

Annapolis Valley homeSHARE Toolkit



**Annapolis Valley
homeSHARE**

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Karen Freeman, who helped with poster for the Kentville Round Table.

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Dear potential HomeSHARE participant,

HomeSHARE has provided a much appreciated enrichment to my life for over thirty years. I have shared my home with a variety of individuals and I'm very proud of these mutually beneficial arrangements. I served as a board member for the Grande Prairie HomeSHARE Society, I'm the contact person for www.homesharecanada.org for the province of Nova Scotia and I am presently serving as a member of the Annapolis Valley HomeSHARE project Advisory Committee.

When I retired to my home town of Middleton, I started to promote the advantages of HomeSHARE. One of my first steps was to meet with our MLA and Premier Stephen McNeil. Premier McNeil has been very appreciative of HomeSHARE's potential to serve the housing needs of Nova Scotians. Over several meetings, he has offered support and advice, pointing out that the Valley is populated with an aging population with large homes and also men and women seeking affordable accommodations.

As I have aged, I have developed mobility issues that prevent me from some of my house hold duties. I presently have two people sharing my home: one cleans my house and the other shovels my driveway/cleans off my car. This "in home" help allows me to maintain my property while providing economical accommodation for two people on fixed incomes. If you have extra space in your home and would benefit from help with maintaining your home or if you are seeking an affordable place to live, then please consider how HomeSHARE could work for you.

Warmest regards,
Dianne McDonald

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Introduction

HomeSHARE in a Nutshell

HomeShare is a technology for creating mutually beneficial relationships between people who have an extra room in their home (Home Providers) and people who need an affordable place to live (Home Sharers). Home Sharers offer help in the home in exchange for an affordable home. HomeShare staff interview both Home Sharers and Home Providers to ensure a good match, facilitate the matching process and provide regular check-ins.

IMPORTANT: HomeShare is not appropriate for emergency housing, or emergency home support. Finding a match isn't guaranteed, and once a potential match is found the decision-making process takes time to be done well. A rushed match driven by desperation may well be a poor fit, and will be counterproductive for both participants and the homeSHARE Program.

Who can benefit from homeSHARE?

HomeSHARE isn't right for everyone. It requires openness, flexibility and some compromise on the part of both Home Providers and Home Sharers. It also requires good communication skills, or at least the ability and willingness to work on them. Openness and honesty in the homeSHARE relationship are essential. All HomeShare participants also need to be able to assert themselves and be clear about their wants and needs; without this, a mutually beneficial relationship cannot flourish.

Some HomeShare programs target specific groups, most often seniors and students. Even when HomeShare programs are open to Home Providers of any age, the vast majority tend to be seniors. While seniors and students are key demographics in the Annapolis Valley, the need for affordable housing, support in the home and help with mortgage costs are felt more widely than just within these demographics. It will be more difficult for a homeSHARE Program in a rural area to accumulate the critical mass of potential Providers and Sharers needed to make good matches; this program cannot afford to exclude other groups for whom homeSHARE may be appropriate and beneficial.

A Home Provider could be:

- A senior
- Someone living alone
- A couple
- A family
- Someone who has gone through a divorce or separation
- Someone with a disability
- *Etc...*

A Home Sharer could be:

- A student
- A senior
- A couple
- A small family
- A single parent
- Someone leaving a Transition House
- A new immigrant
- Someone wanting to get out of debt
- Someone saving up for a mortgage down payment
- Someone with a disability
- *Etc...*

This Toolkit

This Toolkit is the product of work done through a Nova Scotia Department of Seniors [Age Friendly Communities Grant](#) at the [Women's Place Resource Centre](#) in Annapolis Royal, Nova Scotia, March 2017 – March 2018. It is intended for community organizations that are considering hosting a homeSHARE Project in their region. The purpose of this Toolkit is:

- to present the results of the research done to date on the HomeShare model and the feasibility of running a homeSHARE Program in the Annapolis Valley;
- to make recommendations based on that research for policies and procedures for a homeSHARE Program in the Annapolis Valley [will need to change if I write Policy Manual]
- to create sample documents such as application forms, interview protocols, etc. to make the program as close to shovel-ready as possible

While this Toolkit is written for the Annapolis Valley of Nova Scotia, many of the policies, procedures and recommendations will be applicable in other parts of rural Nova Scotia, and with additional research and work can be adapted for use in urban areas as well. It is the Women's Place Resource Centre's intent that this Toolkit be used not only here in the Annapolis Valley but adapted for and used in other communities.

In initial meetings by the Wolfville homeSHARE working group (before funding), there was consensus that in order to emphasize the sharing aspects of homeSHARE, the word "home" should be uncapitalized and the word "SHARE" capitalized. However, other HomeShare programs and organizations in North America conventionally write "HomeShare", while in Europe, "Homeshare" is more common. In this document, when other specific programs or HomeShare in general, "HomeShare" will be used. For a program in the Annapolis Valley, "homeSHARE" has been adopted.

History

A Brief History of HomeShare

The first HomeShare program was set up in 1953, in Hartford Connecticut (Ducharme, 2004). Maggie Kuhn, the founder of the Grey Panthers Movement (a movement dedicated to fighting ageism), carried the model forward in the United States in the 1970s (HomeShare International, 2004). The greatest expansion of the HomeShare model in the United States took place in the 1980s (Ducharme, 2004). HomeShare spread to Europe in the 1990s, with programs set up in Spain (1991), Germany (1992) and the UK (1993). There are now HomeShare Programs in countries all over Europe, in Australia, New Zealand, Japan, Korea, the United States and in Canada (HomeShare International, 2004).

The first HomeShare Program in Canada, Niagara Homeshare in Ontario, was begun in the late 1970s but is no longer in operation. The longest-running HomeShare programs in Canada, Les Habitations partagées de l'Outaouais and les Habitations partagées du Saguenay, were started in the early 1990s in southwestern Quebec. There are currently six active programs in Canada; see Summary of Canadian HomeShare Programs, Appendix A (note: the list of inactive programs in Canada is not exhaustive).

HomeShare International was launched in 1999 to raise the profile of HomeShare worldwide and to help those starting or running HomeShare Programs through research, networking, and providing best practices. International Congresses on HomeShare are held every 2 years, with the next one being in March 2019, in Brussels, Belgium. HomeShare Canada is a member of HomeShare International and provides information and support to HomeShare Programs in Canada.

An International HomeShare Congress is held every two years. The next one is the 6th World Homeshare Congress to be held in Brussels in March 2019. For more information and to access publications from these events go to <https://homeshare.org/world-homeshare-congresses/>.

For a summary of how homeSHARE compares to other Alternative Housing Models, see Appendix B.

A History of HomeShare Exploration in the Annapolis Valley

A small group of interested individuals explored HomeShare in the early 1990s, but the details of this investigation are no longer available.

In 2014, when she arrived in the Annapolis Valley of Nova Scotia, HomeShare veteran Dianne McDonald (HomeShare of Grand Prairie, AB) met with Premier Stephen McNeil about bringing HomeShare to the Annapolis Valley. She has met with him yearly since then to keep him informed and to solicit his continued support for a HomeShare Program in the Annapolis Valley.

On November 18th, 2016, a forum on rural housing (*Moving Forward Together*) was held in New Ross, NS and Antigonish, NS (joint meetings). At the session in New Ross, Dianne McDonald introduced the concept of HomeShare and proposed it as an approach to dealing with the rural housing crisis in Nova Scotia. HomeShare was raised at follow-up Rural Housing Forums in the Annapolis Valley led by the Annapolis Valley Poverty Coalition on April 3rd and October 25th, 2017. This Rural Housing group represents an excellent networking opportunity for a homeSHARE program in this region.

On February 3rd and March 19th, 2017 an action group of citizens and representatives of various community organizations met in Wolfville at the home of Audrey Conroy to start developing a homeSHARE Program in the Annapolis Valley. The steps needed to proceed were identified and some preliminary research on zoning rules and models for shared accommodation was done by members of the group.

Age-Friendly Communities Grant 2017-2018

In December of 2016, the Women's Place Resource Centre applied for a Nova Scotia Department of Seniors Age-Friendly Communities Grant (AFCG). In April of 2017, the \$20,000 grant was approved. The goals of the project were to research the HomeShare model, explore feasibility and the level of community support for a homeshare Program in Kings and Annapolis Counties, and (ideally) to make a few trial matches. The name *Annapolis Valley homeSHARE* was chosen for the program. The only concern about this name is its similarity to the local business *Annapolis Valley Home Care, Inc.* which provides at-home care for seniors; no contact has been made with this business to date.

An Advisory Committee was formed consisting of the Manager of Senior LINCS for Annapolis and Kings Counties; the Senior Safety Program Coordinator for Kings County; a CMHC staff member, housing researcher and former Kings County councillor; and a veteran Home Provider, former Home Share of Grande Prairie Board Member and current informal home sharer. The Advisory Committee met twice per quarter. They provided advice regarding promoting homeSHARE, public relations, policy considerations, and how best to proceed given the challenges encountered, and what was learned in the Research and Public Consultation phases. Other organizations, including Community Services, women's organizations, Housing Nova Scotia, Mental Health and Addictions, potential Home Providers and Home Sharers, Public Health, the RCMP, etc. were consulted as needed. The Advisory Committee helped ensure that the policies and procedures being considered would serve participants' needs in a safe manner. Their input also helped build community confidence in the project.

Research on HomeShare programs in Canada and elsewhere on the world included:

- Study of program websites, including newsletters and annual reports of other HomeShare programs
- in-depth interviews with program administrators and coordinators from both active and inactive programs across Canada
- reviewing studies on the HomeShare model, outcomes and policy implications
- reviewing toolkits and best practice guidelines created by other homeshare programs and homeshare organizations

A series of six Community Round Tables were held in Annapolis and Kings Counties. Following a presentation about homeSHARE and how it operates, participants shared their ideas and concerns about how homeSHARE would work in their area, what to expect, and what policies and procedures would give them confidence in the program. Please refer to Appendix C - *What We Heard*. The main themes were:

1. Potential homeSHARE clients need to know the costs and implications in terms of pensions, benefits, insurance, etc. before they could make a decision about participating in a homeSHARE Program.

2. Managing the homeSHARE relationship: Procedures and supports need to be in place to support homeSHARE match relationships.
3. Participants with issues such as disabilities, mental health issues, or criminal records should be included if possible and appropriate, but additional supports need to be in place for them.
4. Ending homeSHARE matches needs to be part of the plan from the beginning, exit strategies need to be developed, and all parties need to know their rights from the outset.
5. There are many benefits of homeSHARE to individuals and communities.

Unfortunately trial matches were not possible during this funding period. The three main barriers were:

1. Absence of organizational liability insurance

The need for organizational liability wasn't identified until the research phase of the project, and thus was not included in the original budget.

2. Insufficient staff hours for the complexity of homeSHARE

The AFCG provided enough funding for one staff day per week, and the WPRC contributed additional staff hours for most of the duration of the grant: an additional day per week for 4 months, and an additional two days per week for 4 months. Research showed, however, that most HomeShare programs have at least the equivalent of one full-time staff person to begin. Some employ a full-time administrator as well as a full-time Project Coordinator. Research also made it increasingly clear that homeSHARE policies and procedures will intersect with tax laws, home insurance, government benefits, pensions, etc., and that more time than first anticipated would be needed to develop them.

3. Lack of ongoing core funding

If another funding source wasn't immediately available to move seamlessly past the end of the SFCG funding period, these matches would be left without the support of a formal homeSHARE Program and homeSHARE Coordinator. This is of even greater concern as these matches would be new and not yet well established, since they would have been made near the end of the AFCG funding period.

This Toolkit is the final product of this funding period. The goal of this toolkit is to make homeSHARE in the Annapolis Valley "shovel-ready": with sufficient funding and minimal work (see Toolkit: *Moving It Forward: Steps Once Funding is Found*), the project will be ready for the Implementation Phase, to start making matches.

The following resources were developed for this project, and can be adapted to future work on homeSHARE:

- homeSHARE Info Sheet for the general public (Appendix D)
- homeSHARE Launch Poster (note: concerns were raised about the logo having romantic implications that are best avoided; the logo was subsequently changed) (Appendix E)
- homeSHARE Community Round Table poster (Appendix F)
- Intro to homeSHARE Powerpoint Presentation (used at the Launch, adapted for the Community Round Tables), available through the Women's Place Resource Centre
- Briefing Notes presented to Premier Stephen McNeil, September 2017 (Appendix G)

- Briefing Notes presented to Premier Stephen McNeil, January 2018 (Appendix H)
- Thinking About homeSHARE – a hand-out for people in the community considering homeSHARE, to help them think it through (Appendix I)
- homeSHARE Application Cover Page (Appendix J)
- Home Provider and Home Sharer Applications (Appendix K, L)
- Home Provider and Home Sharer Interview Protocols (Appendix M, N)
- Application and Interview Considerations for the homeSHARE Coordinator (Appendix O)
- The start of a Policies and Procedures Manual (Appendix P)

Interest outside of the Annapolis Valley

There is interest outside of the Annapolis Valley as well. Two inquiries have come from the Halifax region seeking homeSHARE services. There was even an inquiry from someone from New York who was visiting the area and wanted to learn more. The Seniors' Safety and Social Inclusion Coordinator in Richmond County, Cape Breton and the Seniors Association of St. Margaret's Bay have also inquired on the progress of the Program, and expressed an interest in exploring HomeShare for their regions. Presentations were made to the South Shore Housing Action Coalition (*SSHAC*) in Bridgewater on October 4th, 2017 and the Shelburne County Housing Coalition on October 5th, 2017.

While this Toolkit focuses on the Annapolis Valley, it can be adapted for use in other parts of Nova Scotia and beyond. A needs assessment and public consultation is recommended for other areas before proceeding with a homeSHARE Program.

Other Programs: The Empirical Case for homeSHARE

There are relatively few studies examining the economic payoffs of HomeShare. This is partly because outcomes such as reduced health care costs due to better physical well-being, better psychological wellbeing, improved diet from Home Sharers helping with meals and Home Providers sharing food literacy, etc. are hard to measure and generally take years to manifest. Virtually all HomeShare programs studied reported very high levels of satisfaction among participants, and the social payoffs are more clearly and immediately manifested than the economic ones. Almost every HomeShare program site and national HomeShare website has multiple testimonials from HomeShare participants about how HomeShare has improved their lives.

According to NAAPS (National Association of Adult Placement Services) in the UK, HomeShare benefits communities by providing the supports people need at home at a low cost, creates housing by using existing housing stock, and increases community cohesion and intergenerational contact. It creates savings for local economies and governments by reducing use of residential care, reducing the risk of falls, improving older adults' health and well-being, reducing the use of emergency services, making higher education more affordable, reducing pressure on the housing market and making it easier to fill public service positions in cities where the rents are high (NAAPS, 2011b).

There is also little academic research on the social benefits of HomeShare, but positive effects are widespread and described in virtually every HomeShare Program report found. Social benefits have included improved quality of life, companionship, intergenerational learning, the formation of friendships, peace of mind for family members who live far away, feeling safer, renewal of hobbies and interests, learning new skills, increased social engagement, etc. (e.g., MacMillan, et al. 2017; SharedLivesPlus, 2017; Wideman, 2014)

The following are examples of HomeShare programs around the world illustrate some of the positive effects of HomeShare. A collection of articles on HomeShare is also available at the Women's Place Resource Centre.

Cost-benefit Analysis of Homeshare Victoria, Australia

Carstein (2003) conducted a detailed economic cost-benefit analysis of Homeshare Victoria over a two-year period. He found that Homeshare created savings for the hospitals and aged care system by (Carstein, 2003, pg. 18):

- replacing some community care services
- delaying entry into residential care facilities, including some cases where community care services alone would not have sufficed
- allowing earlier hospital discharge because of the presence of someone at home
- preventing unnecessary hospital admissions

Both householders (Home Providers) and Home Sharers saw significant net financial benefits. For householders it was mainly savings on service costs, while for homesharers it was mainly reduced shelter costs. All householders surveyed reported improved quality of life from being in the program. He also identified the peace of mind of having someone living with the householder as being an intangible benefit for householders and their families. Homesharers enjoyed a higher quality of accommodation than they would otherwise have been able to afford and a friendly family-like home

atmosphere, but sometimes found they had less independence than they would have living alone (Carstein, 2003).

Because the study was done 15 years ago in a country with a different social policy landscape, and since the funding provided by different health and social security branches were factored into the analysis, it is hard to make meaning of the figures in the current time and context. However, the health and aged care system did see a net benefit for their investment in the program of \$50,222 (AUD) (Carstein, 2003, pg. 46).

Vermont HomeShare, United States

The State of Vermont invested 77,545 USD in General Funds and 102,395 USD of matching federal funds to HomeShare Vermont in 2016. The payoff in terms of savings for Vermonters, combining Home Providers' savings if they had to hire help and Home Sharers' savings in rental costs, totaled over 776,000 USD (HomeShare Vermont Results Based Accountability Report, 2016).

In 2016, Vermont HomeShare had 105 available homes to share (units created) and Home Sharers provided 26,208 hours of assistance to their Home Providers. Over 38% of Home Providers said that they would not be able to live safely in their home without a Home Sharer. They also reported significant improvements in quality of life: 85% felt safer in their home, 82% felt happier, 77% felt less lonely, 64% said they slept better and 56% said they felt healthier (HomeShare Vermont Results Based Accountability Report, 2016). 75% of participants considered their matches to be very successful, and 18% more somewhat successful.

HomeShare Programs (programmes de jumelage) in Quebec

Ducharme (2004) studied five organized Homesharing programs in Quebec, located in Saguenay, Outaouais, Quebec City, Montreal and Haute-Yamaska., using a sample of 41 Home Providers and 17 Home Sharers from those five programs. 91% reported being very satisfied or satisfied with their matches. 64% reported increased sense of well-being, and 27% more reported no decline in their sense of well-being. 90% reported that the arrangement had been useful for them. Participants also reported lower housing costs, companionship, an increased sense of security (for female Home Providers especially), greater social integration, being closer to services and being able to remain in their own homes as benefits of HomeShare. 75% of participants considered their matches to be very successful, and 18% more somewhat successful.

Some participants identified being part of a movement for social change as a motivation for participating in HomeShare (Ducharme, 2004, pg. 55).

HomeShare St. Johns, NL

It is difficult to demonstrate systemic impacts over the short-term; for example, there was no measurable improvement in the vacancy rate over the three years (and 35 matches) that HomeShare St. Johns was running, but the program made a big difference in the lives of the older adults and students that it served. The Final Report (Wideman, 2014) is an excellent resource.

Supportmatch Homeshare, London, the Southeast and Midlands, Bath and Bristol, England

In their 2014-2016 pilot, Supportmatch Homeshare made a total of 50 matches. They calculated the total cost of providing the service as £2,190.00 per match per year. They then examined how Supportcare had impacted usage of the National Health Service, social care and other agencies. In the absence of Supportcare, the additional yearly costs would have been, on average, £7,300.00. These costs included additional time in hospital (cost £3,500), respite support (cost £1,100), additional GP/primary care time (cost £1,200) and family support time (lost days employment. Cost £1,500). With this Homeshare program costing 1/3 of the average additional use of health and social care, the social impact of this program was +300% (Whitehead & de Novalis, 2017).

HomeShare Programmes in West Sussex, Oxfordshire and Wiltshire, England

These pilot programs were funded by the Department of Health and hosted by the Local Authority. The West Sussex program started in 2006 and the Oxfordshire and Wiltshire programs started in 2006; it took 10 months for the first match to be made, and 16 successful matches were made. Among their recommendations were to start homeSHARE in a small area and expand the geographical area served once they become established and to engage with service providers in the area so they can refer to HomeShare as appropriate (Coffey, 2010).

Programs in the United States

In a sample survey of 20 HomeShare programs in the United States, the National Shared Housing Center (2004) found that compared to housing programs that assisted renters with fair market rents, HomeShare programs generated savings of up to 60%. According to the US Department of Housing and Urban Development (2009), successful Homeshare matches “have saved homes, kept properties on the tax rolls, and pumped \$4.7 million into the local economy”. They have also helped people avoid using the welfare system and rental assistance.

The Case for homeSHARE in the Annapolis Valley

A Snapshot:

1. There is a need for affordable housing in the Annapolis Valley.

- 42.9% of renters in NS are paying over 30% of their income toward shelter (Statistics Canada, 2011)
- Some seniors pay as much as 70% of their income on housing (AHANS, 2007)
- Core housing need has significant social and monetary costs such as physical and mental illness, lost productivity, etc.

2. homeSHARE is a cost-effective way of addressing affordable housing.

- The funding required for a homeSHARE program is cost-effective compared to the cost of building new units, both for people seeking affordable housing units and for seniors who can no longer manage in their homes alone.
- Social housing units are also more expensive to run and maintain.
- HomeSHARE does not require building new infrastructure; it uses infrastructure already existing in the community.

3. A crisis in appropriate housing and support services for seniors is coming.

- By 2030, 1 in 4 Nova Scotians will be over 65.
- “People deserve to stay in their homes as long as possible.” (Speech from the Throne, Nova Scotia Legislature, September 21, 2017)
- There will not be enough people to provide the support services seniors will need to age in place.
- There are not nearly enough nursing home and residential care home beds to meet the need.
- Without investment, the burden will fall on the health care system.

4. homeSHARE is a cost-effective way of keeping seniors housed.

- And it does so by letting them age in place, in their own communities!
- The funding required for a homeSHARE program is cost-effective compared to the cost of housing seniors in Residential Homes.

5. homeSHARE is a cost-effective way of addressing social isolation in seniors.

- Social isolation is increasingly recognized as a threat not only to seniors’ quality of life, but also to their physical and mental health on a par with such risk factors as obesity, smoking and lack of exercise
- There will be an increasing push to address this issue

Is homeSHARE cost-effective?

“Homeshare offers a simple, effective and low-cost way of meeting housing and support needs. Homeshare can help people to live the lives they wish to live in their local community. It is a low cost preventative service, because it helps families and communities to provide more for each other rather than relying on expensive interventions by the state.”

-Paul Burstow, MP, Minister of State for Care Services, UK, 2011
(NAAPS, 2011c)

The average monthly cost for a standard Seniors Housing space in Nova Scotia is \$2,796 per month (Sykes Assistance Services Corporation, 2016). If the government subsidizes 50% of that cost for ten people, the cost to the government for the rental subsidy ($2,796 \div 2 \times 12 \times 10$) is \$167,760 per year.

Housing Nova Scotia provides property owners up to \$25,000 per unit in up-front capital funding and up to \$25,000 per unit in rent supplement funding over 10 years to rehabilitate existing affordable housing units that might otherwise be lost to the rental marketplace (Housing Nova Scotia website, 2018). The cost is even greater to build new units. Housing Nova Scotia provides up to \$50,000 per unit in up-front capital funding for developers building new affordable housing units, where rent must be kept at an affordable level for 15 years.

Approximate Yearly Cost of a homeSHARE Program:
\$100,000

Cost to Government of maintaining 10 seniors in seniors' housing for a year and generating 10 affordable housing units:

\$167,760	monthly rental subsidy for Seniors Housing
\$250,000	rehabilitation of 10 affordable housing units, HNS
<u>\$25,000</u>	<u>yearly affordable rent subsidies, HNS</u>
\$442,760	

Net yearly benefit to Government of a homeSHARE creating 10 matches:

\$442,760
<u>-\$100,000</u>
<u>\$342,760</u>

Please note the following:

- If the above calculation is made building new affordable housing units instead of rehabilitating existing ones, the net yearly benefit to government of homeSHARE rises to **\$567,760/year**.
- The above calculations do not take into consideration the cost of building new seniors' housing units, which will be higher per unit than standard affordable housing units. In order to accommodate aging baby boomers who are unable to remain in their homes, far more of such units will be needed than currently exist.
- The above calculations do not take into consideration increased senior safety and long-term mental and physical health outcomes for all participants. While the negative effects of social isolation and the benefits of homeSHARE in terms of physical and psychological well-being are well-established, it is difficult to put an accurate dollar amount to these savings. Needless to say, these benefits are priceless.

- The cost of nursing home beds is higher still, at about \$110/day (Sykes Assistance Services Corporation, 2016).
- The above amounts don't include property taxes going to municipal governments

Housing

Finding the Housing Data

Until recently, no comprehensive affordable housing needs assessment had been done in Annapolis or Kings Counties. In November of 2017 a Housing Needs Assessment was initiated in Shelburne, Yarmouth, Digby, Annapolis, Kings, West Hants Counties by a group of local housing coalitions and stakeholders. This Project, *Housing: Now and Into the Future*, collected data through General and Targeted Community Engagement Sessions, Public Surveys, Service Provider Surveys and Stakeholder Surveys. The first of three reports on the results, *Precarious Housing and Homelessness Across our Rural Communities* (Vacon, et al., 2018), was released in March of 2018 and is cited here. The other two reports, for builders and on general housing, will be released over the next few months.

The *Precarious Housing and Homelessness* report, in combination with the 2016 Statistics Canada Census data on housing released in November of 2017, provides a more in-depth picture than ever previously available for Western Nova Scotia, including data by county and by municipal district. Please see Appendix Q for the relevant Statistics Canada Housing Data in Kings and Annapolis Counties.

Dearth of Affordable Housing

“FOR SALE” signs on houses are common in the Annapolis Valley. Housing is plentiful. But affordable housing is not. At the same time, poverty is prevalent. There is a deficit in affordable housing units throughout the Annapolis Valley. Only half of respondents to the Western Nova Scotia Housing Needs Assessment indicated that it was easy or very easy for them to find suitable housing that met their needs, and 32% said they couldn't find a suitable place to live (Vacon, et al., 2018).

On July 4th, 2017 the WPRC Housing Advocate searched Kijiji for apartments and condos with a rent of \$550 or less (utilities included). There were only 3 results in the entire Annapolis Valley when room rentals geared to groups of students were excluded (please see Appendix R - Kijiji Affordable Home Search July 4, 2017). The apartments were not viewed, and may or may not have been in liveable condition. The reader is encouraged to duplicate the experiment.

There is little incentive for the private sector to create new affordable housing units – the business case for high-end seniors housing is stronger. Property owners indicated that they found it difficult to keep units well maintained if they kept rents in the affordable range for lower-income residents (Vacon, et al., 2018, pg. 42).

HomeSHARE creates affordable housing units by using existing infrastructure, thereby avoiding the costs incurred by building new infrastructure. The homeSHARE Program maintains available units by supporting the match relationships between Home Providers and Home Sharers.

Poverty and Affordability

A significant proportion of the population of the Annapolis Valley is low-income, leaving people to struggle with high rent and mortgage payments. In Annapolis County in 2015, 25.3% of people were low income*, and 23.5% of seniors were low income*. In Kings County, 18.5% of people were low income*, and 19.2% of seniors were low income* (Statistics Canada, 2016). Low income is an issue for both potential Home Providers and potential Home Sharers, putting them at risk of core housing need. Nearly half of Atlantic Canadian seniors spend more than 30% of their income on shelter, and one in five seniors spends 40% or more of their income on shelter costs (Shiner et al., 2010). 19% reported not having sufficient income to live adequately while covering all of their shelter costs (Shiner et al., 2010).

Table 1 – Prevalence of Low Income in Annapolis and Kings Counties

	Prevalence of low income* in Annapolis County	Prevalence of low income* in Kings County
Overall	25.3%	18.5%
Age 0-5	37.6%	27.2%
Age 0-17	34.4%	23.6%
Age 18-64	23.6%	16.8%
Age 65+	23.5%	19.2%

(Statistics Canada, 2016)

*Low-income measure after tax (LIM-AT)

In the Western Nova Scotia Housing Needs Assessment survey, youth under 25 and adults aged 26-49 who said supportive services would help them find housing or stay housed identified (Vacon, et al., 2018, pg. 52).

What is “core housing need”?

To meet people’s needs, housing must be:

1. **Adequate** - not requiring major repairs;
2. **Suitable** - have enough bedrooms for the size of the household; and
3. **Affordable** -costs less than 30% of a household’s before-tax income.

Where any one of these is missing, and the household would have to spend more than 30% of its income to access acceptable local housing, that household is in **core housing need**. (CMHC, 2016)

Affordability is the main driver of core housing need, with 19.6% of households in Annapolis County and 20.9% of households in Kings County spending 30% or more of their income on shelter costs (Statistics Canada, 2016). For a more detailed breakdown, see Tables ___ and ___. In Annapolis County, 13.4% of occupied private dwellings are in need of major repair, and 9.2% in Kings County are in need of major repair. About 2.2% of households in both counties do not qualify as suitable.

The figures are especially troubling for renter households. In Annapolis and Kings Counties respectively, 44% and 40.4% of tenants are paying more than 30% of their income toward shelter – that’s more than 2 out of every 5 renter households. In some areas it is worse than others: in Middleton,

for example, over half of renters (52%) are in core housing need. While it isn't as bad for homeowners, more than 1 in 10 are in core housing need. Because there are significantly more home owners than renters in the Annapolis Valley, the number of homeowners in core housing need is actually roughly equivalent to the number of renters in core housing need (Vacon, et al., 2018).

When asked what made it hard for people to stay where they were or find suitable housing, 55% of respondents to the Western NS Housing Needs Assessment said the rent was too expensive, 50% said heat and lights were too expensive, and 50% said there weren't enough rental units they could afford. In terms of home ownership, 39% didn't have enough money for a down payment and 35% didn't have enough money for house repairs (Vacon, et al., 2018).

Housing and Financial Resiliency

Core housing need leads to lack of financial resiliency because shelter costs leave little or no opportunity for people to generate savings, particularly for those with lower incomes. Without an emergency fund, unexpected events such as job loss, a large repair bill for a vehicle needed for work, having a fridge malfunction and losing the food in it, etc. can push those who are financially precarious over the brink and can lead people to resort to high-interest alternative banking options (such as payday loans) that can trap them into a cycle of debt and poverty (Financial Consumer Agency of Canada, 2017).

By eating up people's capacity to generate savings, core housing need prevents people from saving for education and retirement, thereby perpetuating their financial vulnerability and that of their children into the future.

HomeSHARE can free up money Home Sharers previously spent on rent so they can generate savings. If Home Sharers make financial contributions to the household, they can relieve financial pressure on their Home Providers. Even if no money is exchanged, Home Providers can get relief from paying for necessary services like snow removal that they may have been struggling to afford.

Housing and Food Insecurity

High costs of housing contribute to food insecurity because people are forced to cut into their grocery money to cover the cost of shelter. The Nova Scotia Government's (2005) Healthy Eating Strategy recommended "increasing the availability of affordable housing, because current housing costs leave little money for food in the poorest households" (Healthy Eating Action Group, 2005, pg. 26). The 2015 Participatory Food Costing Report (Voices for Food Security in Nova Scotia, 2017) found that "shelter costs can constrain a household's food budget since the latter is an inflexible expense" (Voices for Food Security in Nova Scotia, 2017, pg. 33), and that those living on Income Assistance or minimum wage have "little money left for other basic expenses" (Voices for Food Security in Nova Scotia, 2017, pg. 36) once rent is paid. Among their recommendations to increase food security is to "Increase the number of adequate, affordable, and safe housing units to reflect the number of households living below the low-income cut-off." (Voices for Food Security in Nova Scotia, 2017, pg. 36).

Homelessness in rural areas looks different from homelessness in urban areas. It tends to be hidden in rural areas, often taking the form of “camping out”, couch-surfing, etc. (Karabanow, Naylor, & Aube, 2014; Waegemakers Schiff, et al., 2015). People who are camping, couch-surfing and/or living in their vehicles are very limited in their ability to properly store and prepare food; without a stable housing situation, food security isn’t possible.

By generating affordable housing, homeSHARE can help people out of unaffordable housing situations where they are forced to spend their food money on rent. If Home Providers and Home Sharers choose to share some groceries and meals, they can reduce costs by buying some items together in bulk. Where either the Home Sharer or the Home Provider have a vehicle, they can help the other to get to and from the grocery store, farmer’s markets, the food bank, etc. In some cases Home Providers can help Home Sharers build life skills, including learning how to shop for food and prepare healthy meals.

Housing and Mental Health

Precarious housing and homelessness exacerbate mental illness and addictions. The Housing First model has solidly demonstrated that having safe and stable housing is fundamental to achieving health and stability in other aspects of life (Homelessness Hub, 2017). Being late with rent and having to move multiple times has negative mental and physical health effects on family members of all ages (Sandel, et al., 2018).

For more on including vulnerable sectors such as people with mental health and addiction issues, youth, people with disabilities, women leaving abusive situations, etc., please see *HomeShare Issues and Policy Considerations I: Including Vulnerable Sectors and People with Criminal Records* in this Toolkit.

Aging in Place

Housing and Care - The Coming Crunch

We are in the midst of a massive demographic shift as the Baby Boomers age. They are a wonderful resource to our communities. But their needs are evolving as they get older, and to continue to enrich our communities they will require an increasing level of support in their homes. Many will reach a point where they can no longer continue to live in their own homes, at least not without some level of support.

We have nowhere near the infrastructure in terms of nursing homes and residential care homes to meet the coming need. There are currently about 128 Residential Care Facility beds and 630 nursing home beds in Annapolis and Kings Counties (Sykes Assistance Services Corporation, 2016); by 2030 there will be around 30,000 people over 65. Without investment, the burden of care will fall on the Health Care system. This is by far the most expensive place for the burden to fall. People will end up in hospital because of illnesses, falls and other injuries sustained as a result of not having the supports they need to live safely. Some will die. Emergency room beds and Alternative Level of Care beds are astronomically more expensive than all other housing options; the resulting Health Care costs will be devastating to the Province. An Alternate Level of Care bed is not a housing option that meets seniors’ needs or provides them with quality of life.

So failure to act is not an option. Our options are:

- 1) Build more seniors' housing units and nursing home units.
- 2) Find ways of supporting seniors in their homes so that they can age in place.

Option #1 will be necessary, as some older adults' needs will be too great for them to be supported in their homes. On the whole it is not a cost-effective option, as most of those units will no longer be needed 20-30 years from now. For the majority of seniors it is not a desirable option

The challenge with option #2 is that there is unlikely to be enough people among the younger generations to supply the coming personal care needs of seniors. The work tends to be low-paying, and the numbers just won't be there. This could result in a crisis in caring for older adults. While it isn't appropriate for Home Sharers to provide nursing care or personal care such as bathing and dressing (NAAPS, 2011a), they can reduce the burden by performing less specialized but equally important tasks such as snow removal, home and yard maintenance, help with housekeeping, etc.

Providing older adults with the supports they need is expensive for seniors, and it is an expense that falls on governments as well. The system costs of not meeting the support needs of older adults, in terms of increased rates of injury, illness, etc., would be even greater; when older adults can no longer perform tasks like snow removal safely but they can't afford to hire help, they take risks, continuing to perform those tasks unsafely. Providing affordable housing is also a significant expense falling on governments. The beauty of homeSHARE is that, as a kind of barter arrangement, it allows the government a way of paying for one significant expense with another. Add to this the improved level of well-being reported by every HomeShare Program that has measured for it, and the value for money of homeSHARE becomes clearer still.

