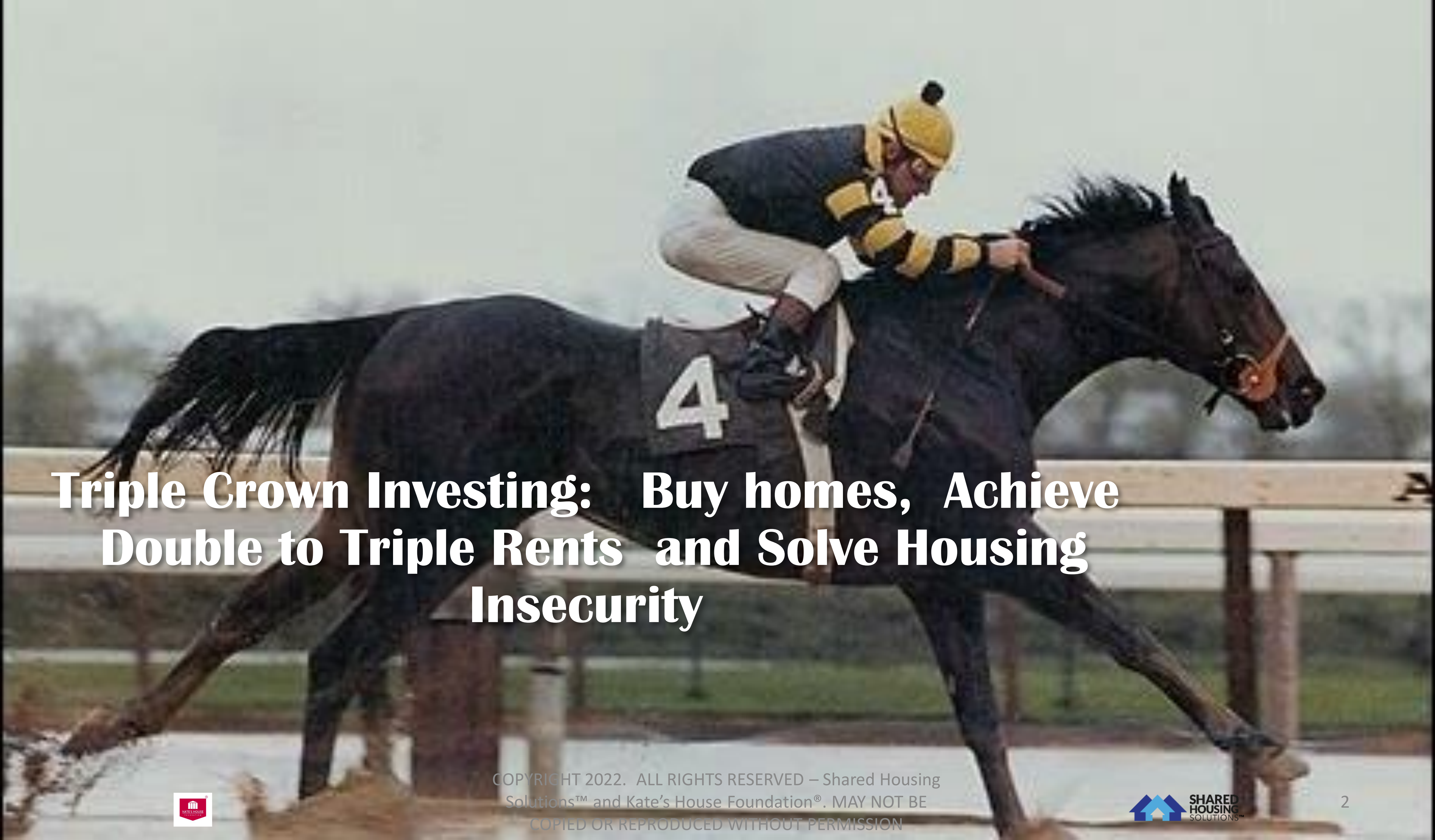
USING SHARED HOMES TO BUILD COMMUNITIES AND YOUR LEGACY OR INVEST in Shared Housing even if you do not Have 1 Million $ and Change the World

Frank and Sherri Candelario, Ph.D.

KATE'S HOUSE FOUNDATION®



Triple Crown Investing: Buy homes, Achieve Double to Triple Rents and Solve Housing Insecurity

People in Need of Shared Housing

- Veterans
- Re-entry from prison
- Students (we do not house)
- Recovery homes
- Foster Adults
- Fixed income SSI
- Temporary Workers
- Corporate Housing
- Military folks

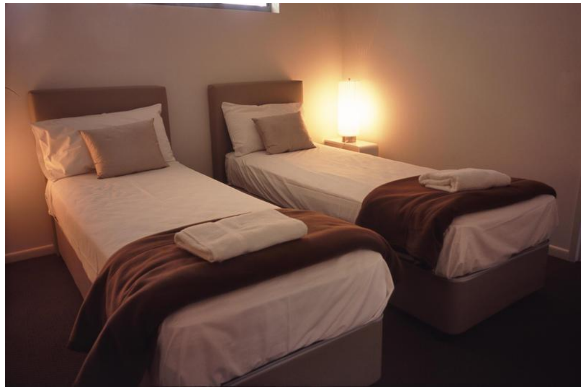
Special Needs Shared Housing

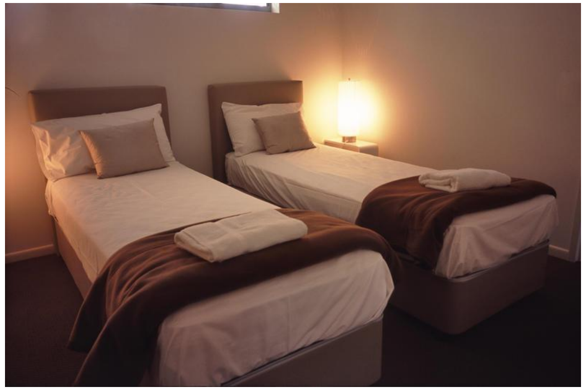
Some of these populations will have specific regulations.
This is outside of this class.

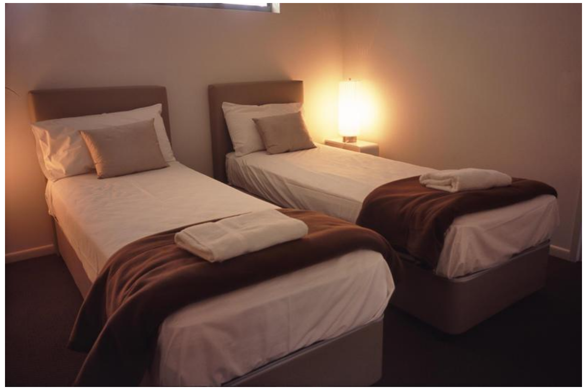
It is important to check in with your local and state agencies.

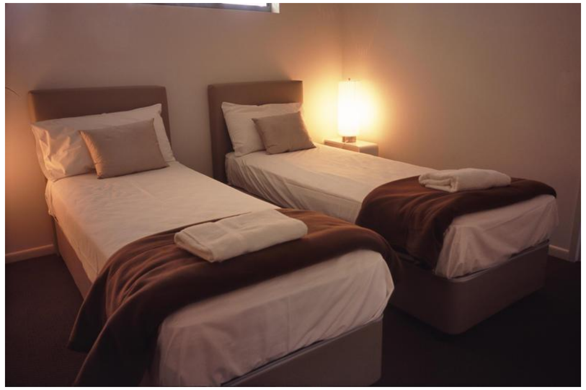
- **Traumatic Brain Injury**
- **Mental Health**
- **Developmental Disabilities**
- **Veterans with Post Traumatic Brain Disorder or Other Mental Health Issues**
- **Physical Disabilities**
- **Medically Fragile**
- **Hospice/Palliative Care**

Income from Shared Bedrooms









$6,000

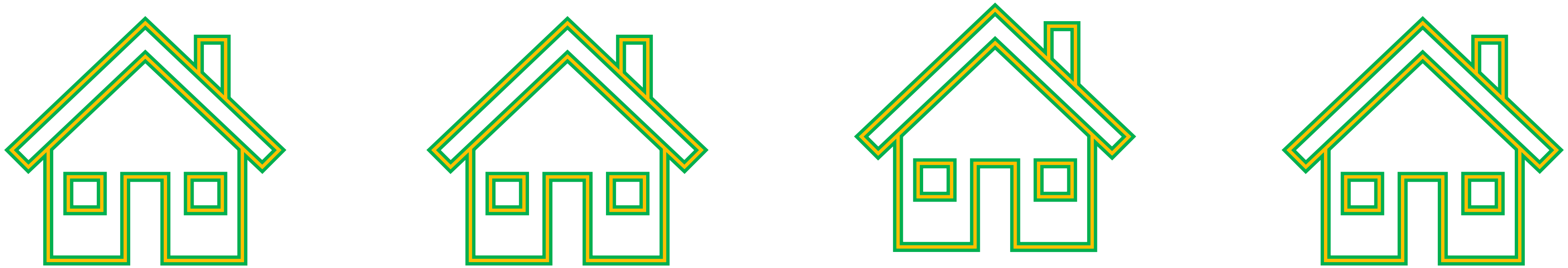
- $2,000

$4,000

Let's Compare a Single-Family Rental to *Shared Housing*

$1,700	**$6,000**
- $1,500	**- $2,000**
$ 200	**$4,000**

Shared Housing



$6,000
- $2,000
$4,000

$4,000 X 4 = $16,000

Compare Kate's House Model to a Typical Rental Home

- **$100,000 = $600 Principle and Interest**
- **8 Beds X $450 = $3,600**
- **Taxes and Insurance at 1.5% = $125 a month**
- **Average utilities & maintenance = $800 a month**

$3,600 Potential Gross Income
-$ 600 Principle and Interest
-$ 125 Taxes and Insurance
-$ 800 Utilities and Maintenance

$2,075 Potential Net

SINGLE FAMILY RENTAL

$1,000 Potential Gross Income
-$ 500 Principle and Interest
-$ 125 Taxes and Insurance
-$ 200 Utilities and Maintenance

$175 net profit

SHARED HOUSING SOLUTIONS™

Jacob and TracieAnn

KATE'S HOUSE FOUNDATION

Why is Branding Important?

Do not be the house that needs a swat team to decontaminate the house.

Branding Examples

Is there a Difference?

Defined Your Brand

To Provide a Reason to Choose

BRANDING

- Perception
- Expectation
- Experience

Kate's House Brand

- Your Brand is what people talk about
- A promise made
- Consistent housing
- Resident Behavior is
- consistent
- Results driven

Kate’s House Brand

- Nice Furniture
- No excessive cars
- No visitors
- No Peer Run homes
- House Leader model
- Medically Assisted Treatment

KATE'S HOUSE FOUNDATION

SHARED HOUSING SOLUTIONS™

Kate's House Brand

- Consistent behavior
- Friendly Residents
- House rules drive the model
- Neighborhood is middle income or better
- Great curb appeal
- Landscaping is immaculate

Your Brand Should Reflect Excellence

- **Think of your brand like a person you trust.**
- **Think like a customer. Why would a vendor buy your product?**

We Will Not Rehab A Property Unless We Rehab To Fit the Kate's House® Model

SOME ELEMENTS OF A RESPECTED HOUSING BRAND

- **The parts of the house you cannot see are in excellent condition.**
- **Yard is maintained**
- **Clean and functional exterior**
- **Quiet House**
- **Energy Efficient**

We Will Not Rehab A Property Unless We Rehab To Fit the Kate's House® Model

SOME ELEMENTS OF A RESPECTED HOUSING BRAND

- Neighbors support you
- No visitors loitering on the property
- Well-Managed
- Property could be listed immediately
- You do what you say you will do
- Residents are polite and interact with the neighbors

Build Your Business And Your Brand

What is your brand?   What are your strengths?

The Power of Housing to change a life

We provide exceptional housing in great neighborhoods for men and women recovering from addiction or the justice system.

We offer support, tranquility, beauty, empowerment, safety and respect. We are partnered with multiple agencies and can **support** dual diagnosis of addiction and depression.

We support medically assisted treatments for substance use disorder

Contact us!
Kate's House Foundation
415 1st Avenue North
Seattle, WA 98109

Kate's House Foundation

(501C3)

Level II Recovery Homes

EIN 81-4323129

www.kateshousefoundation.org

Our houses are strategically located near services that lead to successful recovery, education and employment.

We provide high end housing that exceeds national standards for women in recovery. With a variety of in-house services, a commitment to compassion, Kate's Houses provide the ideal home for healing.

We believe in the power of housing.

OUR PHILOSOPHY

We start with beautiful, shared housing minutes from Seattle with homes that are safe, secure and induce pride. We support medically approved treatments for addiction. Compassion, therapy and a commitment to keeping women in a home.

Key clients

- Department of Corrections
- Drug Court
- Federal Government
- DSHS HEN approved

Contact Us

Kate's House Foundation
415 1st Avenue North #9264
Seattle, WA 98109

Twenty-Six Characteristics for a Shared Home

1. Ideal Neighborhood – use data analytics to find the neighborhood. Census data or dataio.usa
   a. Demographics:
   b. Age: 30-40
   c. Percent Renters: 50% (this can be 5% lower. Higher is fine).
   d. Jobs: Service jobs
   e. Median home price is affordable and is appreciating
   f. Ethnicity: A variety of populations
   g. Public Transportation within one mile
   h. Educational institutions may be cosmetology school or two year college
   i. Within a 30 minute Drive of your home or office or your property manager's office
   j. Check for Oxford homes nearby.
2. Single family home is ideal.
3. Two stories in some parts of the country
4. One story with a central kitchen and dining room
5. If two story: Kitchen on one floor; Kitchenette on one floor. You can add.
6. Multiple bathrooms (two to three is ideal)
7. On or near public transportation within one mile.
8. Unfinished basement that can be modified for more bedrooms.
9. Family room that can be sectioned off
10. Off street parking
11. Has a high transit score on Redfin or Zillow (over 50)
12. Good walk score (over 75)
13. Garage or shed for storing belongings. Decreasing clutter in the house makes it easier for people

Twenty-Six Characteristics for a Shared Home

14. Walking distance to grocery store
15. Uber or bus to clinics or medical care
16. Fenced back yard (Visual block)
17. Corner lot or a lot of area between adjacent homes
18. Good egress. Windows must be large enough for a person to crawl out.
19. Patio for group activities
20. Balcony if a two-story home.
21. Second Family room for group activities. Ideally, seats 10.
22. Water efficient appliances. You may have to change out.
23. Double paned windows for energy efficiency
24. Handrails near stairs are sturdy
25. Garden area. Many people like to garden and it provides a get away space.
26. Near Bus Stop

Red House Tour


social
media
information
reach
content
networking
industrial
internet
sharing
people
network
different
also
television
individuals
electronic
blogs
sites
using
use
instant
marketing
technologies
consumers
applications
December
production
Examples
September
technological
properties
statistics
platforms
generally
include
worlds
page
issues
mobile
many
types
See
Tagged
Music
since
projects
video
communications
references
discuss
may
six
even
radios
big
free
adopting
multiple
now
edit
training
globally
example
refer
producers
aggregation
consumer-generated
government
participants
optimization
total
forms
others
thread
U.S
search
skills
interaction
Customer
made
print
accessible
inputting
Answers
broadcast
neologism
altered
bookmarking
Internet
sources
help
Brand
reviews
tweets
direct
transform
art
infinite
including
one
almost
monitoring
devices
describe
microblogs
knowledge

What is Social Media?

