoC, or DRTRR RRH programming as of guidance received from Matt White on 9/26/22.

POLICIES

Type of Household	Members of Household	Leasing Options
Single, Assisted	RRH-assisted client, living alone	• Single Lease • Sub-Lease
Unrelated, Assisted	RRH-assisted client and one or more RRH-assisted clients	• Split Lease • Sub-Lease
Related, Assisted	RRH-assisted client and one or more persons who are also RRH-assisted clients who define themselves as a household	• Combined Lease • Split Lease • Sub-Lease
Related, Unassisted	RRH-assisted client and one or more persons related by legal marriage or guardianship who are NOT assisted by RRH	• Combined Lease • Split Lease • Sub-Lease
Unrelated, Unassisted	RRH-assisted client and one or more persons unrelated to the client by legal marriage or guardianship who are NOT assisted by RRH	• Split Lease • Sub-Lease



Tools we Use

Don't Look Back Plan

- Completed at Intake
- Clearly outlines income needed to sustain independent and shared housing with current rent rates
- Exit plan defined and discussed

Rent Reasonableness

- Ensure that shared living situation is reasonable and affordable

Housing Needs Assessment

- Determines client acuity level
- Can help pair clients with similar histories
- Can help NOT pair clients with conflicting interests

Shared Housing Support Tools

- TAA Lease Addendum
- Housemate Resources Booklet
- Housemate Pairing Cards
- Living Well With Others Booklet

CONSULTATION

What level of monthly income are you able to generate within the next 12 months to afford rent? (circle answer)

Bedrooms	*Rent Level*	*Monthly Household Income Needed**	*Monthly Total Individual Income Needed with Roommates*
1	$1,200	$2,400	$2,400 ($1,200 rent per person)
2	$1,300	$2,600	$1,300 ($650 rent per person)
3	$1,700	$3,400	$1,100 ($550 rent per person)

**Based upon household spending 50% of monthly income on rent*

What is your plan to maintain your housing after the rental assistance is over?

Choose your pathway to exit the program: *how will you afford rent when the rental assistance is over?*

____ Full-Time Employment ____ Part-Time Employment ____ Getting a roommate ____ Job & Roommate

Client initials *Client initials* *Client initials* *Client initials*

Choose your location to exit the program: *where will you live when the rental assistance is over?*

____ Move into a unit and pay full rent
Client initials

____ Move into a larger unit and invite a roommate to live with me and share the full rent
Client initials

____ Move in with family or friends who are willing to cover costs
Client initials

I agree that this *Don't Look Back Plan* faithfully represents my needs and desires for service in the Rapid Re-Housing program. I will work diligently on accomplishing this plan and will communicate with program staff ASAP if the plan needs to be updated.

Client Signature: ______________________ Date Signed: ______________

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Austin Street Center RRH Program

RENT REASONABLENESS DETERMINATION

Must be signed before the client moves in to the rental property and at least annually thereafter.

Client Name					
Street Address				**Unit No.**	
City		**State**		**ZIP Code**	

DATA FOR COMPARABLE UNITS: Fill in each blank with the appropriate data for the program unit and for each comparable unit within the same ZIP code or surrounding ZIP codes. Where appropriate, write Yes, No, or N/A.

	Proposed Unit	Comparable #1	Comparable #2	Comparable #3
Location Name	Exchange 7272	The Paxton	The Woods of Five Mile Creek	Redbird trails
Street Address	7272 Marvin D Love Fwy	6910 Cockrell Hill	6010 S. Westmoreland Rd.	
City, State	Dallas, Tx	Dallas	Dallas, TX	
ZIP Code	75237	75237	75237	
KEY FEATURES				
# of Bedrooms (total)	2	2	2	2
# of Bathrooms (total)	2	2	2	2
# of Bedrooms for Assisted Household	2	2	2	2
Square Footage (total)	941	950	1031	932
RENT				
Total Rent	$1,250	$1,399	$1,587	$1,350
Total Utility Allowance	$301	$301	$301	$281
Total Gross Rent	$1,551	$1,700	$1,888	$1,631
Rent Charged to Client	$1,250			
Rent Charged for Similar Units	$1,250			