Aging in Place

Studies consistently show that seniors want to age in place (e.g., Shiner, et al., 2010; Vacon, et al. 2018). In the Western NS Needs Assessment Surveys (Vacon, et al., 2018), seniors reported that if they had to move, 82% wanted to move somewhere close to where they currently lived. Seniors contribute significantly to their communities as community leaders, entrepreneurs, mentors, paid workers, volunteers and carers (Shift, 2017). HomeSHARE can make it possible for seniors who wish to remain in their homes to do so far longer than they could have living alone. Seniors also want to have autonomy and choose their lifestyle (Shiner, et al. 2010); homeSHARE gives seniors another lifestyle option and supports the autonomy of all participants throughout the process.

“Major barriers to aging in place include the inability to maintain property, followed by inadequate finances, illness, the need for safety and security, inadequate family support, and transportation access issues.” (Shiner, et al. 2010). HomeSharers can help the Home Provider maintain their home both financially and by helping with basic home maintenance and repair, including snow removal. They can provide the practical support and companionship that families often cannot because they live far away or have busy lives. Finally, transportation can be one of the services that Home Sharers can offer their Home Providers in exchange for accommodation.

Senior Safety

Seniors are at a greater risk from falls, injury and illness. HomeSHARE can help mitigate the harm by making someone available in the home to respond quickly to an emergency. This provides peace of mind to both seniors and their families. It also reduces the risk of falls and the use of emergency police, fire and ambulance services (NAAPS, 2011a,b).

In today's economy it is more and more common for seniors' families to live out of province. This means that they are not able to provide their loved ones with practical support or physically check in with them to make sure they are okay. Having an established Home Sharer present can give families peace of mind, and someone to check in with if the senior isn't answering their phone. They also have the reassurance that someone is there to help them with tasks that they find challenging or can no longer perform safely.

Lack of home maintenance such as lack of snow removal, lighting in poor repair, slippery or cluttered floors, etc. can increase the risk of falls (PHAC, 2014). Home Sharers can help seniors maintain their homes and reduce the risk of falls and injury.

Many seniors have trouble finding help with household tasks such as changing the lightbulb in a ceiling fixture. Even if they can afford to hire someone (and many can't), repair people are often reluctant to come for such small jobs. Some seniors undertake these tasks themselves out of exasperation, putting themselves at risk for a fall (PHAC, 2014). Home Sharers can perform such tasks for them, eliminating the need to put themselves at added risk.

Some seniors sometimes feel anxious when they are alone in their homes. Having another person in the home can reduce their vulnerability to home invasion, and help them feel safer and more secure.

Many people are already engaging in informal homesharing in the community (see Appendix C - *What We Heard*). Unfortunately these arrangements often don't employ any of the safety procedures found in HomeShare programs: criminal record checks, vulnerable sector checks, references, written HomeShare agreements and the oversight of a HomeShare Coordinator. They also don't have the advantage of a skillfully-made match. A formal homeSHARE Program can make finding a house mate safer and increase the likelihood of success.

Social Isolation and Quality of Life

Social isolation and loneliness are increasingly being recognized as a risk factor for mortality and morbidity among seniors that is on a par such behavioural factors as smoking and lack of exercise. Social isolation increases the risk of:

- Negative health behaviours (drinking, smoking, being sedentary, poor diet, etc.)
- Falls
- Mortality from heart disease/stroke
- Dementia/cognitive decline
- Mental health issues
- Psychological, emotional, physical, and financial abuse
(Shift, pg. 14)

HomeSHARE reduces social isolation and creates mutually beneficial relationships where both parties are simultaneously giving each other a hand up, and receiving one. The demographics that can benefit from homeSHARE are often treated as simply service recipients by other kinds of programs, but with homeSHARE both those who need support in the home and those who need an affordable home are “integrated and have roles so they can make active contributions to the society, without signposting people automatically as care receivers and not care givers.” (Jo Gooding, as cited by Bazalgette & Salter, 2013, pg. 15; NAAPS, 2011c). Many people avoid services and supports they could use because they don’t want to see themselves as needing services; homeSHARE offers them a way of making life better and easier without being simply a “service recipient” (NAAPS, 2011c).

Many people who participate in HomeSharing around the world report increased wellbeing as a result of HomeSharing. Home Sharers find a home they can take pride in and feel good about in a housing market where other low-income options are often of very poor quality. In 2016, Home Providers with HomeShare Vermont reported feeling safer in their home (85%), feeling happier (82%), feeling less lonely (77%) and sleeping better (64%) (HomeShare Vermont, 2016).

HomeSHARE as an Intergenerational Community-Building Tool

HomeSHARE is a powerful intergenerational community-building tool. It provides a way for seniors to contribute to the community in a very meaningful way by providing affordable housing that is desperately needed in throughout the Annapolis Valley. Seniors are not the only ones who don’t want to leave their communities: Vacon, et al. (2018) found that 75% of respondents from all age groups, from youth to adulthood, said that staying close to where they now lived if they had to move was either somewhat or very important to them. While finding affordable housing isn’t the only barrier for people who want to keep living in their home community, it is an important one. Keeping both seniors and younger people in their communities builds age diversity in the community and helps maintain the tax base. Seniors know their communities well and are often well-connected; they can help people who are new to the area to get to know their home, get involved in the community and make connections of their own.

Almost half of Atlantic Canadian seniors participate in community activities at least once per month, and the majority of these do so on a regular basis (Shiner, et al., 2010). They contribute to their communities and local economies in a variety of ways, including paid work, volunteer work and as caregivers. Home Sharers can help them to continue their valuable and meaningful contributions to their communities.

Snow removal in winter is one of the major barriers seniors encounter to remaining active in their communities. It is also one of the most common services Home Sharers offer to their Home Providers in northern climates. Transportation is another barrier for seniors who are no longer able to drive. Lack of access to a bus route and mobility issues make it difficult to use public transportation. This is another service Home Sharers sometime offer which can help seniors to access services and remain engaged with their communities.

By bringing people of different ages together, intergenerational programs like homeSHARE build empathy and understanding between generations and reduce ageism (Bazalgette & Salter, 2013).

HomeSHARE may not create intergenerational matches exclusively – some seniors may prefer to live with another senior, for example. However, some don't like the idea of living in a residence with only seniors. One study participant in the UK said, 'I prefer to be with younger people. I think if you are with younger people, it keeps you that way too.' Another said, "If we were all trapped in little ghettos of the same people, it wouldn't help society and it wouldn't help the planet." (Bazalgette & Salter, 2013)

Nova Scotia's Shift Action Plan and homeSHARE

In 2017, in response to the massive demographic shift underway in the province, the Government of Nova Scotia released the Shift Action Plan (Nova Scotia Department of Seniors, 2017a) and the Shift Highlights (Nova Scotia Department of Seniors, 2017b) to "value, promote, and support older adults and their contributions to our province" (Shift, pg. 2). In this section they will be cited as *Shift*, and *Shift Highlights*. HomeSHARE addresses the specific goals laid out in Shift in the following ways:

Shift Goal: "Government will work with the Union of Nova Scotia Municipalities and individual municipal governments to support the development of age-friendly communities and to support community planning that fosters aging in place and the continued economic and social participation of older adults." (Shift Highlights, pg. 3)

- homeSHARE is a way for seniors to remain in their communities, participate economically and connect socially.

Shift Goal: "Government will assess approaches to income security for all low-income Nova Scotians - particularly single people struggling with the cost of living and will improve access to healthy, affordable food and intergenerational food literacy programs." (Shift, pg. 13).

- homeSHARE can help seniors offering a home to offset their housing and maintenance costs as well as reduce housing costs for those seeking a home.
- In some cases it may facilitate intergenerational transmission of food literacy from home provider to home seeker.

Shift Goal: "Government will work with municipal and federal partners to invest in [appropriate, affordable] housing so that Nova Scotians can age in place in their homes and communities." (Shift, pg. 16)

- homeSHARE helps seniors stay in their own homes, with additional support (financial and practical) to renovate, repair and maintain their home and property.
- homeSHARE also offers seniors an affordable option as home seekers.

Shift Goal: "Government will work with the voluntary and not-for-profit sectors to involve older adults in all their diversity as community leaders, mentors, volunteers, and clients." (Shift, pg. 9)

- Hold the Government to this goal!

Additional Note: Access to transportation is a recurring theme throughout the Shift Action Plan. It is also one of the many possible services Home Sharers can offer Home Providers.

The Potential Benefits of homeSHARE: Summary

For Home Providers:

- Companionship
- A little more money each month
- For seniors: aging in place, in your own home and community
- Helps you keep your house a home
- Makes your day-to-day life a little easier, more comfortable
- Helps seniors reconnect with their communities
- Safety: in case of a fall, illness or home invasion, you aren't alone in the house
- Increases your family's peace of mind knowing someone is there with you
- An opportunity to contribute to your community by helping someone out
- Begins a beautiful friendship

For Home Sharers:

- An affordable place to live!
- Companionship
- Frees money up for food and other basic needs
- Frees money up to save toward financial goals like retirement, education or home ownership
- A much nicer home than the low-cost rental market can provide
- An opportunity to contribute to your community by helping someone out
- Begins a beautiful friendship – perhaps even a mentor!

For the Community and Government

- Helps meet the growing demand for appropriate housing and support for seniors to age in place without the need to build new units
- Creates affordable housing units without the need to build new units
- Reduces the risk of falls
- Reduces the use of emergency services
- With seniors able to maintain their homes well, neighbourhoods will be well-maintained, safer, and more attractive
- Keeps communities together, builds them, builds the tax base
- Promotes age diversity in the community
- Takes pressure off the affordable housing market and social housing waitlists across the lifespan
- Reduces the social and medical costs of poor housing, inappropriate housing, homelessness, poverty and social isolation across the lifespan
- Keeps active senior workers and volunteers in the community
- Makes higher education more affordable and accessible
- Decreased housing expenses means more disposable income spent in the community
- **A wonderful opportunity for cross-generational community-building!**

Is homeSHARE *The Answer*?

HomeSHARE alone is not “*The*” answer. But it is part of the answer (Granville, 2013;)

HomeSHARE will be an excellent fit for some people. It will be a poor fit for others. For someone who is strongly introverted and whose home size and layout would not allow them and their HomeSharer much space, homeSHARE may be a poor fit. However, an introvert paired with someone who also needs their own space might be an excellent fit. People’s needs, dispositions, social skills and circumstances vary widely; therefore, so should the options available to support them (Shiner, et al. 2010; Bazalgette & Salter, 2013).

For affordable housing, HomeSHARE should be one of a variety of housing resources available, along with programs to support home ownership, programs to support home repair and adaptations, affordable rental housing units, housing subsidies for individuals and families, social housing units, supportive housing units, emergency shelters and Guaranteed Basic Income.

As well as homeSHARE, seniors, people with disabilities and others who need support in the home should also have access to Personal Care Workers, nursing care, home support, seniors’ housing (conventional, and/or other models such as Abbeyfield Houses) in or near their home communities, and nursing homes in or near their home communities. In addition to programs to help them adapt their homes to their changing needs, keeping seniors housed in their own rural communities

“means providing a full continuum of housing choices in terms of location, forms of housing, types of tenure, living arrangements and range of support services that would allow older adults to continue to live independently and participate in their community for as long as possible. Without these supports, existing housing stock is neither suitable, adequate nor affordable for many seniors, placing them in core housing need.” (Vacon, et al., 2018, pg. 25).

Policies and Procedures

How HomeShare Programs Generally Work

Program Coordinator and Program Administrator

The roles of the staff vary from one HomeShare program to another, depending on the host organization, the size of the program and the area being served, whether a Counselling or Referral model is being used (see *HomeShare Issues and Policy Considerations I: Counselling vs. Referral Model* in this Toolkit), etc. Generally speaking, Program Coordinators normally do interviews, matching, and liaise with Home Sharers, Home Providers and their support systems. HomeShare Administrators generally manage administrative tasks, promotion and public relations, liaise with other community organizations to promote understanding of and collaboration with the HomeShare Program, liaise with funders, etc.

Many small HomeShare programs have only a Program Coordinator. This is challenging because of the wide variety of skilled tasks that need to be performed: community collaboration, publicity, risk assessment and management, interviewing and matching, mediation, etc. (Granville, 2011). It is rare to find someone who can fill all of these roles well, and all of these roles are essential to the success of a HomeShare Program.

HomeShare Standard Procedure

See also:

NAAPS: The key steps to running a successful Homeshare programme, pg. 28 (NAAPS, 2011c)
Macmillan, T., Vanson, T., MacFarlane, R., Bidey, ,T., Ronca (2017), pg. 21

1. Inquiry

Potential Home Providers and Home Sharers contact the HomeShare Program to learn more about HomeShare. The HomeShare Coordinator provides information about HomeShare, how it works, what to expect and the application process, and answers any questions.

2. Application

Potential Home Sharers and Home Providers fill out an application form (see Appendix K – Home Provider Application Form; Appendix L – Home Sharer Application Form) and provide a Criminal Records check and (if applicable) a Vulnerable Sectors check (see Appendix S - Request for Vulnerable Sector Check). Most programs currently have online application forms as well as paper forms. In order to build empirical support for HS over both the short term and the long term, it is recommended that pre- and post- data be collected from homeSHARE program participants. Collecting the pre- data as part of the initial application may be a convenient option. For matched participants it will help show the

effects of Homesharing on their lives, and unmatched participants can provide a control group for comparison to their matched counterparts.

3. Interview

Face to face interviews with potential Home Sharers and Home Providers (see *HomeShare Issues and Policy Considerations II - Procedural Issues – The homeSHARE Agreement*, in this toolkit) are scheduled. Interviews with Home Providers should be in their home, to give the homeSHARE Coordinator the opportunity to assess the space being offered as well as the condition of the home. Home Sharers should also be interviewed in their current home if possible this will allow the homeSHARE Coordinator to learn more about them by observing how and where they live.

4. Accept/Reject Application

Based on the application form, interview, Criminal Records/Vulnerable Sectors Check and references, the application is either accepted or rejected by the homeSHARE Coordinator. Many HomeShare Programs have participants who have been accepted into the program create a profile with no identifying information attached but that tells potential matches a little about them (see NAAPS, 2011c, pg. 38); the participant would consent to have the Program Coordinator share this information with potential matches in the first phase of the matching process.

5. Matching

While there is some variation in the number and nature of steps from program to program, there are generally three phases to the Matching Process. This is the most labour-intensive part of the process for the HomeShare Coordinator.

Suggesting Potential Match

The homeSHARE Coordinator reviews accepted applications for Providers and Sharers, and looks for potential matches based on the preferences, lifestyles, likes and dislikes, needs and abilities of both parties. When a potential match is found, both parties are contacted and the HomeShare Coordinator shares the profiles of each with their potential match.

1st Meeting in a Neutral Location

If both parties decide they want to meet, the HS Coordinator facilitates an initial meeting in a neutral place. If both parties are still interested in pursuing this match, a second meeting is scheduled in the Home Provider's home so the Home Sharer can see the space and they can get to know each other a little better and talk in more detail about needs, expectations, house rules, etc. Participants are encouraged not to make any final decisions until after both of these meetings.

2nd Meeting in the Home Provider's Home

If both parties wish to move forward with the match, the HomeShare Coordinator will work with them together to create a HomeShare Agreement (See *HomeShare Issues and Policy Considerations II - Procedural Issues – The homeSHARE Agreement*, in this toolkit), which

both parties sign. A good, comprehensive Agreement that provides mutual benefit, is fair to both parties, and that is clear and comprehensive is essential to a good match.

6. Follow-up

The homeSHARE Coordinator follows up with the matched pair. Programs following the Counselling Model (see *HomeShare Issues and Policy Considerations I: Counselling vs. Referral Model* in this Toolkit) will follow up more frequently than with the Referral Model. The frequency varies from program to program, but check-ins are generally more frequent at first, then gradually decreasing in frequency.

7. End of match

The homeSHARE Agreement should set down the terms for ending a homeSHARE Match.

Matches can end for a variety of reasons, such as:

- Home Provider can experience illness or injury that prevents them from being able to remain in their home, even with the Home Sharer's support
- The Home Sharer could receive a job offer outside of the area, or leave to pursue further education
- A student Home Sharer may complete their training and leave the area
- The Home Sharer or Home Provider may decide, after a period of time, that they want to have their own space
- Irreconcilable differences between Home Provider and Home Sharer

If the match is ending due to a natural progression in the lives of Home Provider or Home Sharer, the homeSHARE Coordinator should make appropriate referrals as needed, and do all that is reasonably possible to find a new match for either party if they wish to continue to homeSHARE. Participants who have had a successful match should be given first priority in finding a new match, assuming that a suitable match is available.

When troubles arise between Home Provider and Home Sharer, the homeSHARE Coordinator can encourage both parties to work toward a mutually beneficial resolution; if both parties are willing and the Coordinator judges that it may be productive, they may meet with the matched pair to help them get started on this process. However, the responsibility for the homeSHARE relationship must at all times remain with the Home Provider or Home Sharer, not to the homeSHARE Coordinator. If the pair decide to end the match, the homeSHARE Coordinator should make appropriate referrals as needed. New matches can be sought if either party wishes to continue to homeSHARE.

HomeShare Issues and Policy Considerations I - Program Set-up and Design

***For all aspects of program set-up and design, procedure and exploration of issues, a read-through of NAAPS (2011c) Homeshare Good Practice Guide is strongly recommended.**

Target Populations

Seniors and students are the demographics most commonly served by HomeShare programs worldwide. Some HomeShare programs serve only these demographics. Some urban HomeShares in the UK have even been started for the purpose of facilitating recruitment for professional public sector jobs in core urban areas where the cost of housing is very high and was a significant impediment to filling these positions. New HomeShare programs need to investigate where the needs are in their community in order to identify target populations for their area.

A wide range of people could benefit from homeSHARE in the Annapolis Valley. Because the program is taking place in a rural area with a relatively low population density, and it may be get enough participants to find compatible matches, the program should be as inclusive as possible. In order to get enough participants, it will also be helpful to focus recruitment efforts on those who stand to benefit the most. Some participants may fall into multiple categories (e.g., a single parent with a disability, or a senior who is continuing their post-secondary education).

Seniors:

While it isn't recommended that homeSHARE in the Annapolis Valley serve seniors exclusively as Home Providers (as some HomeShare programs in urban areas do), it is a technology that lends itself to helping seniors more than any other single demographic. Seniors in rural areas are considerably more likely to own their home and to have additional space available in their home than any other demographic. Seniors and people with disabilities also stand to benefit more from assistance such as snow removal, yard work, help with housekeeping, etc. As a result, they are very well suited to offer a home and to benefit from support as Home Providers. Many seniors still struggle with low income and could benefit from having financial help with household expenses from a Home Sharer. Not all seniors have their own home, and some could also benefit from participating as Home Sharers.

Be careful of overgeneralizing and ageist assumptions: seniors are a large and varied group ranging in age from 65-100+, with very diverse abilities, interests, concerns and needs.

One thing we gathered from seniors, primarily in telephone conversations, was that the first year or two of living alone after the death of a spouse was the worst for them, and was the time when they experienced the greatest loneliness. After the first few years, a number of seniors said, they grew accustomed to living alone. They became "set in [their] ways", and were then less inclined to take on the challenge of adjusting to having someone else in their home again. This suggests that having a homeSHARE Program available when people need it may increase the likelihood that they will participate.

Women:

In a sample survey of programs across the United States, it was found that 75% of Home Providers were women and 50% of Home Sharers were women (National Shared Housing Center, 2004).

Income Assistance recipients, lower-income workers, precariously employed workers:

These groups are at higher risk for core housing need. Young single men make up one of the largest groups on income assistance. HomeSHARE will not be suitable for all, but may be a good fit for some. Ideally Income Assistance caseworkers, mental health and addictions workers, non-profit organization workers, etc. will be of help in identifying potential Home Sharers and Home Providers for whom homeSHARE will be a good and appropriate fit. Their recommendations for suitability for the program may provide a form of pre-screening that will make these participants more likely to succeed in homeSHARE. Being informed about and supportive of homeSHARE will also help these workers to support participants in creating and maintaining a successful match relationship. To this end, outreach to government departments and community organizations is very important.

A list has been assembled of the government and community organizations in Kings and Annapolis Counties that have been contacted about homeSHARE events, and who have expressed at least some interest; see Appendix T, Publicity and Promotion Plan.

Students:

With Nova Scotia Community College locations in Lawrencetown, Middleton and Kentville, and with Acadia University in Wolfville, students may be an important source of Home Sharers. Students are one of the groups most commonly served by HomeShare Programs as Home Sharers. Many HomeShare Programs focus on foreign exchange students, graduate students and mature students who are more likely to be intent on their studies and less likely to be drawn to the party lifestyle sought by some undergraduate university students. HomeSHARE is more likely to draw serious students who are looking for a safe, quiet home where they can study; hopefully screening and interviews will be able to identify and weed out any students for whom homeSHARE would be unsuitable.

Student Services at Acadia University and NSCC were notified about the Community Round Tables held in the fall of 2017, and a Student Services representative from Acadia University attended the Round Table in Wolfville. It may be fruitful to keep the Student Services at Acadia and the different NSCC locations informed about the program and related events, and to connect with them in the spring in anticipation of the start of the September semester, when the bulk of the students will be looking for affordable housing in the area.

Single parents:

It will be harder to find matches for single parents for a few reasons (See NAAPS, 2011c, pg. 40). First, it is more likely that Home Providers will have the space to accommodate single individuals than those with a child or children; the latter will need the Home Provider to have two or more bedrooms to offer. Secondly, while some Home Providers would be delighted to have children in their home, some would

prefer the kind of peace and quiet rarely achieved with children present. One senior said she'd prefer another senior as a Home Sharer; "I've raised my children!"

A Home Provider or Home Sharer who would enjoy having a child or children in their home could offer some much-needed respite and even freedom for a single parent. The homeSHARE Agreement needs to be very clear about expectations and boundaries around childcare (including whether or not it will be part of the agreement at all). It may also be helpful to talk about expectations around house rules and parenting styles. Just as Home Providers ultimately have the final say about what happens in their home, parents have the final say about how to raise their children.

Children are a vulnerable sector; vigilance is required to ensure that homeSHARE arrangements are safe for children.

Young Adults/recent graduates:

Younger people beginning their careers can benefit a lot as Home Sharers. Saving money on accommodations through homeSHARE can help them save for such goals as a mortgage, a vehicle, travel, or help them pay off their student loans more quickly. The Home Provider's connections and knowledge of the community can help a younger person to settle in, get to know their new community, make connections and get engaged.

Couples may also be interested in being Home Sharers. Again it may be more difficult to find matches because some Home Providers would prefer to have just one person come in, and because they are more likely to have smaller bedrooms with single beds than double beds. It can be very hard on a couple if they only have one bedroom between them to retreat to when they need some personal space; Home Sharer couples should strongly consider arrangements where they can have a sitting room or office as well as a bedroom, unless the Home Provider's home has other spaces available to retreat to.

Including Vulnerable Sectors and People with Criminal Records

Including people with disabilities:

People with disabilities can benefit from homeSHARE in many of the same ways as other groups, either as Home Providers or as Home Sharers. Several people with disabilities contacted the Project about becoming Home Providers, and one of them attended a Community Round Table.

People with disabilities are a vulnerable sector of the population, and experience among the highest rates of violence and abuse of any group in our society (Council of Canadians with Disabilities, 2013). The homeSHARE Coordinator needs to be familiar with and vigilant for signs of abuse among homeSHARE participants with disabilities.

Women leaving abusive relationships:

Women leaving abusive relationships often face additional challenges in finding affordable housing. For example, if the lease and/or utilities were in the woman's name, her resulting credit record or arrears may make it very difficult to rent an apartment. HomeSHARE could provide a safe affordable place for a woman where she wouldn't have to be alone and from which she could build financial stability and credit history. One potential Home Provider said that she would be particularly interested in having a Home Sharer who had left an abusive situation.

Including people with mental health and/or addiction issues:

People with mental health and/or addiction issues are at increased risk of poverty, precarious housing and social isolation, and could benefit significantly from homeSHARE. These issues might be disclosed at the time of application, or come to light or manifest themselves once a match is already made. Depending on the nature of the mental illness or addiction and the individual's level of stability and support, both mental illness and an addiction have the potential to cause problems, and even harm, in a homeSHARE relationship. Community Round Table participants agreed that people with addictions and/or mental health issues should be included if possible as long as they were stable and getting treatment and support (for more, please see Appendix C – *What We Heard*)

Complications could arise for homeSHARE Coordinator in balancing one participant's right to confidentiality on one hand and the other participant's right to the information they needed to make an informed decision about who they will live with; for more, please see Appendix C – *What We Heard*.

In the HomeShare Program in Saguenay, Quebec, a Home Sharer who was struggling to quit drinking was matched with a stable recovering alcoholic who expressed an interest in having a Home Sharer who was an alcoholic trying to break free of the addiction (Ducharme, 2004).

Including youth:

Youth homelessness is a significant problem in the Annapolis Valley, and there are very few services available to address their needs. About 70 youth per night are homeless in Kings County (Ericsson, 2018). However, most HomeShare programs around the world exclude youth under 18. This may be partly because some seniors, Home Providers and HomeShare Program staff may have reservations about having youth as Home Sharers because they fear they are more likely to exhibit behavioural problems. However, most youth become homeless because of problems in the home (Karabanow, Naylor, & Aube, 2004) and not because of behavioural problems. With a safe, stable home environment and the necessary supports, they can find stability and thrive (Russ Sanche, Community Round Table, November 1st, 2017).

Youth are a vulnerable population and additional care is required to ensure their safety; this may be another reason for other programs' reluctance to include youth. However, with the right community collaborations and support they may be a good demographic to include. Portal Youth in Kentville has housed about 70 youth in host homes over the past few years. Their experience with youth, with matching youth to homes and with the government programs and systems youth interact with would make Portal Youth a great partner. It is recommended that the Program Coordinator connect with Russ

Sanche at Portal Youth regarding collaboration. Mr. Sanche attended one of the Community Round Tables and expressed an interest in collaborating with the Women's Place Resource Centre to include youth in homeSHARE.

Including people who are LGBTQ:

Of all forms of hate crime, LGBTQ people experience the most severe levels of violence in Canada (Kennedy, 2017). In addition to those who are covertly or openly hostile to people who are LGBTQ, Some may say that they would welcome someone who is LGBTQ, but believe that with the right spiritual intervention they can change that person's sexual orientation. It is essential to the physical and psychological safety of LGBTQ participants that they not be matched with such people.

Including people with a criminal record:

All participants must have a criminal record and a vulnerable sector check done before they participate in homeSHARE. Having a criminal record should not automatically disqualify a potential participant; it depends on the nature of the offense, the victim(s) involved, how long ago the offense occurred, etc. Potential participants should be encouraged to be upfront about their criminal record. Someone caught possessing a small amount of marijuana or someone who got in a bar fight 20 years before and was charged with assault but has had no subsequent trouble with the law might be a good candidate. Someone who was charged for defrauding seniors, on the other hand, would not.

While some programs in the UK disqualify applicants with a criminal record, the programs in Quebec do not; it is a judgement call on the Program Coordinators' part based on the nature of the offense and what else they know about the applicant. One Quebec program had a policy disqualifying any participant who refuses the Criminal Record Check, and another required that the potential match be informed before deciding about the match (Ducharme, 2004). It is recommended that it be a judgement call on the part of the Host Organization's Executive Director in consultation with the homeSHARE Program Coordinator.

Community Round Table participants confirmed that as long as the criminal record wasn't too serious and didn't suggest that the person might be a threat to their safety or property, they shouldn't be excluded from homeSHARE. When the issue of disclosure of a potential Home Sharer's criminal record to their Home Provider was raised, one potential Home Provider said that she wouldn't want to know because she would want to get to know the person as they are now without the distortion of past baggage. The same issues about confidentiality and disclosure that arise with people who have mental health or addiction problems also arise when including people with a criminal record (see Appendix C – *What We Heard*).

Consultation with the John Howard Society and the Elizabeth Fry Society has not yet been done, and is recommended.

Counselling Model vs. Referral Model

HomeShare programs may follow a Counselling Model or a Referral Model. With the Referral Model, the HomeShare Coordinator provides only a minimal amount of follow-up with participants after a match is made, often only by phone. They do not get involved in mediating disagreements, but will refer a match having difficulties to a professional mediator. With the Counselling Model, the follow-up is more frequent and in-depth, and requires more staff hours for the HomeShare Coordinator. Where mediation services are not widely available in the Annapolis Valley, a Counselling Model is recommended for this area (see Appendix C – *What We Heard*). This means that more resources will need to be allocated to the Program Coordinator position.

It also means that program follow-up with matches may need to be more frequent. Where more vulnerable participants are included, more frequent and/or in-depth follow-up may be required.

Business Model / Financial Goals

In 2015, the HomeShare International Research Advisory Group (HIRAG) conducted a survey of 48 HomeShare Programs in 11 countries around the world (see HIRAG, 2016). They found that most HomeShare Programs in larger urban centres were set up as charities or as parts of a larger charitable organization, most with the goal of becoming self-financing. Only about 4% were set up as for-profit organizations, or as part of a larger for-profit organization. 15% were initiatives by universities or colleges, and 6% were initiatives by a local authorities (government initiatives). A little under half of these programs charged fees to Home Providers, Home Sharers, or both; some of these offered sliding scales, or were flexible about making arrangements when fees would cause undue hardship or be a barrier to participating in HomeShare (such as HomeShare Vermont).

Though only four of the 48 programs surveyed by HIRAG indicated that they were self-sufficient, financial self-sufficiency seems to be the benchmark for success for many HomeShare programs. In the Annapolis Valley, housing is relatively plentiful for those with higher incomes. Most of those who stand to benefit as Home Sharers in the Annapolis Valley are income assistance recipients, lower-income workers and precariously employed workers. Many of the senior Home Providers homeSHARE would serve are also lower income. Generating enough fees from these groups to become financially self-sufficient is unlikely. Many of these groups are already being supported by government programs; the promise of homeSHARE in the Annapolis Valley is that it could be a very cost-effective way for the government to provide the services and supports they are already providing. This is especially important since these needs will be growing tremendously in the coming years for seniors in particular.

Measuring Success

As previously discussed, financial self-sufficiency is not a realistic goal in the Annapolis Valley, particularly not in the first five years. Many of the systemic benefits will not be evident in the short-term when the scale is smaller, but may manifest in the long term. For example, there was no

measurable improvement in the vacancy rate over the two years (and 35 matches) that HomeShare St. Johns (population around 206,000) was running, but the program made a big difference in the lives of the older adults and students that it served (Wideman, 2014). However, some systemic benefits may be seen sooner, such as reduced usage of the health care system, delayed or prevented entry of individuals into subsidized housing or nursing home. See *The Case for homeSHARE in the Annapolis Valley: Is homeSHARE cost-effective?* in this Toolkit.

Check in with other programs about how they are doing evaluations. If the evaluations can be made similar enough, the results can be pooled to better demonstrate the impact of HomeShare (Kristina Nairn, Northumberland HomeShare, Personal Communication, August 2017). The evaluations used by Northumberland HomeShare Program are included in the folder of articles and resources available at the Women's Place Resource Centre.

Both for the purposes of assessing participants' fit for homeSHARE and to document potential impact of the program, participants should be asked about their reasons for wanting to participate in homeSHARE. Before-and-after measures of participants' satisfaction with their home, access to healthy food, transportation, social isolation, worry about finances, feeling of safety, employment/volunteer work participation, participation in hobbies/pastimes, amount of exercise and engagement with the community would help demonstrate the impact of the program. Unmatched participants who are willing to complete follow-up surveys can act as a control group, though there may be some differences in the characteristics of those who find matches and those who do not.

Some other homeSHARE Programs have found that the response rate for surveys drops significantly (e.g., Coffey, 2010). It is recommended that qualitative data be collected whenever possible. Testimonials from participants in successful matches can also help build the case for homeSHARE as well as help with promoting the program.

The number of matches made is an obvious measure of program success. Caution is advised in setting goals, however. It generally takes at least 3-5 years to establish a new homeSHARE. HomeSHARE seems like a great idea to most people, but many will think of it as a good idea for someone else rather than themselves, or for their future selves rather than now. There are many social barriers to homeSHARE, and the first matches in an area, especially the first matches in Nova Scotia, will require participants to have a certain pioneering spirit. This is partly why it is so important to involve people in the community who are already homesharing informally; they can show the blazed trail and help boost the numbers.

During the first year of homeSHARE in the Annapolis Valley, 4-6 matches would be a good starting goal. It may be tempting in the early stages to make matches where compatibility is marginal in order to boost the numbers. This is inadvisable and could backfire, leading to match failures which could harm participants and compromise the case for the program (see *HomeShare Issues and Policy Considerations III: Getting the Numbers* in this Toolkit).

Measuring the duration of matches can be another criteria, but long matches may not always fit the needs of the participants or be the best criteria. For example, a HomeShare Coordinator in the UK related the story of one match that lasted only 7 weeks, a significantly shorter duration than is typical or ideal for a HomeShare match. During this match, however, a Home Provider with learning challenges

gained the skills from the Home Sharer that they needed to live independently (Coffey, 2010). Match duration should not be the sole or primary measure of success.

Interaction of homeSHARE with Taxes, Benefits, Pensions, Municipal Bylaws, Etc.

Potential Home Providers at the Community Round Tables were adamant that they would need to know if and how participating in homeSHARE would affect their income taxes, property taxes, pensions and their eligibility for Old Age Security and the Guaranteed Income Supplement before agreeing to participate. Some said they would not be willing to participate unless they knew that the arrangement wasn't going to cost them money in the long run (see Appendix C – *What We Heard*). One challenge for homeSHARE Programs is that the rules and cut-offs for taxes, pensions and benefits are not static; the facts and figures this year may no longer be accurate next year. For example, the Maximum Annual Threshold (the income cut-off for the Guaranteed Income Supplement, which lifts low-income seniors out of deep poverty) is recalculated each year. If the Home Sharer's household contribution is considered as income, it may lift them into a higher tax bracket or put them just above the Maximum Annual Threshold and disqualify them from the Guaranteed Income Supplement.

The language adopted by the homeSHARE Program is very important. Rental income from tenants is taxable. The Home Provider/Home Sharer relationship isn't really a landlord/tenant relationship, but referring to the Home Sharer's household contribution as "rent" may inadvertently trigger said contribution to be considered as a landlord/tenant relationship, and therefore taxable. For this reason, this amount is referred to in this document as the Home Sharer's financial contribution to the household. It is not as elegant as saying "rent", but is more accurate and less likely to cause problems. Once a draft of the Policies and Procedures for the homeSHARE Program is finalized, it will be crucial to review it with allies in Community Services, the Canada Revenue Agency, the organizational insurance provider, home insurance providers, municipal governments and any other programs and services the participants may be in contact with. See Appendix C - *What We Heard*.