- Website – look at Upwork for help
- Facebook for non-profits
- Linked-In
- Instagram
- Twitter
- YouTube

Website

- Your organization's first impression
- Include your mission and vision statement
- Your story
- Videos or podcasts
- www.kateshousefoundation.org
- www.sharedhousingsolutions.com

Social Media

- **Facebook**
- **Facebook for Business**
- **Facebook for Nonprofits**

Facebook for Nonprofits

- **You may fundraise**
- **No fees deducted for fundraising on Facebook**
- **<u>You must have your nonprofit</u>**
- **Fundraising tools on Facebook**

Linked In

- More than 750 million members

  Professional networking

  Build your professional network

  Online resume

  Link in with us!

Instagram

- Photo and video sharing social network
- Owned by Facebook
- May be monetized
- Easy to share

Twitter

- Microblogging site
- Messages are “tweets”
- May be retweeted or shared
- Limited number of characters

Taglines that Define

- WE REDEFINE RECOVERY
- Inspirational Houses, Proven Success
- Let's join together to change families by removing housing insecurity.

Making Money on YouTube

- **Ads come from AdSense auction,**
Google Ad Manager, and other YouTube-sold sources.
- **You turn on monetization**
- **Ads on your video are automatically chosen based on context of your video and whether the content is advertiser-friendly.**
- **Kate's House Foundation**
- **Shared Housing Solutions**

SHARED HOUSING SOLUTIONS™

Business Cards That Win

Your business card Should Have:

- Your Facebook Page
- Your website
- Your twitter account & any other Social Media
- Dedicated phone line to your business
- Your Mission Statement

What Is Google For Nonprofits?

- **Google for Nonprofits is a free program where Google gives away premium services (custom G Suite accounts) at no cost.**
- **For organizations that qualify, Google for Nonprofits gives access to a collection of premium apps that might otherwise be too expensive for NPOs**
- **Google Ad Grants is perhaps the most popular program in Google for Nonprofits, where Google gives nonprofits $10,000 a month to spend on advertisements in Google search results.**

Google for Nonprofits

Kates House Foundation

Products | Profile NEW | Administrators | Settings

Google for Nonprofits products

Google Workspace for Nonprofits

Powering nonprofits to be faster, smarter, and more collaborative

Status: **Eligible for Google Workspace discounts**
Google Workspace domain: **www.kateshousefoundation.org**

- Sign in to the Admin Console
- Help resources: Google Workspace Setup

Google Ad Grants

Run ads on Google Search at no cost so you can reach a new audience that's searching for info about your cause

Status: **Approved**
Customer ID: [redacted]

Sign in to Ad Grants

Get started with Ad Grants

Set up your website for success

Launch a successful Ad Grants campaign


Not in MY Back Yard (NIMBYISM)

Neighborhood, Neighbors and the Homeowners Association

Sometimes the neighbors aren't happy…

NIMBY – What is It?

- "Not In My Backyard,"
- Residents of a neighborhood are against:
- shelter, affordable housing, group home
- or change in occupancy of an existing development as inappropriate or unwanted for their local area.

Argument

- The opposition to affordable, supportive or transitional housing is usually based on the assumed characteristics of the population that will be living in the development.

- Common arguments are that there will be increases in crime, litter, thefts, violence and that property taxes will decrease.

- The benefits for the residents are often ignored.

What Happens when the Neighbors Do Not Want a Home in their Neighborhood?

What Do People Believe About Sober Homes?

•ASSUMPTIONS

- You may have neighbors who've experienced substandard recovery housing in their community.

- You may have neighbors who do not support your clients.

- **Neighbors must accept your house**
- **Neighbors must support your house**
- **Neighbors need to support your people**

HOW?

How do we Change Minds?

Eliminate the Stereotype of Recovery Homes

- House Values Will Decline
- Drug Use and Selling Drugs from the Property
- Police Visits
- Nonstop visitors
- Parties that spill into the neighborhood

Eliminate the Stereotype of Recovery Homes

- Strangers Coming & Going
- Increased Theft and Crime
- Owners are Detached
- No one to call if there's a problem

'Not in My Backyard' to 'Yes in My Backyard'

NIMBY

- Keep property values high
- Believe in Stereotypes
- Close minded

YIMBY

- Believe in equity
- Believe in fairness
- Believe in helping

How Do We Change Stereotypes?

We Teach The Residents

We're in this safe, desirable neighborhood,

because our neighbors allow us to be here.

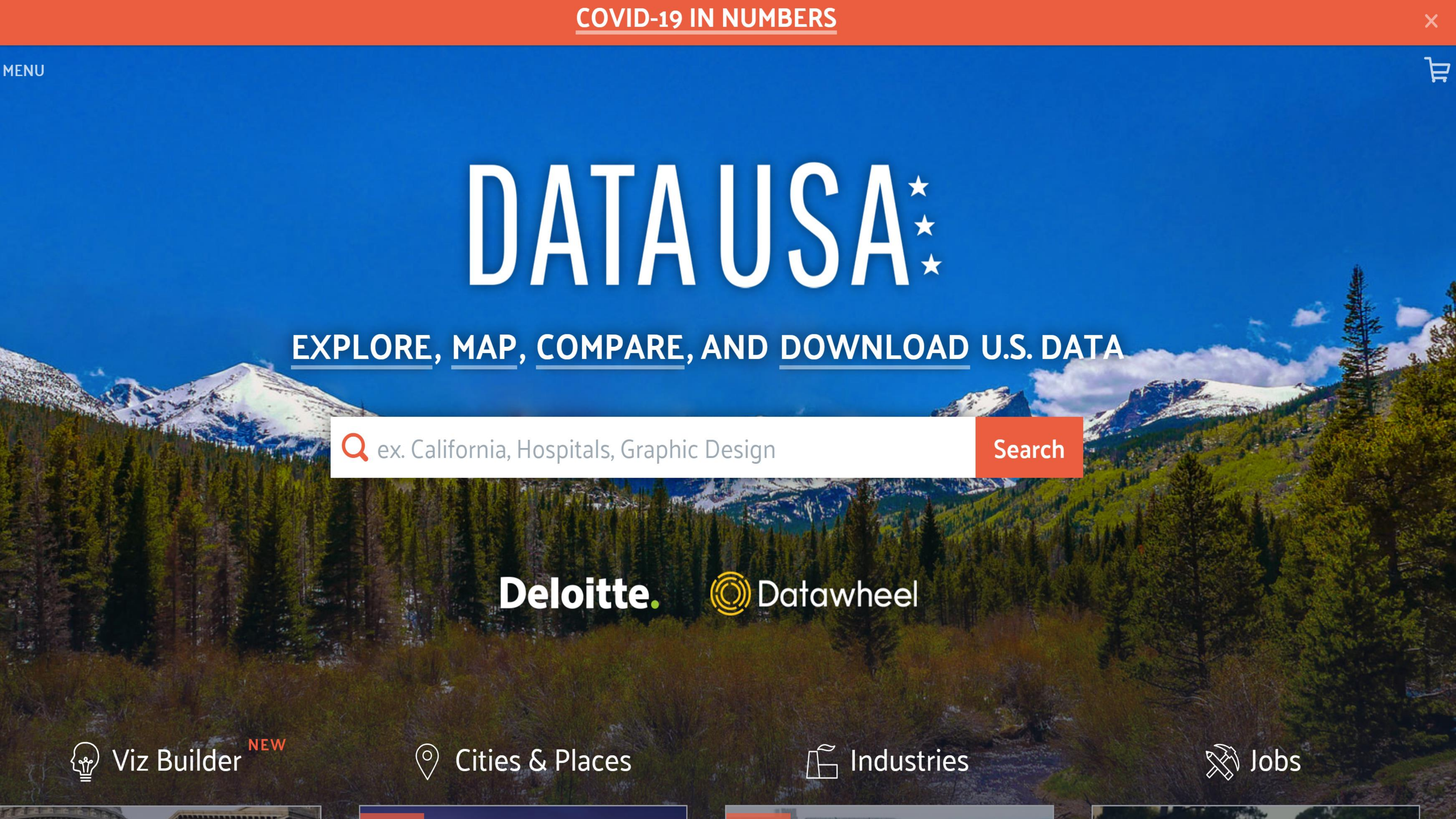

Welcome To Our Neighborhood!!!
We hope you like it here!!
Neighbors Welcome Us!

Meet the Neighbors

Location – Top 10 List

1. Near a community with jobs
2. Community is a growth community
3. Median home price is affordable and is appreciating
4. Ethnicity: A variety of populations
5. Public Transportation within one mile
6. Vocational institutions or two year college
7. Within a 30 minutes of home, office or manager’s office
8. Other shared, transitional homes in the area
9. Has a high transit score on Redfin or Zillow (over 50)
10. Good walk score (over 55)

SHARED HOUSING SOLUTIONS™


COVID-19 IN NUMBERS
MENU
DATA USA
EXPLORE, MAP, COMPARE, AND DOWNLOAD U.S. DATA
ex. California, Hospitals, Graphic Design
Search
Deloitte.
Datawheel
Viz Builder
NEW
Cities & Places
Industries
Jobs

MENU

DATA USA:

2018 DATA

BURIEN, SEATAC, TUKWILA CITIES & WHITE CENTER PUMA, WA

PUBLIC USE MICRODATA AREA (PUMA)

ADD COMPARISON

POPULATION	US SENATOR	US SENATOR	MEDIAN AGE
132,760	 Patty Murray	 Maria Cantwell	37
1.32% 1-YEAR GROWTH	DEMOCRATIC PARTY	DEMOCRATIC PARTY	

POVERTY RATE	MEDIAN HOUSEHOLD INCOME	MEDIAN PROPERTY VALUE	NUMBER OF EMPLOYEES
13.5%	$61,425	$338,700	65,293
	8.16% 1-YEAR GROWTH	12.2% 1-YEAR GROWTH	2.15% 1-YEAR GROWTH

ABOUT | COVID-19 | NEW CIVICS | DIVERSITY | ECONOMY | EDUCATION | HOUSING & | HEALTH

2020 DATA

Burien, SeaTac, Tukwila Cities & White Center PUMA, WA | Data USA

https://datausa.io/profile/geo/burien-seatac-tukwila-cities-white-center-puma-wa

DATA USA: REPORTS MAPS VIZ BUILDER ABOUT

BURIEN, SEATAC, TUKWILA CITIES & WHITE CENTER PUMA, WA

PUBLIC USE MICRODATA AREA (PUMA)

ADD COMPARISON

2020 POPULATION	US SENATOR	US SENATOR	2020 MEDIAN AGE
134,627	Patty Murray	Maria Cantwell	37.3
0.977% 1-YEAR GROWTH	DEMOCRATIC PARTY	DEMOCRATIC PARTY	0.811% 1-YEAR INCREASE

2020 POVERTY RATE	2020 MEDIAN HOUSEHOLD INCOME	2020 MEDIAN PROPERTY VALUE	2020 EMPLOYED POPULATION
12.7%	$70,201	$399,700	65,308
3.11% 1-YEAR DECREASE	7.3% 1-YEAR GROWTH	7.65% 1-YEAR GROWTH	0.023% 1-YEAR GROWTH

ABOUT DIVERSITY COVID-19 ECONOMY CIVICS EDUCATION HOUSING & LIVING HEALTH

75°F Cloudy

6:02 PM 9/8/2022

MENU

2018 DATA

BURIEN, SEATAC, TUKWILA CITIES & WHITE CENTER PUMA, WA

PUBLIC USE MICRODATA AREA (PUMA)

SEATTLE, WA

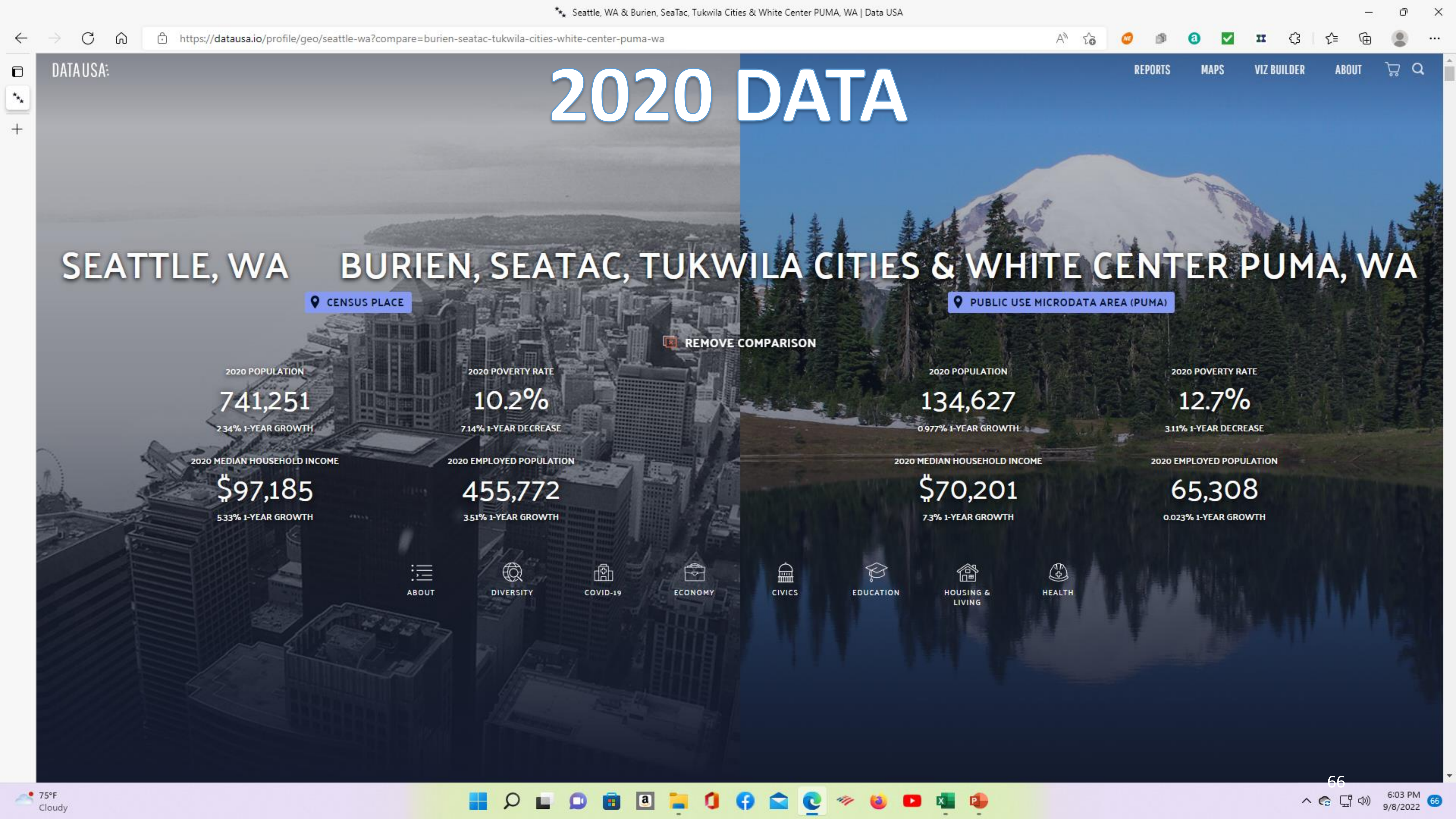
CENSUS PLACE

REMOVE COMPARISON

	Burien, SeaTac, Tukwila Cities & White Center PUMA, WA	Seattle, WA
POPULATION	132,760 (1.32% 1-YEAR GROWTH)	744,949 (2.79% 1-YEAR GROWTH)
US SENATOR	Patty Murray (DEMOCRATIC PARTY)	Patty Murray (DEMOCRATIC PARTY)
US SENATOR	Maria Cantwell (DEMOCRATIC PARTY)	Maria Cantwell (DEMOCRATIC PARTY)
MEDIAN AGE	37	35.2
POVERTY RATE	13.5%	11.8%
MEDIAN HOUSEHOLD INCOME	$61,425 (8.16% 1-YEAR GROWTH)	$93,481 (7.67% 1-YEAR GROWTH)
MEDIAN PROPERTY VALUE	$338,700 (12.2% 1-YEAR GROWTH)	$758,200 (12.6% 1-YEAR GROWTH)
NUMBER OF EMPLOYEES	65,293 (2.15% 1-YEAR GROWTH)	51,954 (3.77% 1-YEAR GROWTH)