Austin Street Center RRH Program Rent Reasonableness Determination, page 1

RENT REASONABLENESS ANALYSIS

	Comparable #1	Comparable #2	Comparable #3	Reasonable Rent	Program Unit
Total Gross Rent	$1,700	$1,888	$1,631	$1,740	$1,551
Rent Per Person	$1,700	$1,888	$1,631	$1,740	$1,551
Current Total FMR for Unit	$1,758	$1,758	$1,758		$1,758
Current Pro-Rata FMR	$1,758	$1,758	$1,758		$1,758

Is the program unit rent:		
1. Equal to / less than HUD Fair Market Rent?	**YES**	**If not eligible, explain differences in amenities which make the unit reasonable in the notes section below.**
2. Less than the average of market comps?	**YES**	
3. Equal to / less than similar units at property?	**YES**	

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Acuity Level	Definition	Assessment Criteria	Recommended Services & Housing
Level 1 **Low Acuity** ☒	Minimal imminent barriers to increasing and maximizing income through employment	Recent work history Attendance to employment supports provided Capacity and willingness to become gainfully employed within 3 months	**Services** • Supportive Employment • Health Care for presenting conditions **Housing** • RRH Single (earning capacity >$3000/mo w/in 12 months) • RRH Shared (earning capacity < $3000/mo w/in 12 months)
Level 2 **Medium Acuity** ☐	Limited earning capacity due to presenting disabling conditions	Currently has disability benefits or applying for disability benefits Does not express readiness or willingness to be employed No recent work history	**Services** • Vocational Rehabilitation • Benefits Navigation • Health Care for presenting conditions **Housing** • RRH Shared Housing • Boarding Home • Sober Living Home
Level 3 **High Acuity** ☐	Suffering from serious symptoms which inhibit their ability to interact fully and peaceably with others	Chronic physical issues requiring consistent medical support OR Serious behavioral health or developmental delay symptoms present (such as active psychosis or extreme mood swings) OR Frequent violent charges in criminal background	**Services** • Wraparound Housing Stability Plan • Health Care for presenting conditions **Housing** • Supportive Housing • Boarding Home • Sober Living Home • Assisted Living • Skilled Nursing **RRH Home Visits** Tandem home visits

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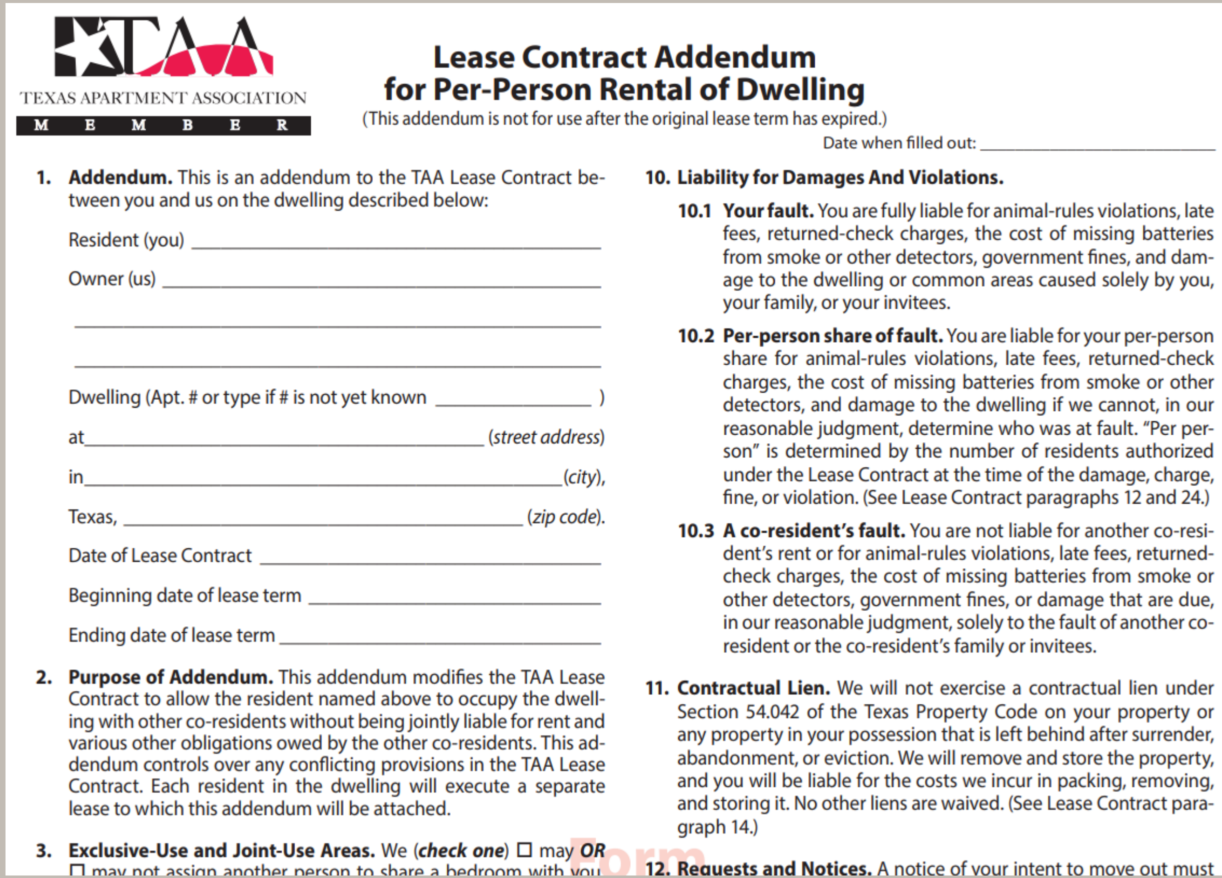