Each municipality has its own zoning and taxation rules that may affect homeSHARE. Concerns were raised at the outset of exploration about municipal zoning rules, particularly when it comes to R1 (Residential Single Dwelling) zones where rental units – even those attached to people's private homes – are generally not permitted. A Home Provider who wants to offer a separate self-contained unit in an R1 zone will be violating municipal bylaws. However, the consensus among councillors contacted was that having an additional person or people living with you in a single residential dwelling, without a separate entrance, kitchen facilities, etc., would not violate municipal regulations. However, open communication and consultation with all town and municipal councils in the service area is advisable. These rules will change over time, so this open communication should be maintained.

HomeSHARE has not yet been done in Nova Scotia. There are no rules and precedents. The homeSHARE Administrator or Coordinator will need to work with Income Assistance, Employment Insurance, the Residential Tenancies Board, etc. to minimize the barriers for potential homeSHARE participants. It will be important to cultivate allies in management positions in Community Services who can help negotiate the interactions between Community Services policies and homeSHARE. I've talked to a number of people in supervisory and management positions in Community Services. Their

response has been universally positive, and they have expressed an interest in working with homeSHARE to minimize barriers to participation for their clients.

While programs, pensions, etc. under federal jurisdiction should be easier to navigate since HomeShare programs exist in other provinces, this may not be the case. HomeShare Newfoundland found that they could not get a straight answer from the Canada Revenue Agency (CRA) regarding whether or not Home Sharer's contributions to the household would be considered as income. Northumberland HomeShare, on the other hand, had an accountant involved in the organization who determined with the Canada Revenue Agency that income from Home Sharers would only be counted as income if Home Sharers were provided with official receipts. Where receipts were given, only part of the payment would be considered income, as determined by a complex formula that took into account the estimated value of the work provided by the Home Sharer. Unfortunately Old Age Security and the Guaranteed Income Supplement are based on income as determined by the CRA.

Given reports in 2017 about the unreliability of information given through the CRA Tax Inquiries Telephone Service (Zilio, 2017), it is inadvisable to advise participants based on advice from this service. The ideal would be to get official documented clarification on this matter from someone high up enough in the Canada Revenue Agency to withstand the vagaries of tax law interpretation. This may or may not be possible.

Most HomeShare Programs recommend that all potential participants consult with their tax specialist, financial advisor and/or insurance provider before entering into a homeSHARE agreement. The homeSHARE Program should advise participants to do so, and to check for any changes from year to year as well.

Home Provider and Home Sharer Insurance

Home Providers can generally expect a very small change in their home insurance premium with each additional person living with them. Underwriting guidelines vary from provider to provider, but most home insurance providers will have no problem with a Home Provider having up to three additional residents in the home. With more than this number of Home Sharers, however, the arrangement is likely to be categorized as a rooming house. The premiums for rooming houses are much higher, and many insurance providers will not cover them at all. Home Providers need to talk to their insurance provider before proceeding.

The Home Provider's property is covered by the Home Provider's home insurance, but the Home Sharer's property inside the Home Provider's home is not. Home Sharers who are bringing any valuable possessions into the Home Provider's home should consider tenants' insurance.

Some homeSHARE arrangements may involve the Home Provider or the Home Sharer offering transportation in either the Home Provider's or the Home Sharer's vehicle. If a homeSHARE participant is planning to have the person they are matched with driving their vehicle on an occasional or regular basis, the vehicle owner needs to notify their vehicle insurance provider. Depending on the person's level of experience, driving record, etc., additional costs may vary; who pays these costs will depend on the arrangement and should be included in the homeSHARE Agreement.

Organizational Liability

Organizations have both a moral and a legal duty to protect program participants, particularly when they are from vulnerable sectors. An organization that places vulnerable people together in a home with others opens itself to some risk; while problems in HomeShare are infrequent, there remains the potential for very serious problems that could jeopardize not only the homeSHARE Program but the host organization as well. The following precautions can mitigate this risk:

1. Get professional legal advice. It is imperative that any HomeShare program get legal advice on their policies and procedures.

2. Get organizational insurance. Most HomeShare programs in Canada and elsewhere carry liability insurance. It is advisable to get the Insurance Provider's advice on your homeSHARE Program's Policies and Procedures; some minor adjustments may result in better protection and lower insurance premiums.

3. Do due diligence in screening potential participants. This includes requiring references, criminal record checks and (where appropriate) vulnerable sector checks. An organization that has taken precautions that are "reasonable and prudent" should not be found negligent.

4. Foster participant autonomy. It is crucial to give ownership of and responsibility for all decisions made to homeSHARE participants at every step of the homeSHARE process, not only to support participant autonomy but to reduce organizational liability. This includes, but goes beyond, informed consent; participants need to be the ones calling the shots and making the decisions every step of the way.

A few HomeShare programs in Quebec have gone forward without additional organizational liability on top of what they already carry; however, it may be that regulations and conditions are different in Quebec. Elsewhere in Canada the programs have either purchased additional coverage or are under the umbrella of government organizations and are covered that way.

The hosting organization should consult with their Insurance Provider before moving forward with a homeSHARE Program.

HomeShare Issues and Policy Considerations II - Procedural Issues

Managing Participant Expectations

HomeSHARE is not a good option for people in need of emergency housing or home assistance. In this way, it is not unlike the waitlist for social housing. Interviewing a pool of participants takes time. Identifying compatible matches takes time. Having potential matches meet each other takes time, and if either of the pair has any hesitations or misgivings and wants to meet another potential match or two, that takes more time still. Creating a homeSHARE Agreement that is mutually beneficial and acceptable to both parties takes time. Add to this the lack of guarantee about whether a compatible match will be found; at least with a waitlist you can know where you are on it! The Program Coordinator needs to ensure that participants understand this starting at the point of initial inquiry, and it will need to be reiterated throughout the process so that participants can make informed decisions about how to proceed and what other options to explore. It could also be detrimental to the program's reputation in the community if participants feel their expectations are being disappointed.

Not everyone has the luxury of a liveable home situation while they wait for housing or support in the home. In many cases it will be in their best interest to explore other options while they wait. This should be recommended if appropriate, and the person's decision to do so should be supported. The homeSHARE Coordinator should be aware of other programs and services available and refer people appropriately. However, like with waitlists, it is better for suitable candidates to apply and have their interview; if homeSHARE is no longer right for them when a potential match is found, that's fine. Investing time and energy in participants who find alternative arrangements and drop out of the Program is simply one of the costs of doing business.

Participants with unusual requirements or who are very particular about who they will consider homeSHARE with can expect to wait longer for a match. In some cases their requirements are simply a reflection of what would work for them in a match and what wouldn't. Others may want to rethink their expectations in time. Regardless, there will likely be an element of dumb luck to finding matches in homeSHARE; even some whose expectations are quite reasonable may not find a match. The homeSHARE Coordinator may want to check in with participants to ensure they don't feel as though there is something wrong with them or that no-one wants to live with them.

References, Criminal Record Checks and Vulnerable Sector Checks

Some programs only require references and criminal records checks from potential Home Sharers because many Home Providers are seniors and can be vulnerable to abuse. However, it is recommended that both parties undergo a criminal record check and submit references for the following reasons:

- Home Sharers can also be vulnerable to due to a range of issues, including family violence, poverty, mental health issues and addictions.
- Because the Home Provider owns the home, there is a built-in power differential between Provider and Sharer; having both parties follow the same application procedure levels the playing field and builds mutuality, which is a core value of HomeShare.

- Some Home Sharers may have lower incomes and have experienced stigma because of their economic status; having both Providers and Sharers undergo criminal record checks and provide references reduces the stigma for lower-income Home Sharers.

It is recommended that these reasons be explained to all potential participants when they receive their Application Forms.

The Criminal Records Act defines a vulnerable member of society as “a person who, because of his or her age, a disability, or other circumstances, whether temporary or permanent:

- a) is in a position of dependency on others; or
- b) is otherwise at a greater risk than the general population of being harmed by a person in a position of trust or authority towards them.”

According to the RCMP Website (2015), Vulnerable Sector Checks should be required for anyone “authority over, or trust of, children or vulnerable persons.” Where homeSHARE matches potentially place people in an unsupervised home together with vulnerable persons in positions of trust, Vulnerable Sector Checks are required. While not all matches may involve participants from vulnerable sectors, many will; possible examples include a Home Sharer whose Home Provider regularly has their young grandchildren over to visit; a Home Provider whose Home Sharer has a child; or a Home Sharer whose Home Provider is frail or has a disability that makes them more vulnerable.

Because homeSHARE so frequently involves vulnerable sectors and these record checks take time, it is recommended that all participants complete both a Criminal Record Check and a Vulnerable Sector Check as part of the application. In order to request a Vulnerable Sector Check, the Host Organization is required to submit a letter stating the reasons for the request. A draft of this letter has been checked by a member of the Middleton Detachment of the RCMP, who has confirmed that it is sufficient; please see Appendix S: Request for Vulnerable Sector Check.

The fees and procedures for applying for Criminal Record Checks and Vulnerable Sector Checks may vary from region to region. In Kings and Annapolis Counties there is generally no fee for Criminal Record Checks or Vulnerable Sector Checks. The only exception is if a participant’s first and last name match that of someone on the Sexual Offender Registry, in which case the applicant’s fingerprints are required to verify that they are different people. Charges apply to collect fingerprints for non-volunteer positions. In the unlikely event that this comes up, the RCMP will likely waive this fee for homeSHARE.

Training for Participants

The idea of providing program participants with some basic communication and conflict resolution before matching was raised at the Community Round Tables, and participants thought that it would be beneficial (see Appendix C – *What We Heard*). Not everyone has solid interpersonal communication skills, and open communication is essential for a match to work. In the author’s personal experience as an informal homesharer, lack of open communication can sow seeds of resentment and sabotage homeshare relationships. If the resources are available it would be even better if it could be offered to

those who are considering homeSHARE but have not yet applied; it could help them to think about whether homeSHARE is a good fit for them. It would also make interviews more effective because participants would go into them with more insight and be better able to articulate their wants and needs.

It may be less intimidating or off-putting for participants if the communication skills training program is more relaxed, fun, and not overtly focused on communication skills. One option is the True Colours Program (<https://truecolorsintl.com/>). It has been offered by NSCC faculty as a workshop in the past.

Including material about homeSHARE would also help enculturate participants to homeSHARE, particularly the guiding principle of mutual uplift and benefit. Including information about roles and boundaries in homeSHARE could also reduce risk and the chance of problems later (see NAAPS, 2011c, pg. 49-50).

As a lot of the participants will be seniors, it would be great to provide all participants with first aid training. If it isn't possible to add this to the program budget, it may be possible to get outside funding through the Community Health Boards or some other source.

Identifying Compatible Matches

As Andrew Harvey of HomeShare Newfoundland said, the magic of HomeShare is in the matching. The ability to make functional matches could make or break a new program; the host organization, the participants, the funder and the community need to see matches working well in order to build confidence in the program and grow it. No match will be perfect in every way, but some baseline of compatibility is needed. It may also depend on participants' personality characteristics, particularly their openness, and ability to be flexible and adaptable. This may make the difference between whether people who are very different cramp each other's styles, or broaden each other's horizons.

Even though it is crucial to the success of HomeShare programs, there is almost no literature available on exactly how to make matches. This is why it is recommended that the homeSHARE Coordinator get some training or mentorship from an experienced homeShare Coordinator in another program before proceeding.

“I truly had no clue how difficult it was to make matches. I had managed various housing programs for the previous decade and I didn't see why this wasn't realistic, because it seemed so simple. What I quickly learned was that making matches is incredibly difficult because it's about people! Not buildings, rent subsidies, funding, sewer regulations, or the myriad of other components of traditional housing programs. It's about people, their wants, their needs and their expectations. And you have to get two people's wants needs and expectations to match up.”
-Kirby Dunn, 4th World HomeShare Congress in Melbourne, AU, November, 2015.

Trial Periods

Some HomeShare programs, such as HomeShare Vermont, have a trial period before participants make their final decision. Keeping their current housing situation in place in case either party changes their mind, the Home Sharer stays with the Home Provider as a guest for several weeks, bringing a suitcase with only what personal belongings they need for the visit. If both parties still want to move forward, the HomeShare Agreement is drawn up after the trial period is completed.

Community Round Table participants generally thought trial periods would be a good idea (see Appendix C - *What We Heard*), but the Advisory Committee for the AFCG funding period recommended against having a trial period for the homeSHARE Program in the Annapolis Valley. Firstly, relationships may have a “honeymoon period” where all parties are on their best behaviour, and it may be hard to judge how well a match may work based on this relatively short period. It lengthens the amount of time it takes to establish a match. Finally, homeSHARE requires a commitment on the part of both parties; having trial placements may encourage lack of commitment and create instability when what is needed is for both parties to persevere and make the match work.

The homeSHARE Agreement

While the homeSHARE Program should provide a template for participants, the homeSHARE Agreement should ultimately be “owned and operated” by the Home Provider and Home Sharer. It needs to be tailored to their wants, needs and abilities. Mutual benefit and respect should be the guiding principles behind the Agreement, and it should be fully endorsed by both parties. Insofar as it is possible to measure, both parties should benefit equally from the arrangement.

The homeSHARE Coordinator should provide guidance in ensuring that the homeSHARE Agreement is detailed and specific enough that both parties know what to expect and fully understand their responsibilities. It should also cover issues that might be awkward to discuss at the outset of a match but that could become contentious if not dealt with, such as either party having romantic overnight guests. Both parties should keep a copy of the final agreement, and they should update both copies whenever the agreement is adjusted; the agreement needs to be flexible and negotiable, but without being open-ended.

As they live together, the Home Provider and Home Sharer will learn things about each other and about themselves. Their needs and abilities may also evolve with time; the homeSHARE Agreement should be a living document that evolves with them. If either party feels they are being taken advantage of or consistently disappointed, resentment will build and the match will likely fail unless adjustments are made. The Home Provider and Home Sharer should meet regularly to review their Agreement, assess how it is working for them, and make any necessary adjustments.

While HomeShare relationships can last a very long time, most HomeShare matches come to a natural end at some point. It is important for participants negotiating their homeSHARE Agreement to talk about the timeline they have in mind, what kind of notice they will give each other if one of them decides to end the relationship. The terms for ending the relationship should be included in the

homeSHARE Agreement from the outset. For more, see *HomeShare Issues and Policy Considerations II: Ending homeSHARE Relationships* in this Toolkit.

It is a good idea for a homeSHARE Program to have their agreement template reviewed by a lawyer to ensure that rights and obligations are appropriately documented (NAAPS, 2011c).

For sample agreements, see National Shared Housing Centre (2009), pg. 14; HomeShare Vermont (2013), pg. 16; NAAPS (2011c) pg. 70-75.

Appropriate Home Sharer Services and Support

Home Sharers generally have lives, work, studies and/or other responsibilities outside of the homeSHARE relationship; the standard amount of time expected from Home Sharers in other HomeShare programs varies from 0-12 hours per week, but no program examined expected Home Sharers to contribute more than 10-12 hours per week. Some programs also put a cap on Home Sharers' financial contribution; for example, HomeShare Newfoundland capped Home Sharer rent at \$400/month. This can help avoid abuses and keep monthly shelter payments for Home Sharers affordable. Due to lack of experience with HomeSharing, neither Providers nor Sharers may know how much is appropriate. On the other hand, not all homeSHARE spaces offered may be of the same value; a larger space or a home in a more desirable area may be worth more. In some cases Home Providers may need the revenue more than the help in order to remain comfortably in their homes.

Rather than capping either help or financial contributions, it may be better to propose general guidelines for participants. They can take these into consideration and adjust them as appropriate to each situation as they create their homeSHARE Agreement. The time and financial commitments of the Home Sharer need to be clearly laid out in the HomeSHARE Agreement to avoid taking advantage of the Home Sharer or disappointment on the part of the Home Provider. Mutual benefit is the guiding principle – both parties should be uplifted, but neither should be taken for a ride.

It is not appropriate for Home Sharers to provide nursing care or personal care such as bathing and dressing. Doing so could jeopardize Home Providers' safety and well-being, and open the homeSHARE Program and Home Sharers up to liability (NAAPS, 2011a,c; Appendix C - *What We Heard*). Nurses and Continuing Care Assistants provide particular services that are crucial to keeping people in their homes, but many essential tasks such as snow removal, yard work or dog walking are not appropriate or cost-effective services for them to provide. It is costly for older adults to hire people for tasks like snow removal, etc., and for many older adults this is not affordable. HomeSHARE can let them access these valuable services and perhaps even get some financial help with running their household by sharing their home with someone who can help them and who needs an affordable place to live. Together, Home Provider and Home Sharer solve each other's costly problems in a way that is affordable to both. But having Home Sharers provide professional services, particularly if they may or may not be entirely qualified to provide them, could open both the Home Sharer and the Program to liability. For further discussion, please see Appendix C - *What We Heard*.

Apart from that, the imagination is the limit. Think outside the box. Services that have been offered have included companionship, overnight presence, snow removal, yard work, pet care during Home Provider absence, dog walking, housekeeping, minor home maintenance, cleaning, odd jobs, meal preparation, transportation, computer literacy, etc. It depends on the needs and abilities of both Home Provider and Home Sharer.

Frequency and Nature of homeSHARE Program Coordinator Follow-up

Some of the Quebec programs follow a fixed follow-up schedule, while others follow up on an as-needed basis (Ducharme, 2004).

The Counselling Model is recommended for the Annapolis Valley (see *HomeShare Issues and Policy Considerations I: Counselling vs. Referral Models*, in this Toolkit). This means that more follow-up is recommended than for some HomeShare programs using the Referral Model. No matter which model is used, a base level of follow-up should occur in order to support matches, catch problems early and measure outcomes to determine the impact and success of the program. They can also help the Program Coordinator learn about how to make more effective matches in the future.

Where participants in vulnerable sectors are included more frequent and in-depth follow-up is recommended, especially if the person does not have a high level of family and social support. For all matches, but especially those involving vulnerable sectors, at least some follow-up should involve reaching out to each party separately. It is important that participants have an opportunity to speak freely about their match without fear of reprisal or of hurting the other's feelings. The homeSHARE Coordinator should avoid serving as a go-between and instead support open communication between the matched participants.

More frequent follow-up can catch problems sooner and keep them from turning into bigger problems. However, following up too frequently is labour-intensive, intrusive and annoying to both the Program Coordinator and the participants. Micromanaging matches can compromise participants' ability and confidence in working through problems with each other. The follow up schedule needs to strike a balance (NAAPS, 2011c).

Follow-ups should be more frequent during the earlier stages of the match – the first three months are critical (NAAPS, 2011c).

Unless participants are physically or psychologically endangering each other, the Program Coordinator's goal should not be to solve problems but to pass on the problem-solving and conflict resolution skills that participants need to effectively work through their problems themselves, and support them in using those skills. In some cases, that might include helping them discern whether a satisfactory resolution is possible. It is never the Program Coordinator's role to police or micromanage a homeSHARE relationship; participants are young adults or adults and should be expected to take responsibility for themselves, the relationship and the success of the match in either the Referral or the Counselling Model. That said, the Program Coordinator should be vigilant for any signs of abuse in either party, and take appropriate action to ensure the safety and well-being of all participants if necessary.

Depending on participant needs and the requirements if the check-ins, they can be by phone or in person. Email or text check-ins will provide less information in terms of non-verbal communication, and are not ideal, especially in monitoring for problems where vulnerable sectors are involved. Records should be kept of all meetings and check-ins.

Suggested base-level follow-up schedule for a homeSHARE match (based partly on NAAPS, 2011c, pg. 52 Practice example):

1. The day after move-in
2. One week of move-in: a brief check-in to ensure everything is going smoothly
3. After 1 month: a more in-depth check-in with each participant
4. Monthly phone or email check-ins (“You good?”) throughout the match for the first year
5. At the 6 month mark: a more in-depth check-in with each participant
6. At the 1-year mark: a more in-depth check-in with each participant, and data collection
7. At the 2-year mark: a brief check-in, and data collection
8. Yearly after the first 2 years: a brief check-in, and data collection

Especially where concerns for safety are minimal, the homeSHARE Coordinator may want to talk to matched participants about what level of follow-up is comfortable and productive for them. This may be easier in a smaller program such as in the Annapolis Valley. While standardizing across matches would have its advantages, the balance between too much and too little follow-up may be in very different places when running a program that includes both highly autonomous and more vulnerable individuals, and standardizing won’t meet everyone’s needs.

According to NAAPS (2011c, pg. 53), matches generally go through three stages:

1. The “honeymoon” stage, where it feels like the Home Sharer is a guest and things seem to go very smoothly and seems ideal;
2. The disillusionment stage, where differences come to light and conflicts arise, and participants may even feel trapped in the situation;
3. The acceptance stage, where those differences and conflicts have been worked through, and the relationship matures and deepens.

Understanding this progression may help participants to weather the second stage with less distress. The phase of the relationship will strongly affect the level of support needed from the homeSHARE Coordinator; they should be sensitive to where the match is at any given point. Additional challenges and additional support may be needed if the participants don’t go through these stages in synch, not experiencing the same stage at the same time as their match partner (NAAPS (2011c).

Ending homeSHARE Relationships

Concern was raised by Community Round Table participants about what happens when homeSHARE Arrangements end (see Appendix C - *What We Heard*).

Some matches have lasted over a decade and are continuing indefinitely, but most come to a natural end at some point. HomeSHARE Matches can end for a wide range of reasons. The Home Provider's needs may become too great for them to remain in their own home even with the Home Sharer's assistance and other supports. A student Home Sharer may graduate from their program and move on. A Home Provider may have family whose circumstances have changed and they want or need to move in with them. A Home Sharer may get a job offer in another community too far to comfortably commute. The Home Sharer may decide they want to have their own place and space.

According to NAAPS (2011c), matches can come to:

- a) a planned ending at the end of the agreed period; for example, the end of the Home Sharer's work term or studies; the planned return of the Home Provider's family from overseas
- b) an unplanned ending because of changed circumstances; for example, the Home Provider's needs may become too great for them to remain in their own home; a Home Provider's family member might have their circumstances change and need to move in with them; a Home Sharer may get a job offer in another community too far to comfortably commute; a Home Sharer may decide they want to have their own place and space.
- c) an unplanned ending because of the breakdown of the match relationship; for example, due to a personality conflict, a negative incident, irreconcilable difference, or a lifestyle difference that cannot be satisfactorily resolved.

Regardless of the cause, the Program Coordinator's role is to facilitate the dissolution of the match in the least harmful and most satisfactory way possible for both parties. Planned endings are obviously easiest; however with a smaller program it may still be difficult to find another match for a participant who wants to continue to homeSHARE. Unplanned endings are more difficult, especially if the end is abrupt (for example, due to a sudden catastrophic illness or injury or death of one party). For the well-being of both the participants and the program, these need to be handled carefully.

Home Providers who depend on help from their Home Sharers may be left in the lurch. Home Sharers are even more vulnerable since affordable adequate housing in the Annapolis Valley is scarce; they may be at high risk of homelessness. The program may not have a lot of resources to intervene with emergency housing, but the individual may have even fewer resources. In addition to the impact on participants, having an individual go from being housed (however unsatisfactorily) to homeSHARE to homelessness would be very damaging to the program's reputation. If possible the program should explore all possible avenues for emergency housing in case of a situation like this, and have plans in place to support participants through this period of transition. One UK HomeShare brokered an arrangement with a local hotel in case a Home Sharer ever had to leave quickly (SharedLivesPlus, 2016). For more, please see Appendix C - *What We Heard*.

There are many examples in testimonials from HomeShare Programs all over the world of friendships formed during matches that far outlive the match itself.

HomeShare Issues and Policy Considerations III - Policy Issues and Special Challenges

Serious Problems in homeSHARE Matches

Community Round Table participants were very optimistic about homeSHARE overall, but concerns were raised on a few occasions about the potential for serious problems in homeSHARE matches.

No homeSHARE match will be problem free, but most problems in HomeShare matches are sorted out between the participants with little or no intervention on the part of the HomeShare Coordinator. Other HomeShare Coordinators have reported that serious problems are very rare, but they can arise. One or both parties may consistently not live up to their end of the agreement. Irreconcilable differences may come to light. Sometimes people take advantage of others, and may believe homeSHARE is an opportunity to do so.

However, HomeShare has a proven track record all over the world, including in North America. Although homeSHARE is not risk-free, the perceived risks of homeSHARE are far higher than the actual risks, if potential risks are “recognised, minimised, managed and monitored” (NAAPS, 2011c, pg. 12). The incidence of abuse in HomeShare relationships is very low (Fox, 2010; SharedLivesPlus, 2016), and the risks are offset by the benefits to both Home Providers and Home Sharers. Although HomeShare has been growing steadily worldwide since the 1970s, HomeShare International reported in 2013 that there had been no known case of elder abuse in HomeShare anywhere in the world (HomeShare International, 2013), and no reports of incidents of abuse were noted in the subsequent literature. Some possible reasons for this are:

- For someone with malicious intent, the screening process is a major deterrent; they generally want to avoid that kind of scrutiny. Easier opportunities are available.
- The screening process and interviews increase the chance of catching people who are unsuited to homeSHARE before matching occurs.
- Participants who are willing to commit to the rigorous screening and interview process are more likely to be serious and committed homeSHARE participants (see Appendix C: *What We Heard*).
- The homeSHARE Coordinator can enculturate participants to homeSHARE, helping them to think carefully about what homeSHARE will entail for them, identify where they are open to compromise and where they are not, to deal upfront with uncomfortable but salient issues that might otherwise be avoided (such as overnight romantic guests).
- Written homeSHARE agreements signed by both parties create clear boundaries and expectations, and can be referred to throughout the duration of the match.
- Through regular check-ins, the homeSHARE Coordinator can help catch problems before they become serious issues.
- Knowing that there is some recourse available though the homeSHARE Coordinator helps participants feel safer, and may also make participants more accountable and more likely to abide by their homeSHARE Agreements (see Appendix C: *What We Heard*).
- The foundational philosophy of mutual service and benefit is antithetical to abuse

For more on handling problems that come up, see *Frequency and Nature of homeSHARE Program Coordinator Follow-up*, and *Ending homeSHARE Relationships* in this Toolkit.

Social Barriers to homeSHARE

Some research on community receptiveness to HomeShare in other regions suggested that “stranger danger” might be a barrier: the public expressed concerns about a program that had strangers, especially younger strangers, move in with seniors (e.g., Granville, 2011). While this was raised a couple of times by potential participants and other community members at Community Round Tables in the Annapolis Valley, we encountered far less skepticism than expected; we were pleasantly surprised by the consistently warm reception for the idea of homeSHARE in the Annapolis Valley. We believe this is due to a combination of community readiness given the urgency of the problems that homeSHARE addresses, the inclusion of staff from the Seniors Safety Program and Senior LINC/S, and our consistent messaging about the measures that homeSHARE programs normally have in place to safeguard participants, primarily screening, ensuring participant autonomy and follow-up.

Posting in the community also provided an opportunity to gauge community reaction. We explained the program briefly as we sought permission to put up posters. The response was almost exclusively positive, with the typical reaction being, “Wow, what a great idea!” Again, we encountered little of the wariness that our research had led us to expect.

Eden District HomeShare reported difficulty finding placements for young men with Home Providers because the latter “expressed concern about what their neighbours would think if they took in a young man” (Granville, 2013, pg. 17).

While the connections between the relatively few service providers in the Annapolis Valley are an asset to a homeSHARE Program here, rural culture can be an impediment as well. Among the key learnings of the Age2age Homeshare in Cumbria County in the UK were:

“The culture of rural communities often means there is a lot of history and established networks. It takes time to reduce suspicion, build trust and get known before a new scheme can be introduced. A paid co-ordinator is essential to establish the scheme and link people together.

It is essential to build in development time for the Homeshare co-ordinator to invest in the local community, establishing trust with community leaders, organisations and stakeholders. This requires the co-ordinator to have good community development skills and in the case of age2age, an understanding of intergenerational approaches.” (Granville, 2013, pg. 17).

It is unclear to what degree the experience of Age2age would generalize to the Annapolis Valley, but forging the connections and alliances between homeSHARE and other community organizations will take significant time and energy, and will be crucial to the program’s success.

The North American culture of independence and self-sufficiency is another potential barrier to homeSHARE participation. Some Home Providers may look at participation in homeSHARE as a

weakness, implying that they can no longer take care of themselves. Some potential home providers in other programs have said they're interested in HomeSharing, but "not yet"; they want to wait until they can no longer manage alone.

In appealing to funders there can be some merit to emphasizing that homeSHARE could offer some older adults the option of staying in their homes when they would otherwise be forced into residential or nursing home care. However, this is a very small part of how homeSHARE can benefit people. This focus de-emphasizes and minimizes the gifts and contributions that older adults bring to the table, violating the fundamental principle of mutuality at the heart of homeSHARE. Ideally, homeSHARE is an option people freely choose as a way of improving their quality of life and that of another human being. If living with another person would make your life better, why not live better?

HomeShare Newfoundland found that many of their Home Providers were primarily motivated to participate in the program by the desire to help students rather than to meet their own needs. It may be valuable to highlight the philanthropic aspects of homeSHARE along with the ways that it can serve the participants themselves, whether Home Providers or Home Sharers.

Many seniors are not thinking about or planning for their changing needs as they age (Shiner, et al., 2010). A focus on the philanthropic aspects of homeSHARE along with long-term future benefit may be a good approach.

Rural HomeSHARE

NAAPS (*Key Facts for Policy Makers*, 2011b) recommends HomeShare for urban areas where a lot of older adults live alone, real estate and rental costs are high, public transportation is available and there is a significant population of mature and overseas students. They identify that homeSHARE may be challenging in rural areas with limited transportation links and educational opportunities. Kirby Dunn at HomeShare Vermont generally recommended against homeSHARE in rural areas (Personal Communication, 2017).

In the Annapolis Valley we have a lot of older adults living alone, and affordable housing is very limited. Public transportation exists, but is limited. In addition to Acadia University in Wolfville, the Annapolis Valley has multiple Nova Scotia Community College campuses in Kentville, Middleton and Lawrencetown, but these campuses are relatively small. The HomeStay Program already exists for international students attending Acadia University; collaboration may or may not be possible with this program.

In terms of public transportation, Kings Transit provides public transportation to many communities in the Annapolis Valley, so as rural areas go the Valley is probably well above average. However, the buses generally only run every two hours and most stop running in the early evening, reducing their utility as a primary means of transportation and making them impractical for transportation to and from many workplaces. Not all communities are served by Kings Transit, and not all potential Home Providers will be on a bus route. Home Sharers' circumstances will vary widely, but as a group they will probably be less likely to own a vehicle.

From my conversations with HomeShare Coordinators in other provinces, it appears that in rural areas it is harder to find Home Sharers than Home Providers (whereas the reverse tends to be true in urban areas). It will be important to nurture alliances with community organizations and government agencies providing services throughout the service area (see Appendix T: Publicity and Promotion Plan), as they will likely be an important source of Home Sharer referrals. Hopefully those who are referred will be people that service providers feel are suitable for homeSHARE, and that this will improve the likelihood of successful matches. Some rural programs have identified large groups of young people in their region in need of affordable housing (NAAPS, 2011a).

Home Sharers generally have a higher attrition rate than Home Providers on homeSHARE waiting lists (NAAPS, 2011c; David Vaillant, Habitations partagées de l'Outaouais, Personal communication, November 2017; Christina Nairn, Northumberland HomeShare, Personal Communication, August 2017). This may work to the program's advantage in a rural area where Home Providers should be more plentiful. A relatively stable pool of Home Providers can be cross-referenced with new Home Sharer applications, and matches can be made where possible.

The biggest challenge for rural homeSHARE Programs will be getting sufficient numbers to make the program work; see *Getting the Numbers* below.

Getting the Numbers

The biggest challenges for a rural homeSHARE is getting a large enough pool of participants to make viable matches. The population base is smaller and more spread out in a rural area than in an urban area. In a given town there may be only a few potential Home Sharers and Home Providers. This significantly lowers the chance of finding a match that will be good enough to be successful. Some Home Sharers may be able and willing to relocate, but not all. They may have a job in their community. If their family, friends and support base are in a certain community, it may be detrimental to them to leave. That said, they face the same challenge in finding an affordable apartment as there are generally only a small handful of affordable units available throughout the entire Annapolis Valley at any given point (see Appendix R: Kijiji Affordable Home Search July 4, 2017; Vacon, et al., 2018; *The Case for homeSHARE in the Annapolis Valley*, in this Toolkit).

The homeSHARE Coordinator will need to be careful not to succumb to the temptation to make matches based on the urgency of participants' needs or pressure on the program to make matches, rather than on goodness of fit. Especially at the outset of the program, matches need to be successful, and making poor matches could lead to match failures and ultimately to program failure. This is in addition to the costs and distress this will cause the participants involved; making inappropriate matches for the sake of making matches is unethical.

This also means that some participants may wait for a long time before an appropriate match is found. This will not help in terms of recruitment. It could also mean high attrition rates because by the time matches are found, as potential participants may already have found other solutions and no longer be interested in participating.

Having smaller numbers of participants may also make it more difficult to attract funders. HomeSHARE will take time and patience to establish in the Annapolis Valley, and the investment will not have a large payoff in the first few years, but as it becomes established it has the potential of positively impacting multiple pressing issues in a significant way; please see *Moving It Forward: What a homeSHARE Program Needs to Succeed* and *The Case for homeSHARE in the Annapolis Valley*, in this Toolkit.

As with other social programs offered in rural areas, it is necessary to adjust the criteria for success to the population density of the delivery area. If a program is offered in the Halifax Regional Municipality (population 403,131) and 0.1% of the population participates, you will have 403 people present. If the same lecture is held in Bridgetown (in the middle of Annapolis County) and .1% of the population of the entire county (20,591) attends, that will be only 21 people. As a general rule, services simply cost more to deliver in rural areas than in the city, and the result is that rural areas are grossly underserved. The need for services, however, is pressing: the Annapolis Valley has a higher poverty rate than the provincial average, and 42% of Atlantic Canadian seniors live in rural areas (Shiner, et al., 2010). We need rural Nova Scotian communities for the province as a whole to thrive, and so we need to invest in services to rural areas even if it takes a little more.

Starting homeSHARE in a rural area in Nova Scotia is a challenge. It may not work. If homeSHARE isn't initially successful in the Annapolis Valley, it may succeed in the Halifax Regional Municipality and spread from there to other areas, including the Annapolis Valley. Unfortunately this would mean a long wait for those who could benefit now from homeSHARE in the Annapolis Valley.

Diversity and Inclusion

It is absolutely essential for a program to mandate inclusive attitudes and practices for staff and volunteers, and to have policies in place that maximize inclusion and ensure safety for all marginalized groups. No-one should be discriminated against based on their race, national or ethnic origin, colour, religion, age, sex, sexual orientation, gender identity expression, marital status, family status, disability, genetic characteristics or a conviction for which a pardon has been granted.