NEW

2020 DATA


Seattle, WA & Burien, SeaTac, Tukwila Cities & White Center PUMA, WA | Data USA
https://datausa.io/profile/geo/seattle-wa?compare=burien-seatac-tukwila-cities-white-center-puma-wa
DATA USA
REPORTS
MAPS
VIZ BUILDER
ABOUT
SEATTLE, WA
CENSUS PLACE
BURIEN, SEATAC, TUKWILA CITIES & WHITE CENTER PUMA, WA
PUBLIC USE MICRODATA AREA (PUMA)
REMOVE COMPARISON
2020 POPULATION
741,251
2.34% 1-YEAR GROWTH
2020 POVERTY RATE
10.2%
7.14% 1-YEAR DECREASE
2020 MEDIAN HOUSEHOLD INCOME
$97,185
5.33% 1-YEAR GROWTH
2020 EMPLOYED POPULATION
455,772
3.51% 1-YEAR GROWTH
2020 POPULATION
134,627
0.977% 1-YEAR GROWTH
2020 POVERTY RATE
12.7%
3.11% 1-YEAR DECREASE
2020 MEDIAN HOUSEHOLD INCOME
$70,201
7.3% 1-YEAR GROWTH
2020 EMPLOYED POPULATION
65,308
0.023% 1-YEAR GROWTH
ABOUT
DIVERSITY
COVID-19
ECONOMY
CIVICS
EDUCATION
HOUSING & LIVING
HEALTH
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Cloudy
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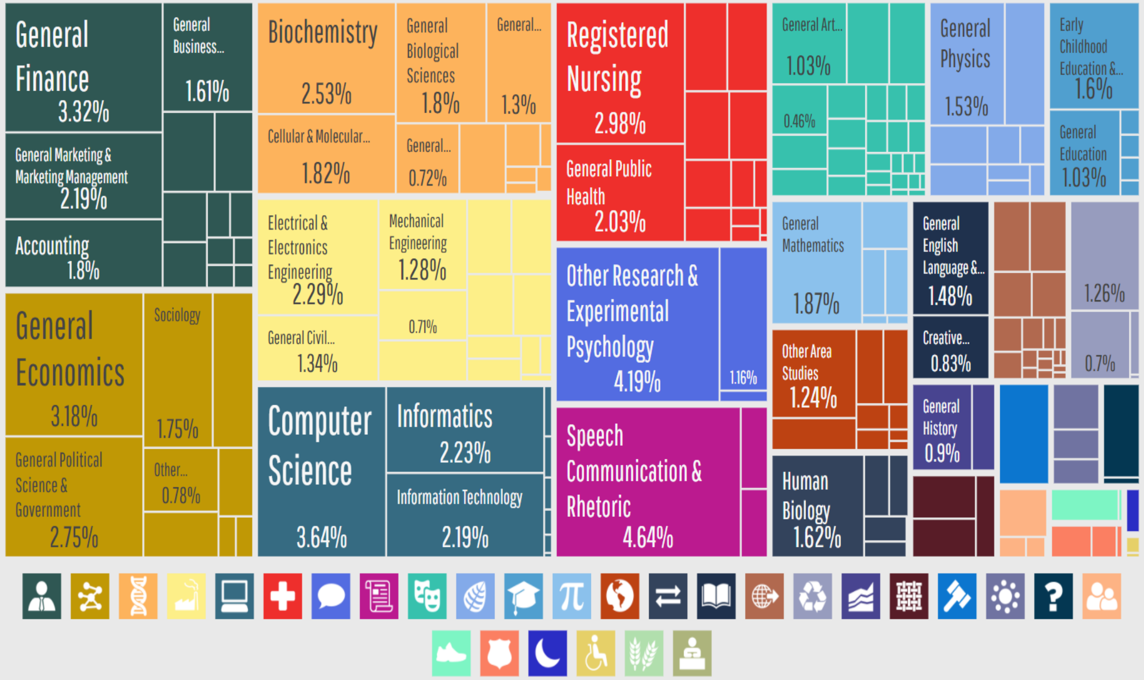
9/8/2022

2018 DATA

Total: 30

2012 2013 2014 2015 2016 2017 2018 2019

Total: 11,895



2012 2013 2014 2015 2016 2017 2018 2019

Universities in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

University of $N/A

Universities in Seattle, WA

LARGEST UNIVERSITIES BY DEGREES AWARDED

1. University of Washington-Seattle Campus
14,832 degrees awarded

2020 DATA

Employment by Occupations in Seattle, WA

456k
2020 VALUE
± 5,855

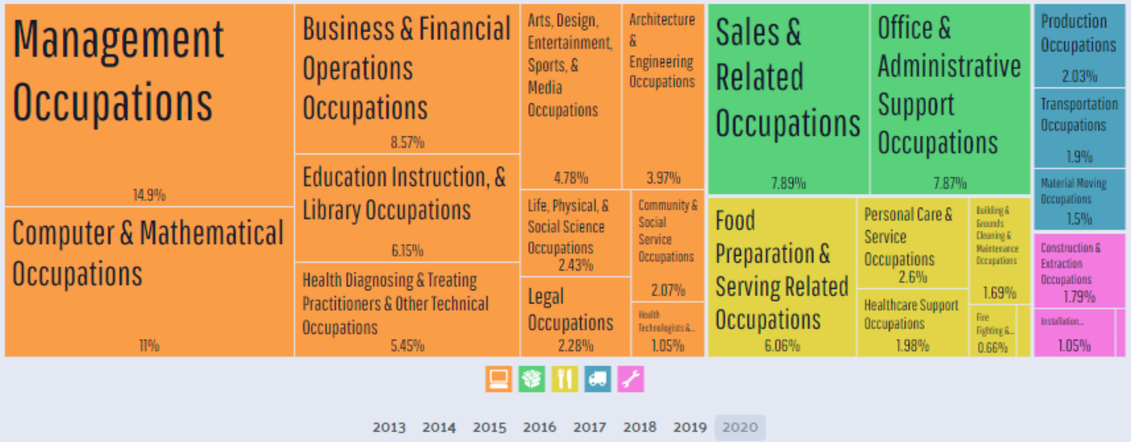
3.51%
1 YEAR GROWTH
± 1.67%

From 2019 to 2020, employment in Seattle, WA grew at a rate of 3.51%, from 440k employees to 456k employees.

The most common job groups, by number of people living in Seattle, WA, are Management Occupations (67,791 people), Computer & Mathematical Occupations (50,271 people), and Business & Financial Operations Occupations (39,078 people). This chart illustrates the share breakdown of the primary jobs held by residents of Seattle, WA.

Data from the Census Bureau ACS 5-year Estimate.

Total: 456k



Employment by Occupations in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

65.3k
2020 VALUE

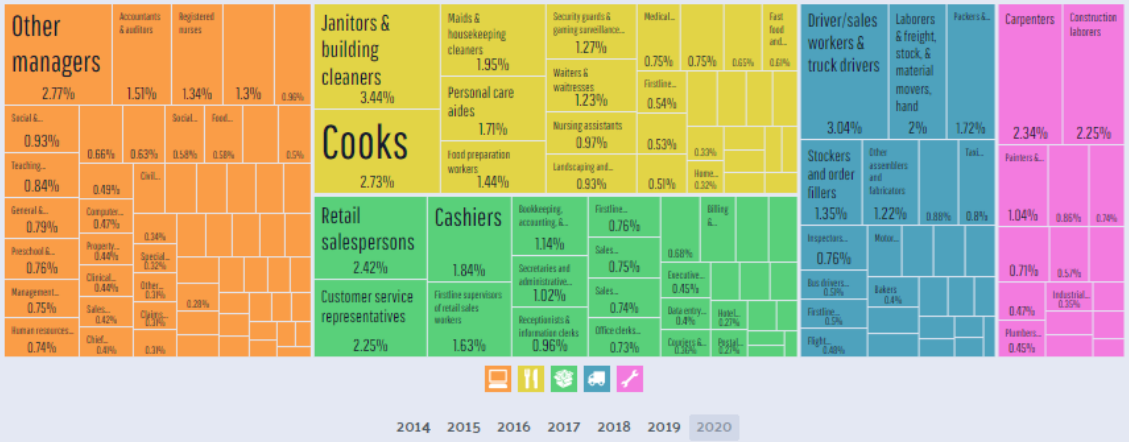
0.023%
1 YEAR GROWTH
± 0.023%

From 2019 to 2020, employment in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA grew at a rate of 0.023%, from 65.3k employees to 65.3k employees.

The most common job groups, by number of people living in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA, are Janitors & building cleaners (1,905 people), Driver/sales workers & truck drivers (1,684 people), and Other managers (1,536 people). This chart illustrates the share breakdown of the primary jobs held by residents of Burien, SeaTac, Tukwila Cities & White Center PUMA, WA.

Data from the Census Bureau ACS PUMS 5-Year Estimate.

Total: 55.4k



Most Common in Seattle, WA

The most common jobs held by residents of Seattle, WA, by number of employees, are Management Occupations (67,791 people), Computer & Mathematical Occupations (50,271 people), and Business & Financial Operations Occupations (39,078 people).

Most Common in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

The most common jobs held by residents of Burien, SeaTac, Tukwila Cities & White Center PUMA, WA, by number of employees, are Janitors & building cleaners (1,905 people), Driver/sales workers & truck drivers (1,684 people), and Other managers (1,536 people).

Compare Housing Prices

2018 DATA

HOUSING

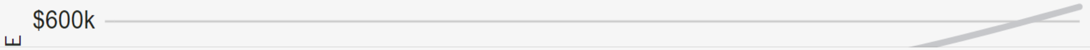
Property Value in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

$338,700
2018 MEDIAN
± $5,957

$301,800
2017 MEDIAN
± $7,471

In 2018, the median property value in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA grew to to $338,700 from the previous year's value of $301,800.

The following charts display, first, the property values in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Burien, SeaTac, Tukwila Cities & White Center PUMA, WA the largest share of households have a property value in the $300k - $400k range.



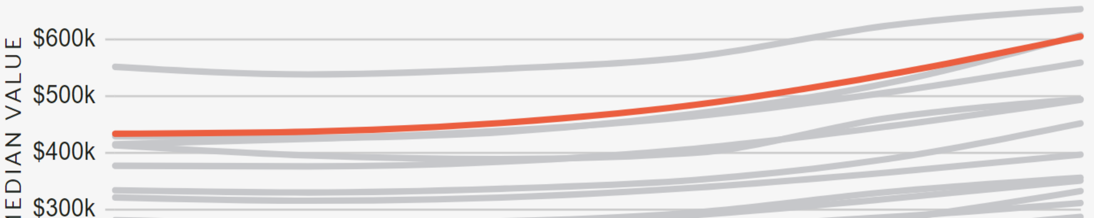
Property Value in Seattle, WA

$758,200
2018 MEDIAN
± $13,775

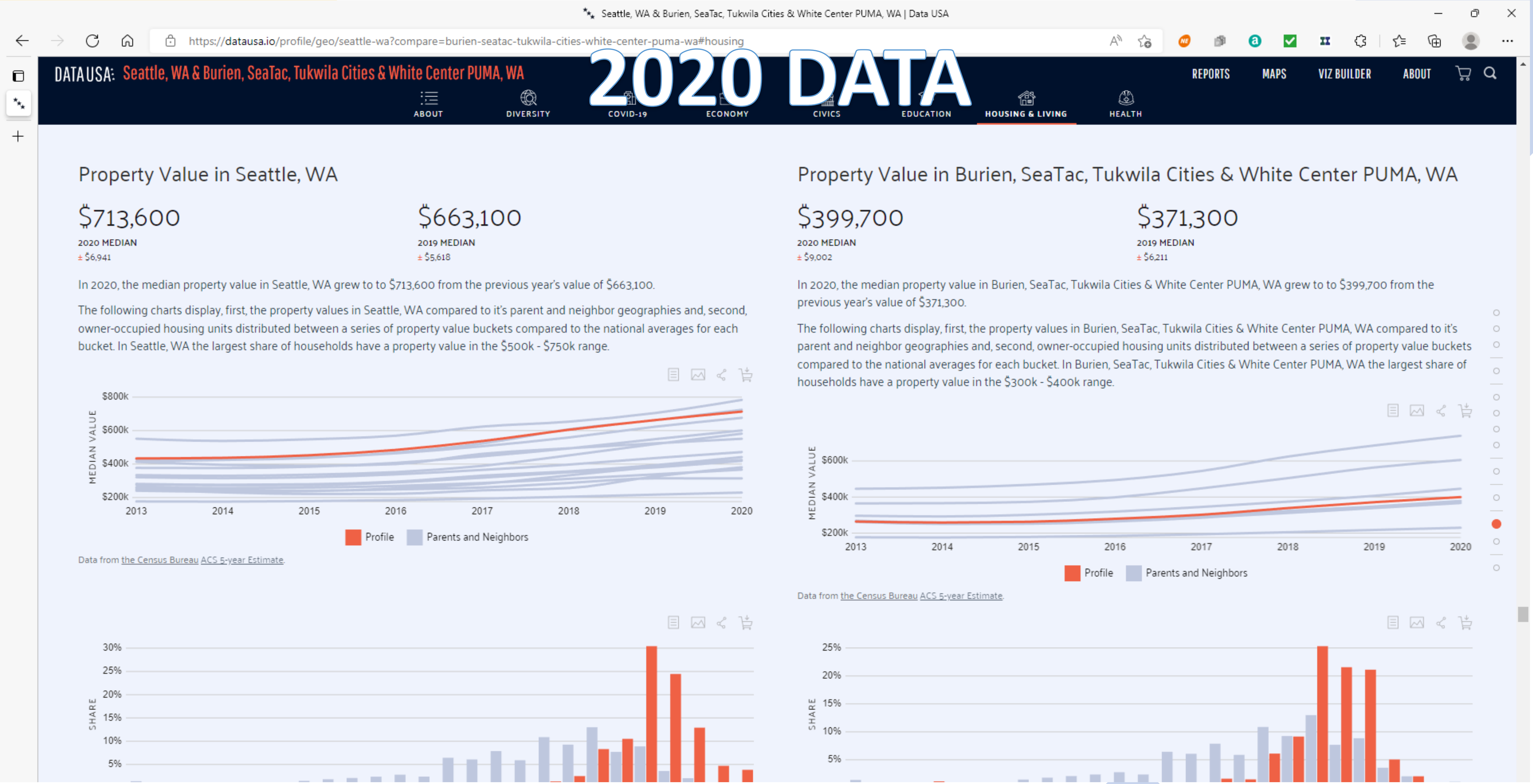
$673,100
2017 MEDIAN
± $11,214

In 2018, the median property value in Seattle, WA grew to to $758,200 from the previous year's value of $673,100.