TEXAS APARTMENT ASSOCIATION
MEMBER

Lease Contract Addendum for Per-Person Rental of Dwelling

(This addendum is not for use after the original lease term has expired.)

Date when filled out: ____________

1. **Addendum.** This is an addendum to the TAA Lease Contract between you and us on the dwelling described below:

Resident (you) ____________

Owner (us) ____________

____

____

Dwelling (Apt. # or type if # is not yet known ____________)

at____________ *(street address)*

in____________ *(city)*,

Texas, ____________ *(zip code)*.

Date of Lease Contract ____________

Beginning date of lease term ____________

Ending date of lease term ____________

2. **Purpose of Addendum.** This addendum modifies the TAA Lease Contract to allow the resident named above to occupy the dwelling with other co-residents without being jointly liable for rent and various other obligations owed by the other co-residents. This addendum controls over any conflicting provisions in the TAA Lease Contract. Each resident in the dwelling will execute a separate lease to which this addendum will be attached.

3. **Exclusive-Use and Joint-Use Areas.** We (*check one*) ☐ may *OR* ☐ may not assign another person to share a bedroom with you

10. **Liability for Damages And Violations.**

10.1 **Your fault.** You are fully liable for animal-rules violations, late fees, returned-check charges, the cost of missing batteries from smoke or other detectors, government fines, and damage to the dwelling or common areas caused solely by you, your family, or your invitees.

10.2 **Per-person share of fault.** You are liable for your per-person share for animal-rules violations, late fees, returned-check charges, the cost of missing batteries from smoke or other detectors, and damage to the dwelling if we cannot, in our reasonable judgment, determine who was at fault. "Per person" is determined by the number of residents authorized under the Lease Contract at the time of the damage, charge, fine, or violation. (See Lease Contract paragraphs 12 and 24.)

10.3 **A co-resident's fault.** You are not liable for another co-resident's rent or for animal-rules violations, late fees, returned-check charges, the cost of missing batteries from smoke or other detectors, government fines, or damage that are due, in our reasonable judgment, solely to the fault of another co-resident or the co-resident's family or invitees.

11. **Contractual Lien.** We will not exercise a contractual lien under Section 54.042 of the Texas Property Code on your property or any property in your possession that is left behind after surrender, abandonment, or eviction. We will remove and store the property, and you will be liable for the costs we incur in packing, removing, and storing it. No other liens are waived. (See Lease Contract paragraph 14.)