A minimum age of 18 should be set for participation in the program as an independent Home Provider or Home Sharer. If the necessary safeguards and supports are in place the lower age limit may be extended to 16. This is to ensure that children and youth are getting appropriate care, are able to consent to participate in the program and have the level of maturity necessary to engage in homeSHARE, and does not apply to dependents of homeSHARE participants. There is no upper age limit.

Older adults and people with disabilities can participate in the program as long as they are able to live safely in the home and do not require a higher level of care than is possible or available in the home.

Participants will be asked what gender they prefer to live with in a homeSHARE match in order to help find them a safe and comfortable home, but no one will be excluded from the program because of their gender identity.

Participants will vary widely in their attitudes toward people of a different race, sexual orientation, gender orientation, culture, political affiliation, religion, etc. It is unreasonable to expect all potential Home Providers and Home Sharers to be at a similar ideological place as program staff in terms of inclusivity and anti-oppressive practice. Some potential participants will inevitably exhibit covert and/or overt, racism, homophobia, classism, ableism, ageism, sexism, etc. The homeSHARE Program should strive to be as inclusive as possible, and this includes making room whenever possible for people who may not share all of the values of the Program staff, and whose values might even be offensive to Program staff. There is also an ethical issue in having program staff exclude people because they don't share their values. It is reasonable to expect that it will be more difficult to find appropriate matches for individuals who are intolerant of others' differences.

The safety of marginalized groups is paramount, and trumps all other considerations in making matches. The homeSHARE Program is finding homes for people, and helping others bring people into their homes. A person's home (whether they are a Home Provider or a Home Sharer) needs to be safe place, a place of refuge. **NO MEMBER OF A MARGINALIZED GROUP SHOULD BE MATCHED WITH SOMEONE WHO DISPLAYS INTOLERANCE FOR MEMBERS OF THAT MARGINALIZED GROUP**, whether overt or covert. The interview question regarding attitudes about living with someone who is different is essential. Avoiding this conversation puts members of marginalized groups at risk, and is unacceptable. Before a known member of a marginalized group meets a potential match, the Program Coordinator should assess the potential match's attitudes toward that group again before they meet. Unfortunately this means it may also be more difficult to find appropriate matches for members of marginalized groups; to redress this, members of marginalized groups should be given priority when considering appropriate matches.

The above policies and procedures should hopefully prevent problems related to discrimination. However, participants need to know who they can talk to if they are experiencing prejudice or discrimination in their home, or if they feel that they have been discriminated against by the homeSHARE Program or any of its staff and volunteers. The homeSHARE Coordinator, the Executive Director and other staff in the host organization should be available to address their concerns.

One HomeShare Program in Chicago deliberately makes interfaith, interracial as well as intergenerational matches in order to challenge prejudice and discrimination and break down barriers in the community.

The homeSHARE Program Policies and Procedures will need to lay out a framework to effectively address problems and complaints. Krista at the Valley Youth Project

The Flu Shot

Many potential participants may be at higher risk from influenza. Public Health recommends the yearly flu vaccine for everyone, but especially for older adults, infants, indigenous peoples, pregnant women, and people with chronic medical conditions such as heart disease, asthma, and diabetes. They also highly recommend it for those who live with or care for these individuals. While flu vaccinations have been clinically shown to be safe and effective, some people have serious misgivings about them. While people have the right to refuse the flu shot, an unvaccinated participant matched with someone at risk for serious complications from the flu could be putting them at additional risk.

A question about willingness to get the flu shot has been included in the Interview Questions (see Appendix M – Home Provider Interview Protocol; Appendix N – Home Sharer Interview Protocol). Before matching someone who is unwilling to get a flu shot with someone at risk of influenza, the at-risk individual should consult with a physician (ideally their family doctor) about whether or not the level of risk is acceptable. Alternatively, a match can be sought for the person who refuses the flu shot with someone who is not at higher risk from influenza.

What a homeSHARE Program Needs to Succeed

1. Core Funding

Without stable core funding for 3-5 years to get established, HomeShare programs are at risk of having to suspend services. Loss of funding is the only reason found in the research for programs closing down among programs that do not rely on participant fees. Where HomeShare programs need to educate the community and overcome social barriers in order to grow and flourish, starting and stopping due to funding hiatuses can seriously compromise the success of a program, particularly in the early stages (Beris Campbell, 4th World Homeshare Congress, Melbourne, 2015). The HomeShare programs that are succeeding in Canada have substantial provincial and/or regional government funding from Departments of Health, Housing and/or Community Services. Programs that were otherwise successful but were not granted adequate funding have gone on hiatus once the pilot funding ended. Without funding for at least one full-time paid staff, projects don't move forward. Volunteers alone are not enough.

Seniors, in particular, may have more confidence in a homeSHARE program if it is run by a government department, or with government support.

Recommended Funding for a homeSHARE Program in the Valley:

Recommended Funding Required:

	Annual	5-year
Marketing	\$15,000.00	\$75,000.00
Insurance	\$8,000.00	\$40,000.00
Legal and accounting	\$5,500.00	\$27,500.00
Office Supplies	\$3,500.00	\$17,500.00
Salaries and Benefits	\$60,000.00	\$300,000.00
Phone	\$500.00	\$2,500.00
Training (Board, Staff)	\$4,000.00	\$20,000.00
Participant Education/Orientation	\$3,000.00	\$15,000.00
Transportation	\$1,000.00	\$5,000.00
Events: Venue rental, Refreshments	\$2,000.00	\$10,000.00
Organizational fee 15%	\$16,500.00	\$82,500.00
	<u>\$119,000.00</u>	<u>\$595,000.00</u>

Note: Some items may be covered in part by In Kind contributions

Note: The bulk of the budget for Marketing will be required at the outset of the program.

The figures above are based on research, in-depth interviews with HomeShare Administrators and Project Coordinators across Canada and internationally, financial audits provided by other HomeShare Programs and the budget for the Age-Friendly Communities Grant for homeSHARE (2017-2018).

Lack of funding is the predominant reason why HomeShare programs in Canada (and elsewhere) have been forced into hiatus.

2. HomeShare programs need a home

Most HomeShare programs in Canada don't begin as independent organizations; funding to establish programs is applied for by an existing community organization. The sources of funding for the homeSHARE program may change, other community organization allies may become more or less involved, but the home organization provides stability, consistency and continuity to the program (Julia Scott, HomeShare Red Deer, Personal Communication, February 2017; Patrick King, HomeShare Newfoundland, Personal Communication, February 2017).

Some HomeShare programs, such as HomeShare Vermont, eventually become large and well-established enough to become separate independent organizations.

Where the Annapolis Valley homeSHARE Program will be in a relatively small rural area, this is unlikely to occur unless and until it grows into a province-wide program, or merges with other programs in Nova Scotia to become a province-wide organization.

3. Community interest and support, and advertising

A sufficient number of people for whom HomeShare is an appropriate option need to be looking for affordable housing in the area the program will serve. To this end, a solid publicity and promotion campaign is essential, and worth the investment (Andrew Harvey, HS Newfoundland, Personal communication).

4. Collaboration and support of community organizations

Particularly in a rural area, referrals from other community organizations and government departments will likely be a key source of potential Home Providers and Home Sharers. Knowing about homeSHARE and how it works will help them identify people for whom homeSHARE will be a good fit, thereby facilitating more successful matches. Where homeSHARE is new to Nova Scotia, and where it is a unique kind of living arrangement, it will be especially important for government organizations such as Community Services to be educated about homeSHARE, and that their policies and homeSHARE policies interact in ways that support rather than block participation by their clients (see Appendix C: *What We Heard*).

5. A good, well-trained Program Coordinator

Making optimal matches is key to the success of a homeSHARE Program (personal communication, Andrew Harvey, HomeShare Newfoundland, February 2017; Christina Nairn, Northumberland HomeShare, Personal Communication, August 2017), and having the wrong person in the position of homeSHARE Coordinator could compromise the program. All of the program administrators and coordinators from other programs that were contacted during the course of this program were very interested and willing to share resources and information to help make a program in the Annapolis Valley a success – there is a lot of knowledge and experience available.

6. Patience

It takes 3-5 years to establish a HomeShare – the community needs to be educated and social barriers need to be overcome before it can really get going. It takes passion, commitment, persistence and patience (Beris Campbell, *HANZA's Ambition*, 4th World Homeshare Congress, Melbourne, 2015). This is also an important policy and funding challenge: as Granville (2013) identified, it takes a long time to build a HomeShare program up to the point that you start to see significant economic returns on the investment (Granville, 2013, pg. 26). It is not a quick fix, and this is another reason why it should be one multiple strategies to address affordable housing and aging in place.

Steps Once Funding is Found

The following steps will be needed once funding has been secured:

- **Form an Advisory Committee.** An Advisory Committee can support the progress of the Program and help ensure it is serving the community in the safest and most effective way possible. They can help identify barriers for the Program and for potential participants to accessing the program, and recommend ways of overcoming those challenges. Having the right people on the advisory committee builds community confidence and can allay participants' concerns about participating, as well as service providers' concerns about referring their clients to the Program.
- **Train the homeSHARE Coordinator.** This is key, even if the homeSHARE Coordinator has strong theoretical knowledge about HomeShare. "The finesse of Homeshare is in finding really nice matches" (personal communication, Andrew Harvey, HomeShare Newfoundland, February 2017). If the homeSHARE Program Coordinator makes inappropriate matches, does not support the development of adequate HomeShare Agreements, and/or micromanages ongoing match relationships, matches will have a high failure rate and the administrative burden of the program can become overwhelming (personal communication, Dianne Cooper-Ponchey, Calgary HomeShare, August 2017). Particularly if following the Counselling Model as recommended for the Annapolis Valley, the homeSHARE Coordinator has to find the right balance between providing the right level of support and becoming too involved. HomeShare Programs elsewhere have shown a great willingness to share their experience and expertise, and training and consultation may be possible by phone or through videoconferencing. Homeshare Australia & New Zealand Alliance (HANZA) may be developing a training course for Homeshare facilitators, at least part of which may be on-line (HANZA, 2017); this is another potential avenue for training in the future.
- **Review/finalize Policies and Procedures,** waivers, application forms and interview protocols; tailor them to your organization, funder requirements, etc.
- **Get required organizational insurance.** It is recommended that you review policies, procedures and waivers with your insurance provider; it is possible that they may be able to lower your insurance premiums with some additions or adjustments to those documents (personal communication, Kirby Dunn, HomeShare Vermont, December 2017).
- **Review policies and procedures** with the following organizations to maximize collaboration and minimize barriers:

- Canada Revenue Agency
- Community Services
- Municipalities
- (possibly) Residential tenancies

Note: Ironing out the wrinkles with these other stakeholders can take a lot of time (Personal communication, Patrick King, HomeShare Newfoundland, February 2017).

- **Advertising and promotion:** update promotional materials, website, brochures, create press release, email lists, contacts in community organizations, etc. Marketing the homeSHARE Program will be key to bringing the community on board and getting them involved, especially at the beginning when the community isn't yet fully comfortable with the idea and when a pool of both Home Providers and Home Sharers will be needed to start making the first matches (Bazalgette & Salter, 2013; NAAPS, 2011a; Andrew Harvey, Personal Communication). The more resources that can be devoted to advertising, the better the likelihood of success.

Resources for Informal Homesharing

Questions and inquiries about homeSHARE from outside the service area are common, and there may be inquiries from people seeking immediate housing or support before the program begins accepting applications. Where formal HomeShare programs don't exist, it isn't uncommon for people to engage in informal homesharing arrangements; bringing in a formal homeSHARE Program can make these arrangements safer and easier to arrange and navigate (NAAPS, 2011b). Until a formal homeSHARE Program can be started, it is good to have information available about informal homesharing so that people can do it as safely as possible.

Informal homesharing lacks many of the safety features and other advantages of a formal homeSHARE Program. References, criminal record checks and vulnerable sector checks are at the discretion of both parties. There is no 3rd party interview of potential participants by an experienced coordinator which provides an additional level of screening. The participants must choose the person they will live with based on their own limited experience, may not have many people to choose from to find a compatible match, and the chances of incompatibilities will be higher. The pair will not have the support and guidance of an experienced homeSHARE Coordinator in negotiating their HomeShare Agreement, if they make one at all. Throughout the match they will not have a homeSHARE Coordinator to check in with them and provide guidance and support if problems arise.

Fortunately there are some things that informal homesharers can do to mitigate at least some of these risks. For information about police checks in Nova Scotia participants can call their local RCMP detachment, or visit the RCMP website at <http://www.rcmp-grc.gc.ca/en/types-criminal-background-checks>. Informal home providers and sharers should also check in with their insurance provider, tax specialist and any programs providing benefits (Income Assistance, pensions, etc.) to make sure that there will be no unexpected repercussions.

There are two excellent guides available online for informal homesharers to help them with the process. Both are written for use in the United States so not all of the material will be applicable, but much of it will. The two guides are:

- 1. A Vermonter's Guide to HomeSharing** – published by HomeShare Vermont, a HomeShare Program with over 35 years of experience, available at <https://www.homesharevermont.org/wp-content/uploads/2017/09/homesharingGuide.pdf>.
- 2. A Consumer's Guide to Homesharing** - published by the National Shared Housing Resource Center, which is an American clearinghouse of information on HomeShare. It is available at <https://homeshare.org/wp-content/uploads/A-Consumers-Guide-to-Homesharing.pdf>.

A Final Word

The main weakness of this project is the lack of direct quotes from people who participated in the Community Round Tables and who called with inquiries about homeSHARE. The decision was made not to audio record the Community Round Tables in order to make people feel more comfortable in speaking freely. This may have been a mistake. Having the direct words of members of the community would have strengthened this toolkit and increased its impact. Capture this powerful data whenever possible, particularly from people participating in homeSHARE. It will make it easier to promote the program and to secure continued funding. See Appendix U: HomeShare Participant Quotations.

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Note: These articles are also available at the Women's Place Resource Centre.

Appendix A: Summary of Canadian HomeShare Programs

Canadian Programs - Active

Northumberland HomeShare Program

Location: Cobourg and Port Hope, Ontario

Timeline/Status: Ongoing; 2-year pilot ending December 2018; funding will hopefully be renewed

Website: <http://cornerstonenorthumberland.ca/home-share/>

Host Organization: Cornerstone Family Violence Prevention Program

Target Population:

- Single senior women with single women Home Sharers (note: Though Cornerstone works on family violence, their Homeshare isn't only for women who have experienced family violence)
- They hope to be able to offer the program more widely once stable funding is found

Matches:

- Have a mandate to do 10 matches in total; keeping it small (lesson learned from Red Deer, where the program got very big and very expensive very fast)
- As of May 2018, have two successful matches and 5 trial stays underway

Staffing

- 1 part-time staff
- others involved in the development of the program as well, including an advisory committee

Funding

- Northumberland County Social Services and the District Health Unit

Insurance

- Rely on what is being carried by the Host Organization, particularly the County Community and Social Services Health District
- Rely also on careful vetting (for Home Sharers, take referrals only from , due diligence, waiver forms)
- Home Sharers are accepted by referral from partner organizations only

Contacts:

Phone: (905) 372-1545, Ext. 248
(905) 375-8122

Taylor Collicott
HomeShare Coordinator
tcollcott@cornerstonenorthumberland.ca

Kristina Nairn
SDH nurse with local health unit, and
knairn@hkpr.on.ca

Additional Notes

Taylor:

- First 3 months were spent in program development
- Geographic area includes two larger towns with a whole bunch of smaller communities; fairly spread out. Their focus for the pilot has been on the two larger towns, but they have had requests from neighboring communities and are recommending expanding the program county-wide
- Application process takes 4-6 weeks
- Their Home Provider pool is fairly constant, but Home Seekers tend to be precariously housed, drop in and out if the pool
- Home Providers' precarious health can be a significant factor affecting how long matches last
- The main themes for seniors aging in place in their community (beyond HomeShare matching) include: addressing social isolation, falls prevention, food security, financial stability and assessment for home safety and assisted devices (e.g. grab bars, walkers, etc.)
- a "HomeShare Tea Social" event where people gathered together to explore the topic of co-living, along with media releases and interviews, utilizing our advisory committee as spokespersons, putting posters up throughout the community, presenting at town hall/city council meetings, presentations at church groups, service clubs, senior activities, etc. have been crucial to program development.

Christina:

- Christina is the person to talk to about direct implementation questions
- Community Advisory Committee has been very important
- Who you have explaining and promoting the program is very important
- They are accepting participants by referral only, so they know who's coming in
- The program tends to be paperwork-heavy
- If possible, check in with other programs about how they are evaluating their programs; if the evaluation component can be kept similar, we can pool the results

Les Habitations partagées de l'Outaouais

Location: Southwest Quebec: Hull, Aylmer, Gatineau, Buckingham

Timeline/Status: Established; running over 30 years, since 1987

Website: <http://habitationspartagees.ca/>

Host Organization: Independent, started with Community Services (uncertain on recall), and incorporated later along with other interested parties

Target Population:

- Seniors 55+ for Home Providers
- Open for Home Sharers: students, contract workers, etc

Matches:

- Started in 1988, had paired 60 people by 1991. 11 matches were made in 2016, for a total of 84 ongoing clients

Staffing

- 1 full-time person making matches

Funding

- Initially Health and Social Services; then Health and Welfare Canada (1992); then Seniors Secretariat (2016) (Cumulative I think)
- Now:
 - Health and Social Services (integrated Government department)
 - Their version of Housing NS
 - Ministry of Families' Seniors Secretariat

Insurance

- Have insurance for the volunteers, but not the organization
- mitigate risk by requiring references, doing thorough background checks and follow-ups

Additional Notes

- Both contacts are bilingual, comfortable communicating in English
David Vaillant (no longer with the Program):
- Home Providers are usually empty nesters
- Require 2-3 references and criminal record check; those with a criminal record will usually disclose it, and hosts usually prefer to be notified
- Mid to long-term funding are the big challenges; a lot of HomeShare programs are precarious as a result
- Matching: do 1 visit with each, and one visit with both together

Contacts:

Phone: (819) 771-6576

Pierre Gendron
General Manager, Les Habitations
Partagées de L'Outaouais
Email: pg.hpou@videotron.ca

David Vaillant
Interim Program Coordinator, Hull and
Aylmer Region; Program Coordinator,
Projet «Les bons compagnons»; no longer
with the program

- Use a 3-month trial period
- Transportation is a challenge for their hosts in the County
- Only match people of the same gender, and so far have only matched single individuals, as Providers generally only have one bedroom available
- They've noticed a change over the years in their elder participants: they're more interested in having company, their needs are more focused on getting financial help, and they're more picky about who they're bringing in
- Some Home Providers want to declare their income from Home Sharers to the CRA; others don't
- They tried HomeShare in a rural area at one point, but it didn't work
- There is no predictable busy time/ of the year, but November-February tends to be quieter

Pierre Gendron:

- In order to survive had to diversify by adding a Service Exchange program, other programs
- Follow up with matches every 3 months once they're established
- Also noticed that fewer students are wanting their own apartment, and are more open to sharing and helping
- They place no max/min on Home Sharers' household financial contributions or services

Les Habitations partagées du Saguenay

Location: Saguenay area of QC, north of Quebec City; partly rural

Timeline/Status: Established; running over 30 years, since 1987

Website: <http://www.leshabitationspartagees.com>

Host Organization: They are an autonomous registered non-profit community organization

Contacts:

Karen St-Gelais

Phone: 1-418-695-5949

Email: habitationspartagees@bellnet.ca

Target Population:

- Open to all over 18

Matches:

- About 520 matches over 30 yrs, currently 38 ongoing (as of August 2017)

Staffing

- 3 staff: an administrator (full-time) and two caseworker (1 full-time, 1 part-time)
- Salaries/ Benefits \$96,207

Funding

- -Integrated University Health and Social Services Centre of Island of West Montreal (Provincial/Regional gov)
- (\$74,398)
- - SHQ - La Société d'habitation du Québec – provincial gov. housing org.

- (\$28,000 in 2017)
- - The United Way (\$13,000)
- The City of Saguenay (\$4,500)
- - Employment Quebec – Wage Subsidy Program (\$13,484)

Insurance

- Say they have no organizational insurance; as per legal advice they rely on due diligence (references, criminal record checks, follow-up), and waivers/clauses included in their contracts help mitigate liability issues
- In Quebec at least, they say, no insurance plan would cover something like this

Halton HomeShare Program

Location: Halton Region, Ontario: Acton, Georgetown, Burlington, Oakville and Milton

Timeline/Status: Launched about a year ago (in 2017), really picking up now.

Website: <http://burlingtonagefriendly.ca/>

Host Organization: Partnership between the Halton Region, Halton Housing Help and Burlington Age-Friendly (Note: Ontario has 3 levels of government below Federal: Provincial, Regional and Municipal)

Contacts:

Burlington Age-Friendly Seniors Council
Heather Thompson
Phone: 1-289-348-1503 / 1-905-632-1975
hthompson@cdhalton.ca

Megan
1-905-512-3139
megan@housinghelpcentre.ca

Target Population:

- Very open, flexible
- mostly seniors/older adults for both Home Providers and Home Sharers

Matches:

- currently 2 matches, total of 3 successful so far since the launch

Staffing

- two full-time Halton Housing Help staff working on HomeShare in conjunction with their other roles as Intensive Case Manager and Landlord Engagement Specialist
- volunteers work on promotion

Funding

- The Project has been taken on by the Regional Government

Insurance

- Insurance under the umbrella of the Regional Government
- They have applications and waivers

Additional Notes

Heather

- The 1st year was devoted just to producing the Halton HomeShare Toolkit, then trying to find a funder to make it happen
- Had a chartered accountant on their Board who once saw a community organization taken down by liability issues; be very careful!
- According to their sources, you don't have to claim HomeShare income because it is considered a shared accommodation/exchange of services; however, if the Home Sharer requires a receipt, at least part of the income may need to be claimed. There is an equation for these cases that includes a fee for Sharer services, local rental market prices, etc.
- Home Providers have more rights than seekers: it is their home!
- Heather visited HomeShare Vermont for 1.5 days to train

Megan

- One match was unsuccessful. Key learnings: the importance of the individuals getting to know each other before moving forward; getting the match between personalities right. She strongly advocates for a trial period of at least 2 weeks; don't rush things!
- It's a process - not appropriate for providing emergency housing. It takes time to do well.

Combo2Générations

Location: Montreal, Quebec

Timeline/Status: Uncertain of start date, but at least one year;

Website: <http://combo2generations.com/a-propos/>

Host Organization: An independent non-profit

Contacts:

Denise Tessier and Isabelle Cazes (mother and daughter team)

1-438-387-3777

Email: info@combo2generations.com

Target Population:

- For students and seniors 60+

Matches:

- Made their first and only match so far in September 2017 – the match is successful

Staffing

- No paid staff; volunteer only; mother- and daughter-in-law team

Funding

- have \$20,000 for insurance, website and phone from the Provincial and Municipal Governments, but nothing for salaries, advertising

Insurance

- Hadn't needed it until recently, when first match made; had gotten a quote from Cooperators of \$44/month
- the best defense against liability is having good contracts between participants

Additional Notes

- Talked to Denise Tessier August 2017; had no matches at that point
- Have been stalled for a long time by lack of staff hours and the lack of funding available for advertising and promotion – not getting the word out, but advertising is expensive
- Some seniors are scared of having a student come into their home
- Plan to collect annual fees from both seniors and students
- Inspired by the program in France, which started about 12 years ago and has about 3000 matches
- Have 3 different plans offering different levels of commitment (in terms of support offered) from the students for set rents

La Maisonnée: Les Habitations Partagées

Location: Montreal

Timeline/Status:

Website:

<https://www.lamaisonneeinc.org/habitationspartagees.php>

Host Organization: La Maisonnée

Contact:

Zina Laadj

Phone: 514-271-3533

Email: zina.laadj@lamaisonnee.org

Target Population:

- Seniors (55+) and immigrants

Additional Notes

- Not contacted
- Focus on intercultural and intergenerational matches: serve seniors 55+ and immigrants

Canadian Programs, Inactive

HomeShare of Newfoundland

Location: St. John's, Newfoundland (the hope was to eventually make it a provincial program)

Timeline/Status: Steering committee struck September 2009; Funding started May 2012, program coordinator hired July 2012, 1st match August 2012; Went on hiatus after 2014, largely due to lack of funding; now looking for funding to restart.

Website: n/a

Host Organization(s): Newfoundland Seniors Resource Centre (primary)

See *Home Share St. John's Pilot Project Evaluation*

Target Population:

- Post-secondary students and senior (50+) homeowners
- When they restart, the natural progression will be to expand those parameters more widely to include seniors with seniors, students with families, etc.

Matches:

- They made 12-14 matches in the 1st year (about 12-14 more than expected)
- In total they had 60 seniors (50+) and 91 students apply, did 205 intake interviews
- through Made a total of 35 matches throughout the duration of the program, serving 21 seniors and 35 students
- Majority of matches lasted 6-8 months
- only 4 matches ended during the project

Accomplishments

- Used logic model format for evaluation
- Great collection of qualitative data from participants

Staffing

- 1 full-time Program Coordinator to start, then brought in a part-time person in the 2nd year

Funding

- Funding from all 3 levels of government
- New Horizons grant for 2 years, plus other sources
- They had \$133,000 in total the first year, maybe \$110,000 the 2nd year – didn't need much equipment to start up

Contacts:

Andrew Harvey
Former Program Coordinator
Now: Program Coordinator, The Shelter for Young Men
aharvey@choicesforyouth.ca

Patrick King
Off-Campus Housing Coordinator(?)
Now: Supervisor, Work Control Office, Memorial University
patrickk@mun.ca

Frankie Aylward
HomeShare St. John's
Now working on finding funding
frankieaylward@bellaliant.net

- large host of additional sponsors/supporters, including municipal and provincial partners, Memorial University of Newfoundland and Labrador Off-campus Housing, CFS (didn't give \$, but at table), Prov Gov (got passed around the table, aging and seniors, department changed names several times), City of St. Johns (stopped support "for liability reasons"), Paradise, Torbay

Insurance

- Professional Errors and Omissions Liability, Commercial General Liability, Directors and Officers Liability (4000-5000/yr)
- Used money from the general pool of funds for insurance; while some of the funding sources were restricted, others weren't, so it wasn't a problem.

Additional Notes

- collected great qualitative data and statements from participants
- For participants, the biggest challenge was having enough clarity around expectations and responsibilities
- The Final Report (Gail Wideman, 2014) is a good resource
- Patrick King:
- It took from 2009 to 2012 to build the foundation – a long time
- first step is to bring the stakeholders together, including provincial and municipal government representatives
- Sorting out problems, how to proceed with stakeholders can take a long time
- Their first Program Coordinator – Andrew Harvey – had 3-4 years experience as Off-Campus Housing Coordinator; stepped into the role easily
- Collecting a lot of info from participants helps make good matches
- Most of the student participants were keeners, in a headspace to work and not party; some were mature students
- Finding sustainable funding was their biggest challenge. They were working with funding from a patchwork of sources, and most of the stakeholders/funders weren't interested in giving to the same program year after year on an ongoing basis. The patchwork approach wasn't sustainable, didn't work.
- You need a game plan to create something that stands on its own feet: a HomeShare program needs a home, a host foundation committed to sustaining it – in order to survive long-term. You need a central location to work out of, probably in a larger and stronger community. Possible homes: a university; town or municipality; community council; fire department? Women's Centre?
- Provincial rules weren't a challenge: had NL Residential Tenancies – When you rent a room in your home to a boarder (in NL, probably same for NS), you aren't required to have a lease agreement, and it doesn't fall under the Residential Tenancies Act (I think it's different if you own but don't reside in the home). Homeshare fit the same bill. No one can stop you from saying who gets to come into your own home.
- They relied too heavily on the Student Union as a partner; with changing leadership year to year made them less reliable

Andrew Harvey:

- Andrew is originally from Berwick, and is familiar with the Annapolis Valley
- HomeShare can be anything you want it to be. It is flexible, it can be tailored to the needs of the target homeowners, homeseekers, communities
- Think about liability early in the program's development, to avoid problems later. It will put partners' minds at ease; having insurance in place was a key part of their "sell" to potential partners. There was a constant concern on the part of stakeholders (especially those in the system/government) about liability during development, and after - probably largely because they left criminal record checks to the participants, enforcing agreements.
- Be clear in communications about the program: you don't want to have confusion about what your program is when you start out. Have the parameters, service area, etc clearly established.
- They did a feasibility study that showed they should plan on the program taking a long time to ramp up: for people to become aware of it, to start applying, to get up to a critical mass. But it went much faster than they expected it to, partly due to their investment in advertising/promotion
- Used a referral model
- Kirby Dunn at HomeShare Vermont was very helpful
- Their procedure: They interviewed both parties in person, suggested a match, facilitated the first meeting (drive the student to the person's house). After that, all follow-up was usually by phone: after the first week, then after a month, then at the end of each semester (to see if the student was still there).
- It was up to participating adults to do any screening they wanted, and to work things out. You could call HS and talk about problems, but if more was needed participants were referred to counseling/conflict resolution, but it wasn't provided.
- Most problems can be avoided by guiding participants to set very clear needs and expectations down in writing, and keep lines of communication open
- The finesse of Homeshare is in finding really nice matches
- NL HomeShare found that most landlords said they didn't want/need help; of the services requested, snow removal was #1
- To keep HomeShare affordable for students they set a cap of \$400/month
- A lot of the houses were in less desirable areas for students (further from the schools); it is important to target advertising to the most desirable areas for the participants (for us in the Valley, on bus routes?)
- NL HomeShare found that most landlords said they didn't want/need help; of the services requested, snow removal was #1
- To keep HomeShare affordable for students they set a cap of \$400/month
- They didn't charge a fee during their pilot. But a program will probably have to start charging small fees to continue; fees could be deferred by taking them off the 1st month's rent. Some HomeShare Programs collect the rent from Home Sharers.
- Evaluation was something they did well: they had an Evaluation Committee before they started making matches; used a Logic Model; tracked all phone calls and other contacts, and were able to say, for instance, how many interactions it took to make a match.
- Get Income Assistance on board before you begin

- a key thing that allowed them to succeed: they hired an advertising company to do all of their advertising and publicity in the first year – radio, facebook, brochures, website, YouTube videos, pens, bags to give out at the schools, etc. They spent \$30,000 1st year, \$20,000 2nd year, less the 3rd. This is why it worked so well. Don't shirk on that. "If we didn't spend that money, we couldn't have gotten anywhere close to where we did." GET PROFESSIONAL HELP!!!

Red Deer HomeShare

Location: Red Deer, Alberta

Timeline/Status: Ran 3 yrs; from ___ to ___, then on hiatus; in the process fo starting up again

Website: <http://www.goldencircle.ca/golden-circle/homeshare/>

Host Organization: The Golden Circle Senior Resource Centre

Contacts:

Julia Scott, Family Services, Red Deer AB
jscott@fsca.ca

Monica Morrisson, Executive Director,
Golden Circle Seniors Resource Centre
403-343-6074 ext. 107(w)
mmorrisson@goldencircle.ca

Target Population:

- seniors and students

Matches:

- About 10 total

Staffing

- 1.5 staff, offering HomeShare as just one of a handful of services

Funding

- 1st - New Horizons funding - Generations Project: Intergenerational Elder Abuse Initiative
- 1st - Partnership among Family Services of Central AB, the Golden Circle Senior Resources Centre, the Alberta Council on Aging – Central Alberta chapter and the Red Deer College Students Assoc.

Insurance

- had 5 million general liability, paid \$1500/yr

Additional Notes

Julia Scott:

- For the most part all matches worked out well, no major problems.
- A couple went really well; one match stayed in place after the program finished (more unusual since the program served students)
- Went on hiatus due to lack of funding – the organization no longer had the required staff hours available to carry it forward
- It takes a year to get the paperwork in place, start screening

- Recommendation: need 5 years stable funding at least before a HS program can achieve independence
Monica Morrisson:
- HomeShare was part of an umbrella of existing services being offered by staff
- used collaboration interviews with clients and students
- not labour-intensive once the matches are made

Grand Prairie homeSHARE

Location: Grand Prairie, Alberta

Timeline/Status: Ran for ___ years, no longer in operation

Website: n/a

Host Organization: Independent association

Contact:

Dianne McDonald

Former Home Provider, Board Member

Now homeSHARE Advocate, informal

Home Provider; now based in NS

mousejuly@gmail.com

Target Population/Matches:

- Unknown

Staffing

- 1 part-time staff

Funding

- City of Grande Prairie Family and Community Support Services \$6000
- Homelessness Initiative \$22,026
- Homelessness Partnering Strategy \$31,890
- ANAVETS (The Army, Navy and Air Force Veterans in Canada) \$1000
- Community Initiative Program \$57,809
- In Kind \$9,135

Insurance

- Unknown

Calgary HomeShare

Location: Calgary, Alberta

Timeline/Status: On Hiatus. Pilot ran 3-4 yrs ago (August 2017); then funding ended. They hope to restart some time.

Contacts:

Dianne Cooper-Ponte

1-403-266-6200

dcooper-ponte@calgaryseniors.org

Target Population:

- Started with seniors and students, then opened it up to others

Matches:

- Unknown

Staffing

- Started with 1 manager, 1 person in the field
- Became one of 7 free programs for seniors offered by a staff of 20, half of whom were social workers

Funding

- Contact couldn't recall exactly how much the funding was
- private donor, The United Way

Insurance

- The organization had 1200-1300 volunteers, and already had supplemental insurance in place; they never really looked at it closely.
- They took security deposits from students, but the program ended up having to pay for some breakage

Additional Notes

- Matching took a lot of time and resources, particularly with some potential Home Sharers who were quite transient
- Made mistakes that made the program unnecessarily administratively intense, cumbersome
- Some of their cross-cultural matches ran into trouble due to culture clashes, very different expectations
- It was hard to get security checks on international students-seniors
- Accepted some participants who were not suitable in order to get the numbers up; this was counterproductive
- One match made is still ongoing

Community Living HomeShare Programs for Adults with Developmental Disabilities

A number of programs exist that facilitate matches for people with developmental disabilities as Home Sharers. The Home Providers normally get training and expenses are covered.