The following charts display, first, the property values in Seattle, WA compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Seattle, WA the largest share of households have a property value in the $500k - $750k range.



2020 DATA


Seattle, WA & Burien, SeaTac, Tukwila Cities & White Center PUMA, WA | Data USA
https://datausa.io/profile/geo/seattle-wa?compare=burien-seatac-tukwila-cities-white-center-puma-wa#housing
DATA USA: Seattle, WA & Burien, SeaTac, Tukwila Cities & White Center PUMA, WA
REPORTS
MAPS
VIZ BUILDER
ABOUT
ABOUT
DIVERSITY
COVID-19
ECONOMY
CIVICS
EDUCATION
HOUSING & LIVING
HEALTH
Property Value in Seattle, WA
$713,600
2020 MEDIAN
± $6,941
$663,100
2019 MEDIAN
± $5,618
In 2020, the median property value in Seattle, WA grew to to $713,600 from the previous year's value of $663,100.
The following charts display, first, the property values in Seattle, WA compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Seattle, WA the largest share of households have a property value in the $500k - $750k range.
$800k
$600k
$400k
$200k
MEDIAN VALUE
2013
2014
2015
2016
2017
2018
2019
2020
Profile
Parents and Neighbors
Data from the Census Bureau ACS 5-year Estimate.
30%
25%
20%
15%
10%
5%
SHARE
Property Value in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA
$399,700
2020 MEDIAN
± $9,002
$371,300
2019 MEDIAN
± $6,211
In 2020, the median property value in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA grew to to $399,700 from the previous year's value of $371,300.
The following charts display, first, the property values in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Burien, SeaTac, Tukwila Cities & White Center PUMA, WA the largest share of households have a property value in the $300k - $400k range.
$600k
$400k
$200k
MEDIAN VALUE
2013
2014
2015
2016
2017
2018
2019
2020
Profile
Parents and Neighbors
Data from the Census Bureau ACS 5-year Estimate.
25%
20%
15%
10%
5%
SHARE

2018 DATA

Rent vs Own in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

51.5%
2018 HOMEOWNERSHIP

51.2%
2017 HOMEOWNERSHIP

In 2018, 51.5% of the housing units in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA were occupied by their owner. This percentage grew from the previous year's rate of 51.2%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.

Rent vs Own in Seattle, WA

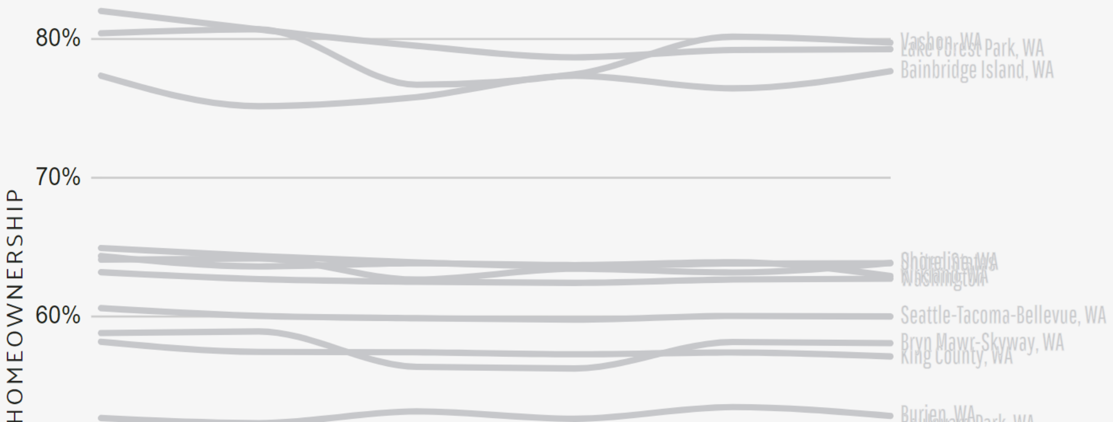
44.7%
2018 HOMEOWNERSHIP

47.1%
2017 HOMEOWNERSHIP

In 2018, 44.7% of the housing units in Seattle, WA were occupied by their owner. This percentage declined from the previous year's rate of 47.1%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in Seattle, WA compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.



https://datausa.io/profile/geo/burien-seatac-tukwila-cities-white-center-puma-wa?compare=seattle-wa#housing

2020 DATA

Seattle, WA & Burien, SeaTac, Tukwila Cities & White Center PUMA, WA | Data USA

https://datausa.io/profile/geo/seattle-wa?compare=burien-seatac-tukwila-cities-white-center-puma-wa#housing

DATA USA: Seattle, WA & Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

REPORTS MAPS VIZ BUILDER ABOUT

ABOUT DIVERSITY COVID-19 ECONOMY CIVICS EDUCATION HOUSING & LIVING HEALTH

2013 2014 2015 2016 2017 2018 2019 2020

Rent vs Own in Seattle, WA

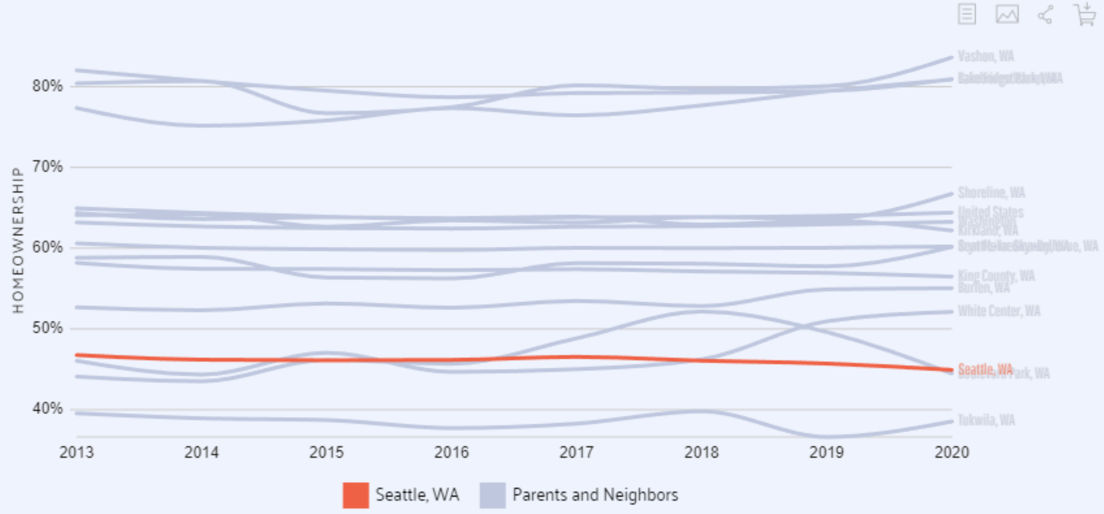
44.9%
2020 HOMEOWNERSHIP

45.7%
2019 HOMEOWNERSHIP

In 2020, 44.9% of the housing units in Seattle, WA were occupied by their owner. This percentage declined from the previous year's rate of 45.7%.

This percentage of owner-occupation is lower than the national average of 64.4%. This chart shows the ownership percentage in Seattle, WA compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.



2013 2014 2015 2016 2017 2018 2019 2020

Rent vs Own in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

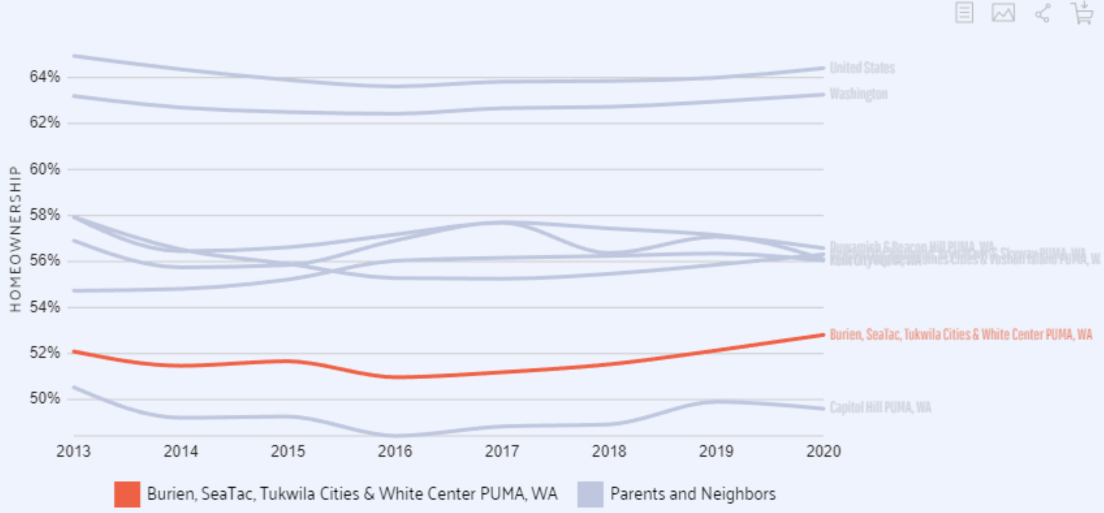
52.8%
2020 HOMEOWNERSHIP

52.1%
2019 HOMEOWNERSHIP

In 2020, 52.8% of the housing units in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA were occupied by their owner. This percentage grew from the previous year's rate of 52.1%.

This percentage of owner-occupation is lower than the national average of 64.4%. This chart shows the ownership percentage in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.



Commute Time in Seattle, WA

Commute Time in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

Compare House Hold Income

- **South Seattle to Seattle**

2018 DATA

Household Income in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

$61,425
MEDIAN HOUSEHOLD INCOME
± $1,787

47.9k
NUMBER OF HOUSEHOLDS
± 1,441

In 2018, the median household income of the 47.9k households in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA grew to $61,425 from the previous year's value of $56,791.

The following chart displays the households in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the $75k - $100k range.

Data from the Census Bureau ACS 5-year Estimate.

Household Income in Seattle, WA

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

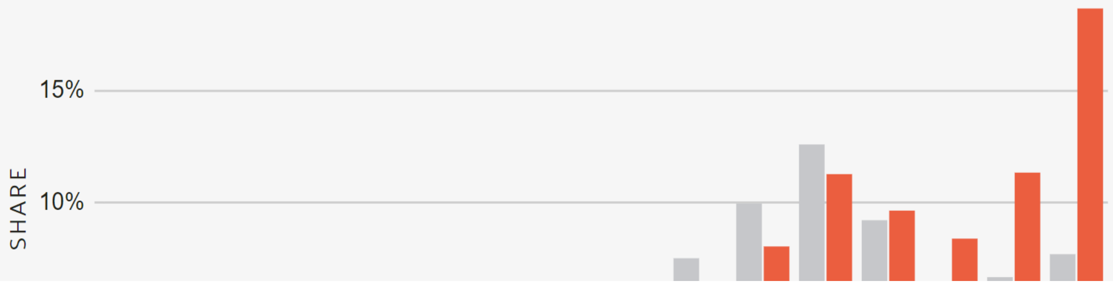
$93,481
MEDIAN HOUSEHOLD INCOME
± $3,677

338k
NUMBER OF HOUSEHOLDS
± 9,891

In 2018, the median household income of the 338k households in Seattle, WA grew to $93,481 from the previous year's value of $86,822.

The following chart displays the households in Seattle, WA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the $200k+ range.

Data from the Census Bureau ACS 1-year Estimate.



https://datausa.io/profile/geo/burien-seatac-tukwila-cities-white-center-puma-wa?compare=seattle-wa#housing

2020 DATA

Household Income in Seattle, WA

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

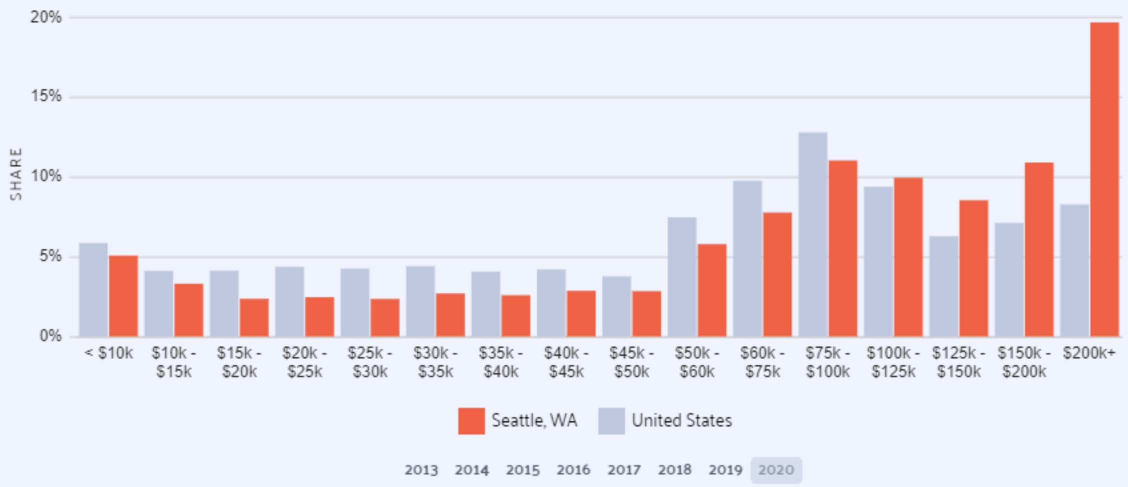
$97,185
MEDIAN HOUSEHOLD INCOME
± $1,755

345k
NUMBER OF HOUSEHOLDS
± 5,047

In 2020, the median household income of the 345k households in Seattle, WA grew to $97,185 from the previous year's value of $92,263.

The following chart displays the households in Seattle, WA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the $200k+ range.

Data from the Census Bureau ACS 5-year Estimate.