12. **Requests and Notices.** A notice of your intent to move out must

Tools we Use

Don't Look Back Plan

- Completed at Intake
- Clearly outlines income needed to sustain independent and shared housing with current rent rates
- Exit plan defined and discussed

Rent Reasonableness

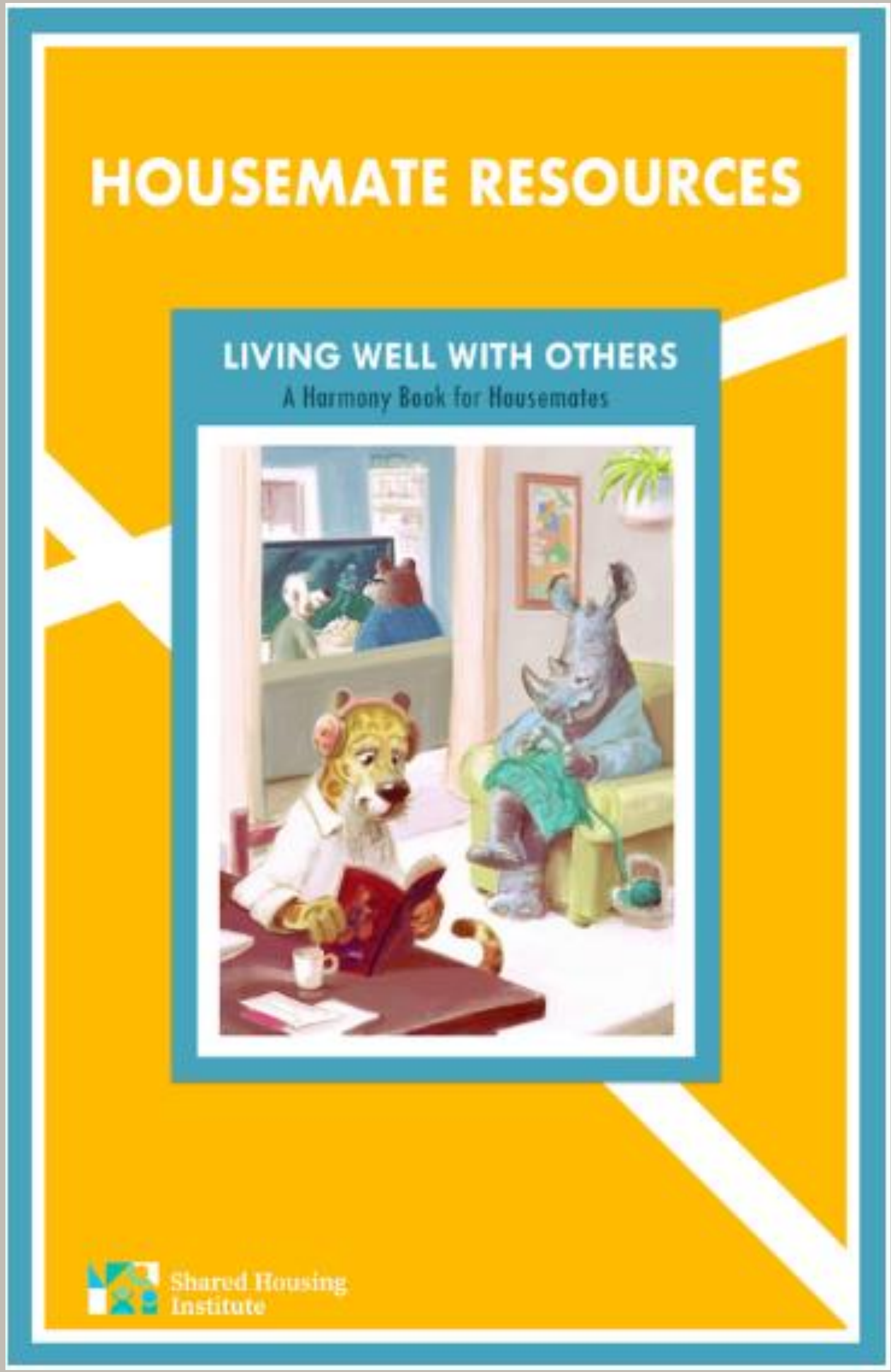
- Ensure that shared living situation is reasonable and affordable