Examples:

Community Living British Columbia

<http://www.communitylivingbc.ca/individuals-families/support-for-adults/home-sharing/>

Toronto, ON

<https://www.cltoronto.ca/lifeshare/>

Brantford, ON

<http://clbrant.com/support-services/lifeshare/>

Ottawa/Carleton, ON

<https://www.ocl.ca/programs/home-share-program/>

Appendix B: Alternative Housing Models

CONVENTIONAL NON-PROFIT HOMESHARE MODEL

- Usually hosted by a larger non-profit, or itself incorporated into a non-profit
- Program is sustained primarily through grants or being staffed by the larger non-profit
- Homeowners and homeseekers apply and are screened for suitability in the program
- Potential matches are made; they meet each other, may or may not engage in a trial period before they make the final decision
- Homeowner and homeseeker negotiate the terms of the agreement: any rent paid, services offered, house rules, duration of the arrangement, etc. Often an agreement is signed.
- HomeShare caseworker or team follows up regularly, usually more frequently at first, to ensure that all parties' needs continue to be met, evaluate if needs have evolved, and provide mediation or intervention if necessary
- Some models offset their costs with fees (one-time or monthly) to homeowners and/or homeseekers
- There are two successful ongoing HomeShare programs in Quebec; as soon as I have the chance to brush up on the French jargon around the topic, I'll call them and interview them.

Example: HomeShare of Newfoundland

<http://www.homesharenl.ca> (website just disabled)

<https://www.youtube.com/watch?v=Dl8Ke9engMo>

The Seniors Resource Centre of NL - (709) 737-2333 referred me to Patrick King –MUN Off-campus Housing Co-ordinator: 709-864-3765
Will speak soon to Andrew Harvey who coordinated the program in NL.

Geographical Location: Northeast Avalon Peninsula (St. John's area), NL

Host Organization: Had a large host of sponsors, including municipal and provincial partners, Senior's Resource Centre, MUN Off-campus Housing, etc.

Target Group(s): Post-secondary students and seniors (50+) only

Description/Structure of the Program:

- 2-year pilot project
- Unprecedented housing shortage in the region since 2009, plus the highest homeowner rates among 50+ of any province
- Right now shut down, hoping to reopen
- Students had to be enrolled in a post-secondary institution in the region
- Seniors had to be 50+ and own their own home
- Rent cap was \$400/month at least initially

- Patrick – the natural progression would have been, and when they start up again, to expand those parameters to include seniors with seniors, students with families, etc.
- The 1st step is to bring together the stakeholders – including provincial and municipal government representatives
- solving these prov can take a lot of time

Funding:

- From stakeholders listed above.
- Had 133,000 first year.
- Wages for full-time staff person took \$50,000/year, and the rest went for marketing, insurance, phone, travel, mail drops, Facebook ads, etc.

Case Worker/Coordinator Position:

- Andrew Harvey – off-campus housing coordinator at the time for 3-4 yrs – this was a good prerequisite. Patrick said that (having the same MUN position) he could step into the role of interviewing and coordinating matches quite easily.

Risk Mitigation:

- AON Risk Solutions Insurance – needed Professional Errors and Omissions Liability, Commercial General Liability, Directors and Officers Liability (4000-5000/yr)
- Got a lot of info from both seniors and students to make good matches

Outcomes/Success:

- 20 matches/year, total 62 during the whole program (2 or 3 yrs?)
- Participants generally heard about the program and approached them; all people who wanted to be there, wanted to be involved
- The seniors involved were very open to it. They were people who were used to having other people in the house: children, grandchildren, perhaps even a student before.
- For the students – living with someone was an ongoing experience for them (parents' home, or boarding experiences before). They were generally keeners who went in with a predetermined headspace, there to get an education and not party. They wanted to be there. (Some were mature students; what proportion?)

Challenges:

- The biggest challenge was finding sustainable funding.
- It took a long time – 2009-2012 – to build the foundation for what they did
- They were working with funding from a patchwork of sources, and most of the stakeholders/funders weren't interested in giving to the same program year after year on an ongoing basis
- You need a game plan to create something that stands on its own feet: a HomeShare program needs a home, a host foundation committed to sustaining it – in order to survive long-term. You need a central location to work out of, probably in a larger and stronger community.

- Possible homes: a university; town or municipality; community council; fire department... ? Women's Centre?
- Provincial rules weren't a challenge: had NL Residential Tenancies – When you rent a room in your home to a boarder (in NL, probably same for NS), you aren't required to have a lease agreement, and it doesn't fall under the Residential Tenancies Act (I think it's different if you own but don't reside in the home). Homeshare fit the same bill. No one can stop you from saying who gets to come into your own home.

Example: Central Alberta HomeShare
<https://www.infomall.ca/HomeshareCanada/AB>

Talked to **Monica Morrison, ED of Golden Circle – 1-403-343-6074**
mmorrison@goldencircle.ca
 (May also get a call from Miss Judy Scott (FSCA) - 403-343-6400

Geographical Location: Red Deer -Urban

Host Organization: Hosted by 3 organizations: Golden Circle Senior Resource Centre, Family Services of Central Alberta, and Student Services

Target Group(s): Seniors and students, but when re-vamped may include others as well: workers who needed a place during the week? Etc. Morrison said she'd just come from living in Waterloo, ON, where there was a HomeShare program matching seniors with high-functioning people with disabilities.

Seniors, working ppl, etc?

Description/Structure of the Program:

- Interview – interests, needs, what stud interested/willing to do.
- Match, initial meeting, move in, follow up
- Very strict that medical and personal care needs were not to be included in the services provided by students.
- Services provided by students averaged 2-3 hrs/week. Some seniors did not require any services.

Funding: grant given as part of a pan-Canadian project for elder abuse (rationale - having HomeSharer in home would reduce chances of family members perpetrating abuse). Now – going to use staff hours in organization.

Case Worker/Coordinator Position: Outreach coordinator – was the same person in Golden Circle who did the screening/interviews for people who go in and clean homes, provide support for seniors – no specialized credentials, but tons of experience with interviewing, working with a team. They have social workers on staff at GC in case of any problems.

Risk Mitigation:

- Coordinator calls client every 3 months once established
- Student must provide the organization with a list of their hours of volunteer time helping the senior
- Team included social workers on staff at Golden Circle to deal with problems as needed, conflict resolution
- Strong emphasis on open communication between senior and student throughout the match
- Both would sign a contract/agreement

Outcomes/Successes:

- Ran for 3 years, the duration of the funding grant. They are, however, about to ramp it up again as Golden Circle did some re-jigging and found some additional staff hours for the project.
- In 3 yrs – about 10 placements, with a few having more than one student come and go.
- Better capacity to age in place
- Reduced isolation – cooking meals together, eating together, etc.
- Cheaper, more affordable rent for students (this need had been identified in the community by a study)
- One particularly successful placement was a student nurse with a retired nurse, which allowed for some mentorship.
- Reached seniors through newspapers, church bulletins, plus Golden Circle has 1800 members in their seniors centre, so a lot of word of mouth

Challenges

- Biggest challenge was in working with the student association. Started off with great enthusiasm, but the problem with student associations is lack of continuity – with leadership change interest/commitment dropped off. This time they are going to partner with the Faculty of Nursing
- Additional problem – end of grant money.
- One senior's needs changed through the course of the program, and they began seeking more personal care/medical support from the student. Program had to step in and tell the senior that the program was no longer suitable for them. It is important to keep tabs on matches, provide ongoing support to both senior and student to ensure that everyone's needs are being met and that the arrangement is still suitable for both.
- Mental health/addiction not explicitly screened for, did not come up as issues
- With only one student per HomeShare, caused no problems with municipal bylaws. Treated it as a rental agreement: senior has a room, student comes in and rents it.

HomeShare Administered by Health or Social Services

- Homeowners are trained and act as foster families for individuals with complex issues, for a monthly stipend
- Involves a higher level of care and commitment from the homeowner
- Paid for at least in part and sustained by a government agency

Example: South Carolina Department of Mental Health HomeShare Program

***Candy O'Brien tells me that we already have that program here, through the Department of Community Services Disability Support Program. Heather Armstrong (Kentville Office?) coordinates it.

Geographical Location: Select districts in South Carolina

Host Organization: South Carolina Department of Mental Health

Target Group(s): Homeseekers (“clients”) are people with serious, persistent mental illness (clients) with families; mainly elderly, highly symptomatic, with organic brain disorders. Homeowners (“carers”) are primarily lower-income families who receive a stipend for providing a home and support to clients

Description/Structure of the Program:

- Part of a government mental health care initiative
- Created more for stabilization/treatment of people with mental illness than as an initiative to primarily address housing
- Mental health patients are matched with homeowners and placed upon discharge from inpatient mental health treatment into HomeShare.

Funding: Partly from the South Carolina Dept. of Mental Health, part from Homeseekers’ incomes (on a sliding scale)

Case Worker/Coordinator Position: Program Coordinator has a MSW. Each case is managed by a team consisting of the client, case manager, physician and homeowner at a minimum, and may include others involved in the client’s life and treatment.

Risk Mitigation:

- Homeowners receive 10-12 hours of training
- Both clients and providers interviewed and matched, and were involved in choosing their match
- Case manager checks in frequently and helps them access whatever additional supports/services needed

Outcomes/Success:

- Program ongoing since 1992
- Significant reduction in admissions, number of hospitalized days and duration of hospitalizations for homeseekers
- Less than 10% of those discharged from the State Hospital to TLC program have gone back into long-term psychiatric hospitalization
- Improved levels of functioning and quality of life for homeseekers

The Regional Residential Services Society (RRSS)

<http://rrss.ns.ca/>

nonprofit Board of Directors – Jim Fagan, Carol Ann Brennan, Paul Raymond (Marissa McIsaac suggested)

Geographical Location: Halifax/Dartmouth/Bedford/Sackville, NS

Host Organization: The Regional Residential Services Society

Target Group(s): Adults with intellectual disabilities

Description/Structure of the Program:

- Not really a HomeShare program per se, but shares some elements of HomeShare
- RRSS is an independent non-profit agency
- Client age range from early 20s to early 80s
- Have 58 locations around metro, 28 supervisors, 180 full-time staff and 300+ part-time/relief staff
- Some are traditional group homes (5-8 residents), but most have 3-4 residents. 2 have 2 residents, 1 has 1 resident (depends on client needs)
- Wide range of needs, from people needing 24-7 care/supervision, to relatively independent, some with multiple diagnoses, mental health issues, complex needs
- Also have a supported apartment program for those who are more independent
- Staff do a lot of one-on-one counselling
- Most clients are referred by DCS
- They don't do full functional assessment for placements; but they do cover a wide range of topics: medications, current/past treatment to ensure a continuity of care, past challenges, likes/dislikes, family dynamics, etc. They get the family or institution where they were before to walk them thru a "day in the life", to identify the familiar routine, triggers, what gives sense of order/wellbeing
- Families are welcome to drop in anytime for a visit

Funding: Clients are funded *per diem* by Department of Community Services (but not operated by DCS)

Case Worker/Coordinator Position: Supervisors need college-level psychology/social work/arts degree background for full-time. They provide a lot of in-service training, especially for clients with complex issues and/or challenging behaviours

Risk Mitigation:

- They have trained staff and supervisors as opposed to layperson homeowners; they're there doing their job, not living their home life
- They build in some visits to the new home before the person moves in to see how they like it, how they get along with whoever's there

Outcomes/Success/Challenges:

- They try to keep staff focused on improving quality of life
- Staff/supervisors watch for and intervene when they see the signs of, for example, cyclical deterioration in mental health. Mental health deterioration
- Staff need to be very tuned-in and perceptive, and really take the time to spend with people
- They try to support as much autonomy as possible, while keeping everyone safe and stable

Challenges:

- They have struggles every day; some of their clients are non-verbal; some can be very aggressive, sometimes dangerously so, have a lot of anger; it is an ongoing challenge to support maximal autonomy while providing necessary level of support, and keeping everyone safe
- Psychological therapy that requires 5-6 weeks normally, requires 6-7 times longer for many of their residents. Hard when the person is non-verbal
- Staff need to be very tuned in, perceptive
- the outside medical and therapeutic community's understanding of the needs of people with intellectual disabilities tends to be low
- *****They used to have an **Associate Family Program** more similar to HomeShare for some higher-functioning individuals at one point, but they had to end it: the program didn't provide the hoped-for continuity; placements often didn't meet the expectations of the families; families often assumed a lot in terms of the client's level of independence; placements ended early, families dropped out

To include people with intellectual disabilities, a HomeShare program would need:

- Really good solid screening of families, and good training for families
- Recognition by homeowners that homeseekers might be independent in some ways, but might need extensive help with others, such as budgeting, etc
- Some of these homeseekers might be coming from long-term care. They might be watching for/expecting the kinds of reactions you get from staff rather than roommates. Many are accustomed to being watched all the time, and possibly resenting it, etc. It would take a lot of time and patience to make the adjustment.
- Homeowners would need to learn strategies for helping respectfully without interfering in their lives; how to provide all necessary support while maximizing autonomy.
- Ongoing HomeShare staff supervision would be crucial, especially in the early stages of the relationship.

SELF-SERVICE WEBSITE/DATABASE

- Often targeting a specific group of peers (seniors, single mothers)
- The primary role of the homesharing organization is maintaining the website
- People register and create a profile; they can then browse (and be browsed by) others in their area seeking a cohabitating arrangement
- Not divided into homeowners/homeseekers; while some participants may already have homes, many don't; they find each other and then seek a home or apartment together.
- While suspicious or problematic profiles may be removed, there is no screening; participants are responsible for vetting each other
- Participants are entirely responsible for making matches by contacting and meeting with potential housemates.

Example: Golden Girls Network

<http://goldengirlsnetwork.com>

Geographical Location: Throughout USA

Host Organization: Golden Girls Network

Target Group(s): Single mature women and men

Description/Structure of the Program:

- Self-service website/database
- Regional networks are managed by a Regional Affiliate who promotes the program, coordinates networking activities (picnics, etc)
- Support different arrangements: 1. Shared ownership/lease; 2. Home owner and tenant/roommates; 3. Homeowner and home companion
- Home providers can be homeowners or in stable rental situations (at least a year)
- The Network coordinates small conference call workshops to give participants a chance to get to know each other

Funding: ?

Case Worker/Coordinator Position: None; participants make their own matches

Risk Mitigation:

- Participants are responsible for making their matches
- A lot of personal info is collected to increase security (not clear how this increases security)

- Recommend that participants verify a potential match's information, request/provide background checks
- Have an email address for reporting suspicious profiles

Outcomes/Success:

- Running since 2004

Example: CoAbode

<http://www.coabode.org>

Geographical Location: Throughout USA, now starting in Canada

Host Organization: CoAbode

Target Group(s): Single mothers only, wide range of income levels

Description/Structure of the Program:

- Self-service website/database
- Founding principle: two single moms raising children together can achieve more than one going it alone.
- Homeseekers sign up for free and create a profile. A website then lets members view others' profiles in their area, and connect with them.
- Some participants have their own home, but often neither mother has a house, and once connected they search together for a home to share. CoAbode does provides some informational support/links.

Funding: The program was begun by the founder, paid for out of her own pocket, in response to a need she saw in the community. As the program has gotten larger and more resource-intensive (the tech side in particular), they are now working on finding alternate ways to fund it.

Case Worker/Coordinator Position: None. Participants are responsible for making and vetting their own matches; CoAbode provides the forum.

Risk Mitigation: CoAbode provides tips for vetting potential roommates and avoiding the "housemate from hell", including the suggestion to request references/credit check.

Outcomes/Success:

- Website has a section devoted to success stories
- Moms offer each other support and companionship as well as an affordable housing option in a safer neighbourhood
- Children get to have sibling-like relationships with other kids

EQUITY CO-OP HOUSING

- Members purchase shares that are equal to the value of the home they will live in – the members jointly own the whole property
- It can be difficult to get a mortgage loan for this arrangement; but it is ideal for a senior who uses their savings to buy a share. Note: Van City Credit Union in Vancouver does this kind of mortgage! Patient Capital investments are another option. It MAY be possible if “strata ownership” is recognized in Nova Scotia. (I have, and can access, more on some of these different kinds of financing)
- Prices can run from full market price, or a price based on the development cost (limited equity housing co-op)
- If a member moves, they sell their share back to the housing cooperative, who can then sell it to another tenant
- It usually consists of private homes built in a common living space/community, but there are a few examples where the owners have private rooms in a large house and share the common areas (see examples below)

Example: Rare Birds Housing Cooperative (<http://www.rarebirdshousing.ca>)

Target Group(s): an intentional community of adults - singles and couples – who share values regarding sustainability and sharing of resources

Description/Structure of the Co-op:

- The initial owners built the 6,000 sq. ft home with 6 private spaces for individuals or couples
- Use consensus decision making
- They have developed a policy guide (“Flight Manual”) to facilitate living together, sharing of norms, values and rules. It is flexible, a living document
- When they have a vacancy, anyone interested in “joining the flock” can contact them to learn more.
- Existing members review applications and select new members

Funding: All owners had enough equity to invest; they did not require financing/mortgage.

Example: The Walnut Street Co-op (<http://walnutstreetco-op.org>)

Location: Eugene, Oregon

Target Group(s): an intentional community of very diverse, but social change oriented people, from students to professionals

Description/Structure of the Co-op:

- Century-old duplex with the dividing walls knocked out – 4,000 sq ft living space including 9 bedrooms
- Consensus-based decision-making
- Existing members review requests to join, choose those who are a good fit

Funding: As a co-op they were unable to get a bank loan, so they started a revolving loan fund, where about 20 friends and supporters lent them the money to buy the property. Members pay monthly fees to cover loan repayment, taxes, utilities, etc.

OTHER MODELS

Cohousing (www.coabode.org)

- Self-sufficient homes are clustered around a common area, giving the option of privacy while at the same time creating close-knit community
- Each individual owns their home, plus a share of the common area
- The common area has shared amenities that may include a kitchen/dining area, gardens, workshops, children’s play areas, etc
- Usually have a multigenerational mix: seniors, families, couples, singles
- Similar Equity Co-op Housing
- For Cohousing in Canada, see http://cohousing.ca/communities/#post_profile

Home Co-ownership

People get together and buy a home together; as is facilitated by the self-service websites described above, but without the assistance of a website.

E.g., see article <https://www.thestar.com/life/2017/01/23/thank-you-for-being-a-friend--i-can-buy-a-house-with-meet-a-new-generation-of-golden-girls.html>

Abbeyfield Houses

<http://www.abbeyfield.ca>

- Up to 14 retirement-age residents live in a residence with their own bedroom/sitting rooms, and a common kitchen, living room, laundry, sitting room, (garden), (guest rooms), ...
- There are 21 Abbeyfield Houses now across Canada (BC, MN, QE, ON, SK, AB), with about 300 residents
- Provide “affordable residences” – the cost varies, but they tend to be cheaper than other supported accommodation options for seniors
- A House Coordinator and volunteers does the daily running of the house, chores in the common area, and meal preparation.

- Residents eat together
- Residents must be able to care for themselves independently
- Abbeyfield Canada is a registered charity that supports and promotes the model in Canada, and Abbeyfield International promotes the model all over the world
- Each house is run by a local Society and volunteer Board of Directors, who set the rules, employ staff, handle applications, etc.
- Might be able to be adapted to a co-op model, and give residents more say

FINANCING OPTIONS

The Calgary Aging in Place Co-operative

<http://www.calgaryaginginplace.ca>

- While this might be a good program in conjunction with/supporting a HomeShare Program, based on their experience they say it would be extremely difficult to replicate in a rural setting.
- Multi-stakeholder co-operative: the three stakeholders are: 1. Those receiving the co-op-s services; 2. Those who deliver the services on the co-op's behalf; and 3. Those who manage service delivery.
- Operates on a cost-recovery basis; not seeking to turn a profit
- Funding from the British Columbia Co-operative Association; Simon Fraser University Community Economic development (CED) program; Robert Owen Society
- 2 main goals:
 - providing dependable and affordable services to seniors including cleaning, painting, yardwork, snow removal, small repairs, etc on a cost-recovery basis
 - helping seniors to build a secondary suite on their homes for rental purposes, by helping them access the financing, find a dependable contractor, and then manage their rental property
- Zoning bylaws in Calgary currently allow for rental of secondary suites, but it is hard to understand the rules, and they keep changing; deters seniors from participating
- Biggest challenge so far: achieving a critical mass of membership. Barriers: "I don't need this now, but I want this to be in place when I do."; concerns about taking on debt; hoping that the community will build an affordable seniors' housing residence nearby. Partly addressed this challenge by partnering with a number of seniors services organizations to promote the program.

Options for Homes

<http://www.optionsforhomes.ca>

- Non-profit condominium developer
- started by co-op housing developer Michel Labbe when all of the co-op funding was cut in the 1990s.

- uses a “Pay It Forward” model of financing. Downpayment support is given to purchasers using 2nd mortgages; as these are paid back, Options uses this money to finance further developments
- Reduces the costs (compared to other developers) because there is no profit margin, and far less is going to luxury add-ons (spas, swimming pools, saunas...), marketing fees
- Offer between 10 and 50% of cost; no monthly pymts to be made as long as purchaser lives in unit
- With % value appreciation, 2nd mortgage increases by same %age – homeowner still makes a profit, but some goes back into the organization to sustain it.
- Running for over 20 years
- Haven’t funded smaller things in rural areas – uncharted territory. They rely on volume/density - that’s what sustains them
- I am checking in with their director, Heather Tremain, to see if there’s anything they could help us with. (c/o helgal@optionsforhomes.ca)

Appendix C: What We Heard

Community Round Tables – Annapolis Valley homeSHARE

Fall 2017

A - Dates, times and Locations

1. **Annapolis Royal:** Tuesday October 10th , 10:00 – 11:00 AM at the Royal Canadian Legion Branch 21 - 66 Victoria St
2. **Berwick:** Wednesday October 11th , 6:30 – 7:30 PM at the Wilson Room, Western Kings Memorial Health Centre - 121 Orchard St
3. **Wolfville:** Tuesday October 17th , 10:00 - 11:00 AM at the Wolfville & District Lions Club - 36 Elm Ave
4. **Bridgetown:** Wednesday October 18th , 6:30 - 7:30 PM at the Bridgetown Fire Hall - 31 Bay Rd
5. **Middleton:** Monday October 30th , 6:30 - 7:30 PM at the Middleton Fire Hall - 49 Church St
6. **Kentville:** Wednesday, November 1st , 10:00 AM - 11:00 AM at the Orchard Room, Municipality of the County of Kings – 87 Cornwallis St

B - Participants

The presenter was not counted as a participant, but members of the Advisory Committee who attended were.

Annapolis Royal: 7 participants

Berwick: 8 participants

Wolfville: 22 participants

Bridgetown: 2 participants
Middleton: 7 participants
Kentville: 13 participants

Total Kings County: 43 participants (total population 60,600)

Total Annapolis County: 16 participants (total population 20,591)

(**note:** roughly 1/3 the participants were in Annapolis County, which has a population about 1/3 the size of Kings County; per capita representation was roughly equivalent.)

Participants consisted of a mix of community members interested in homeSHARE as a potential option for themselves, and service providers who regarded it as a potential option for their clients.

Several of the participants in Berwick, Wolfville and Kentville identified that they had participated in informal homesharing arrangements and/or programs such as HomeStay, which places foreign students with Canadian foster families. As such we had participants with lived experience of sharing their living space with people other than family, mainly as Providers, but a few as Sharers as well. They reported a mix of positive and negative past experiences in sharing their homes, with the majority being positive.

One Service Provider had experience in delivering a program where youth in need of a safe and stable home are matched with families.

C - Main Themes:

1. Potential homeSHARE clients would need to know the costs and implications in terms of pensions, benefits, insurance, etc. before they could make a decision about participating in a homeSHARE Program.
2. Managing the homeSHARE relationship: Procedures and supports need to be in place to support homeSHARE matches.

3. When Sharers or Providers have complex issues: People with disabilities, mental health issues, or who have a criminal record should be included if possible and appropriate. Supports need to be in place to assist them.

4. Ending homeSHARE arrangements: How to end the homeSHARE agreement needs to be part of the homeSHARE agreement. Supports need to be in place, exit strategies need to be developed, and all parties need to know their rights at the outset.

5. Additional benefits of homeSHARE. In addition to the potential benefits of homeSHARE identified in the Presentation, several more were identified.

Details By Theme

1. Costs, and the government benefit, tax and insurance implications for potential homeSHARE clients (heard in Annapolis Royal, Berwick, Wolfville, Bridgetown, Middleton and Kentville)

Potential Home Providers and Home Sharers said they didn't want – and often wouldn't be able to afford – to risk having a homeSHARE arrangement cost them more money than it saves. “I don't want to do it if it's going to cost me more.” They need to know how it will affect:

- pensions
- benefits
- taxes – municipal, provincial, federal
- insurance
- Income Assistance

Some Home Providers may want or need to make modifications to their home to accommodate a Home Sharer; while some welcomed the idea of

having a lot of shared space, some said they'd prefer to have separate kitchens and/or bathrooms. They would need to know what to expect before accruing those expenses to make their home suitable for homeSHARE. Some modifications (or existing arrangements) could affect how properties and any income therefrom is assessed by municipalities, the Canada Revenue Agency, etc. An additional challenge is that the way properties are assessed varies from municipality to municipality.

Both potential Providers and Sharers raised the concern about having Income Assistance benefits cut off or scaled back because they are "co-habiting". In order to participate with confidence, homeSHARE clients would need to know what to expect and have reassurance that they would not find themselves in violation of DCS rules or lose benefits they rely on. It will also be important to work with DCS to minimize possible policy-related disincentives to participating in a homeSHARE Program.

Care will need to be taken in choosing terminology used in representing the program and in homeSHARE Agreements between Providers and Sharers, as the terms used could have significant policy implications for Providers and Sharers that could affect their benefits, taxes and insurance. For example, one municipal leader suggested that any money given by Home Sharers be regarded as "contributions to home expenses" rather than as "rental income".

In terms of precedents, funds received by foster families in the HomeStay (foster families for foreign students) program were not considered income; the money families received was to cover expenses incurred by the foster family, and included room and board. This may or may not apply to homeSHARE, as Home Providers don't generally offer meals to their Sharers.

In terms of additional insurance costs, it will vary from insurance provider to insurance provider; but one experienced Provider said that as long as they only had a few additional people staying with them, their insurance provider said there were no additional insurance charges.

Talking to government organizations like DCS about the language to use and creating policies and procedures is going to be crucial to success.

2. Managing the homeSHARE relationship (heard in Berwick, Middleton, Wolfville and Kentville)

In a homeSHARE program both Home Providers and Home Sharers are potentially vulnerable. Where it is legally the Provider's home and the Provider ultimately has final say about how things are done in their own home, there is a built-in power differential in Providers' favour – however, if a provider is dependent on the Sharer's help to remain in their home, Providers can be in a vulnerable position too.

There is potential for both parties in the arrangement to push the other's limits/boundaries. For example, as one participant said, "Once you start doing something for someone, they expect it, you can't stop." There was also concern about what recourse was available for Providers if their Sharers didn't live up to their end of the bargain. These concerns point to the need for a clear and comprehensive written agreement, as well as to the importance of having a Program Coordinator.

At one session in particular there was considerable discussion about the importance of the homeSHARE Coordinator in providing safety to homeSHARE clients. Just knowing there's somewhere to turn for mediation or (if necessary) intervention should problems crop up is reassuring, and reduces the chance of abuses. This is especially the case where power imbalances exist, and/or one or the other party is financially dependent on the arrangement. In the Annapolis Valley, where access to a professional mediator is limited, using a Counselling Model (with the Program Coordinator as a built-in mediator) as opposed to a Referral Model (where once the match is made the Coordinator is less involved, and it would be up to the homeSHARE clients to work it out or hire a mediator if needed) is

probably best. One participant suggested that the Program Coordinator should probably be a social worker or have similar training/experience.

Using the Counselling Model, the Program Coordinators generally follow up more frequently with matched pairs after they start living together. The general consensus among Round Table participants was that different matches will have different levels of need, and the frequency and depth of follow-up should be up to the homeSHARE clients to decide, and should be included in the homeSHARE Agreement.

Flexibility is important in the homeSHARE Agreement. Seniors are likely to have their needs evolve with time, particularly with regards to the level of support they require. Also, as homeSHARE clients learn about themselves and their match through living with the Agreement, the Agreement should be adjusted over time. It should be a living document.

One participant who had lived with a senior as a home sharer for about 7 years said that his role evolved to include a high level of personal care for his Home Provider. He said this was a natural progression in their relationship that was relatively comfortable for him, and he recommended making allowances for this. However, homeSHARE programs virtually always exclude personal and nursing care as acceptable tasks for a HomeSHARE agreement. A homeSHARE Program may eventually encounter this issue, and careful thought and research will be required to determine how best to proceed in such a scenario. The autonomy of homeSHARE clients must be respected, but there are liability and other risks to consider for both the Program and clients.

There was general agreement at several Round Tables that it would be good for the homeSHARE Program to offer a “crash course” on communication skills for all homeSHARE clients to help them manage their homeSHARE relationship, and to help enculturate people to homeSHARE. One participant suggested that the program hold regular (perhaps annual) events for Home Providers so they can get together and share ideas and strategies, and build a

homeSHARING community. Tara: care would need to be taken to ensure that any information-sharing didn't entrench power differences and/or threaten Sharer confidentiality. It might be better to include Sharers, and to have a social/community-building focus to such gatherings instead.

3. When Sharers or Providers have complex issues (heard in Middleton, Kentville)

Careful consideration needs to be given to how screening is done, and how to explore the feelings homeSHARE clients may have about people who have struggled with serious issues like mental illness, addictions and/or criminality. One participant suggested asking potential homeSHARE clients how they felt about these issues during their initial interview rather than waiting until it came up in a potential match. If the person had concerns or displayed prejudices, they could be carefully explored with them by the interviewer and taken into consideration by the Program Coordinator when making matches.

Some potential homeSHARE clients might have a criminal record. Participants generally agreed that they should still be included if, by the Program Coordinator's judgment, the crime wasn't something that indicated they might be a threat to someone they shared a home with or their property. Several participants said they believed that as long as the person was open and honest about a past criminal record that was not too serious, they wouldn't have a problem with it. One potential Provider said they would prefer not to know; they preferred to get to know their Sharer for who they are now without the distortion of baggage from the past.

A homeSHARE client might have a mental health and/or addiction issue. Participants said they thought the person would need to be judged by the Coordinator to be stable enough to do homeSHARE for their application to be accepted, and that the person should be in some kind of treatment or getting some kind of support for the issue in order to proceed with

homeSHARE. The homeSHARE program should be prepared to provide closer follow-up than usual and to make appropriate referrals should the person's condition change for the worse.

If a serious issue comes to light before a match is made, the Project Coordinator needs to navigate between guarding one homeSHARE client's confidentiality, and fully informing the other homeSHARE client who is inviting them into their home or with whom they are about to move in. Both are crucial. Most participants agreed that the ideal would be if the homeSHARE client with the issue chose to disclose it to the other. Full disclosure could also be in the best interests of the person suffering from the issue because their match could better understand them and know how to better support them. Tara: no disclosure should ever be made without a person's knowledge and full consent. Nor should a homeSHARE program support a match to go forward while withholding information from a party that could negatively affect them.

Where mental health and addiction issues are common in the Annapolis Valley, and where there is a lot of stigma attached to them, these issues might crop up unexpectedly for either Providers or Sharers after a match has been made. Supports may be needed for both parties if issues come up. The homeSHARE program should be prepared to provide additional support and follow-up, and to make appropriate referrals to both parties in these cases.

It is important that supports be in place for people participating in homeSHARE who have complex issues. Some may need additional advocacy and support from outside the home to have their match work – this support could come from their case workers, mental health practitioners, community organizations, etc. At the very least support workers need to be educated about homeSHARE, and the ideal would be to have them on board in the process. The participant who runs a program placing youth in safe, stable families said that when things didn't work out, it was when the youth didn't have support/follow-up when they needed it.

4. Ending homeSHARE arrangements – (heard in Berwick, Middleton, Wolfville and Kentville)

Concerns were raised about how homeSHARE arrangements would be ended if things went wrong, or if life circumstances changed abruptly for a homeSHARE client. There needs to be clarity on what legal rights both Home Providers and Home Sharers have if their homeSHARE situation becomes untenable for either party. Is a signed homeSHARE agreement legally equivalent to a lease? (probably not, but we don't yet know for sure). If the homeSHARE ended early in the month, would the Home Sharer lose their contribution to household expenses for that month if they had already submitted it? HomeSHARE written agreements need to include provisions for ending the Agreement.

An experienced informal homesharer noted that the needs and life circumstances of both Home Sharers and Home Providers can change. A Sharer (or Provider!) might get a fantastic job offer in another community, and need to move. A Home Provider may pass away, or experience an injury or illness that causes them to abruptly have to sell their home and move into a care home. How can both parties be protected while retaining the flexibility to make reasonable changes to the arrangement in case of a change of life circumstances? What exit strategies and resources can be put in place to protect both Providers and Sharers?

Home Providers who are dependent on support from their Home Sharer to remain in their home and manage day-to-day can be vulnerable when a homeSHARE arrangement ends. That said, Home Sharers will in most cases be most vulnerable because finding suitable and affordable accommodations at the drop of a hat in the Annapolis Valley is often impossible, particularly if they need to remain in or near their home community for work, school, etc. Exit strategies should be written into homeSHARE agreements, and should include reasonable notice of termination in order to allow the other party to adjust. Other possible options to support and/or provide stability for homeSHARE clients who lose their home support or their accommodations

through no fault of their own during this period of transition need to be explored and considered.

If the Home Provider is deceased or no longer able to make decisions, Home Sharers will in most cases be dealing with the Provider's family. While the Home Provider signed an agreement with the Home Sharer, the family did not; it may no longer be the Provider's decision how/if the HomeSharer is accommodated. Would a homeSHARE agreement hold up in Probate Court? Should the Home Provider's family also sign the homeSHARE Agreement in some cases?

Research needs to be done on how other HomeShare programs have handled these issues, particularly in the Canadian legal context.

5. Benefits of homeSHARE (heard in Wolfville and Kentville)

In the powerpoint presented at each Round Table a list of potential benefits for Home Sharers, Home Providers and the community as a whole were offered. In the Round Table discussions several of these were reiterated. The low quality of many of the affordable housing units available was discussed. One community leader recommended including potential long-term health care savings as part of funding requests, as poor housing conditions impact on people's physical and mental health and drive up health care costs.

Seniors and participants who work with them talked about how stressful it was for seniors to live alone, and how they were finding it harder and harder every year to manage the upkeep of their homes, and that homeSHARE could lighten that burden considerably. One participant said they thought homeSHARE would be a good way to help build the sense of community back into their community, and that we needed further exploration of how homeSHARE could contribute to making communities healthier.

One additional benefit identified for senior Home Providers that was not explicitly identified before was that it could help seniors stay connected to their communities.

Most of the community members who attended Round Tables said they did so because they were considering homeSHARE as an option for themselves. One young mother whose housing situation had recently “changed abruptly” said she thought it would be perfect for her. Another single woman whose children were grown but who was not yet a senior talked about her struggle to find affordable housing. She said that middle-aged and senior women like her are “falling through the cracks”, and that she thought homeSHARE would be a great opportunity for her. It was identified that a lot of young single men are also struggling to find affordable housing and that there was a dearth of suitable units. One participant suggested that homeSHARE would be good for women who had left abusive relationships.