Household Income in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

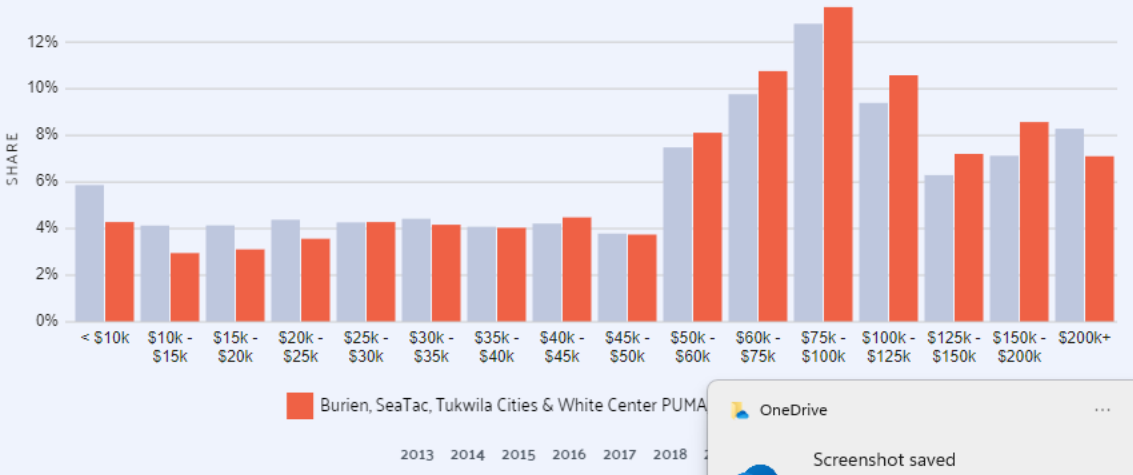
$70,201
MEDIAN HOUSEHOLD INCOME
± $2,783

49.6k
NUMBER OF HOUSEHOLDS
± 1,794

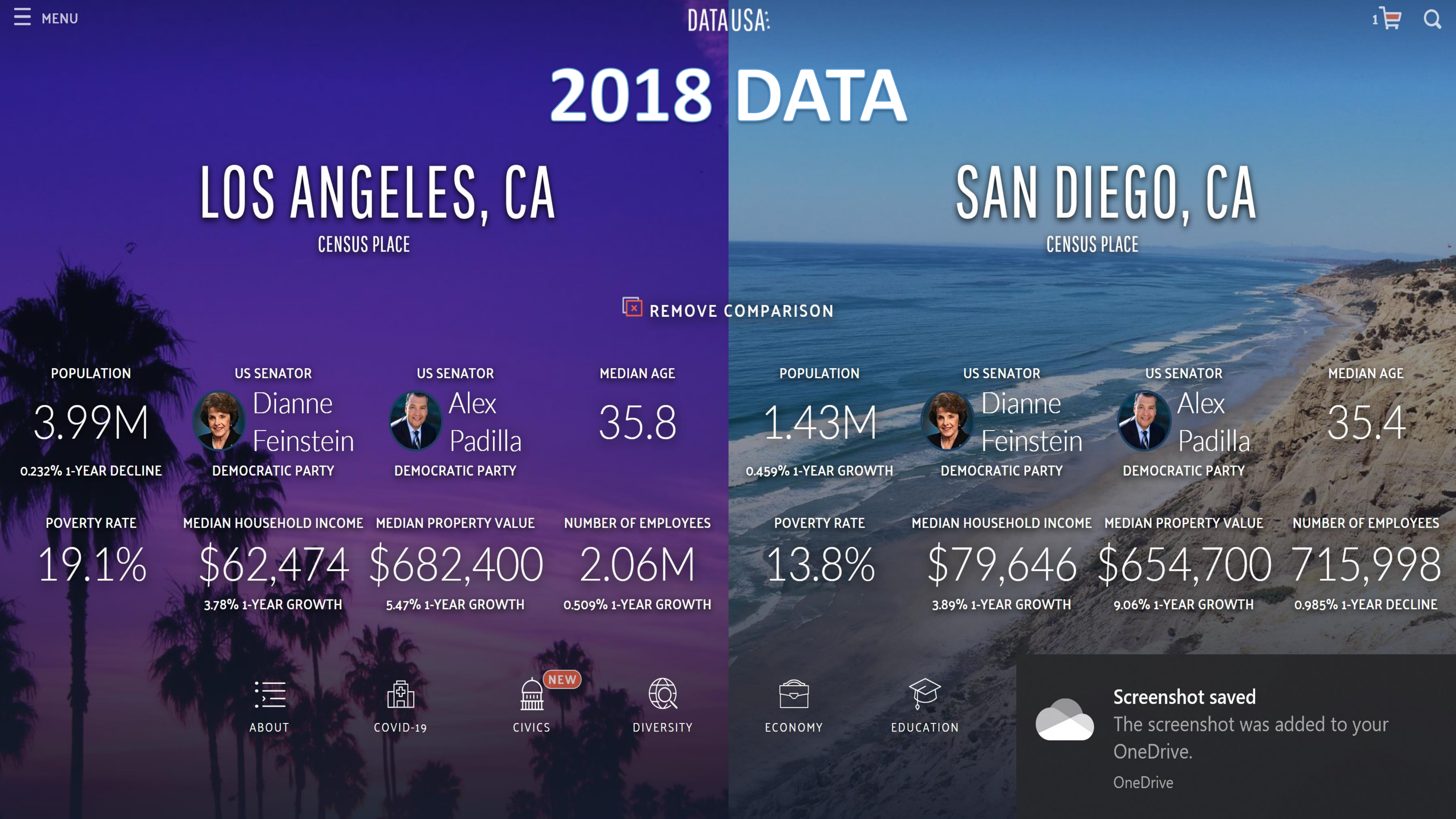
In 2020, the median household income of the 49.6k households in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA grew to $70,201 from the previous year's value of $65,428.

The following chart displays the households in Burien, SeaTac, Tukwila Cities & White Center PUMA, WA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the $75k - $100k range.

Data from the Census Bureau ACS 5-year Estimate.



2018 DATA


MENU
DATAUSA:
1
LOS ANGELES, CA
CENSUS PLACE
SAN DIEGO, CA
CENSUS PLACE
REMOVE COMPARISON
POPULATION
3.99M
0.232% 1-YEAR DECLINE
US SENATOR
Dianne Feinstein
DEMOCRATIC PARTY
US SENATOR
Alex Padilla
DEMOCRATIC PARTY
MEDIAN AGE
35.8
POVERTY RATE
19.1%
MEDIAN HOUSEHOLD INCOME
$62,474
3.78% 1-YEAR GROWTH
MEDIAN PROPERTY VALUE
$682,400
5.47% 1-YEAR GROWTH
NUMBER OF EMPLOYEES
2.06M
0.509% 1-YEAR GROWTH
POPULATION
1.43M
0.459% 1-YEAR GROWTH
US SENATOR
Dianne Feinstein
DEMOCRATIC PARTY
US SENATOR
Alex Padilla
DEMOCRATIC PARTY
MEDIAN AGE
35.4
POVERTY RATE
13.8%
MEDIAN HOUSEHOLD INCOME
$79,646
3.89% 1-YEAR GROWTH
MEDIAN PROPERTY VALUE
$654,700
9.06% 1-YEAR GROWTH
NUMBER OF EMPLOYEES
715,998
0.985% 1-YEAR DECLINE
ABOUT
COVID-19
NEW
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DIVERSITY
ECONOMY
EDUCATION
Screenshot saved
The screenshot was added to your OneDrive.
OneDrive

Los Angeles and San Diego Comparison

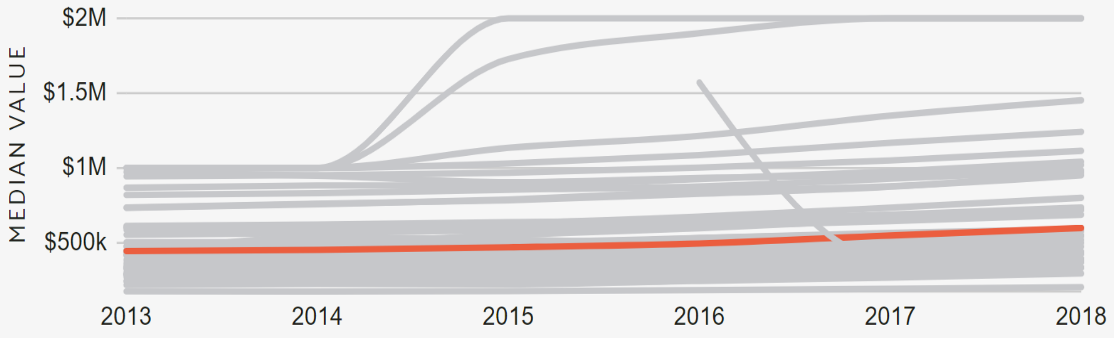
Property Value in Los Angeles, CA

$682,400
2018 MEDIAN
± $6,718

$647,000
2017 MEDIAN
± $5,232

In 2018, the median property value in Los Angeles, CA grew to to $682,400 from the previous year's value of $647,000.

The following charts display, first, the property values in Los Angeles, CA compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Los Angeles, CA the largest share of households have a property value in the $500k - $750k range.



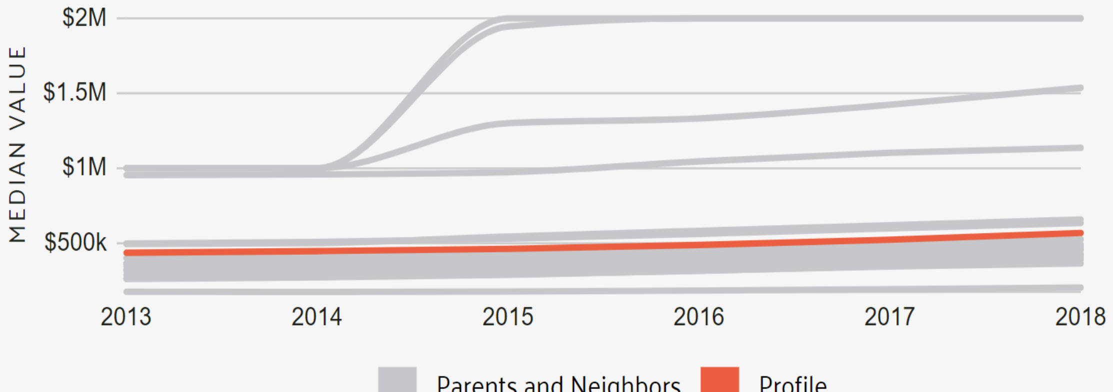
Property Value in San Diego, CA

$654,700
2018 MEDIAN
± $8,387

$600,300
2017 MEDIAN
± $9,093

In 2018, the median property value in San Diego, CA grew to to $654,700 from the previous year's value of $600,300.

The following charts display, first, the property values in San Diego, CA compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In San Diego, CA the largest share of households have a property value in the $500k - $750k range.



Rent vs Own in Los Angeles, CA

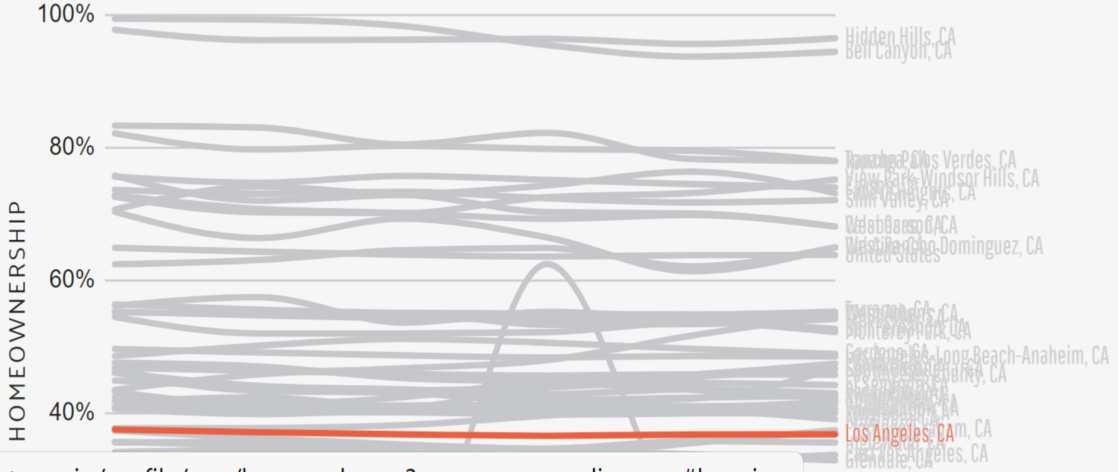
36.3%
2018 HOMEOWNERSHIP

36.6%
2017 HOMEOWNERSHIP

In 2018, 36.3% of the housing units in Los Angeles, CA were occupied by their owner. This percentage declined from the previous year's rate of 36.6%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in Los Angeles, CA compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.



Rent vs Own in San Diego, CA

46.8%
2018 HOMEOWNERSHIP

47.1%
2017 HOMEOWNERSHIP

In 2018, 46.8% of the housing units in San Diego, CA were occupied by their owner. This percentage declined from the previous year's rate of 47.1%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in San Diego, CA compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.

Charlotte and Las Vegas Comparison

MENU

DATA USA:

2018 DATA

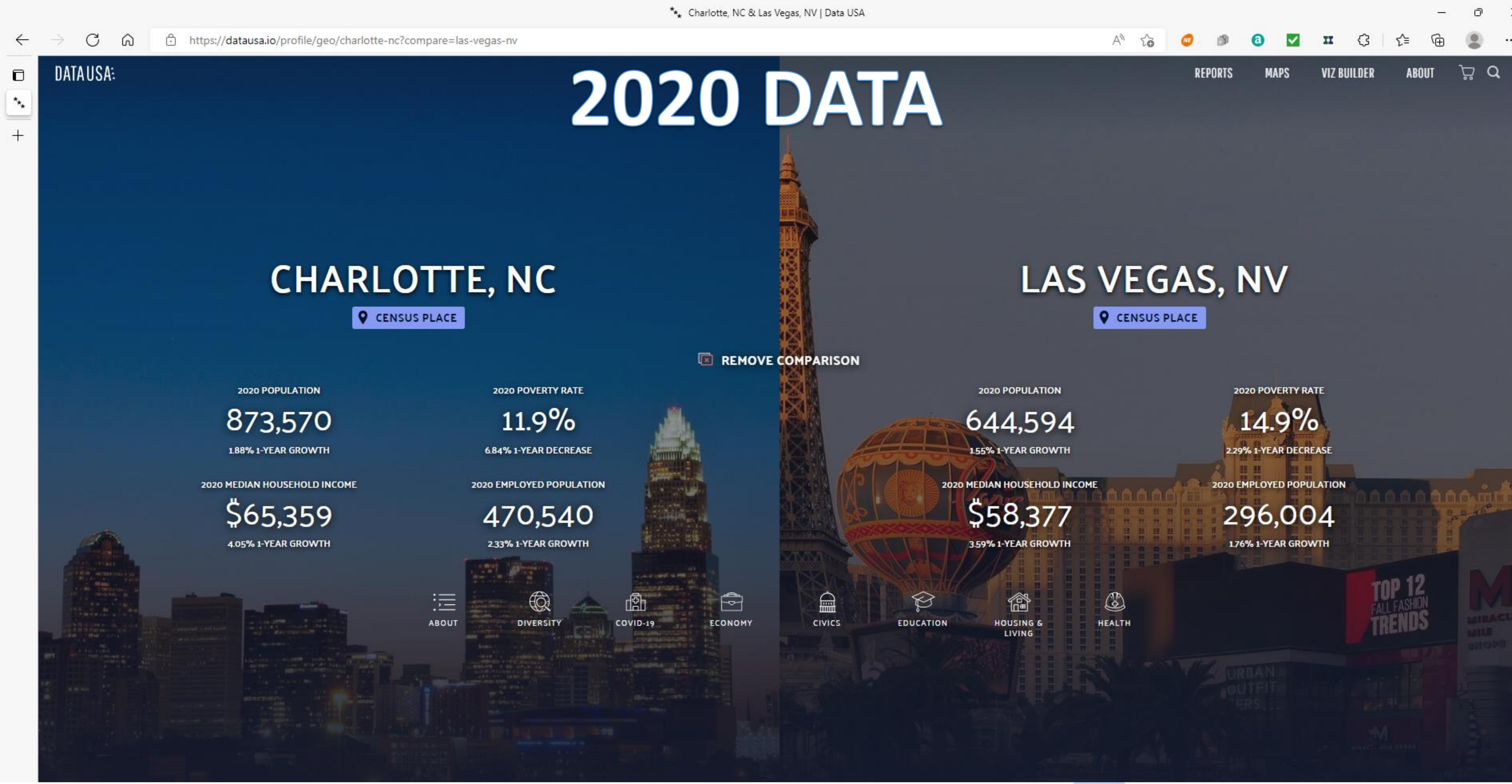
CHARLOTTE, NC	LAS VEGAS, NV
CENSUS PLACE	CENSUS PLACE

REMOVE COMPARISON

	Charlotte, NC	Las Vegas, NV
POPULATION	872,506 1.57% 1-YEAR GROWTH	644,664 0.461% 1-YEAR GROWTH
US SENATOR	Richard Burr REPUBLICAN PARTY	Catherine Cortez Masto DEMOCRATIC PARTY
US SENATOR	Thom Tillis REPUBLICAN PARTY	Jacky Rosen DEMOCRATIC PARTY
MEDIAN AGE	34.7	38.1
POVERTY RATE	14%	15.8%
MEDIAN HOUSEHOLD INCOME	$60,764 0.955% 1-YEAR DECLINE	$53,575 5.51% 1-YEAR DECLINE
MEDIAN PROPERTY VALUE	$230,900 7.15% 1-YEAR GROWTH	$285,000 16.1% 1-YEAR GROWTH
NUMBER OF EMPLOYEES	472,775 1.79% 1-YEAR GROWTH	294,935 2.38% 1-YEAR DECLINE