Housing Needs Assessment

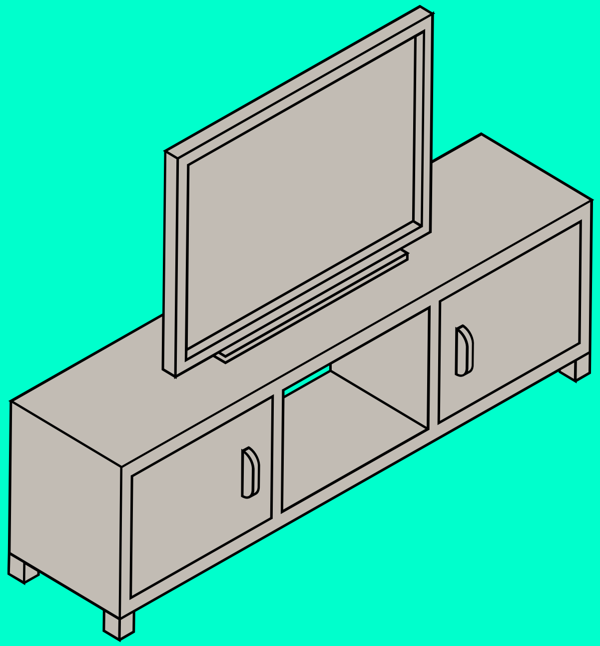
- Determines client acuity level
- Can help pair clients with similar histories
- Can help NOT pair clients with conflicting interests

Shared Housing Support Tools

- TAA Lease Addendum
- Housemate Resources Booklet
- Housemate Pairing Cards
- Living Well With Others Booklet



SUPPORTIVE SERVICES



Housing Connector

- Lowers rental criteria and provides additional support after our program ends

Roommate Agreement

- We have done it informally, so far. There are tools available!
- Asked roommates to identify potential issues and make agreements to decrease conflict.

Real Deal on Housing Class

- Orient people to the idea of roommates and shared housing

Rapid Re-Housing Intake

- Emphasize that Rapid Re-Housing is a "jobs and roommates" program

EXAMPLES

CHALLENGES

- Negative client perception
- Properties unfamiliar with split leasing
- Differences in client acuity
- "Building the bike while riding it"
- Separate case managers

- Systematic Roommate Matching
- Split Leasing
- Make sure everyone has their own room
- Shared Housing in Coordinated Entry Systems
- Landlords are more receptive to master leasing

OPPORTUNITIES

SOURCES OF INFORMATION

Shared Housing Institute

www.sharedhousinginstitute.com

National Shared Housing Conference

Sharing Housing, Inc.

www.sharinghousing.com

NAEH Shared Housing Fact Sheet

https://endhomelessness.org/wp-content/uploads/2022/02/Shared-Housing-Fact-Sheet_Feb-2022.pdf

WE WANT THE WORLD TO KNOW:

Shared housing is the most realistic and sustainable option for most people – including those experiencing homelessness!

Shared housing increases safety among vulnerable populations

Placing people in unaffordable units is potentially harmful

CONSIDER SHARED HOUSING, EVERY TIME AND IN EVERY PLACEMENT!