6. Additional notes

- In both Wolfville and Kentville participants thought that having a trial period where the Home Sharer comes in as a guest for a time before finalizing the agreement was a really good idea
- One municipal leader recommended approaching municipalities for funding
- One participant expressed her frustration with the lack of meaningful movement on addressing adequate affordable housing by her municipal government to date
- participants expressed a wide variety of wants and needs if they were to participate in a homeSHARE arrangement. Some envisioned an arrangement where the person under their roof was “part of the family”, while others felt they’d rather keep their living arrangements as separate as possible by having a separate kitchen, living area, etc. (it was noted that the arrangement might have legal implications; see #1)
- One person thought some seniors would be thrilled to have kids in their

home again (if they had a small family or single parent move in); but one senior said “I’ve raised my kids, I’m done with that”, and said she would want to have another senior move in with her. It will be important to give these wants and needs due attention when making matches.



Appendix D: homeSHARE Info Sheet

Annapolis Valley homeSHARE Program

A program of the Women's Place Resource Centre
funded by an Age-Friendly Communities Grant from the
Nova Scotia Department of Seniors.

What is homeSHARE?

HomeShare programs match people who have an extra room in their home (Home Providers) with people who need an affordable place to live (Home Sharers). They then share the space and expenses. Home Sharers offer help in the home in exchange for an affordable home.

HomeShare staff interview both Home Sharers and Home Providers to ensure good matches, support both parties in negotiating their agreement, and provide follow-up.

There are successful HomeShare programs all over the world: Google [HomeShare International](#) and [HomeShare Canada](#) to find out more.

Is homeSHARE right for you?

- I have extra space in my home.
- I could use a little extra support.

You could be a Home Provider!

- I need an affordable place to live.
- I could offer some kind of support.

You could be a Home Sharer!

How can I learn more?

To learn more, contact:

Tara Webb, Housing Advocate
Women's Place Resource Centre
228 St. George St., Annapolis Royal
(902) 532-7101

tara@womensplacresourcecenter.com



Appendix E: homeSHARE Launch Poster

Annapolis Valley HomeSHARE Program Launch



Are you looking for affordable housing?
Do you have extra space in your home?

Come find out if HomeSHARE is right for you!

Are affordable housing or aging in place issues that concern you?
Come and learn more!

Date: **June 12th**

Time: **2:00 PM**

Place: **Bridgetown Fire Hall**

To register, google “Eventbrite Women’s Place Resource Centre” or call Tara at (902) 532-7101.

What is HomeSHARE?

HomeShare programs match people who have an extra room in their home (Home Providers) with people who need an affordable place to live (Home Sharers). They then share the space and expenses. Home Sharers offer help in the home in exchange for an affordable home.

HomeShare staff interview both Home Sharers and Home Providers to ensure good matches, support both parties in negotiating their agreement, and provide follow-up.



**This program is funded by an
Age-Friendly Communities
Grant from the Nova Scotia
Department of Seniors.**

Appendix F: Community Round Table poster

**OFFER
a home**



**SHARE
a home**

Annapolis Valley homeSHARE

Find out more

Annapolis Royal

Royal Canadian Legion,
Branch 21

Tuesday Oct 10th
10:00 AM – 11:00 AM

Berwick

Wilson Room, Western Kings
Memorial Health Centre

Wednesday Oct 11th
6:30 PM – 7:30 PM

Wolfville

Wolfville & District
Lions Club

Tuesday Oct 17th
10:00 AM – 11:00 AM

Bridgetown

Bridgetown Fire Hall

Wednesday Oct 18th
6:30 PM – 7:30 PM

Middleton

Middleton Fire Hall

Monday Oct 30th
6:30 PM – 7:30 PM

Kentville

Orchard Room, Municipality
of the County of Kings

Wednesday Nov 1st
10:00 AM – 11:00 AM

Tara Webb
Housing Advocate
Women's Place Resource Centre
Phone: (902) 532-1898
Direct Line: (902) 532-7101
Email: tara@womensplacresourcecenter.com



**Appendix G: Briefing Notes presented to Premier
Stephen McNeil, September 2017**

**OFFER
a home**



**SHARE
a home**

**Annapolis Valley
homeSHARE**

Annapolis and Kings Counties have:

- a shortage of affordable housing
- an abundance of aging seniors living alone

**homeSHARE addresses the needs for both affordable
housing and aging in place**

1. There is a need for affordable housing in the Annapolis Valley.

- 42.9% of renters in NS are paying over 30% of their income toward shelter (Statistics Canada, 2011)
- Some seniors pay as much as 70% of their income on housing (AHANS, 2007)

2. homeSHARE is a cost-effective way of addressing affordable housing.

- The funding required for a homeSHARE program is cost-effective compared to the cost of building new units.
- Social housing units are also more expensive to run and maintain.
- HomeSHARE does not require building new infrastructure; it uses infrastructure already existing in the community.

3. Seniors need support to age in place.

- By 2030, 1/4 Nova Scotians will be over 65.
- “People deserve to stay in their homes as long as possible.” (Speech from the Throne, Nova Scotia Legislature, September 21, 2017)

4. homeSHARE is a cost-effective way of keeping seniors housed.

- And it does so by letting them age in place, in their own communities!
- The funding required for a homeSHARE program is cost-effective compared to the cost of housing seniors in Residential Homes.
- “People deserve to stay in their homes as long as possible.” (Speech from the Throne, Nova Scotia Legislature, September 21, 2017)

5. homeSHARE is a cost-effective way of addressing social isolation in seniors.

- Social isolation is increasingly recognized as a threat not only to seniors’ quality of life, but also to their physical and mental health on a par with such risk factors as obesity, smoking and lack of exercise
- There will be an increasing push to address this issue

6. homeSHARE needs stable core government funding to get established:

- The HomeShare programs that are succeeding in Canada have substantial provincial and/or regional government funding from Departments of Health, Housing and/or Community Services.
- Programs that were otherwise successful but were not granted adequate funding have been disbanded once the pilot funding ended.
- Seniors, in particular, will have more confidence in the program when it is run with or by government support.

- **Without funding for at least one full-time paid staff, projects don't move forward. Volunteers alone are not enough.**

Funding

In order to roll homeSHARE out across the province, we will need to begin with a successful first program. The following figures are based on:

- online research
- in-depth interviews with HomeShare Administrators and Project Coordinators across Canada, and internationally
- Financial audits provided by other HomeShare Programs
- The budget for the current project (Annapolis Valley homeSHARE Program)

Funding Required:

	Annual	5-year
Marketing	\$15,000.00	\$75,000.00
Insurance	\$8,000.00	\$40,000.00
Legal and accounting	\$5,500.00	\$27,500.00
Office Supplies	\$3,500.00	\$17,500.00
Salaries and Benefits	\$60,000.00	\$300,000.00
Phone	\$500.00	\$2,500.00
Training (Board, Staff)	\$4,000.00	\$20,000.00
Participant Education/Orientation	\$3,000.00	\$15,000.00
Transportation	\$1,000.00	\$5,000.00
Events: Venue rental, Refreshments	\$2,000.00	\$10,000.00
Organizational fee 15%	\$16,500.00	\$82,500.00
	\$119,000.00	\$595,000.00

Note: Some items may be covered in part by In Kind contributions

Note: The bulk of the budget for Marketing will be required at the outset of the program.

Shift and homeSHARE

homeSHARE addresses many of the goals laid out in the Shift document (2017):

“Government will work with the Union of Nova Scotia Municipalities and individual municipal governments to support the development of age-friendly communities and to support community planning that fosters aging in place and the continued economic and social participation of older adults.” (Shift Highlights, pg. 3)

- homeSHARE is a way for seniors to remain in their communities, participate economically and connect socially.

“Government will assess approaches to income security for all low-income Nova Scotians—particularly single people struggling with the cost of living and will improve access to healthy, affordable food and intergenerational food literacy programs.” (Shift, pg. 13).

- homeSHARE can help seniors offering a home offset their housing and maintenance costs and reduce housing costs for those seeking a home.
- In some cases it may facilitate intergenerational transmission of food literacy from home provider to home seeker.

“Government will work with municipal and federal partners to invest in [appropriate, affordable] housing so that Nova Scotians can age in place in their homes and communities.” (Shift, pg. 16)

- homeSHARE helps seniors stay in their own homes, with additional support (financial and practical) to renovate, repair and maintain their home and property.
- homeSHARE also offers seniors an affordable option as home seekers.

“Government will work with the voluntary and not-for-profit sectors to involve older adults in all their diversity as community leaders, mentors, volunteers, and clients.” (Shift, pg. 9)

Additional Note:

- Access to transportation is a recurring theme throughout the Shift Action Plan. It is also one of the many possible services homeseekers can offer Home Providers.

References:

Affordable Housing Association of Nova Scotia (AHANS), Nova Scotia Rural Communities Foundation & Safe Harbour Housing Society. 2007. *The State of Affordable Housing in Rural Nova Scotia: A Community Roundtable Series and Symposium Report*. Halifax: AHANS.

Nova Scotia Department of Seniors. 2017. *Shift: Nova Scotia's Action Plan for an Aging Population*. Halifax: Province of Nova Scotia.

Nova Scotia Department of Seniors. 2017. *Shift: Nova Scotia's Action Plan for an Aging Population - Highlights*. Halifax: Province of Nova Scotia.

Statistics Canada. 2011. NHS Focus on Geography Series: Nova Scotia – Housing. <http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=12>.

**Appendix H: Briefing Notes presented to Premier
Stephen McNeil, January 2018**

**OFFER
a home**



**SHARE
a home**

**Annapolis Valley
homeSHARE**

A project of the **Women's Place Resource Centre**
Serving Kings and Annapolis Counties

Housing Advocate: Tara Webb (902) 532-7101
tara@womensplaceresourcecenter.com

Funding for 2017-2018 by the Nova Scotia Department
of Seniors Age-Friendly Communities Grant

Annapolis and Kings Counties have:

- a shortage of affordable housing
- an abundance of aging seniors living alone

**homeSHARE addresses the needs for both affordable
housing and aging in place**

What's Been Accomplished

We have completed the Research and Community Consultation Phases, including interviews with HomeShare Programs across Canada and a series of six Community Round Tables across the Annapolis Valley in the fall of 2017. At the end of the current funding we will have developed the Annapolis Valley homeSHARE Toolkit, which will include recommendations for policies, procedures and documents to be used in a homeSHARE Program in the Annapolis Valley.

Based on research and community feedback, we have established the following:

1. There is community need for homeSHARE.

- Some seniors and people with disabilities at Community Round Tables raised the challenges they faced in managing financially, and/or in terms of daily activities, seasonal challenges such as snow removal, and maintaining their homes.
- Potential Home Sharers talked about the poor quality of some of the low-income housing available in the region, and the effects of high rental costs on their ability to meet other basic needs such as food.
- Community members talked about homeSHARE as a means of community-building, and reducing social isolation.

2. There is community interest in homeSHARE.

- About 50 people attended Community Round Tables on homeSHARE.
- Most members of the general public (about 25) at our Community Round Tables were there because they were thinking of homeSHARE for themselves.
- Service providers expressed an interest in sharing information about homeSHARE with their clients and colleagues.
- In addition to those who attended Community Round Tables, we have received calls or emails from about 8 additional people interested in participating.

3. homeSHARE needs stable core funding to get established:

- Successful HomeShare programs in Canada have core provincial and/or regional government funding from Departments of Health, Housing, Seniors and/or Community Services
- If not under the umbrella of a government department, HomeShare Programs require sufficient funding to cover organizational liability
- Lack of core funding has forced several otherwise successful programs into hiatus
- Seniors will have more confidence in a program run with government support.
- **Without funding for at least one full-time paid staff, projects don't move forward. Volunteers alone are not enough.**

What Wasn't Accomplished

We had hoped to make some trial matches, but were not able to complete this phase of the project.

Barriers:

1. Absence of organizational liability insurance

The need for organizational liability wasn't identified until the research phase of the project, and thus was not included in the original budget.

2. Insufficient staff hours

Through our research we learned that most HomeShare programs have at least the equivalent of one full-time staff person. Research also made it increasingly clear that homeSHARE policies and procedures will intersect with tax laws, home insurance, government benefits, pensions, etc, and that more time and care than first anticipated would be needed to develop them.

3. Lack of ongoing core funding

If funding isn't immediately available to move seamlessly past the end of the funding period, these matches would be left without the support of a formal homeSHARE Program and homeSHARE Coordinator. This is of even greater concern as these matches would be new and not yet well established.

We're Ready to Roll!

With the development of the Annapolis Valley homeSHARE Toolkit, we will be ready to hit the ground running for the Implementation Phase of the project. We have a waitlist of people in the community who are interested in homeSHARE...

But we need funding to proceed.

We are applying for a Building Vibrant Communities Grant from the Nova Scotia Department of Communities, Culture and Heritage. We are also lobbying to have multiple government departments come together to provide core funding.

Anything you can do to advocate for us to help us secure funding would be greatly appreciated!

Appendix I: Thinking About homeSHARE

For some people, homeSHARE would be a great fit. For others, it wouldn't. It is important to think carefully about homeSHARE. Talk to your friends and family. List the pros and cons for you and your situation. If you decide to go ahead with homeSHARE, remember you'll still get to meet the person before you decide whether or not to live together: it has to feel right!

Is homeSHARE right for you?

Ask yourself the following questions:

- Am I sensitive to other people?
- Am I “reasonably accepting” of other people’s personalities, moods and preferences?
- Do I listen to and understand other people, especially when there’s a difference of opinion?
- Am I able to confront problems and find workable solutions?
- Am I willing to compromise and be flexible?

(from the National Shared Housing Resource Center: *A Consumer’s Guide to Homesharing*)

Notes: _____

PROs	CONs

Appendix J: Application Cover Page

(to be completed by Program Coordinator)

Name: _____ Application number: _____

Area/community of residence: _____

Preferred contact (pho/email): _____

Home Provider Home Sharer

Referral Agency: _____

Interview Details:

Date: _____

Location: _____

Additional people present?

Name	Relationship
_____	_____
_____	_____
_____	_____

Application Checklist:

- 2 References given
- Criminal Record for each member of the household
- Vulnerable Sector check for each member of the household
- Child abuse registry check for each member of the household (if applicable)
- Home safety screen completed
- Waiver signed
- Release of Information

Appendix K: Home Provider Application Form

(Office use only: Application # _____)

First Name _____

Last Name _____

Area/Community of residence: _____

Who else lives in your household?

Name

Relationship



Contact Information

How would you like us to contact you? Please check:

Home Phone _____

Cell Phone _____

Work Phone _____

Email _____

Best days / times to contact you: _____

Full mailing address:

_____ (street #, street, apt #)

_____ (P.O. Box)

_____ (town, province)

_____ (postal code)

Emergency Contact (name, phone): _____

Non-discrimination Policy: *The Annapolis Valley homeSHARE Program does not and shall not discriminate on the base of race, national or ethnic origin, colour, religion, age, sex, sexual orientation, gender identity expression, marital status, family status, disability, genetic characteristics or a conviction for which a pardon has been granted.*

We encourage you to meet different types of people and who you decide to live with is your choice. Please speak to the homeSHARE Coordinator if you have any questions or concerns about this policy before moving forward with homeshare.

I have read and understand this policy.

Important Note: Sharing your home may affect your taxes, pensions, benefits or insurance. We recommend that you speak to an accountant, tax specialist and/or your insurance provider before committing to homeSHARE.

How did you find out about Annapolis Valley homeSHARE?

Do you have a support person (friend or family member) that you would like to have with you for the interview?

Are you currently on the Housing NS waitlist for Seniors Housing?

(note: if you're on the Housing NS waitlist, we recommend that you stay on it for now. If they call you with a unit, you can decide what is best for you at that point.)

About Your Home

Do you own or rent* your home? _____

*Note: If you rent your home, you may need your Landlord's permission to share your home with an additional person.

Are you planning to have any others besides your Home Sharer (a family member, an additional Home Sharer) join your household?

If yes, please describe. _____

Do you have pets? If so, how many, and what kind?

Dog(s)_____ Cat(s)_____

Other(s)_____

Have they ever bitten anyone? Please describe the context. _____

What type of space are you offering? (single bedroom, basement, etc) Please describe the space (size, windows, upstairs/downstairs, etc).

Is the space wheelchair accessible? __ Yes __ No

Is the space walker accessible? __ Yes __ No

How many stairs will your Home Sharer need to climb to access their space? _____ To access other facilities? _____

Is it furnished? Please describe any furnishings.

Bed Size: twin double queen king

Closet/wardrobe

Bureau/chest of drawers

Desk/table

Chair

Other: _____

What bathroom facilities do you offer?

Toilet: Shared Private

Bathtub: Shared Private

Shower: Shared Private

Will you be providing sheets and towels? _____

What kitchen facilities do you offer:

Fridge: Shared Private

Freezer: Shared Private

Stove: Shared Private

Oven: Shared Private

Microwave: Shared Private

Dishwasher: Shared Private

Cupboard space: Shared Private

Do you have storage space your Home Sharer can use?

Indoor Outdoor

How much? _____

Do you have parking for a Home Sharer?

Driveway Street Parking lot

Other: _____

What outdoor space can your Home Sharer enjoy?

Balcony Yard Garden

Please describe. _____

Can you offer your Sharer some garden space of their own? Yes No

Will you include (please check all that apply):

Internet

Dryer

Phone (land line)

Clothesline

Television

Towels and linen

Washer

Other: _____

If internet/phone/cable aren't offered, can the Home Sharer add them at their expense? _____

Do you / does anyone in your home smoke?

If yes: Indoors In designated areas Outside only

Do you keep guns or other weapons in your home? Yes No

If yes, how do you store them? _____

Your Home Sharer

What gender would you prefer to live with? _____

Who would you consider for a Home Sharer? Please check all that apply.
(please keep in mind the space you are able to offer)

- A couple
- Youth
- Senior
- Student
- Someone with a child
- Someone with more than one child

How do you feel about having a Home Sharer who smokes?

- Smoking in the home is ok with me
- Smoking only in designated areas is ok with me
- Outdoor smoking only
- Non-smoker only

Would you accept a Home Sharer with a pet? Yes No

If yes, what kind and how many?

Dog(s) _____ Cat(s) _____

Others (gerbil, snake, spider, lizard, goldfish, rat, etc.) _____

Are you allergic to or afraid of any animals? Which ones?

Your homeSHARE Arrangement

Support

What type of household support would be helpful around your home? Circle all that apply.

- Cooking/meal preparation
- Laundry
- Vacuuming
- Shoveling Snow
- Driving/transportation
- Yard work/gardening
- Housework
- Errands & shopping
- Sharing meals
- Caring for pets
- Other: _____
- Watering plants
- Overnight presence
- Companionship
- Garbage/recycling
- Minor Home maintenance
- Computer skills
- Lifting/reaching/carrying
- Mail collection
- Financial

Approximately how many hours of support per week (0 to 12): _____

Do you have a preference for how many evenings/weekends you would like a HomeSharer to be present at home? Y / N

If so, how many nights per week: _____

How much do you want your Home Sharer to contribute to the household?
(Remember: the more help and more time they give at home, the less they should pay.)

Approximately \$_____/mth Utilities included? Y / N

Details: _____

Will this amount include utilities (heat, lights, hot water), services (internet, phone, etc)?

How soon do you hope to start homeSHARE?

How long would you ideally like your homeSHARE arrangement to last?
(Less than 6 months? 6-12 months? More than 12 months?)

Note:

If you're not sure how to answer a question, you can call _____, the Program Coordinator, at (902) _____-_____.

We will review your answers with you in the

We will review your answers with you in the homeSHARE Interview, so if you're not sure about your answer or want to clarify more, don't worry; you will have the chance!

Please keep these two last pages.

Application Process

1. Submit the completed application along with your criminal record checks and references.
2. Once we have your complete application we will contact you to schedule an interview (1-2 weeks)
3. The Program Coordinator will come to your home for your interview. If you want, you can have a family member or friend there for the interview.
4. Within a week of your interview the Program Coordinator will call to confirm your acceptance, and to create your Sharing Profile.

Your Sharing Profile will *not* include your name, address or contact information. It will have only some basic information about you and your home so that a potential match can decide if they want to meet you. When we find a potential match for you, you will get to see their Sharing Profile and decide if you want to meet them.

5. The Program Coordinator will share your Sharing Profile with people who may be a good match for you, and will show you their Sharing Profiles. If both you and a match want to meet each other, the Program Coordinator will arrange the first meeting in a neutral space. You and anyone else in your household, your match, and the Program Coordinator will be there.
6. If you both want to move forward, the Program Coordinator will arrange a second meeting in your home.
7. You'll both think about it for a few days. If you both still want to move forward, the Program Coordinator will arrange a third meeting where he/she will help you to create and finalize your homeSHARE Agreement. Move-in can happen at any time after that.

Application Checklist

Make sure you include the following:

- Two Reference Letters (not from your spouse or immediate family)
- Criminal Record Check for each member of the household (see below).
- Vulnerable Sector Check for each member of the household (see below)

Criminal Record Checks and Vulnerable Sector Checks are required for both Home Providers and Home Sharers.

Criminal Record Check and Vulnerable Sector Check forms can be picked up at your local RCMP detachment. Be sure to bring your Vulnerable Sector Request letter (included in this package).

Local RCMP Detachments:

Bridgetown: 902-665-4481 (bilingual)

Middleton: 902-825-2000

Kingston: 902-765-3317 (bilingual)

New Minas: 902-679-5555 (bilingual)

Wolfville: 902-542-3817

Digby: 902-245-2579

Windsor (Municipal): 902-798-8366

Windsor (Rural): 902-798-2207

Appendix L: Home Sharer Application Form



(office use only) Application # _____

First Name _____

Last Name _____

Who else would be coming into the homeSHARE with you?
(please include the ages of any children)

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

What area do you live in now? _____

What area would you like to live? _____

Do you need to live on a bus route? Yes No

Contact Information

How would you like us to contact you? Please check:

Home Phone _____

Cell Phone _____

Work Phone _____

Email _____

Best days / times to contact you: _____

Emergency Contact (name, phone): _____

Non-discrimination Policy: *The Annapolis Valley homeSHARE Program does not and shall not discriminate on the base of race, national or ethnic origin, colour, religion, age, sex, sexual orientation, gender identity expression, marital status, family status, disability, genetic characteristics or a conviction for which a pardon has been granted.*

We encourage you to meet different types of people and who you decide to live with is your choice. Please speak to the homeSHARE Coordinator if you have any questions or concerns about this policy before moving forward with homeshare.

I have read and understand this policy.

Important Note: Sharing your home may affect your taxes, pensions benefits or insurance. We recommend that you speak to an accountant, tax specialist and/or your insurance provider before committing to homeSHARE.

How did you find out about Annapolis Valley homeSHARE?

Do you have a support person (friend or family member) that you would like to have with you for the interview?

Your Current Situation

Are you a student?

If yes, where are you studying? _____

What program are you in? _____

How long is the program, and how much longer do you have? _____

NOTE: If you are a foreign student, we recommend the **HomeStay Program**: <https://nsisp.ca/homestay>

Current Housing

What is your current housing situation?

Do you need to move by certain date?

How much notice do you need to give?

Are you on the Housing NS waitlist right now?

(**note:** if you're on the Housing NS waitlist, we recommend that you stay on it for now. If they call you with a unit, you can decide what is best for you at that point.)

About the Home You Seek

Please describe the kind of place that you're looking for. Large or small? Furnished or unfurnished? How many rooms do you need? Etc.

Accessibility:

Do you need a place that is accessible for a walker or wheelchair?

Are you able to climb stairs? How many would be comfortable per day?

Do you have pets you want to bring? If so, how many, and what kind?

Dog(s)_____ Cat(s)_____

Other(s)_____

Have they ever bitten anyone? Please describe the context._____

Your Belongings:

Do you have furniture that you would like to bring? Please describe. (bed, bureau/chest of drawers, desk/table, chair, etc.)

If the space is furnished, do you have a way to store your extra furniture or belongings?

How much indoor storage space do you need?

How much outdoor storage space (shed, garage, etc) do you need?

Do you own guns or other weapons? If yes, how do you store them while Homesharing? _____

Which of the following do you want or need for your bedroom?

	Need	Want
A bed (size?)		
A bureau / chest of drawers		
A chair		
A desk or table		
Sheets		
Television		
Other:		

Check all that apply.

Which of the following do you want or need for the bathroom/cleaning?

	Need	Want
Bathtub		
Shower		
Clothes washer		
Dryer		
Clothesline		
Other:		

Check all that apply.

Are you comfortable with having a shared bathroom?

Which of the following do you want or need in the kitchen?

	Need	Want
Stove		
Oven		
Microwave		
Toaster or toaster oven		
Fridge space		
Freezer space		
Kitchen cupboard space		
Dishwasher		
Other:		

Check all that apply.

Are you comfortable with having a shared kitchen?

Which of the following services do you need? (please check all that apply):

Internet

Cable TV service

Phone (land line)

Other: _____

Do you smoke? Yes No

If yes, do you want to be able to smoke indoors?

Would it be okay if you could only smoke in certain areas in the home?

Would it be okay if you could only smoke outdoors?

Your Home Provider

What gender would you prefer to live with? _____

Who would you consider for a Home Provider? Please keep in mind the space you are able to offer! Check all that apply.

- A couple
- A senior
- Someone with a child
- Someone with more than one child

How do you feel about having a Home Provider who smokes?

- Smoking in the home is ok with me
- Smoking only in designated areas is ok with me
- Only if they smoke outdoors
- I want to live with a non-smoker

Would you be willing to live in a home with a pet? Yes No

If yes, what kind and how many?

Dog(s)_____ Cat(s)_____

Others (gerbil, snake, spider, lizard, goldfish, rat, etc.) _____

Are you allergic to, afraid of or strongly dislike some animals? Which ones?

Your homeSHARE Arrangement

Support

What types of household help are you able to offer? Circle all that apply.

- Cooking/meal preparation
- Laundry
- Vacuuming
- Shoveling Snow
- Driving/transportation
- Yard work/gardening
- Housework
- Errands & shopping
- Sharing meals
- Caring for pets
- Other: _____
- Watering plants
- Overnight presence
- Companionship
- Garbage/recycling
- Minor Home maintenance
- Computer skills
- Lifting/reaching/carrying
- Mail collection
- Financial

When in your schedule would you be able to provide help? (Mornings, afternoons, evenings, weekends, any time...)

Approximately how many hours of help per week (0 to 12 hours) are you willing to commit to? _____

Some Home Providers may want someone who can be there on evenings and weekends. Do you mind staying home some evenings and weekends?

How many nights per week? _____

How often would you be home on weekends? _____

How much are you able to pay each month to contribute to the household?
Make sure it is an amount you can afford. It may be less if you can offer more time and help.

Approximately \$_____/month, utilities included

How soon do you hope to start homeSHARE?

How long would you ideally like your homeSHARE arrangement to last?
(Less than 6 months? 6-12 months? More than 12 months?)

Note:

If you're not sure how to answer a question, you can call _____, the Program Coordinator, at (902) _____-_____.

We will review your answers with you in the homeSHARE Interview, so if you're not sure about your answer or want to clarify more, don't worry; you will have the chance!

Please keep these two last pages.

Application Process

1. Submit the completed application along with your criminal record checks and references.
2. Once we have your complete application we will contact you to schedule an interview (1-2 weeks)
3. The Program Coordinator will come to your home for your interview. If you want, you can have a family member or friend there for the interview.
4. Within a week of your interview the Program Coordinator will call to confirm your acceptance, and to create your Sharing Profile.

Your Sharing Profile will *not* include your name, address or contact information. It will have only some basic information about you and your home so that a potential match can decide if they want to meet you. When we find a potential match for you, you will get to see their Sharing Profile and decide if you want to meet them.

5. The Program Coordinator will share your Sharing Profile with people who may be a good match for you, and will show you their Sharing Profiles. If both you and a match want to meet each other, the Program Coordinator will arrange the first meeting in a neutral space. You and anyone else in your household, your match, and the Program Coordinator will be there.
6. If you both want to move forward, the Program Coordinator will arrange a second meeting in the Home Provider's home.
7. You'll both think about it for a few days. If you both still want to move forward, the Program Coordinator will arrange a third meeting where he/she will help you to create and finalize your homeSHARE Agreement. Move-in can happen at any time after that.

Application Checklist

Make sure you include the following:

- Two Reference Letters (not from your spouse or immediate family)
- Criminal Record Check for each member of the household (see below).
- Vulnerable Sector Check for each member of the household (see below)

Criminal Record Checks and Vulnerable Sector Checks are required for both Home Providers and Home Sharers.

Criminal Record Check and Vulnerable Sector Check forms can be picked up at your local RCMP detachment. Be sure to bring your Vulnerable Sector Request letter (included in this package).

Local RCMP Detachments:

Bridgetown: 902-665-4481 (bilingual)

Middleton: 902-825-2000

Kingston: 902-765-3317 (bilingual)

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Wolfville: 902-542-3817

Digby: 902-245-2579

Windsor (Municipal): 902-798-8366

Windsor (Rural): 902-798-2207

Appendix M: Home Provider Interview Protocol

Proposed Home Provider Interview Questions



Applicant Profile

Name:

Application number: (HP001)

Area/Community of residence:

Preferred Contact (pho/email):

Date of interview:

Interviewed by:

Others Present:

Interviewer Notes: Description of Space Offered, including state of repair

Review the first 2 pages of the Application, including the Non-Discrimination Policy.

Covering Bases

- We'll talk more about who you want to homeSHARE with, but in the meantime do you have any questions or concerns about our non-discrimination policy?
- If you rent your home, have you talked to your Landlord about homeSHARE?
- Will you be speaking to an accountant, tax specialist or insurance agency about the tax, income and insurance implications of homeSHARING for you?

Review Application Info: *About Your Home*

Additional questions:

- If kitchen is shared, how will the fridge/freezer/cupboard space be shared?
- What areas of your home will be accessible to your Home Sharer? Are there restrictions on parts of tyour home?
- Are there any restrictions on use of internet, phone, television, parking, washer, dryer, clothesline, or other?

About You

How would your friends and family describe you?

How would you describe yourself to a Home Sharer?

Work

- Do you currently work, either paid or unpaid? Describe.
- What work (paid or unpaid) have you done in the past that you'd like to share?

Hobbies and Interests

-
- What groups do you belong to? (church groups, clubs, recreation groups, etc)
- What do you like to do in your free time? How often do you get to do these things?
- What topics most interest you?
- What are you passionate about?
- What do you like to read?
- What kind of music do you like to listen to?
- Do you do any arts and crafts?
- What TV shows do you watch, and how often?
- Are there activities you might like to do with a Home Sharer? (e.g. cards, TV, walking, etc.)

Do you exercise?

- What do you do?
- Where do you go?
- How often?

Languages spoken at home:

Routine

- Describe your daily routine (sleep, mealtimes, regular activities, etc.) Weekdays? Weekends?

Social Resources

- What family do you have? Where do they live?
- When you need help, who do you turn to? (formal and informal)
- Are you connected to any local organizations, groups, churches or agencies?
- Do you get services from Home Care? Meals-On-Wheels? Veterans Affairs? VON? Other?
- Have you discussed the possibility of HomeSharing with any of your family, friends or support people? Who do you feel comfortable talking to about it?
- Is there anyone you'd like to have awith you when you meet a possible match?

Communication

- How comfortable are you bringing up an issue with someone?
- How do you handle conflict?
- Are you willing to discuss, compromise and work through problems to find solutions?

Health information

- Do you have any physical or mental health issues/conditions that impact your day-to-day living or housing?
- Have you been hospitalized in the last 5 years? When and why?
- Do you have any allergies/sensitivities (animals, foods, scents, etc.)? Which, if any, will require your Home Sharer to make accommodations? (e.g., anaphylactic food allergies, sensitivity to scented products, etc.) Please describe.
- Do you have any dietary restrictions? (eg, low sodium, gluten-free, etc.)
- Has drinking or drug use ever caused a problem for you?
- Is there anything else about your health history that might be important to consider?

You and homeSHARE

Please tell me what appeals to you about homeSHARE.

- What do you offer as a Home Provider?
- How do you think homeSHARE would improve your life?
- What do you feel homeSHARE does for your community?

Experience Sharing a Home

- Have you ever shared your home with another person?
 - If yes, how was that experience? What did you like? What didn't work?

What things about you or your home do you think will make homeSHARE easy? Difficult?

What challenges could you foresee in homeSHARE?

When you think about an ideal homeSHARE arrangement for you, what comes to mind?

Habits, Preferences and Lifestyle: You and Your Home Sharer

Review Application Info: *Your Home Sharer, Your homeSHARE Arrangement*

Additional questions:

Are you open to sharing with someone who has, or who has had difficulties with:

- physical health
- mental health
- addiction
- physical disability
- intellectual disability
- financial issues
- family violence
- legal issues
- a criminal record
- life skills
- social integration

Smoking

- What would your rules around smoking be?

Alcohol use

- How much and how often do you drink?
- Do you be comfortable if your Home Sharer drinks? How much/how often?

Pets

- Has your pet had experience with other animals?
- How do you think your pet would respond to another pet in the house?

Sleeping and Waking

- Do you stay up late? How late? How often? What do you do when you're up late?
- Are you up early in the mornings? How early? How often? What do you do when you're up early?
- Are you a light sleeper?
- Will it disturb you if your Home Sharer is up late, or up early?

Noise

- Do you sometimes like to listen to loud music?
- Do you like or need the TV/radio turned up to high volume?
- Does other people's noise bother you?

Transportation

- How do you normally get around?
- Do you have a vehicle?
- Are you able to use it? /How comfortable are you driving in the daytime? At night? In winter weather?
- If not, would you be comfortable having a Home Sharer with a good driving record use your vehicle?
- Do you know if you live on/near a bus route? How close is it to walk?
- Do you live near a grocery store, drug store, other amenities?

Guests

- Do you have guests (family, friends, grandchildren, etc.) come visit you? When? How often? How many?

Daytime_____ Evening _____ Overnight _____ Romantic overnights _____

- How do you feel about a Home Sharer having guests? If so, when, and how often? How many?

Daytime_____ Evening_____ Overnight_____ Romantic overnights ____

- What would you need to feel comfortable with a guest your Home Sharer invites to your home?

Tidyness

- How would you describe your tidiness habits? (casual --> meticulous)
- How flexible are you about the tidiness habits of someone you live with?

Meals

- How would you describe your eating habits?
- Do you tend to eat at the table, on the run, or in front of the TV?
- Do you prefer to cook from scratch or make pre-packaged meals?
- Do you enjoy cooking?
- What foods do you like to cook?
- What foods do you like to eat?
- Would you like to share cooking and/or meals with your Home Sharer? If so, how often?
- Do you want to share food expenses?

Alone Time

- How much alone time do you need?
- Do you hope to spend time with your Home Sharer, or do you prefer to keep to yourself?