ABOUT · COVID-19 · NEW CIVICS · DIVERSITY · ECONOMY · EDUCATION · HOUSING & LIVING · HEALTH

2020 DATA


Charlotte, NC & Las Vegas, NV | Data USA
https://datausa.io/profile/geo/charlotte-nc?compare=las-vegas-nv
DATA USA
REPORTS
MAPS
VIZ BUILDER
ABOUT
CHARLOTTE, NC
CENSUS PLACE
LAS VEGAS, NV
CENSUS PLACE
REMOVE COMPARISON
2020 POPULATION
873,570
1.88% 1-YEAR GROWTH
2020 POVERTY RATE
11.9%
6.84% 1-YEAR DECREASE
2020 MEDIAN HOUSEHOLD INCOME
$65,359
4.05% 1-YEAR GROWTH
2020 EMPLOYED POPULATION
470,540
2.33% 1-YEAR GROWTH
2020 POPULATION
644,594
1.55% 1-YEAR GROWTH
2020 POVERTY RATE
14.9%
2.29% 1-YEAR DECREASE
2020 MEDIAN HOUSEHOLD INCOME
$58,377
3.59% 1-YEAR GROWTH
2020 EMPLOYED POPULATION
296,004
1.76% 1-YEAR GROWTH
ABOUT
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HEALTH
TOP 12 FALL FASHION TRENDS

Concentrations in Charlotte, NC

Bachelors Degree

MOST COMMON

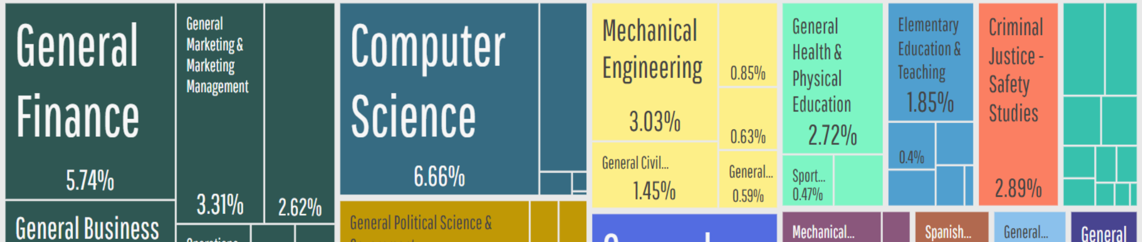
1. Computer Science
   463 degree-majorss awarded
2. Speech Communication & Rhetoric
   427 degree-majorss awarded
3. General Psychology
   410 degree-majorss awarded

In 2018, the most common concentation for Bachelors Degree recipients in Charlotte, NC was Computer Science with 463 degrees awarded.

This visualization illustrates the percentage of students graduating with a Bachelors Degree from schools in Charlotte, NC according to their major.

Data from the Integrated Postsecondary Education Data System (IPEDS) Completions.

Total: 6,957



Concentrations in Las Vegas, NV

Associates Degree

MOST COMMON

1. Other Science Technologies
   495 degree-majorss awarded
2. General Studies
   411 degree-majorss awarded
3. Liberal Arts & Sciences
   567 degree-majorss awarded

In 2018, the most common concentation for Associates Degree recipients in Las Vegas, NV was Other Science Technologies with 495 degrees awarded.

This visualization illustrates the percentage of students graduating with a Associates Degree from schools in Las Vegas, NV according to their major.

Data from the Integrated Postsecondary Education Data System (IPEDS) Completions.

Total: 3,521

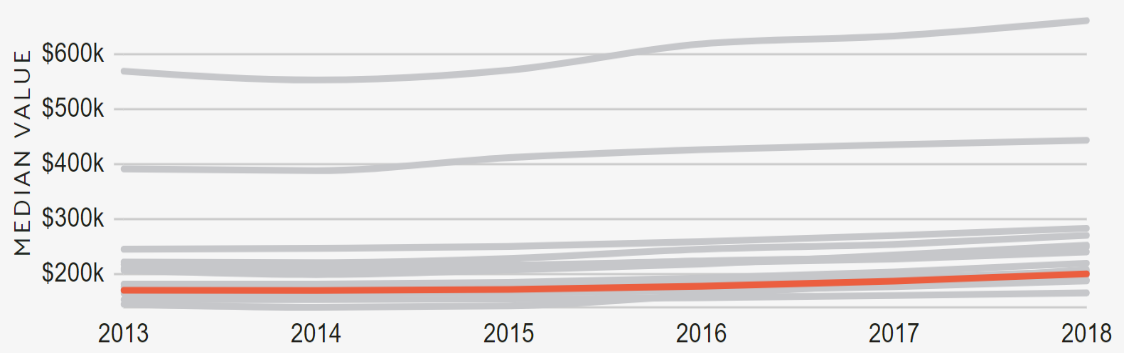
Property Value in Charlotte, NC

$230,900
2018 MEDIAN
± $6,108

$215,500
2017 MEDIAN
± $6,722

In 2018, the median property value in Charlotte, NC grew to to $230,900 from the previous year's value of $215,500.

The following charts display, first, the property values in Charlotte, NC compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Charlotte, NC the largest share of households have a property value in the $300k - $400k range.



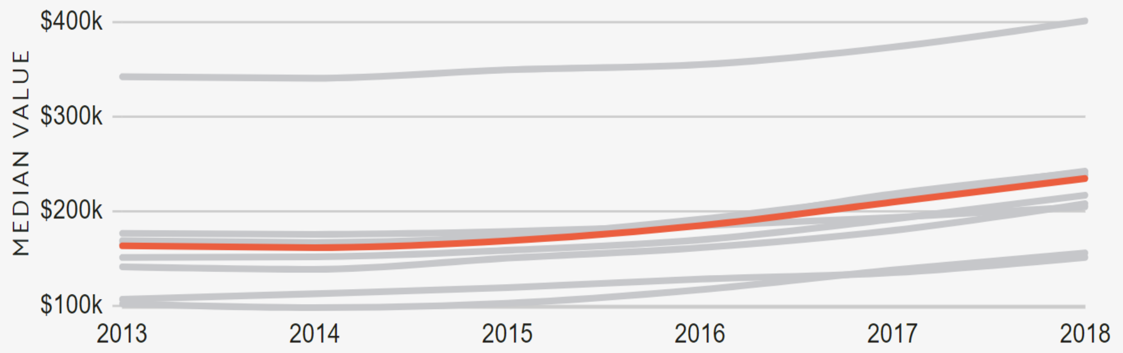
Property Value in Las Vegas, NV

$285,000
2018 MEDIAN
± $5,478

$245,500
2017 MEDIAN
± $5,416

In 2018, the median property value in Las Vegas, NV grew to to $285,000 from the previous year's value of $245,500.

The following charts display, first, the property values in Las Vegas, NV compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Las Vegas, NV the largest share of households have a property value in the $300k - $400k range.



Rent vs Own in Charlotte, NC

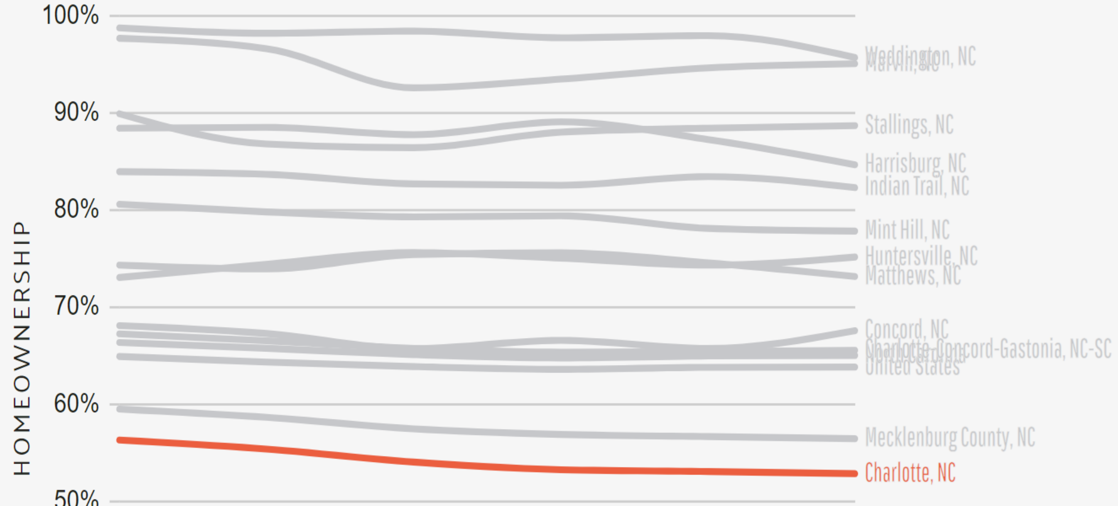
52.5%
2018 HOMEOWNERSHIP

53.2%
2017 HOMEOWNERSHIP

In 2018, 52.5% of the housing units in Charlotte, NC were occupied by their owner. This percentage declined from the previous year's rate of 53.2%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in Charlotte, NC compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.



Rent vs Own in Las Vegas, NV

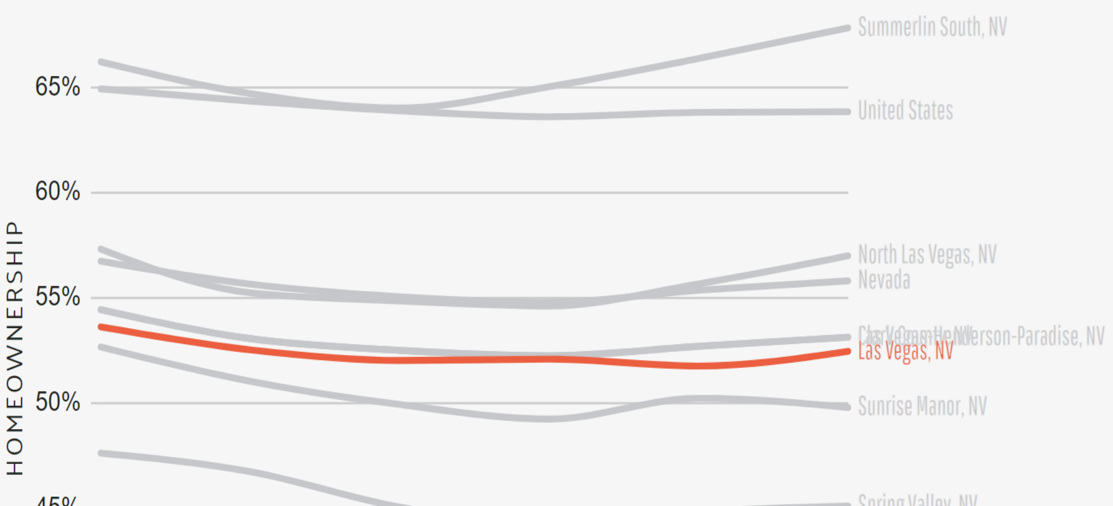
53.3%
2018 HOMEOWNERSHIP

51.8%
2017 HOMEOWNERSHIP

In 2018, 53.3% of the housing units in Las Vegas, NV were occupied by their owner. This percentage grew from the previous year's rate of 51.8%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in Las Vegas, NV compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.




HOUSTON, TX
CENSUS PLACE
ADD COMPARISON
POPULATION
2.33M
0.556% 1-YEAR GROWTH
US SENATOR
John Cornyn
REPUBLICAN PARTY
US SENATOR
Ted Cruz
REPUBLICAN PARTY
MEDIAN AGE
33.1
POVERTY RATE
20.6%
MEDIAN HOUSEHOLD INCOME
$51,203
0.603% 1-YEAR GROWTH
MEDIAN PROPERTY VALUE
$179,100
3.17% 1-YEAR GROWTH
NUMBER OF EMPLOYEES
1.15M
3.73% 1-YEAR GROWTH
ABOUT
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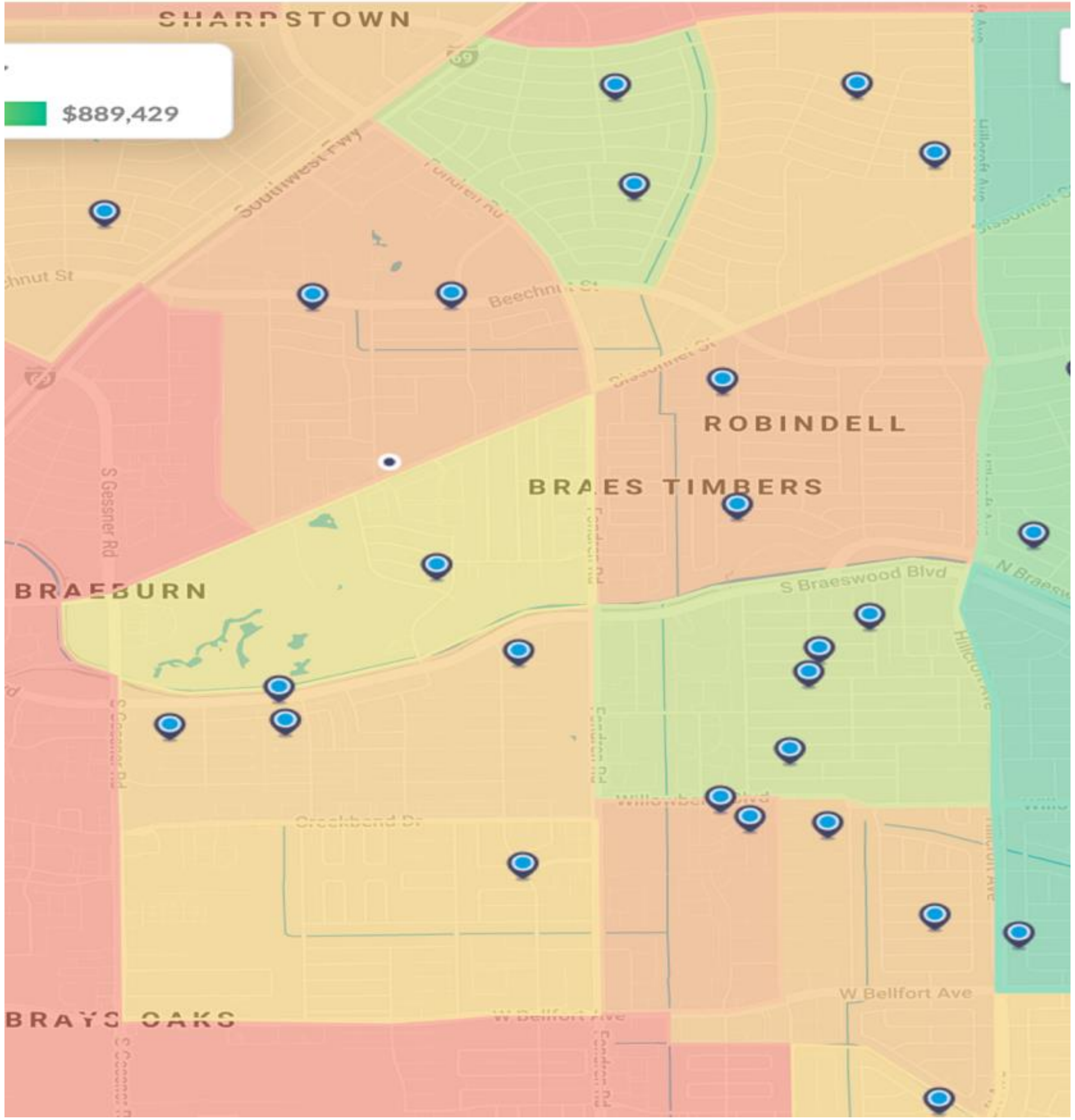
EDUCATION
HOUSING &
HEALTH


