

SHARED HOUSING WORKS!!

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BREAKING THE CYCLE OF HUNGER AND HOMELESSNESS IN VIRGINIA BEACH



JCOC OVERVIEW OF PROGRAMS

- Established in 1986
- Dining Hall Programs - Food Pantry, Daily Community Dinner, Food Box Program
- Emergency Housing (Singles Shelter/88 Beds)
- Veterans Transitional Housing (VAGPD/16 Beds)
- Permanent Supportive Housing (HUD/8 Beds)
- Rapid Rehousing(ESG & DHCD/VHSP)
- **Construction in progress to build 38 SRO units of Permanent Supportive Housing. Project expected to be completed in Dec/2025**
- All housing programs are for single homeless individuals
- 21 FTE's/18PTE's Budget- \$3.5 million annually
- VB Population 450K/ Approximately 327 homeless individuals were homeless during 2025
PIT count/approx. 75% were individuals.

SHARED HOUSING WORKS!!

THE NEED FOR SHARED HOUSING



House clients with no income



Increase affordable housing options

Perfect
Home

Obtain housing in desired areas



Maintain current resource team/services



Judeo-Christian
Outreach Center

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LESSONS LEARNED FROM EARLY CHALLENGES

- In previous years, clients would routinely move into shared housing models.
- Generally no lease, “handshake deal” with co-worker or friend
- Subleasing without Landlord having knowledge
- Sometimes everyone signed one lease
- Utilities split between roommates
- Boundaries were routinely violated regarding food and personal property with no established agreement/rules between roommates

SHARED HOUSING WORKS CORE COMPONENTS OF OUR MODEL

- Our clients have their own bedroom with lock/key.
- Most units are partially or fully furnished. Some kitchen areas are color coded to match bedrooms so clients have their own designated space in shared areas.
- We work to show at least 3 units to referrals based on their desired locations and current/potential financial status. Clients encouraged to seek affordable units as well. We also try to match based on our knowledge of clients.
- Potential roommates meet during unit viewings.
- Lease is placed on each room. Utilities are tied into the rent.
- We work to find locations near bus transportation

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BENEFITS OF SHARED HOUSING

- Affordable!!!!
- Shared Housing is Permanent Housing!!!
- Promotes support of each other/companionship and can enhance conflict resolution skills
- Shared Housing can be used as a bridge back into independent living
- Consolidation of housing expenses
- Sharing of resources between clients/Roommate Agreements
- Positive Landlord engagement/Relocation if it doesn't work for the client
- Flexibility with clients having a criminal history/poor credit and short term leases
- We provide food resources and move in kits as an incentive

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BENEFITS OF SHARED HOUSING

- Housing Support Specialists routinely engage appropriate shelter clients in the benefits of shared housing during intake and thereafter.
- Shared housing provides flexibility in an extremely tight housing market with very limited affordable housing options.
- Increase movement out of shelter into permanent housing and decrease length of stays in homelessness.
- 80% of clients rapidly rehoused in FY24 & FY25 were permanently housed in shared housing.
- Funding from faith based organizations and foundations have allowed us to augment financial support when needed or provide deposit funding for clients without RRH referral.
- Outside of the financial benefit, most landlords/property owners are happy to be a part of the solution to help end someone's homelessness.

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SUCCESS STORIES 😊

- “Howard” recent turned down housing voucher due to not wanting live alone for health reasons and positive relationship with Landlord.
- “Raymond” Mental Illness, history of unpredictable behavior (Permanently housed for 8years+)
- “Phyllis” Chronically homeless and criminal history (Permanently housed for 10 years, transitioned to 2 bedroom apartment).
- Eric- Featured in NPR story in October 2022. 2 years Shared Housing, then transitioned to his own place through housing voucher. [High rent is pushing homeless people to pair up as roommates : NPR](#)
- CHERP funding during pandemic/Permanently housed 70 households within 12 months using mostly Shared Housing model

SHARED HOUSING WORKS SUCCESS STORIES 😊



SHARED HOUSING WORKS!!

- Shared Housing is not a one size fits all!
- Provides a viable housing option/strategy for the single homeless in communities with limited housing inventory
- Every client situation is different
- Homelessness is a Community issue requiring a Community solution. Property owners want to be a part of the solution.
- Landlords/Property owners found through engagement meetings, public speaking, organization volunteer pool, within faith-based organizations

SHARED HOUSING WORKS

- THANK YOU FOR YOUR TIME!

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