Time Away

- Do you go away sometimes for weekends? For longer periods?
- How do you feel about your Home Sharer going away for weekends? Longer periods? Would you have ways of managing these absences?

Major Holidays

- What do you normally do for holidays like Christmas, Eid, Hannukah, Easter, and/or Thanksgiving?
- Does family normally stay in the room you are offering a Home Sharer?
- How might these affect the homeSHARE arrangement? Could accommodations be made?

Diversity

- Do you have any questions about the homeSHARE Program's Non-Discrimination Policy?
- How would you feel about living with someone who is of a different race, culture, social class, religion, sexual orientation, gender orientation or political affiliation?
- We encourage you to meet different types of people and who you decide to live with is your choice.

Flu Shot

- Do you get the flu shot?
- Are you at higher risk for the flu?
- If you were matched with someone who is at higher risk from the flu (an older adult, someone with diabetes, asthma, etc), would you be willing to get the flu shot each year?

Your homeSHARE Arrangement

Review Application Info: *Your HomeSHARE Arrangement*

Additional Question:

Are there any supports you might want to offer your Home Sharer as part of the arrangement? (cooking, cleaning, caring for pets, etc.)

Wrap-up

- Do you have any further questions you want to ask me about homeSHARE, how it works, the process, etc.?
- Ensure the participant knows how to contact you if any further questions or concerns come to mind.
- Ensure that the participant understands the process and what the next steps are.
- Ensure that you give the participant as much of an idea as possible about the timeline; the likelihood of finding a match; how long it may take to find a match; when you will check in with them next; etc. You want to avoid them feeling like you've left them hanging.

Appendix M: Home Sharer Interview Protocol

Proposed Home Sharer Interview Questions

Applicant Profile

Name:

Application number: *(HS001)*

Area/Community of residence:

Preferred Contact (pho/email):



Date of interview:

Interviewed by:

Others Present:

Review the first 2 pages of the Application, including the Non-Discrimination Policy.

Covering Bases

- We'll talk more about who you want to homeSHARE with, but in the meantime do you have any questions or concerns about our non-discrimination policy?
- Will you be speaking to an accountant, tax specialist or insurance agency about the tax, income and insurance implications of homeSHARING for you?

Review Application Info: *About the Home You Seek*

About You

How would your friends and family describe you?

How would you describe yourself to a Home Provider?

Work

- Do you currently work, either paid or unpaid? Describe.
- What work (paid or unpaid) have you done in the past that you'd like to share?

Hobbies and Interests

-
- What groups do you belong to? (church groups, clubs, recreation groups, etc)
- What do you like to do in your free time? How often do you get to do these things?
- What topics most interest you?
- What are you passionate about?
- What do you like to read?
- What kind of music do you like to listen to?
- Do you do any arts and crafts?
- What TV shows do you watch, and how often?
- Are there activities you might like to do with a Home Provider? (e.g. cards, TV, walking, etc.)

Do you exercise?

- What do you do?
- Where do you go?
- How often?

Languages spoken at home:

Routine

- Describe your daily routine (sleep, mealtimes, regular activities, etc.) Weekdays? Weekends?

Social Resources

- What family do you have? Where do they live?
- When you need help, who do you turn to? (formal and informal)
- Are you connected to any local organizations, groups, churches or agencies?
- Do you get services from Home Care? Meals-On-Wheels? Veterans Affairs? VON? Other?
- Have you discussed the possibility of HomeSharing with any of your family, friends or support people? Who do you feel comfortable talking to about it?
- Is there anyone you'd like to have awith you when you meet a possible match?

Communication

- How comfortable are you bringing up an issue with someone?
- How do you handle conflict?
- Are you willing to discuss, compromise and work through problems to find solutions?

Health information

- Do you have any physical or mental health issues/conditions that impact your day-to-day living or housing?
- Have you been hospitalized in the last 5 years? When and why?
- Do you have any allergies/sensitivities (animals, foods, scents, etc.)? Which, if any, will require your Home Provider to make accommodations? (e.g., anaphylactic food allergies, sensitivity to scented products, etc.) Please describe.
- Do you have any dietary restrictions? (eg, low sodium, gluten-free, etc.)
- Has drinking or drug use ever caused a problem for you?
- Is there anything else about your health history that might be important to consider?

You and homeSHARE

Please tell me what appeals to you about homeSHARE.

- What do you offer as a Home Sharer?
- How do you think homeSHARE would improve your life?
- What do you feel homeSHARE does for your community?

Experience Sharing a Home

- Have you ever shared a home with another person?
 - If yes, how was that experience? What did you like? What didn't work?

What things about you or your home do you think will make homeSHARE easy? Difficult?

What challenges could you foresee in HomeSHARE?

When you think about an ideal homeSHARE arrangement for you, what comes to mind?

Habits, Preferences and Lifestyle – You and Your Home Provider

Review Application Info: *Your Home Provider, Your homeSHARE Arrangement*

Additional questions:

Are you open to sharing with someone who has, or who has had difficulties with:

- physical health
- mental health
- addiction
- physical disability
- intellectual disability
- financial issues
- family violence
- legal issues
- a criminal record
- life skills
- social integration

Alcohol use

- How much and how often do you drink?
- Do you be comfortable if your Home Provider drinks? How much/how often?

Pets

- Has your pet had experience with other animals?
- How do you think your pet would respond to another pet in the house?

Sleeping and Waking

- Do you stay up late? How late? How often? What do you do when you're up late?
- Are you up early in the mornings? How early? How often? What do you do when you're up early?
- Are you a light sleeper?
- Will it disturb you if your Home Provider is up late, or up early?

Noise

- Do you sometimes like to listen to loud music?
- Do you like or need the TV/radio turned up to high volume?
- Does other people's noise bother you?

Transportation

- How do you normally get around?
- Do you have a vehicle?
- How comfortable are you driving in the daytime? At night? In winter weather?
- Do you need to live on a bus route?
- Do you need to live near your school or workplace, a grocery store, drug store, other amenities?

Guests

- Do you want to be able to have guests (family, friends, etc.) come visit you? When? How often? How many?

Daytime _____ Evening _____ Overnight _____ Romantic overnights _____

- How do you feel about a Home Provider having guests? If so, when, and how often? How many?

Daytime _____ Evening _____ Overnight _____ Romantic overnights _____

- What would you need to feel comfortable with a guest your Home Provider invites to your home?

Tidyness

- How would you describe your tidiness habits? (casual --> meticulous)
- How flexible are you about the tidiness habits of someone you live with?

Meals

- How would you describe your eating habits?
- Do you tend to eat at the table, on the run, or in front of the TV?
- Do you prefer to cook from scratch or make pre-packaged meals?
- Do you enjoy cooking?
- What foods do you like to cook?
- What foods do you like to eat?
- Would you like to share cooking and/or meals with your Home Provider? If so, how often?
- Do you want to share food expenses?

Alone Time

- How much alone time do you need?
- Do you hope to spend time with your Home Provider, or do you prefer to keep to yourself?

Time Away

- Do you go away sometimes for weekends? For longer periods?
- How do you feel about your Home Provider going away for vacation and leaving the house to you?

Major Holidays

- What do you normally do for holidays like Christmas, Eid, Hannukah, Easter, and/or Thanksgiving?
- Do you normally go away for holidays to visit family?
- Does anyone normally visit you for holidays?

Diversity

- Do you have any questions about the homeSHARE Program's Non-Discrimination Policy?
- How would you feel about living with someone who is of a different race, culture, social class, religion, sexual orientation, gender orientation or political affiliation?
- We encourage you to meet different types of people. Who you decide to live with is your choice.

Flu Shot

- Do you get the flu shot?
- Are you at higher risk for the flu?
- If you were matched with someone who is at higher risk from the flu (an older adult, someone with diabetes, asthma, etc), would you be willing to get the flu shot each year?

Your homeSHARE Arrangement

Review Application Info: *Your HomeSHARE Arrangement*

Additional Question:

Are there any supports you might want to offer your Home Sharer as part of the arrangement? (cooking, cleaning, caring for pets, etc.)

Wrap-up

- Do you have any further questions you want to ask me about homeSHARE, how it works, the process, etc.?
- Ensure the participant knows how to contact you if any further questions or concerns come to mind.
- Ensure that the participant understands the process and what the next steps are.
- Ensure that you give the participant as much of an idea as possible about the timeline; the likelihood of finding a match; how long it may take to find a match; when you will check in with them next; etc. You want to avoid them feeling like you've left them hanging.

Appendix O: Application and Interview Considerations

To the Program Coordinator:

Here are some things that other programs have included in their applications/interviews that are not included as-such in the following Applications and Interview Protocols:

- Social Worker or Case Worker’s name and contact information
- Demographic data about age, income, race, religion, ethnicity, citizenship status, etc.
- What is your source of income?
- From HS Calgary: “The cost-sharing portion of HomeSHARE includes utilities (heat, light, water). What other things would you be willing to include?” Will this wording help with tax/income issues?
- Central Alberta HS - “If you rent, you will be required to have a letter of support from your landlord.”
- How long have you been at your current address?
- Where have you lived before?
- What is your level of education?
- Describe what kind of person you would NOT like to be matched up with.
- Do you/does anyone else in your household have:
 - motor vehicle violations? ___ Yes ___ No
 - pending criminal charges? ___ Yes ___ No
 - criminal convictions? ___ Yes ___ No
 - Have you ever been evicted? Please explain.
- What challenges or barriers have prevented you from finding or maintaining housing in the past?
- Housing History: *Please put down your housing history for the last 2-5 years:* Type (rent, own, family/friend, other); Date: from ___ to ___; Reason it ended: ___
- Vermont: We require references from past or present roommates, employers or co-workers. NOT ACCEPTED as references are family members, friends or romantic partners.
- Outaouais: Would you be willing to live with someone who has/is: working; unemployed; different ethnic group; different religion; single parent; couple; retired; student

Some further questions a Program Coordinator may need to consider:

- Is it a good idea to have a friend or family member there for the interview?
- Should Child Abuse Register Checks be required only as needed, and requested only if a child will be in or regularly visiting the household (like a grandchild)?
- How should homes be assessed for safety/appropriateness for homeSHARE?
- Should Interviews be recorded?
 - How would that affect interviewees’ level of comfort and their willingness to be open and forthcoming?
 - What are the privacy/confidentiality implications?
 - Should recordings be used only short-term so that the interviewer can complete their notes (instead of relying only on their memory), and then deleted?

- Should they be kept for future reference for the homeSHARE Coordinator and/or Administrator, including in case the homeSHARE Coordinator leaves the program?
- Could they be a useful training tool for training new Coordinators?
- Could they be used for the current Program Coordinator's professional development (possibly in consultation with Program Coordinators from other HomeShare programs) or for training new Coordinators? If there is outside consultation, how will participants' privacy be ensured, especially if any material needs to be transmitted electronically?

**Appendix P: Policies and Procedures Manual
(incomplete)**

(Proposed)

**Annapolis Valley homeSHARE
Policies and Procedures Manual**



**Annapolis Valley
homeSHARE**

Revised March 31, 2018

[logo here]



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Overview

About the Host Organization, where homeSHARE fits

What homeSHARE is

HomeSHARE is a program that facilitates mutually beneficial (win-win) relationships between people who have room to spare in their home, and people who are looking for an affordable place to live.

The Home Sharer gets the benefit of an affordable place to live. The Home Provider gets the benefit of some social and/or practical support in and around their home. Both get the benefits of sharing their lives with one another.

Home Provider and Home Sharer matches are made based on where they live/want to live, lifestyle, shared interests, wants, needs and abilities of both parties. Are you a dog person, a cat person, neither, or both? Are you looking forward to lots of socializing with your match, or do you prefer to keep to yourself for the most part with the reassurance that you are not at home alone?

What homeSHARE isn't

homeSHARE is not an emergency housing option. Making a homeSHARE match requires time, attention and relationship building. A hasty match agreed to out of desperation by one or both parties is at high risk of failure.

HomeSHARE is not taking in a boarder. The Home Provider/Home Sharer relationship is not a landlord/tenant relationship, but a personal relationship in which they will be sharing at least some space in the home. There is no expectation that Home Providers will provide meals or cleaning for Home Sharers (unless they agree to do so as part of their homeSHARE Agreement).

HomeSHARE isn't a substitute for nursing care or a Personal Care Worker. Personal care such as bathing and dressing, and health care such as wound care, are not appropriate services for a Home Sharer to provide; for liability and safety reasons, these services require specialized training. If a VON nurse or PCW comes to your home to provide care, they should continue to do so after the Home Sharer arrives.

HomeSHARE is not a service for landlords to find tenants for rental units.

How homeSHARE Works

People who want to offer a home and people who are looking for homes contact the homeSHARE Program. If they want to move forward they complete an application package. The homeSHARE Coordinator reviews their applications and conducts intensive interviews with potential Home Providers and Home Sharers. The homeSHARE Coordinator then works with compatible Home

Providers and Home Sharers to meet, and finally to create a clear and mutually beneficial homeSHARE Agreement. The homeSHARE Coordinator checks in occasionally to make sure things are going well, and to offer some guidance and support if needed.

Section 1 – Program Policies

Section 2 - Program Procedures

Promotion and Recruitment

Policies

Publicity and promotion are essential to the success of any HomeShare program. The homeSHARE Coordinator will employ all practical means of promoting the program at low or no cost, including email contact lists, community service announcements on the radio and in local newspapers and flyers and on websites. The Program Coordinator will also seek opportunities to present to community and government service organizations, and will have flyers or pamphlets and an up-to-date powerpoint presentation ready.

The Program Coordinator will write press releases, do interviews with media, will and keep the media informed of notable events as the program progresses.

Successful homeSHARE participants who are able and willing consent will be invited to share their homeSHARE stories to be included in promotional materials and applications for funding.

The Program Coordinator will make full use of the Advertising/promotional budget to promote the Program, including (if possible) development of multimedia promotional materials for online use.

Procedures

The Annapolis Valley homeSHARE Coordinator will conduct 3-4 publicity waves per year, where articles, paid advertisements, community service announcements, radio interviews and email updates will be launched simultaneously for maximum effect (this is more effective than a constant background noise). Any paid advertising will be included in one of these publicity waves.

Inquiry

Policies

The homeSHARE Coordinator will respond within 2 working days of receiving an inquiry. Inquiries can be made by phone, email or in person (drop-in or by appointment). [add website when available].

Procedures

The homeSHARE Coordinator will conduct a preliminary phone interview with potential participants to provide information about homeSHARE, explain and answer any questions about the application, interview and matching process, and to explore whether homeSHARE may be a good fit for the potential participant.

While information can be provided to a third party inquiring on behalf of another person, the preliminary phone interview must be conducted with the potential participant. Third parties are welcome to be present in a supportive role.

Eligibility

Policies

(non-discrimination clause)

The Annapolis Valley homeSHARE Program will strive to be as inclusive as possible. Both Home Providers and Home Sharers can be of any age over 19 years of age. With the right supports in place [in collaboration with Youth Portal?], youth 16-18 will be considered on a case-by-case basis. Both Home Providers and Home Sharers can be single or a couple, and can be accompanied by dependent children or adults. Please note that for pragmatic reasons it may be more difficult, and in some cases impossible, to find matches for larger family groups.

No participant will be excluded based on age.

Having a criminal record does not necessarily exclude someone from the program; please see Screening for more information.

Screening

Participants with a Criminal Record

All participants must undergo a Criminal Records Check and a Vulnerable Sectors check. Any participant who may be matched in a living situation with a child or where children visit regularly must undergo a Child Abuse Registry Check as well. These checks are free for

Annapolis Valley homeSHARE Program participants. The only exception is the rare case when both an applicant's name and birth date match someone on the Child Abuse or Vulnerable Sectors Registry, in which case fingerprints will be required.

Having a criminal record will not automatically exclude a participant; decisions will be made on a case-by-case basis by the Project Coordinator and the [host organization]'s Executive Director based on the nature of the offence, the severity, how recently it occurred, etc. A potential participant will only be excluded if their criminal history suggests a significant risk to the physical, mental or financial well-being or the property of a potential match.

In some cases disclosure of a participant's criminal record to a potential match may be necessary in order for them to give their fully informed consent to participating in a match. Disclosure will never be made without the participant with the criminal record's express written and verbal consent.

Elizabeth Fry Society: (902) 454-5041

Human Rights Commission Digby Office Phone: 902-245-4791

Procedures

Criminal Record Checks and Vulnerable Sector Checks will be collected from both potential Home Providers and potential Home Sharers. Potential participants will be encouraged to disclose

Procedures

Training

Policies

Procedures

Interviews

Policies

Procedures

The HomeShare Coordinator will follow the Interview Protocol as laid out in

Matching

Policies

The guiding principle in making all matches is mutual benefit for the Home Provider and Home Sharer.

Procedures

Match support and supervision

Policies

Procedures

Mandatory Reporting of Abuse or Neglect of Children or Vulnerable Adults

Policies

All Nova Scotians are legally required to report suspected abuse or neglect of children under 19 years of age, or of adults who have a physical and/or mental condition which prevents them from being able to protect themselves. Failure to report abuse is a criminal offence punishable by a fine of up to \$2000 and/or imprisonment for up to 6 months.

Vulnerable adults can include seniors, people with physical or developmental disabilities, people experiencing mental illness, people experiencing extreme financial hardship, people leaving abusive relationships, etc.

All staff, volunteers, and potential homeSHARE Participants are expected to report suspected abuse to the appropriate authorities immediately (see Procedures' pg. __, for contact information), regardless of the suspected perpetrator's or the victim's connection (or lack of connection) to the homeSHARE Program. **If in doubt, report!** If the suspected perpetrator is a homeSHARE participant (Home Provider or Home Sharer), a potential participant or a volunteer with the Program, the homeSHARE Coordinator should be notified as soon as possible. If the suspected perpetrator is the homeSHARE Coordinator or other staff, the Executive Director of [the host organization] should be notified as soon as possible.

Procedures

All Nova Scotians are legally required to report suspected abuse or neglect of children under 19 years of age, or of adults who have a physical and/or mental condition which prevents them from being able to protect themselves. Failure to report abuse is a criminal offence punishable by a fine of up to \$2000 and/or imprisonment for up to 6 months.

Abuse can be physical abuse, emotional abuse, sexual abuse and/or neglect.

If a person's life is in danger, call 911 immediately.

Suspected Child Abuse or Neglect

1. If child abuse or neglect are suspected, immediately contact the Child Welfare District Office in your area.

Annapolis District Office: 902-532-2337

Kings District Office: 902-678-6176 Toll Free: 1-877-424-1177

Digby District Office: 902-245-5811

Hants District Office: 902-798-8319

After regular business hours call 1-866-922-2434 if you believe a child is in immediate danger.

Call even if you are uncertain whether reporting is warranted! A Child Protection Worker will assess whether an investigation is warranted. Calls can be made anonymously.

2. If either the suspected perpetrator or the suspected victim is connected in any way to the Annapolis Valley homeSHARE Program (as a Home Provider, Home Sharer, potential participant or volunteer), contact the homeSHARE Coordinator as soon as possible. If the homeSHARE Coordinator or another staff member is the suspected perpetrator, the Executive Director of [the host organization] should be contacted instead.

HomeSHARE Coordinator: Name 902-____-____

[Executive Director]: Name 902-____-____

Suspected Abuse or Neglect of a Vulnerable Adult (including elder abuse)

1. If a person's life is in danger, call 911 immediately.

2. If abuse or neglect of a vulnerable adult is suspected, or if you are concerned that a vulnerable adult is at significant risk of self-neglect, immediately contact the Department of Health and Wellness.

Department of Health and Wellness (Adult Protection): 1-800-225-7225.

Call even if you are uncertain whether reporting is warranted! An Adult Protection Worker will assess whether an investigation is warranted. Calls can be made anonymously. You can also call the Seniors Abuse Line: 1-877-833-3377

3. If either the suspected perpetrator or the suspected victim is connected in any way to the Annapolis Valley homeSHARE Program (Home Provider, Home Sharer, potential participant, volunteer), contact the homeSHARE Coordinator as soon as possible. If the homeSHARE Coordinator or another staff member is the suspected perpetrator, the Executive Director of [the host organization] should be contacted instead.

HomeSHARE Coordinator: Name 902-____-____

[Executive Director]: Name 902-___-____

Financial Abuse

Financial abuse is not covered by Adult Protection Services.

1. If financial abuse of an elder is suspected, contact the local police or the toll free Seniors Abuse Line.

Seniors Abuse Line: 1-877-833-3377

RCMP Detachments

Bridgetown: 902-665-4481 (bilingual)

Middleton: 902-825-2000

Kingston: 902-765-3317 (bilingual)

New Minas: 902-679-5555 (bilingual)

Wolfville: 902-542-3817

Digby: 902-245-2579

Windsor (Municipal): 902-798-8366

Windsor (Rural): 902-798-2207

2. If either the suspected perpetrator or the suspected victim is connected in any way to the Annapolis Valley homeSHARE Program (Home Provider, Home Sharer, potential participant, volunteer), contact the homeSHARE Coordinator as soon as possible. If the homeSHARE Coordinator or another staff member is the suspected perpetrator, the Executive Director of [the host organization] should be contacted instead.

HomeSHARE Coordinator: Name 902-___-____

[Executive Director]: Name 902-___-____

Questions:

children under 19 for child, over 16 for adult?

911 for child?

Vulnerable adults – all - legally?

Child abuse register/vulnerable sectors

Granville Office: lmsg

Evaluation Procedures

Policies

Information will be collected from Home Providers and Home Sharers via the Application Form, Interview, biannual check-in questionnaires and a questionnaire at the termination of the homeSHARE relationship. Data collected will meet all evaluation requirements of the Funder.

Information collected will include:

- contact information, personal and lifestyle information relevant to making matches (Application and Interview)
- level of satisfaction with the Program and with the match (questionnaires)
- questionnaires to establish baseline and outcome data related to well-being and social determinants of health

At the end of the funding period data will also be collected from participants who have remained on the Waitlist for a match. These participants can act as a control group for the matched cohort.

AVHS supports the collection of data in order to build an evidence base for homeSHARE, and to contribute to the evolution of best practices for HomeShare programs. At the same time, data collection cannot become too administratively cumbersome. Care must also be taken to ensure that data collection not become overly intrusive and/or overwhelming for participants. The Program Administrator or Coordinator will maintain regular contact with HomeShare Canada and HomeShare International, and as much as is feasible, collect data that is similar enough to that being collected elsewhere to be cross-referenced. Ideally this data should be collected as part of the application and interview processes, and should include satisfaction with their home, access to healthy food, transportation, social isolation, worry about finances, feeling of safety, employment/volunteer work participation, participation in hobbies/pastimes, amount of exercise and engagement with the community.

Procedures

Data will be collected from participants when they apply to participate in the Program (see Home Provider Application Form and Home Sharer Application Form. I

hen they apply for homeSHARE and during the homeSHARE Interview. Short surveys will be completed every six months to evaluate satisfaction with the program and with the match. Longer surveys testing a wider variety of outcome measures will be taken yearly, and at the termination of a match.

at the outset of a match, and at the end of the match to evaluate satisfaction with the program.

Record-Keeping and Security

Policies

All data collected from participants, including contact information, surveys, applications, interview notes, follow-up notes, etc will be considered confidential and will be shared with a third party outside the program only with the permission of said participant. The only exceptions are to intervene if a child is in need of protection, someone is in immediate physical danger, or if the Program Coordinator is subpoenaed to testify in court.

Matching requires the sharing of at least some information with potential matches. Only information that has been approved by a participant for release to potential matches may be shared with individuals the Program Coordinator has identified as potential matches. At no time will participants' information be made widely or indiscriminately available to other participants. The Program Coordinator will share only the information in the Participant Profiles that are developed jointly between the Program Coordinator and the participant.

Procedures

All notes and records in hard copy form will be stored in a locked cabinet in a secure room in the [Host Organization].

Once a participant's application has been accepted and an interview completed, the participant and Program Coordinator will develop a Participant Profile with basic information that can be shared with potential matches.

The Program Coordinator will share only the information in the Participant Profiles that are developed jointly between the Program Coordinator and the participant.

Appendix Q - Statistics Canada Housing Data

Annapolis County Housing Statistics for 2015 – Statistics Canada, 2016

Community/ Region	All of Annapolis County	Town of Annapolis Royal	Town of Middleton	Municipality of Annapolis Subdiv. A	Municipality of Annapolis Subdiv. B	Municipality of Annapolis Subdiv. C	Municipality of Annapolis Subdiv. D
Population							
Proportion Age 65+:	27.1%	45.9%	30.9%	30.7%	28.8%	21.2%	22.1%
% households in single detached house*:	84.9%	53.4%	53.1%	91.1%	85.4%	89.4%	92.3%
% of 1-person households:	29.5%	52.5%	41.0%	28.1%	30.6%	25.7%	23.6%
% of low-income** households:	25.3%	22.7%	31.4%	25.9%	28.0%	20.1%	25.9%
Proportion of seniors low-income**:	23.5%	23.9%	25.5%	23.1%	26.1%	19.0%	26.5%
Occupied private dwellings not suitable:	2.1%	0%	5.6%	1.2%	2.1%	1.8%	2.3%
Occupied private dwellings needing major repairs:	13.4%	5.2%	8.9%	15.5%	15.9%	10.3%	15.6%
% of renter households***	20%	51%	52%	13%	20%	17%	9%
% of owner households***	80%	49%	48%	87%	80%	83%	91%
Median monthly renter shelter costs:	\$698	\$622	\$680	\$712	\$649	\$695	\$726
Median monthly homeowner shelter costs:	\$718	\$1,167	\$719	\$499	\$553	\$704	\$501
Renter households spending 30% or more of income on shelter:	44.0%	56.7%	52.2%	38.4%	43.0%	37.3%	29.2%
Owner households spending 30% or more of income on shelter:	13.5%	27.6%	15.3%	15.0%	11.7%	13.0%	11.4%

*Does not include semi-detached house, row house or other attached dwelling

**Based on the Low-income measure, after tax (LIM-AT)

***Not including Band housing

Kings County and Towns Housing Statistics for 2015 – Statistics Canada, 2016

Community/ Region	All of Kings County	Town of Berwick	Town of Kentville	Town of Wolfville
Population	60,600	2,509	6,271	4,195
Proportion Age 65+:	21.0%	33.7%	22.3%	27.4%
% households in single detached house*:	72.8%	62.2%	59.7%	41.1%
% of 1-person households:	27.7%	32.7%	33.2%	38.7%
% of low-income** households:	18.5%	17.8%	19.5%	22.8%
Proportion of seniors low-income**:	19.2%	17.4%	16.1%	14.6%
Occupied private dwellings not suitable:	2.2%	2.4%	2.9%	3.0%
Occupied private dwellings needing major repairs: 25,890	9.2%	9.1%	8.4%	5.1%
% of renter households	30%	38%	42%	53%
% of owner households	70%	62%	58%	47%
Median monthly tenant shelter costs:	\$766	\$678	\$733	\$803
Median monthly homeowner shelter costs:	\$833	\$720	\$1,021	\$935
Renter households spending 30% or more of income on shelter:	40.4%	45.6%	48.1%	45.9%
Owner households spending 30% or more of income on shelter:	12.3%	10.1%	12.3%	14.1%

*Does not include semi-detached house, row house or other attached dwelling

**Based on the Low-income measure, after tax (LIM-AT)

***Not including Band housing

Kings County Municipality Subdivisions Housing Statistics for 2015 – Statistics Canada, 2016

Community/ Region	Municipality of Kings Subdiv. A	Municipality of Kings Subdiv. B	Municipality of Kings Subdiv. C	Municipality of Kings Subdiv. D
Population	22,234	11,858	8,093	5,219
Proportion Age 65+:	18.6%	18.9%	21.5%	23.4%
% households in single detached house*: 47	81.0%	79.0%	63.1%	90.0%
% of 1-person households:	25.0%	24.4%	29.4%	22.5%
% of low-income** households: 344	17.3%	20.0%	18.2%	16.9%
Proportion of seniors low-income** 348:	19.7%	20.3%	21.6%	20.4%
Occupied private dwellings not suitable:	2.2%	1.7%	1.8%	1.8%
Occupied private dwellings needing major repairs:	9.3%	10.5%	7.7%	12.4%
% of renter households	25%	28%	32%	14%
% of owner households	75%	72%	68%	86%
Median monthly tenant shelter costs:	\$803	\$776	\$749	\$750
Median monthly homeowner shelter costs:	\$834	\$825	\$810	\$661
Renter households spending 30% or more of income on shelter:	31.7%	39.1%	48.0%	31.1%
Owner households spending 30% or more of income on shelter:	12.6%	12.3%	10.8%	13.2%

*Does not include semi-detached house, row house or other attached dwelling

**Based on the Low-income measure, after tax (LIM-AT)

***Not including Band housing

Appendix R: Kijiji Affordable Home Search

July 4, 2017

Tara Webb

Housing Advocate, Women's Place Resource Centre, Annapolis Royal

I imagined I was a person working minimum wage, looking for accommodations anywhere in the Valley. This would not be realistic, as if I were working minimum wage I'd be looking at or near the community where I worked, especially if I didn't have a car; my options would be much more limited.

Posters' descriptions are pasted below, hence occasional spelling/grammatical errors; additional info from ads are [in square brackets].

Parameters:

- Category: Apartments and Condos
- Offering (vs. Wanted)
- Location: Annapolis Valley
- Price: \$0 - \$550 (utilities included; included a low estimate of \$150 where no utilities included)

Preliminary: 22 results

Excluded:

- Room rentals in houses aimed at groups of students
- > \$550 once utilities included

Results:

1. 2-bedroom apt in Melvern Square, Kingston - \$400.00

[1 bathroom; For Rent By Owner; Unfurnished; Pet-friendly (never answered msg re. utilities included, or whether it is monthly or weekly)]

2. Bachelor Apartment – Kentville - \$540.00

Available now; Heat and lights included; Close to Hospital and on bus route; No pets; And smoke free.

[Unfurnished; Not pet-friendly; Heat pump included.]

3. Bachelor apartment – Port Williams - \$375.00

For rent starting Sept 1st.; Fridge, stove, water included; Heat and lights extra.

[Unfurnished; Not Pet-friendly]

If I were willing to draw from my food budget:

- 6 other options opened up: in Berwick, Lawrencetown, Windsor, Avonsport, Kentville, Kingston
- **Added** rentals \$551 - \$600/month, excluded those with utilities not included

4. 1-Bedroom in Berwick - \$475.00

Upstairs Apartment for rent, Berwick, one bedroom, living room, kitchen, bathroom, utilities not incl.

[For Rent By Owner; Unfurnished; Pet-friendly]

5. 1-Bedroom in Lawrencetown - \$475

Self contained one bedroom apartment in a four unit building. Five minute walk to COGS campus, or a ten minute drive to the Middleton NSCC campus. Suitable for one person. \$475 per month plus electricity. Electric heat. Cozy, sweet space yet features a decent kitchen and four piece bathroom. Furniture and equipment available if required. Parking for one car.

[Not pet-friendly.]

6. MAIN FLOOR BACHELOR APT -SENIORS PREFERRED in Windsor - \$600
BACHELOR APARTMENT ON MAIN FLOOR _HEAT ,LIGHTS WATER
INCLUDED..ALONG WITH FRIDGE, STOVE AND ,PARKING SECURITY BUILDING
-.IDEAL FOR SENIORS

[Unfurnished, Not pet-friendly.]

7. 2-Bedroom Apartment – Avonsport - \$600.00

2 bedroom upstairs apartment in Avonport, 10 minutes form Wolfville, NS. \$600. includes heat, available immediately. Phone 902-670-1525 for an appointment to view.

[1 bathroom. For rent by owner. Unfurnished, Not pet-friendly.]

8. One bedroom batchelor - Kentville - \$570.00

One bedroom suitable for one person only, close to hospital and town. Non smoker only with excellent rental history. 570.00 per month utilities included. I am posting for a friend so I will not respond to email. call 6785333 I have no pics.

[For Rent By Owner. Unfurnished, Not pet-friendly.]

9. Bachelor Apartment, Kingston - (???)

Heat and lights are included. Located in the center of Kingston. Heat pump for A/C. Newly renovated.

[For rent by owner. Unfurnished, Not pet-friendly.]

Note: only 2 of the 9 options are pet-friendly. None of the apartments were checked out to see if they were clean, safe, adequately insulated, in adequate repair, etc.

Appendix S: Request for Vulnerable Sector Check

[ON ORGANIZATION LETTERHEAD]

HomeSHARE/Organization Name
HomeSHARE/Organization Address
HomeSHARE/Organization Phone Number
Date

To:

RCMP Kingston Detachment
1684 Maple St
Kingston NS B0P 1R0

or

RCMP New Minas Detachment
18 Jones Rd
New Minas NS B4N 3N1

or

RCMP Wolfville Detachment
363 Main St
Wolfville NS B4P 1C4

or

RCMP Middleton Detachment
131 Commercial St
Middleton NS B0S 1P0

or

RCMP Bridgetown Detachment
552 Granville St (Evangeline Trail)
Bridgetown NS B0S 1C0

To Whom It May Concern:

We are requesting a Vulnerable Sector Check for this person. They have applied to the Annapolis Valley homeSHARE Program, and may be matched with and live with a senior, child, low-income person or person with a disability.

Regards,

(signature of Program Coordinator)

(Name of Program Coordinator)
Annapolis Valley homeSHARE Program

Appendix T: Publicity and Promotion Plan

- If at all possible, budget for professional help in a publicity/promotion plan. HS Newfoundland credits having done so with their success in recruiting as many participants as they did right off the bat. It takes some programs nearly a year to get enough participants for their first successful match, but HSNL had a number of matches just a few months before they began. Promo-wise, theirs is the model to follow.
- Someone sees an announcement once, and they probably won't follow through even if they have some interest. But every subsequent time they see it the likelihood of follow-up increases. On cold calls to community organizations I knew my battle was already mostly won when the person said, "Oh yeah, I heard about that on the radio/ read about that in the Bridgetown Reader/ etc.."
- Even when people hadn't heard of it, the response was almost universally positive. Explained well, homeSHARE sells itself.
- Use multiple vectors to reach as many people as many times as possible: papers, readers, flyers, radio, online notice boards, posters, phone calls to community organizations, etc.
- I called community organizations, briefly explained homeSHARE and asked who I'd need to speak to about having staff members attend the launch or a Community Round Table. Arranging presentations to service groups (like Lions, Rotary, etc), ESIA staff, community organization staff, etc., especially organizations that do direct service work with the public, will be important for building collaborations and getting appropriate referrals. For Service Groups, see if you can address one of their larger regularly scheduled meetings (you'll need to contact them well ahead)
- Larger waves of advertising using multiple vectors at once is more effective than maintaining a low-level constant drone of advertising presence. You can build these waves around events, and include press releases which can lead to news articles.