SHARPSTOWN
$889,429
ROBINDELL
BRAES TIMBERS
BRAEBURN
BRAYS OAKS
S Braeswood Blvd
W Bellfort Ave

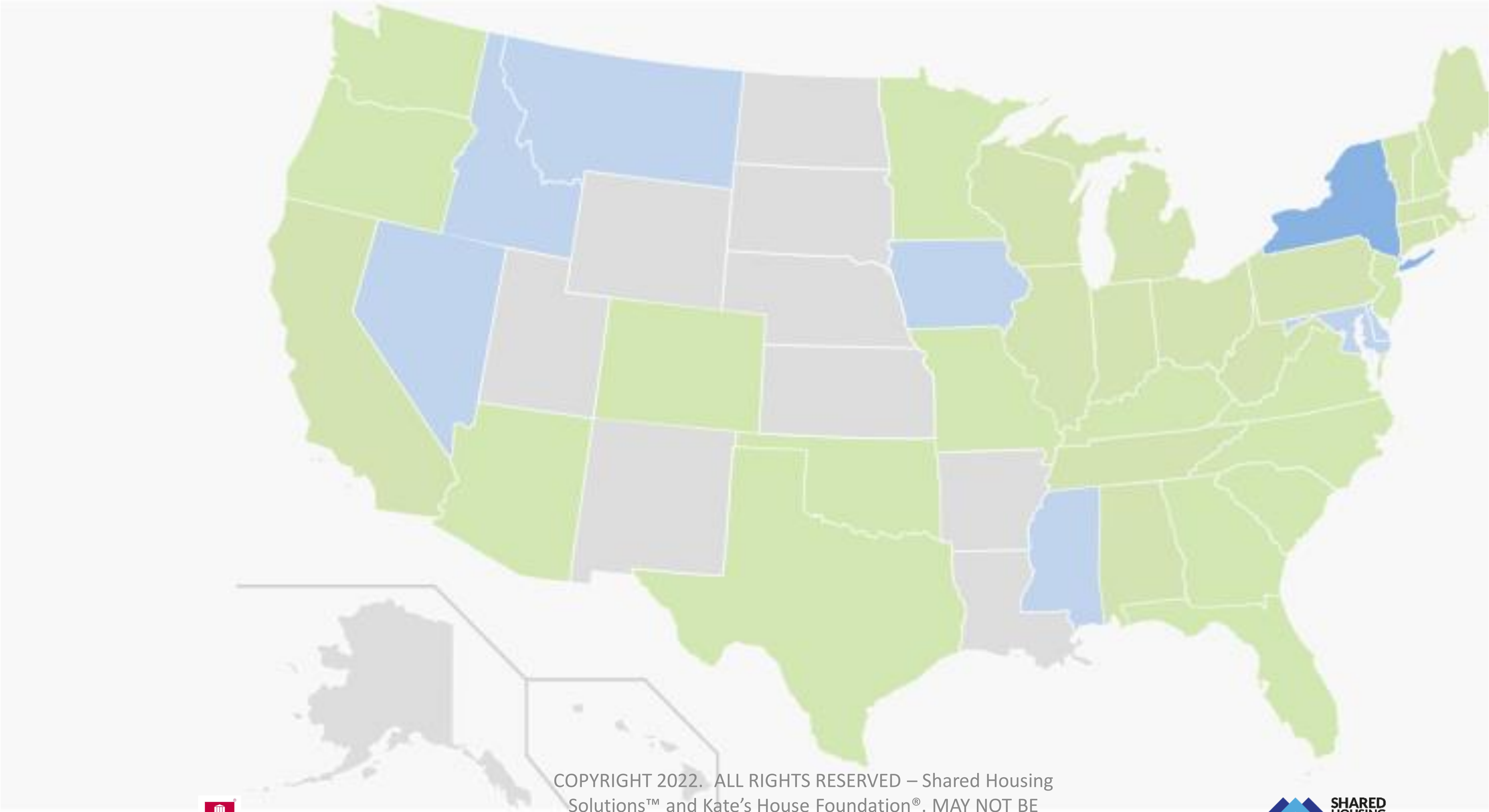
Lunch

Dr. Barb Mendrey

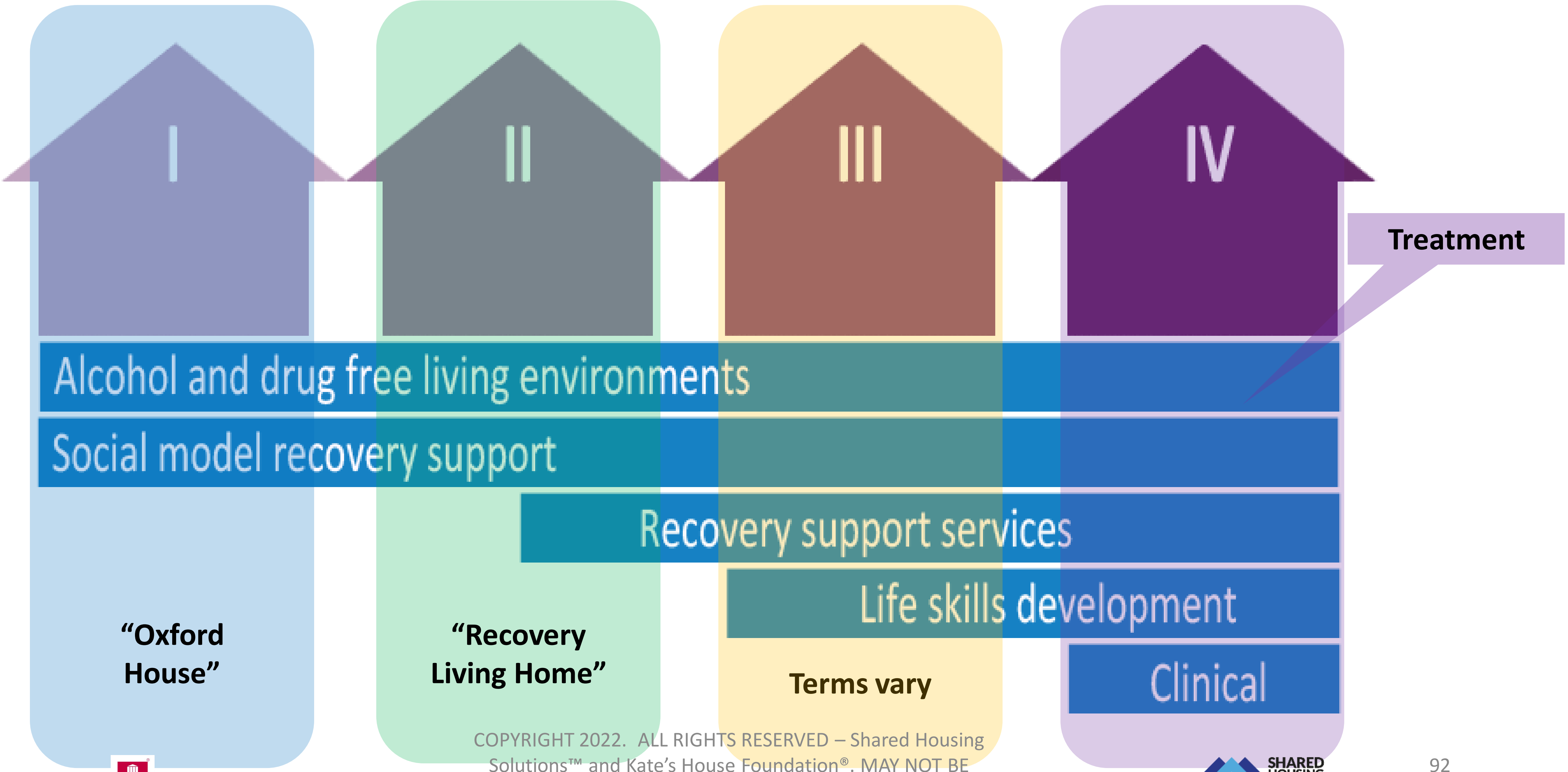
Can you open a home without being NARR Accredited?

- **Yes, you can.**
- **We will show you the standards.**
- **You will be NARR Pending**
- **You can start your business.**
- **Then work on the NARR Business.**

National Accreditation of Sober Homes is the Trend



FOUR TYPES OF HOMES



Level II MAT Accredited Home

Value

- **diversity and non-discrimination.**

Provide

- **Provide a safe, homelike environment that meet or exceed national Standards.**

Level II MAT Accredited Home

Maintain

- alcohol- and illicit-drug-free environment.

Honor

- Honor individuals' rights to choose their recovery paths

Level II MAT Accredited Home

Protect

- privacy, confidentiality and personal rights of each resident.

Take Action

- No harassment or intimidation

Level II MAT Accredited Home

Fair, the same for everyone

- Consistent drug testing

Allow

- Prescribed medication

RESIDENT'S RIGHTS STATEMENT

As a resident of the ________ program,

you have the right:

Not to be discriminated against because of race, color, religion, sex, age, national origin, sexual orientation, disability or socio-economic status.

To be treated with respect and courtesy

To personal privacy to the degree possible

SAMPLE CODE OF ETHICS

11. Take appropriate action to stop intimidation, bullying, sexual harassment and/or otherwise threatening behavior of residents, staff and visitors within the residence.

12. Take appropriate action to stop retribution, intimidation, or any negative consequences that could occur as the result of a grievance or complaint

13. Provide consistent, fair practices for drug testing that promote the residents' recovery and the health and safety of the recovery environment.

14. Provide an environment in which each resident's recovery needs are the primary factors in all decision making.

15. Promote the residence with marketing or advertising that is supported by accurate, open and honest claims.

16. Decline taking a primary role in the recovery plans of relatives, close friends, and/or business acquaintances.

17. Sustain transparency in operational and financial decisions.

18. Maintain clear personal and professional boundaries.

19. Operate within the residence's scope of service and within professional training and credentials.

20. Maintain an environment that promotes the peace and safety of the surrounding neighborhood and the community.

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Standards Criteria

Administrative	Organizational structures that create and maintain safe, supportive living environments.
Services	Create a culture of community and support individual recovery.
Environmental	Homes that are safe and recovery conducive.
Staff	Human resource policies and plans that provide respective levels of support.

Levels of Support

Level I Peer Run
Peer recovery support in a democratically run living environment.

Level II Monitored
Peer recovery support and structure implemented by house rules with an emphasis on community and accountability. MAT

Level III Supervised
Peer recovery support plus extended-care programming with an emphasis on (re)habilitative life skill development.

Level IV Service Provider
Peer recovery support plus life skills and clinical programming.

Administrative Standard

Level I
Peer Run

- Democratically run, peer-based; residents answer to one another.

Level II
House Lead

- Overseen house manager or senior resident.

Level III
Supervised

- Overseen by professional staff.

Level IV
Service Provider

- Often aligned or attached with a licensed treatment provider. Overseen by credentialed and qualified management team.

Services Standard

Level I
Peer Run

- Drug Screening.
- House meetings.
- Self help meetings encouraged.

Level II
House Lead

- House rules and meetings provide structure.
- MAT Compliant
- Drug Screening.
- Involvement in self help and/or treatment services.

Level III
Supervised

- Life skill development emphasis.
- Clinical services utilized in outside community.
- Service hours provided in house.

Level IV
Service Provider

- Clinical services and programming are provided in house.
- Life skill development.

Environment Standard

Level I Peer Run	• Single-family residences.
Level II House Lead	• Single-family residences or apartments.
Level III Supervised	• Varies – all types of residential settings.
Level IV Service Provider	• All types – often a step down phase within care continuum of a treatment center; may be a more institutional in environment.

Staff Standard

Level I
Peer Run

- No paid positions within the residence.
- Perhaps an overseeing officer.

Level II
House Lead

- MAT compliant. House lead or you take a fee.

Level III
Supervised

- Facility manager.
- Certified staff or case managers.

Level IV
Service Provider

- Credentialed staff.

MAT: Plan for emergencies including intoxication, withdrawal and overdose

	Verification that emergency numbers, procedures (including overdose and other emergency responses) and evacuation maps are posted in conspicuous locations.	✓	✓	✓	✓
	Documentation that emergency contact information is collected from residents.	✓	✓	✓	✓
	Documentation that residents are oriented to emergency procedures.	✓	✓	✓	✓
	Verification that Naloxone is accessible at each location, and appropriate individuals are knowledgeable and trained in its use.	✓	✓	✓	✓

15 Documents Required for Shared Housing Accreditation

1. Resident agreement
2. House rules
3. Policy on storage
4. Acceptance criteria
5. Personal Data
6. Financial policies
7. Sample Marketing
8. Resident application
9. Mission and vision statements
10. Staff Policies
11. Insurance
12. Consent to drug/alcohol test
13. Consent to release of information
14. Medication policy
15. Accounting

Script to speak to the Housing Authority

1. I went on google and typed in “Housing Authority”

2. Remember, that Google is locationally based. When we use Google in

Seattle, the first “hit” is the Seattle Housing Authority.

3. If you would like to look at another county, you must put in the name of the

county of interest with the term “housing authority”

4. A receptionist will answer the phone.

5. I stated “Hello, I am a housing provider. I am interested in opening up

quality recovery housing in your county.

6. May I please be connected with someone in the housing authority that I

may learn their housing needs?”

7. We did not know that in this county, there were five different agencies with

housing needs. However, I was connected with one director.

8. I was connected immediately. However, if I wasn’t connected immediately,

I would leave a voice mail and a follow up.

9. The voice mail would state “I am “state your name” of “my foundation” and

I am investigating the housing needs of your county and plan to open a

recovery house modeled after the nationally certified

www.kateshousefoundation.org

10.Next, request an in-person meeting and promise to be brief to learn more

about their housing needs

Who Pays the Resident's Room Fee?

- Vouchers
- Charities
- DSHS HEN program
- City and County Funds
- Self-Pay
- Family

Vouchers

Second Chance Act: of 2007 (Pub. L. 110-199), reauthorized by the First Step Act of 2018, provides funds for housing to assist in the transition individuals make from prison, jail, or juvenile residential facilities to the community.

Vouchers

- **The Earned Release Date (ERD) Housing Voucher Program facilitates the release of offenders unable to leave Prison or Work Release due solely to a lack of funds for housing.**
- **Must be in good standing to receive funds.**

State Payments from DOC

- Typically pays for a bed in a home
- $700 - $1200, dependent on the average bed fees in an area
- This is negotiable
- The resident is allowed to make up the difference.
  - For example: Your fee is $700 per bed in a shared room
  - The voucher payment is $600 per bed
  - The resident or a charity is allowed to pay the difference.

Can you charge more than a Voucher pays?