CONNECT WITH US

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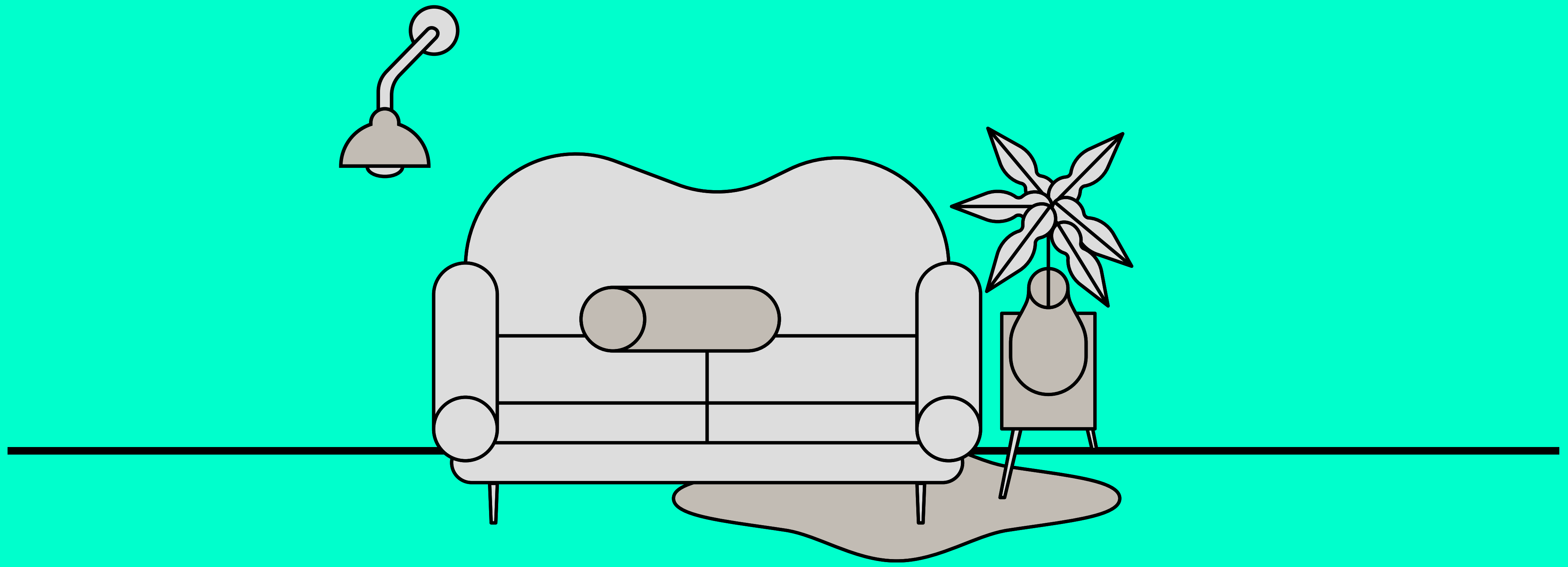
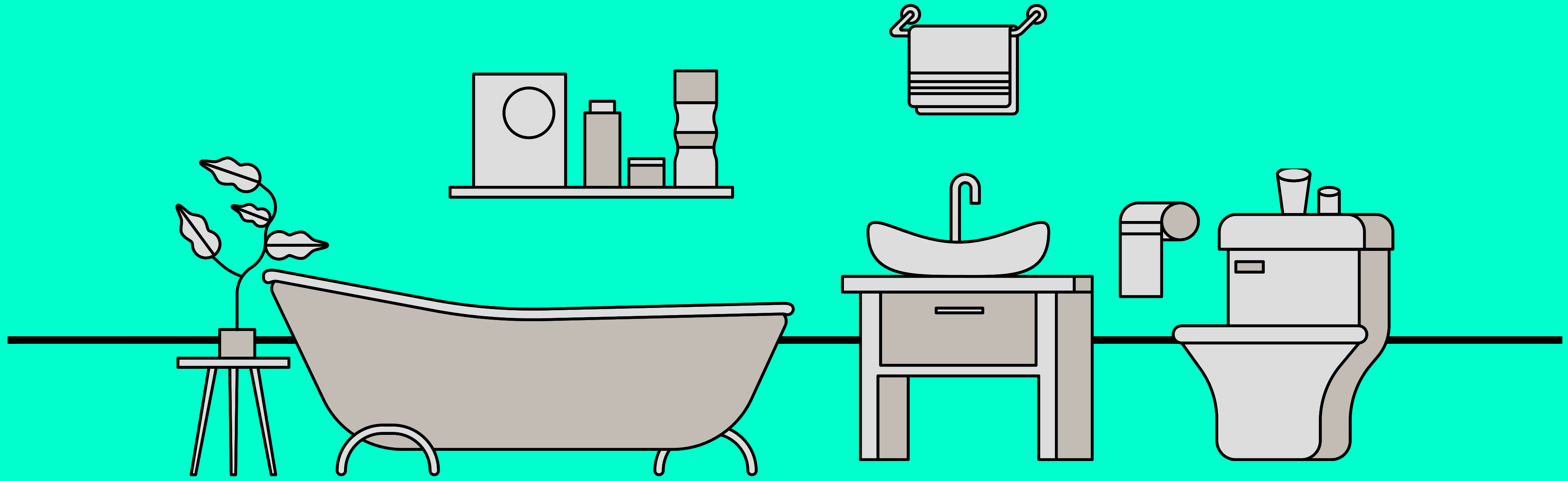


QUESTIONS



Please complete feedback form in Whova!