- $700 to $800 a month for Three months
  - You can charge your bed rate and have the client self-pay the difference between the voucher and your rate.
  - Your rate is $900 and the voucher is $700, the client must self pay the difference of $200.

How do we find the Agencies?

- Define your community
- Locate the agencies that work with your community
- We contact the housing specialist via email
- Send your brochure via email
- Call the housing specialist to follow up
- You are a housing provider

Who Pays the Resident's Room Fee?

- Vouchers
- Charities
- DSHS HEN program
- City and County Funds
- Self-Pay

Charities

- Urban League
- Missions that serve men and women
- Local Helplines for housing
- 211
- YWCA
- Salvation Army ARC

Who Pays the Resident's Room Fee?

- Vouchers
- Charities
- Catholic Charities
- HEN program
- City and County Funds
- Self-Pay

Catholic Charities

- Network of charities founded in 1910
- is the largest US social-safety-net provider after the federal government
- The organization serves millions of people a year, regardless of their religious, social, or economic backgrounds.
- In 2019, 12 million persons were served at more than 2600 locations

google - Bing

Affordable Housing - Catholic Cl

https://www.catholiccharitiesusa.org/our-vision-and-ministry/affordable-housing/

ABOUT US OUR PRIORITIES FIND HELP ADVOCACY AND SOCIAL POLICY INITIATIVES WAYS TO GIVE MEDIA CENTER FOR MEMBER AGENCIES DONATE

AFFORDABLE HOUSING

We believe that housing, and access to housing, is a fundamental human right that recognizes the life and dignity of every person. Catholic Charities USA supports affordable housing policies across the country, and provides emergency shelters and long-term assistance to vulnerable populations.

WHY WE DO IT

CCUSA is Committed to Eliminating Homelessness in America

11.8% of the U.S. population lives in poverty and struggles to afford necessities such as housing. Homelessness has increased by 3% for the third straight year. Only half of individuals have year-round beds. Current published statistics illustrate the continued need for our efforts.
Source: State of Homelessness-2020 Edition. National Alliance to End Homelessness

396,045 single individuals experience homelessness

37,085 veterans are homeless

71,670 people in families, including children, suffer homelessness

HEN Program

- DSHS is Department of Social and Health Services
- HEN is Housing and Essential Needs
- People who need help for six months or longer
- They provide clothing, counseling support and food

HEN Program

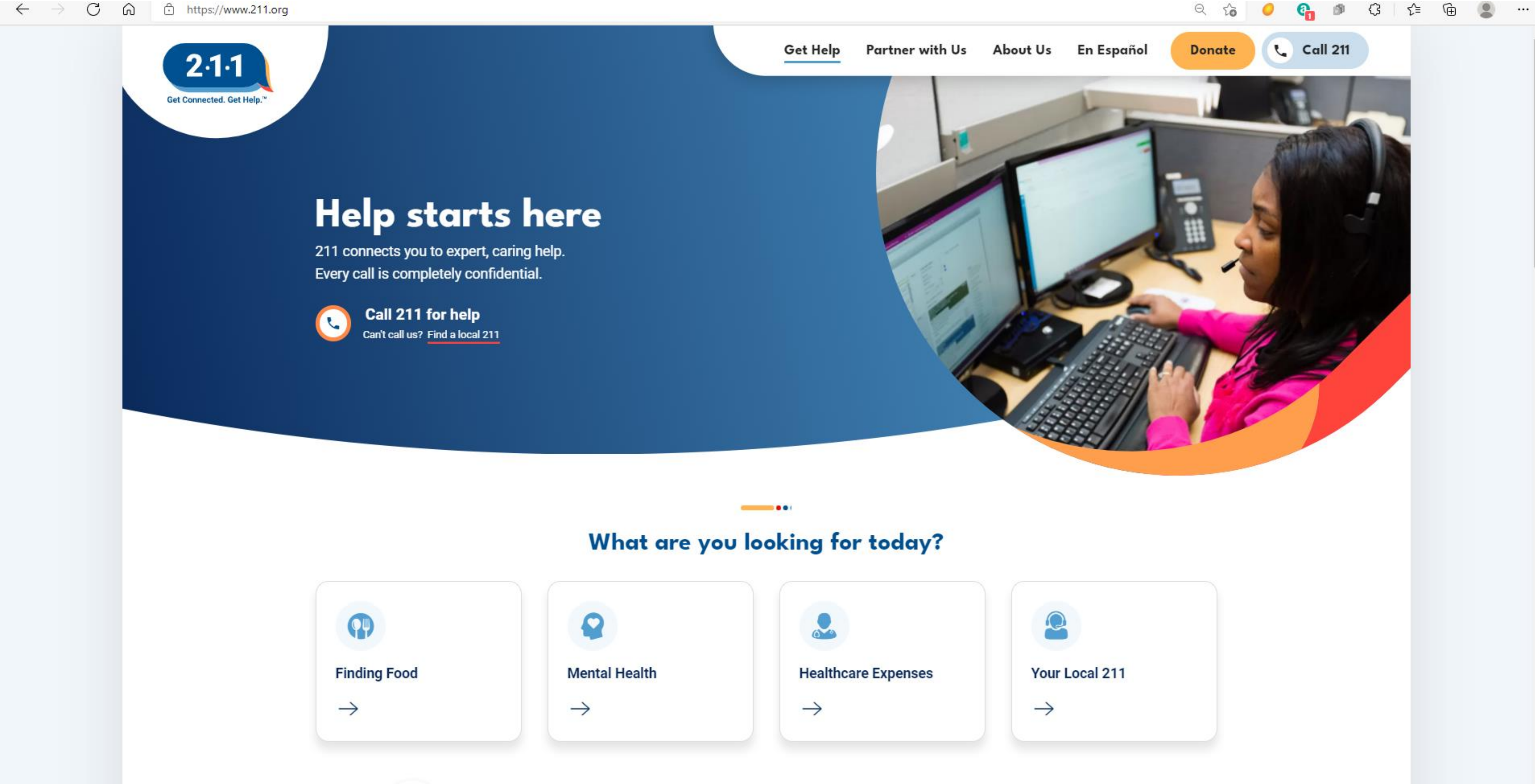
- For low-income adults who cannot work for at least 90 days due to a temporary physical or mental health issue and are not eligible for other programs.

Who Pays the Resident's Room Fee?

- Vouchers
- Charities
- DSHS HEN program
- City and County Funds
- Self-Pay

City and County Funding

- Local Helplines for rent assistance
- You can list your home as a housing provider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211 connects you to expert, caring help.
Every call is completely confidential.
Call 211 for help
Can't call us? Find a local 211
What are you looking for today?
Finding Food
Mental Health
Healthcare Expenses
Your Local 211

Who Pays the Resident's Room Fee?

- Vouchers
- Charities
- DSHS HEN program
- City and County Funds
- Self-Pay

Self-Pay

- Most people in shared homes are working and can self-pay.
- Pro-tip: Mastercard Debit cards on file with the bookkeeper

How to Choose Residents

The resident is agreeing to be financially responsible and live in a team environment. "Honesty and integrity are expected at all times. Our highest values are tranquility, cooperation and feeling personal safety."

How to Choose Residents

By sending the application and rules to a prospective resident, the resident self-selects into the housing.

What rules are important to you?

How to Choose Residents

Having people sign a set of rules sets the structure of the house. Everyone knows what is expected.

What rules are important to you?

Interviewing Residents for Your Home

1. Why did you choose our housing?
2. Did you read our house rules?
3. Are you working? Can you provide two paystubs?
4. Tell me about your goals and plans.
5. How long do you plan on staying with us?
6. What are your housing experiences with shared and transitional housing?

Application Process

1- Fair and consistent application process

2- Program versus a lease

3- "Members of a program"

4- Transitional Housing means temporary

6- Ask the residents to meet and interview a prospective resident.

7- Explain that building community in the house is critical for success.

TYPICAL QUESTIONS FOR THE APPLICATION

- Name
- Address for the past three years
- Reference from current living situation
- Telephone/ cell phone information
- Person to call in an emergency - name and address

TYPICAL QUESTIONS FOR THE APPLICATION

- 1- Driver's license
- 2- Proof of automobile insurance, if they will leave a car on the property or transport roommates
- 3- Essay – why do you want to live here?
- 4- Place of employment
- 5- Proof of funds - paystub or statement from SSI
- 6- Non-refundable supplies fee for bedding, toiletries
- 7- Nondiscrimination statement

Sample House Rules for Successful Residencies

1. **HOUSING ROOM CHARGES**
   What will you charge? When is rent due? Will you only accept money orders or debit cards? What is the late fee? What about someone who is chronically late? Are there social service agencies or churches that can help pay rent?

2. **KEY PRINCIPLES**
   What is the focus of the community? Is it education? Health? Recovery?

3. **LIVING IN COMMUNITY**
   Will chores be assigned? Will there be a house leader? Parking? Visitors?

Sample House Rules for Successful Residencies

1. Immediately clean up any area you use

   (Kitchen, Bathroom, and Common area).

2. Rooms will be kept orderly and clean beds will be made daily when not occupied,

3. Trash should be emptied daily.

4. Rooms are shared rooms.

If there is an open bed in your room, you are responsible for maintaining the bed.

You may not use the spare bed, dresser or closet.

Sample House Rules for Successful Residencies

5. Chores assigned weekly.
6. Smoking or vaping not permitted in or near the home.
7. Vehicles need to be in good repair .

Involuntary Termination of Residence

1. Use or possession of alcohol, drugs, drug paraphernalia, guns, knives, other contraband.______________
2. Dealing drugs on or off the property______________
3. Abuse of over the counter medications. _____________
4. Any theft. _______________
5. Visitors on the property without permission. ___________________
6. Physical violence or threats of any kind. This includes anyone you let in the house. _____________
7. Consistent violation of curfew._______________
8. Violation of house rules. ________________
9. Having a messy room or food in your room consistently ____________

Eviction Moratoriums

Which eviction actions do NOT fall under the moratorium?

The moratorium does not apply to:

- Cases filed prior to March 27, 2020;
- Those involving non-covered tenancies; or
- Evictions based upon reasons outside of non-payment of rent, fees, or charges.
  - Drug use, for example.

Eviction Moratoriums

"Things are different for sober home residents who relapse and use drugs, however. These individuals may be evicted despite the moratoriums, as such conduct puts them and other vulnerable housemates at risk.

In 2019, the Florida Legislature recognized the importance of protecting residents and staff of recovery residences from the introduction of drugs into the home by passing legislation specifically allowing for an eviction when it is necessary for the health and safety of the resident or others living or working in the home."

By: Dave Aronberg, State Attorney, Palm Beach County, Florida
Dr. Dave Campbell, Chief Medical Correspondent, Morning Joe / MSNBC

Introduction to Fair Housing Protections

Federal Fair Housing Act (1968)

- Color
- Disability
- Family status
- National Origin
- Religion
- Sex

EQUAL HOUSING OPPORTUNITY

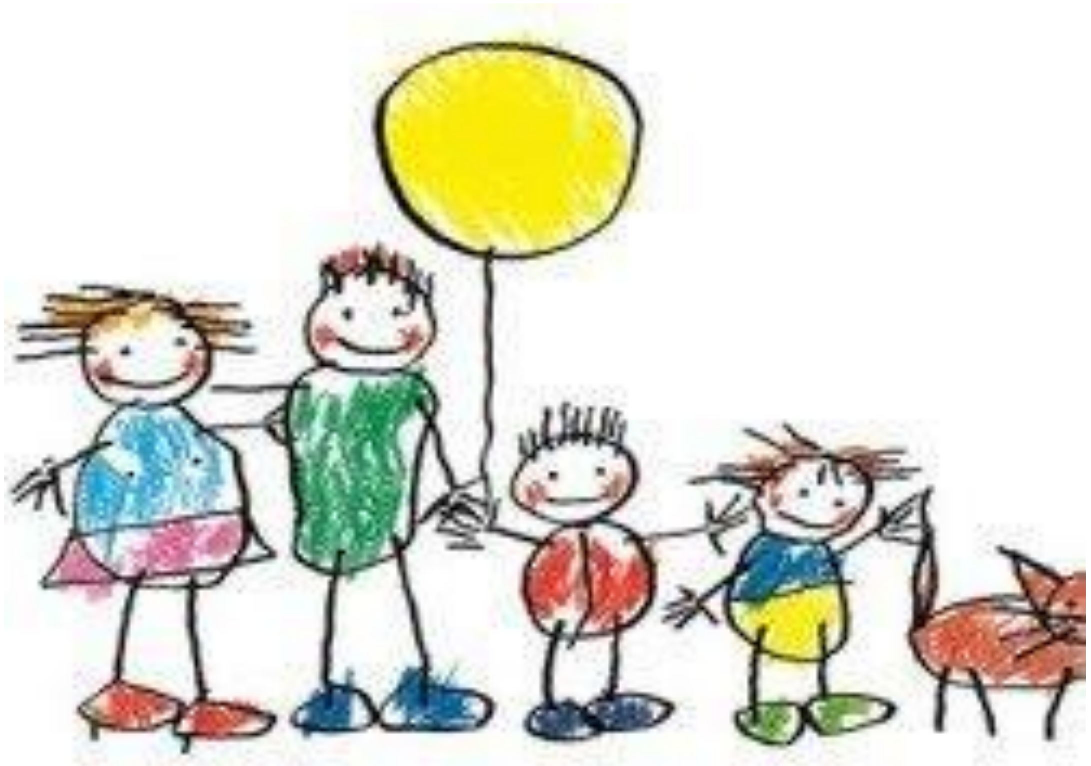
SHARED HOUSING SOLUTIONS™

Neighbors Provide Support

Fair Housing and Disability

Individuals with disabilities may not be excluded from or denied equal benefits of housing opportunities offered by private entities or local, state, or federal government because of disability.

Reasonable Accommodation Applies To Definition Of Family



- Family: any number of persons related by blood, marriage or adoption
- And up to 3, 4, or 5 unrelated persons.

Waiving Maximum Number

- A typical reasonable accommodation request is to ask for a waiver of the number of unrelated persons
- Request that members of a sober house be treated as the functional equivalent of a family.
- Request that the use of the property be treated as a single-family use.

Fair Housing Protections

- **Discrimination: Treating people differently based on being a member of a protected class as defined by law.**

- **Federal Fair Housing Act prohibits most landlords from discriminating against prospective tenants on the basis of disability, including being in recovery from addiction.**

- **BUT, there are gray areas.**

In Summary:
Why you can have a Recovery Home

Sober home residents, as a group of disabled people living together, are protected by the Americans with Disabilities Act and the federal Fair Housing Act.

The Fair Housing Act states that local communities must grant reasonable accommodations to persons with disabilities and equal opportunity to use and enjoy housing.

The Fair Housing Act states that it is unlawful for local or government entities to implement policies that treat groups of persons with disabilities less favorably than groups of non-disabled persons. It also states that people in recovery have the right to live together as a family.

Fair Housing Landlords have Rights too

- **Federal anti-discrimination laws DO NOT require landlords to rent to anyone:**
  - **whose behavior may be a nuisance,**
  - **has poor credit**
  - **or inability to pay room charges**
  - **If people actively use drugs or deal drugs**

San Antonio, TX


AZ NARR EXECS

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MARIPOSAS
SHERLOCK'S
HOMES
FOUNDATION
Colorado Springs, CO


Special Needs Adult Son

FOUNDATION

TWO HOMES IN 8 WEEKS

Discussion about Documents We Created

Join our Facebook Page

- Shared Housing School - Frank and Sherri | Facebook

Question and Answer Time