MEDIA:

Local Newspapers - Community Announcements sections, an article if possible

- **Transcontinental** – Wendy Elliott - 902-680-5638 welliott@kingscountynews.ca. Wendy has been very supportive and has written articles for us about homeSHARE.
- **The Spectator** – Larry Powell - lpowell@annapolisspectator.ca – 902.825.3457. He has never called back or answered an email.
- **The Bridgetown and Annapolis County Reader** – Middleton to Annapolis Royal – published every Friday. Lewis – 902-665-2029 – reader@endlessshoresbooks.com
- The Grapevine – Wolfville based, but Valley-wide. Send article complete with press release. Maybe better chance of getting interview with them! Content Submissions – Emily Leeson - editor@grapevinepublishing.ca
- The Aurora – the military paper - Managing Editor: Sara Keddy (902) 765-1494 local 5441 auroraeditor@ns.aliantzinc.ca

Local Flyers

- **Coffee News** avcoffeenews@gmail.com – 902-300-2020 – Jeff Dunham - “I have 2 issues right now - Wolfville to Coldbrook— the other covers Berwick to Middleton. Will be starting up another in the Bridgetown to Digby area soon.”
- **The Flying Cow** - (902) 404-6680 - chris@flyingcow.ca flyingcow@gmx.com Attn: Monica

Radio

- **CBC**
 - David Burke – 902-420-4090 david.burke@cbc.ca – online news desk
 - CBC Radio Morning Show producer Christina.Harnett@cbc.ca;
 - CBC Radio Mainstreet Producer - Alex.Mason@cbc.ca
 - CBC Radio Talkback for morning show: 1-800-582-5526
 - CBC Radio Talkback for Mainstreet – 1-888-686-6246
- **Maritime Broadcasting – AVR and Magic** – 902-678-2111 - Kim - avr@mbsradio.com
- **News 95/7** – The Sheldon MacLeod Show – Alex.Cooke@rci.rogers.com lmsg with Sheldon – did a short interview
- **K-Rock** – Doug Ralph - events@893krock.com ; contact Karen Corey for other promotion options– 902-365-8930 (missed; sent Oct 16)
- Acadia U radio station – Axe Radio - coordinator@axeradio.ca (coordinator in 2017: Blake)

Online

- **valleyevents.ca** – (<http://valleyevents.ca/55486>); Send in .jpg, not .pdf from now on!
- **OurAnnapolisValley.com**
- **Kijiji** – Post to both Wanted/Offering, possibly answer some ads
- **Eventbrite** – Ensure it’s clear that people don’t have to register in order to attend. Some potential participants don’t have internet access or aren’t comfortable on the computer.
- **Community Sector Council Valley Region Newsletter** - Mr. Dana Perry - dperry@csc-ns.ca
Send in .jpg, not .pdf from now on!

Twitter

Sample tweet: *HomeShares create affordable housing while helping seniors age in place! See valleyevents or call Tara at 902-532-7101 for event details.*

Posters

- North Mountain - There are small stores in Parkers Cove, Port George , Margaretsville, Hall's Harbour., Scots Bay and The Lookoff. There are restaurants in Margaretsville, Harbourville, Hall's Harbour.
- I put up posters in the places where everyone commonly goes: grocers, pharmacies, etc. in communities along Highway 101 and the #1
- You can bring posters to the Town Halls in Berwick and Wolfville and they will put them up in their kiosks for you
- The libraries will put up posters, but only post events being held at the library on their website.

COMMUNITY ORGANIZATIONS:

Churches: Church Bulletins, posters, meetings

Quakers – Wolfville

(902) 679-3743

info@annapolisvalley.quaker.ca

Canning and Area Interchurch Council

902-582-7954

Roman Catholic Churches

Saint Monica's in Middleton (has a soup kitchen) – 825-3248

Kentville – stjosephsrc@ns.sympatico.ca 678-3303 / 678-3519

St. Francis of Assisi Catholic Church Wolfville [\(902\) 542-3074](tel:9025423074) / 542-9499 Residence

St Vincent de Paul - Annemarie - Phil Kenney – 542-3526

Manning Memorial Chapel – Wolfville - [\(902\) 585-1203](tel:9025851203)

Anglican Churches

Phone: (902) 245-6744

Rev. Sandra Fyfe fysesandra@hotmail.com - (902) 245-6744 – Wolfville Anglican Church - she has contacts for all the Anglican clergy in the Valley as well as the Interchurch Council, and can help spread the word.

Wesleyan Churches

New Hope Wesleyan Church New Minas - (902) 678-2222 admin@nhwchurch.ca

Baptist Churches

Middleton Baptist Church - (902) 825-3537

Wolfville Baptist Church - (902) 542-5524

Amazing Grace Baptist Church – Bridgetown - 902-665-4015

Baptist Church Bridgetown – 902-665-4015

Deep Brook Baptist Pastorate – 902-638-8416

Wolfville Ridge United Baptist Church - [\(902\) 542-3419](tel:9025423419)

Baptist Church Bridgetown - [\(902\) 665-2506](tel:9026652506)

Lawrencetown Baptist – 902-584-3634

Aylesford – 902-847-9545

United Baptist Churches

Hillsburn United Baptist Church (between Granville and Bridgetown) – 902-532-5177

Parker's Cove United Baptist Church – 902-532-5706

First United Baptist Church Annapolis Royal – [\(902\) 532-2134](tel:9025322134) – Rev Elizabeth McGaffey – 902-599-2493. Edie Murray – 902-665-2397 edie.cmurray@gmail.com (edits the bulletins I think)

Bear River United Baptist 902-467-4110

Lawrencetown United Baptist Church – 902-584-3634 Pastor Patty 824-2668
pattybeals@hotmail.com

Clementsvalle United Baptist Church 902-467-3102

United Churches

*United Church (Gordon Providence) Bridgetown - [\(902\) 665-2692](tel:9026652692)

Calvin United Church West Lawrencetown – 902-435-0316 – Rev. Kimber Cole lle@eastlink.ca

St. John's United Church Middleton - 902-825-3187

St George and St Andrew United Church Annapolis Royal - [\(902\) 532-7954](tel:9025327954) – Manse - [\(902\) 532-5594](tel:9025325594)

Torbrook Mines United Church - [\(902\) 765-3621](tel:9027653621)

Kingston United Church 902-765-3621

Non-Denominational / Other

*Emmanuel Congregational Christian Church – Middleton - (902) 825-1777

Living Word Fellowship Church Bridgetown – 902-665-4553 - Pastor Jack & Karen Skafte

Full Gospel Tabernacle Church – [\(902\) 532-0442](tel:9025320442)

The Church of Jesus Christ of Latter-day Saints Parker Mtn Rd - [\(902\) 532-5109](tel:9025325109)

Annapolis Royal - [\(902\) 532-0442](tel:9025320442)

Lamb's Way Christian Ministries Wolfville - [\(902\) 542-5188](tel:9025425188)

Acadia Divinity College Wolfville - [\(902\) 585-2210](tel:9025852210)

Christ Community Church – Wolfville - [\(902\) 670-6853](tel:9026706853)

L'Arche Homefires Wolfville - [\(902\) 542-3520](tel:9025423520)

Living Word Fellowship Church - [\(902\) 665-4553](tel:9026654553)

Advent Christian Church Bear River 902-467-3869

Bear River East Baptist 902-467-0361

New Beginnings Centre Kingston – 902-765-8155

Salvation Army

Kentville – 678-4534 Or maybe 902-678-2039 or 678-9867

Bridgetown – Major Paul (Pastor) 825-7441 paul_blake@can.salvationarmy.org

Pentecostal

United Pentecostal Church of NS Middleton – 902-825-2030

Trinity Pentecostal Greenwood – 902-765-2234

Annapolis Valley Chamber of Commerce - 902 678-4634

coordinator@annapolisvalleychamber.ca - 66 Cornwallis St, Kentville. Executive Director Judy Rafuse - 902 678-4634 executivedirector@annapolisvalleychamber.ca

Lions Clubs:

Zone 5 - Chair: Marlene Vandertoorn j-fisher@eastlink.ca 902-678-7704

Canning, Hantsport, New Minas, Port Williams, Windsor, Wolfville

Zone 6 - Chair: Mike Turner aadams@eastlink.ca 902-679-0114
Aylesford, Berwick, Coldbrook, Kentville, Kingston

Zone 7 – Chair: Tracey Carocci tcarocci6255@hotmail.com 902-825-9809
Annapolis Royal, Bridgetown, Deep Brook-Waldec, Digby & Area, Lawrencetown, Middleton

Catholic Women's League

email sent on website: <http://www.cwl.ns.ca/>

Rotary Clubs – rotarydistrict7820@gmail.com

Dianne McDonald is a member; consult with her for the best way to get word out.

Women's Institutes

Annapolis District - Includes the entirety of Annapolis County.

Lisa Simpson - 902-765-2599 - Lg.simpson@trans-quest.ca

e.simpson@ns.sympatico.ca – Ellen Simpson (not related to Lisa Simpson above) – her mother's now doing a homeshare, and she's looked at HS for herself

- Paradise Branch
- Spa Springs Branch
- Tupperville Branch

Kings East District - Includes the eastern half of Kings County as far west as the line between Halls Harbour and New Ross.

Liz Johnson - 902-542-5314 - johnsone@ns.sympatico.ca

- Delhaven & District Branch
- Grand Pre Branch
- Lockhartville Branch
- Medford Branch
- Port Williams Branch
- Sheffield Mills & District Branch

Kings West District - Includes the western half of Kings County as far east as the line between Halls Harbour and New Ross. Asked Liz Johnson to forward.

Judy Parks -District Director -

- Burlington & District Branch – Charlotte Dexter - President
- Cambridge Branch

- Lakeville Branch
- South Berwick Branch
- Weston Branch

Government Contacts 2017 (note: these are subject to change!)

Federal Government

Position	Surname	Name	Phone	Email
West Nova - MP	Fraser, Colin		902.825.3327	Colin.Fraser@parl.gc.ca
Kings-Hants – MP	Scott Brison		Reception: Tanya	kings.hants@ns.sympatico.ca

Provincial

N.S. Premier and Anna. Co. (Liberal MLA) Stephen McNeil Angela 902-825-2093
PREMIER@novascotia.ca or stephenmcneil@ns.aliantzinc.ca ? Met Dianne 2 yrs ago

MLA – (Liberal) Gordon Wilson 245-5300 / 769-6683

MLA (Liberal)-Kings West – Leo Glavine 902-765-4083 leoglavinemla@kingswest.ca Terrie

MLA (Liberal)-Kings South Keith Irving 902-542-0050 keith@irvingmla.ca Evan

MLA (PC)-Kings – John Lohr 902-365-3420 johnlohrmla@gmail.com

Municipal/Town/Village Websites

Town of Annapolis Royal - (902) 532-2043 Courtney – admin@annapolisroyal.com

Municipality of Annapolis County – Wanda - 532-2331/825-2005

Town Hall: Kentville 902-679-2500 Mayor Sandra Snow

Municipality of Kings – (902) 678-6141 - Jani Postema - jpostema@countyofkings.ca

Town of Berwick –(902) 538-8068

Town of Wolfville – town clerk – dstovel@wolfville.ca Dan Stovel – 542-9678

Town of Middleton 825-4841 Sharon MacAulay

Village of Lawrencetown 584-3082

***County of Annapolis Recreation and Special Projects Officer** Nadine Barteaux (902) 665-4010

Mobile: (902) 526-2907

Towns:

New Minas - <http://www.newminas.com/village-commission/>

Port Williams - <http://www.portwilliams.com/>

Canning - <https://canning.ca/>

Centreville - <http://centreville-kings-county.com/>

Waterville - <http://ourannapolisvalley.com/communities/waterville-nova-scotia/>

Aylesford - <http://ourannapolisvalley.com/communities/aylesford-nova-scotia/>

Lawrencetown - <http://www.lawrencetownnovascotia.ca/>

Cornwallis - <http://ourannapolisvalley.com/communities/cornwallis-nova-scotia/>

Bear River - <https://bearriver.ca/>

Royal Canadian Legion Branches

Kingston - 08-098 ALVIN H FOSTER

902-765-4920 - legion98sect@eastlink.ca Theresa

Middleton - 08-001

902-825-4751 - David Sherman - dsherman967@gmail.com

Ortona-Berwick 08-069

902-538-9340 - ortona69@eastlink.ca

Lawrencetown - 08-112

902-584-3027

Bridgetown, Branch 033

20 Jeffery Street, Bridgetown

902-665-2820 - secretary@rcl33bridgetown.ca

Kentville - 08-006 KINGS

902-678-8935 - kentvillelegion@eastlink.ca

Canning - 08-073 HABITANT

902-582-7246 - Chrissy Lynk - rcl.br073@ns.sympatico.ca

Wolfville - 08-074 DOCTOR C.B. LUMSDEN

902-542-5869 - wolfvillelegion@gmail.com

***Port Royal, Branch 21**

66 Victoria Street, Annapolis Royal

902-532-5196 - annapolisroyallegion@hotmail.com

Bear River, Branch 22

1877 Clementsvale Road, Bear River

(902) 467-3705

Food Banks

Berwick Food Bank Association

902-538-1996 - Joan Harris - 538-8727 woodie@ns.sympatico.ca

Kingston Food Bank - Harley Hazelwood - 902-765-0303

Middleton - Twelve Baskets Food Bank - (902) 825-3966

Kentville - Fundy Food Bank - (902) 679-3664

Bridgetown & Area Food Bank - **902-665-2858**

Canning Area Food Bank - 902-582-3886 - Wayne Dykens c 300-0505 dykens@ns.sympatico.ca

Wolfville Area Food Bank
542-5300 dianashelley@hotmail.com

Community Centres and Halls – Annapolis County

Bear River Oakdene Centre 1913 Clementsvale Road, Bear River (902) 467-3101	(902) 955-3409
Brickton Community Hall 12062 Highway 1, Brickton (902) 584-3047	Fundy Community & Recreation Club 5407 Shore Road, Youngs Cove (902) 532-5337
Centrelea Community Club 3495 Highway 201, Centrelea (902) 665-2969 – bcrossman42@gmail.com	Granville Centre Community Hall 5650 Highway 1, Granville Centre (902) 532-5027
Clarence Community Club 3337 Clarence Road, Clarence East (902) 584-3735 na	Granville Ferry Community Hall 5352 Granville Road, Granville Ferry (902) 532-0901
Cornwallis Park Community Association 734 Broadway Avenue, Cornwallis Park (902) 638-3164	Habitation New Horizons Club 1771 Granville Road, Port Wade (902) 532-5391
West Dalhousie Community Hall 4868 West Dalhousie Road, West Dalhousie (902) 665-2355	Hampton Social & Recreation Society 8319 St. Croix Cove Road, Hampton (902) 665-2558
Deep Brook Waldec Lions Club 948 Highway 1, Deep Brook (902) 638-0431	Inglisville Community Club 1407 Inglisville Road, Inglisville (902) 824-1322
Forest Glade Community Hall 745 Forest Glade Road, Forest Glade (902) 765-4060	Litchfield-Delaps Cove Community Hall 2792 Shore Road, Litchfield (902) 532-7174
Forrester's Hall 3434 Clementsvale Road, Clementsvale	Lower Granville Community Hall 3551 Granville Road, Port Royal (902) 532-5664

(902) 532-2718

Maitland Bridge Community Hall
701 Highway 8, Maitland Bridge
(902) 682-2192

Port George Regional Recreation Centre
12256 Shore Road, Port George
(902) 825-3858

Margaretsville Community Hall
1 Seaman Street Margaretsville
(902) 825-6834

Port Lorne Community Centre
557 Port Lorne Road, Port Lorne
(902) 584-7122 Frank Story

Melvorn Square & Area Community Association
165 Bridge Street, Melvorn Square
(902) 765-8158
Middleton & District Lions Club
8921 Highway 10, Nictaux Falls
(902) 825-4374

Round Hill Hall Company
1689 Highway 201, Round Hill
(902) 532-0169

Milford area Community Association
5439 Highway 8, Milford
(902) 532-5606

Three Rivers Community Association
41 Messenger Road, Torbrook Mines
(902) 765-3838 donnasharpe@av.eastlink.ca

Moschelle Community Hall Society
718 Highway 201, Moschelle
(902) 532-5268

Tupperville Community Hall
2586 Highway 201, Tupperville
(902) 665-4494

Mount Rose Community Club Trustees
1840 Arlington Road, Mount Rose
(902) 247-1303

Victoria Beach United Baptist Church
821 Granville Road, Victoria Beach
(902) 532-2826

Paradise Community Hall
10300 Highway 1, Paradise
(902) 584-3511

West Paradise Community Hall
5154 Highway 201, West Paradise
(902) 665-4722 – Tara Edwards -
tledwards@ns.sympatico.ca (she was very helpful,
put up some posters for me)

Parkers Cove Fundy Thread & Thimble Club
4462 Shore Road, Parkers Cove

Wilmot Community Group
13972 Highway 1, Wilmot
(902) 825-3540

Community Centres and Halls – Kings County

Avonport & District Recreation	Aylesford Recreation Committee
Black River Women's Institute	Black Rock Community Association
White Waters Hall Association	Blue Mountain Field Day Association
Burlington Community Club	Cambridge Community Club
Canaan Community Club	Canning & District Recreation Commission
Centreville & District Park and Recreation Assoc.	Coldbrook Recreation Commission
Dalhousie Community Club	Dempsey Corner Community Club
Baxters Harbour Community Assoc.	Grafton Community Centre
Gaspereau & District Recreation Association	Gibson Woods Community Club
Greenwich Community Centre	14 Wing Greenwood
Hall's Harbour Fundy View	Hants Border Community Club
Harbourville Restoration Society	Kingston Recreation Committee
Harmony Community Club	Horton Community Centre
Kingsport Community Association	Lake George/Lake Paul Comm. Club
Lakeville Women's Institute	Lockhartville Community Club
Meadowview Development Assoc.	Millville 60 Plus Community Group
Morden Community Club	Morristown Community Club
Nicholsville Community Club	North Alton Community Hall Association
North Kentville Recreation Assoc.	Pereaux-Delhaven Community Club
Port Williams Recreation Committee	Scots Bay Recreation Commission
Sheffield Mills Community Association	Somerset & District Playground & Recreation Commission
South Alton Community Association	South Berwick Community Club
Village Commission of Greenwood	Village Commission of Kingston
Village of Greenwood Rec. Committee	Village of New Minas
Welsford Community Association	Waterville Recreation Club
White Rock Community Association	West Brooklyn Community
Woodville Community Club	Windermere Community Club
Tupper Lake Property Owners Association	Glenmont Community Center
Armstrong Lake Road Owners Assoc.	

Employment Support and Income Assistance (ESIA) Contacts:

Shawwna Sequeira - 679-6899 shawwna.sequeira@novascotia.ca

Roberta Rhodes – 679-6717 roberta.rhodes@novascotia.ca

Middleton: Lisa Gillis – 902-825-5022 – lisa.gillis@novascotia.ca

Kentville: Rob Tupper – 902-679-4397 LMSG robert.w.tupper@novascotia.ca Rob came to the Program Launch.

Housing NS

David Brewster – 825-5256

Candace – candace.redden@novascotia.ca

Western Region Housing Authority

Earl Mielke (Director) – a powerful ally with connections to decision-makers in Halifax

825-7470 – earl.mielke@novascotia.ca

Legal Aid

Annapolis Royal - 902-532-2311 Tina – tina.robinson@nslegalaid.ca

Kentville – maryanne.bullis@nslegalaid.ca 902-679-6110

Correctional Services – – probation officers - Todd – Middleton – 825-5035

Cover Annapolis, Kings and West Hants – todd.dempsey@novascotia.ca email sent

Digby - Heather Ellis in Yarmouth - has suboffice in Digby heather.ellis@novascotia.ca

Parole offices

Kentville Parole Office – (902) 679-5311 Ian Brewster – cell 670-3219

ian.brewster@csc-scc.gc.ca

Municipal Police

Annapolis Royal Police (902) 532-2427

Kentville (902) 678-3378

RCMP Detachments

Bridgetown 665-4481

Digby 245-2579

Kingston 765-3317

Middleton 825-2000

New Minas 679-5555

Wolfville 542-3817

Public Health

Middleton - Lisa Salley - 902-825-6160 ext. 1762390 Forwarded info to all Public Health in Kings, Digby, Annapolis

Schools Plus -

Annapolis) – 902-532-3299 - Patricia.Cornwall@avrsb.ca
Central/West Kings 902-844-2446 Marybeth.floyd@avrsb.ca

Mental Health/Addiction Services

Sarah Hergett – Mental Health EKM Wolfville 902 542-7513

Bear River First Nation and Annapolis Valley First Nation

Talk to Wanda at the Women's Place Resource Centre in Annapolis Royal for guidance – 902-532-1898

The Odd 15

A discussion group started by Kings South NDP, but is non-partisan. They meet on the 15th of every 2nd month. They have an email list of people you might not otherwise be in contact with. Roger Boutilier - joan.boutilier@ns.sympatico.ca

Nova Scotia Community College

Bonnie Robar helped by circulating info widely by email – 584-2228 - bonnie.robar@nsc.ca
Also - John Smith Manager of Student Services – c. 670-7900 – johnsmith@nsc.ca

Chrysalis House

Ginger MacPhee – ED (902) 679-6544 ed@chrysalishouseassociation.org

Canadian Mental Health Association

Pamela MacGee – 902-466-6600 Ext 203 pamela@novascotia.cmha.ca – forwarded info to all CMHA Valley offices
CMHA Kings Project HOPE – (902) 679-7573 - Candy O'Brien hope.support@cmhakings.ns.ca,
Laurel Taylor hope.lead@cmhakings.ns.ca
CMHA Annapolis – Orris Orlando – 902-665-2405 orris.orlando@eastlink.ca

Alzheimer Society of Nova Scotia

902-422-7961 or toll free within Nova Scotia 1-800-611-6345

**Annapolis Valley Hants Community Action Program For Children Association/
Kids Action Program**

902-582-3086 Debbie Reimer – kidsaction@bellaliant.net

Annapolis Valley Regional Library

Community Engagement Coordinator – Angela Reynolds - areynolds@valleylibrary.ca – circulated info and request to put up posters in all Annapolis Valley libraries

Autism Nova Scotia - Annapolis Valley Chapter

902-242-2019 annapolisvalley@autismns.ca

Bear River and Area Community Health Clinic

(902) 467-3611 Terry – bear.riverclinic@ns.sympatico.ca

Bear River Arts and Action

Flora Doehler – has a community email list and blog - <http://bearriverarts.wordpress.com> – where she posts community events.

Beehive Adult Service Centre

Aylesford 902-847-9696

Big Brothers Big Sisters of the Annapolis Valley

(902) 678 8641 admin.bbbsav@bigbrothersbigsisters.ca Jonathan Laird

Brigadoon Village

902-681-8100 info@brigadoonvillage.org

Canadian Red Cross

Kentville: (902) 678-0415 Laura McNamara – 678-0982 laura.mcnamara@redcross.ca

Yarmouth: (902) 742-3681 Wendy Devoe – 902-742-3656 wendy.deveau@redcross.ca

CAPRE (Community Association of People for REAL Enterprise)

(902) 681-5005

Caregivers Nova Scotia

902.521.5592 Western@CaregiversNS.org

Marilyn D'Entremont at 902.742.4512 or Marilyn.D'Entremont@von.ca

Brenda Griffin at: 902-300-6620 (cell) or 902.679.3051 or brenda_g59@hotmail.com

Community INC

(persons with Disabilities – inclusion)

(902) 679-7469

CompassionAction

(suicide awareness training etc)

902-542-8606

Conway Workshop Association

Digby 245-5391

Credit Counselling Services of Atlantic Canada

Main line 1-888-753-2227 Tamara Kelly tamara@solveyourdebts.com

They do everything out of Halifax now, but interested in getting the info into their workers' hands

Crosbie House Society

New Minas - 902-681-0613

DALA - Digby Community Education Centre

Career Resource Centre Digby: 245-7540

Weymouth Job Search Centre: (902) 837-4498

Executive Director - (902) 245-7532 - Terry Musgreave terrym@dala.digby.ns.ca

Digby Area Recreation Commission 245-5006**Evangeline Club**

902-538-9349 swesterby.eclub@bellaliant.com

The Family Centre Digby

Debbie Smith (902) 245-2300 debbiesmith@ns.aliantzinc.ca

Family Matters

Billie-Jo Weir - 902 584 2210 or 1 800 399 7119 billiejo@family-matters.ca

Crystal Wood – runs the Home Daycare Program fhdcfamilymatters@gmail.com

Jen Lawrence – Adult Facilitator jencfamilymatters@gmail.com

FlowerCart

Executive Director: Jeff Kelly 902-681-0120 - jeffkelly@flowercart.ca

Fundy YMCA

Sharon MacAlpine - Centre Manager sharon_macalpine@ymca.ca 638-YMCA (9622)

Greenwood Military Family Resource Centre

902-765-5611 - Michelle – michelle.thibodeau-wagner@forces.gc.ca

Juniper House

742-4473 Digby Outreach: 245-4789 Rhonda: digbyjuniper@eastlink.ca ; Suzanne:
juniperdigby@eastlink.ca

Kings Community Action Group on Gambling Society

info@kingscommunityactiongroupongambling.ca

Kings County Family Resource Centre

(902) 678-5760 Tina – family.centre@ns.sympatico.ca

Melissa Connell - Director

Kings County Seniors' Safety Program

Coordinator: Michelle Parker (902) 375-3602 ssc@kingsseniorsafety.ca

Annapolis County Seniors Safety Program

Sharon Elliott – 665-4481 sharon.elliott@rcmp-grc.gc.ca

Digby County Seniors Safety Program

245-2579 - dawn.thomas@rcmp-grc.gc.ca

Kings Point-to-Point Transit Society

Said they weren't interested.

Kings Transit

902-678-7310

Kings Volunteer Resource Centre –

Sarah Bowen - chair of Centre (902) 678-1398 lmsg can post info on facebook
coordinator@kingsvolunteerresourcecentre.ca – Michelle

Meals on Wheels – Middleton

Bette MacIsaac: 902-765-6698 bettemacisaac@eastlink.ca

Most of their clients already live in Seniors Housing. Said if there's anything I need, ask!

Nova Scotia Early Childhood Development Intervention Services

ED Barb – bcrouse@nsecdis.ca

Annapolis Valley Region Kentville location VCDA 902-678-6111 Jennifer

Annapolis Valley Region Lawrencetown location Bright Beginnings 902-584-2000

Tri-County Region Digby location 902-245-1900; Tracy Deschenes Regional Director 902-875-4067

tracyd@nsecdis.ca; Cora Scott, Regional Administrative Assistant – cscott@nsecdis.ca

PeopleWorx

Melinda Janes, Manager, Middleton/Annapolis Royal – 902-825-3118 mjanes@peopleworx.ca

Vickie Petrie – Manager, Annapolis Valley Work Centre – 902-679-7592 vpetrie@peopleworx.ca

Kim Aker, Executive Director – 902-679-7589 - kaker@peopleworx.ca

The Portal

Kentville – 902-365-3773

Director - Russ Sanche - russ@portalyouth.ca A key colaborator for including youth in homeSHARE

Troy - troy@portalyouth.ca

Schizophrenia Society of NS

1-800-465-2601 - Kings County, New Minas Chapters Robyn@ssns.ca

She also passed info on to Self-Help Connection, with whom they share an office.

Support Services Group Cooperative

Barbara Aikman, Senior Coordinator – baikman@sngns.ca (902) 365-2552

SOAR – Survivors of Abuse Recovering

902-679-7337 - info@survivorsofabuserecovering.ca, coordinator@survivorsofabuserecovering.ca

SHYFT

Ashley – digbyoutreach@shyft.ca

Red Door

Kentville - (902) 679-1411 info@thereddoor.ca

Trans County Transportation Society

General Manager: Debbie Decker (902) 665-2154 ddecker@tcts.ca

Tri-County Women's Resource Centre – Outreach Office in Digby - 902-245-6866

roberta@tricitywomenscentre.org

Heart and Stroke Foundation

Pamela Fonseca - 902-334-1112 pamela.fonseca@heartandstroke.ca sent info out to her contacts.

Valley Care Pregnancy Centre

(902) 678-6217 info@asafeplaceforme.com Sandra

Valley Community Learning Association

(902) 679-5252 ED – Peter Gillis- lmsg – vcla@eastlink.ca

Valley Restorative Justice Society

902-679-0650 Lisa MacDougall lisamacdougall@bellaliant.com

Valley Youth Project

valleyyouthproject@gmail.com - Krista

A great resource to ensure safety and inclusion of LGBTQ

Appendix U: HomeShare Participant Quotations

Evaluation of the Homeshare pilots programme: Interim report (MacMillan, et al., 2017)

“It’s nice to feel you have a little bit extra help around the house for doing things and also feel that you are helping somebody to be able to live in Oxford. The rent here is mad – they compare it sometimes to London.”

Householder (Age UK Oxfordshire)

“I was feeling very lonely, I was housebound, stuck indoors, and not speaking to anyone for 2-3 days at a time”

Householder (Novus)

“I’m a people person, I like caring for people, Homeshare offered the possibility of companionship, and to do something rewarding,”

Homesharer (Novus)

“My motivation was to do it for cheap housing, but I have found a friend.”

“We really care for each other now, and I worry about him when I’m away.”

Homesharers (Novus and PossAbilities)

“I would say [Homeshare] is good, but it is a tricky relationship and not all together easy when you get started.”

Householder (Age UK Oxfordshire)

Homeshare UK Sector Report 2016

“The Homeshare scheme fits my needs perfectly as I love helping people and I enjoy caring, sharing and making a positive difference to the Householders’ life. I help Mr. B with cooking, light housework and just being there for company. In the times we are now living in, it is a great way to support each other and I also benefit by having a lovely home to live in at an affordable price.”

Homesharer, Novus Homeshare.

“It has been brilliant for my disabled sister to have an overnight presence in the house and some support – it’s complementary to her package of care with visiting carers coming in the mornings.”

Sister of a Home Provider, 2017

“If someone has doubts about Homeshare, do it! It has changed my life. All those years I lived alone but I’m not alone anymore - we’ve become friends.”

Home Provider, 2017

“Having my Homesharer has helped me get out and about and do some of the things that I used to enjoy. We often go shopping together for food for meals and visit local garden centres and tea shops.”

Home Provider, 2017

“We got past the ‘tricky starting period’ where we had to get to know each other and form new ‘rules’ around each other and now we’re into a friendly relationship which is much easier.”

Home Provider, 2017

“It’s really rewarding for me to help Charlotte feel more confident using her computer and I am learning so much- Homesharing has definitely affected how I view older people for the better!”

Home Sharer, 2017

“As a daughter living abroad, knowing that my mother has someone in the home keeping an eye on her and lending a helping hand has given me great peace of mind. I (and my mother) could not be happier with Homeshare and honestly cannot think of any way it could be improved”.

Daughter of a Home Provider, 2017

Sociable housing in later life (Bazalgette & Salter, 2013)

The Home Sharer is “like a daughter” and “it is just like having somebody in the family back home with me.”

-Home Provider

The comfort of strangers: Homeshare in action around the world 2004 – 2013 (Homeshare International, 2013)

Homeshare has enabled me to stay in my own home rather than go into an old age home, which I don't want to.

-Home Provider, Crossroads Care Homeshare, UK

“Homeshare is great for people like me who don’t have much money for rent and no family here. It’s a great life experience too, learning about other people and having company.”

-Home Sharer, Crossroads Care Homeshare, UK

HomeShare Newfoundland – Final Report (Wideman, 2014)

The Home Sharer is “A presence in the home when I’m not. For me it’s comforting to know that there’s someone there to take care of minor emergencies and so on.”

-Home Provider, HS St. Johns

“I guess having someone in my house when I’m away, you know, and looking after my dog when I travel and helping out with the yard work.”

-Home Provider, HS St. Johns

“You know, she’ll cook one night; I’ll cook the next, and it’s fun and, you know, it’s kind of nice to cook for somebody else after all these years living by myself and not bothering, so it’s kind of interesting for me to because I get to try a few new recipes and stuff so, yeah, it’s certainly good.”
-Home Provider, HS St. Johns

“I was also thinking that maybe I’d get some help, you know, with outside chores and so on, grass cutting and so on, and snow shovelling come the winter. I have yet to see whether that’ll happen....No. No, he was far too busy, really, actually.... Well, yeah, I didn’t spell it out, right, and next time I will definitely.”
-Home Provider, HS St. Johns

One reason for participating is “sense of citizenship and that’s kind of linked to the reinforcement of my value system and what I think is you know is fair, equitable and right that when I have something to give that I do.”
-Home Provider, HS St. Johns

“I was new to St. John’s and it was a great way to find a family-oriented place to live. I felt at home and comfortable.”
-Home Sharer, HS St. Johns

“she said ‘oh I know you’re so busy, I want you to finish work or school whatever and then in the evening you have to go buy groceries and stuff, I’ll go buy groceries and I’ll cook for you.’ And I’m like okay sweet, but then like I don’t eat the same way she does at all.”
-Home Sharer, HS St. Johns

“she revealed a lot of personal information about her life a lot. ...And I just... I really couldn’t deal with that....and she’s a very motherly type of person so she wanted to know everything in my personal life.”
-Home Sharer, HS St. Johns

I would have really found it difficult to stay in my home and not move into a condominium where things like snow shovelling were taken care of. (...) For me, having somebody there to shovel my driveway and my sidewalk so that you know the postal carrier could get to my front door and you know visitors could get to my front door and so on.
-Home Provider, HS St. Johns

“it’s like you have someone that’s an expert on the area, and you come in there knowing nothing and, you know, they have so much experience, and they know about the city and about the culture and what to do and what not to do and, you know, where to go.”
-Home Sharer, HS St. Johns

I really enjoy being around older people. I work in Home Care. This experience hasn’t really changed that.
-Home Sharer, HS St. Johns

They seemed very young and active. She went sledding with me.
-Home Sharer, HS St. Johns

The best part is students are quieter and more pleasant than I expected.
-Home Provider, HS St. Johns

it's less lonely if... you know, compared to living by myself... I guess the best part is like, you know, meeting new people, and I get to meet their family and stuff.
-Home Sharer, HS St. Johns

My English has improved... I'm a lot happier.
-Home Sharer, HS St. Johns

“feeling like I was doing my civic duty made me feel good about myself and about getting outside my head. And I think if I may be so bold as to speak on behalf of my home share partner, I think she experienced much of the same thing. She felt that living with me made her challenges that she was going through more manageable and that she was able to find a happier place.”
-Home Provider, HS St. Johns

I did feel like she was kind of up in my business and I am a very private person. And I'm very quiet and I stick to myself. She thought that me being so quiet there was something wrong.
-Home Sharer, HS St. Johns

“it didn't work because that young fellow was too busy and just kept to his room.”
-Home Provider, HS St. Johns

“Well, you know, there were also other extenuating circumstances where his work took him into overnight shifts, so it was a complete opposite schedule where he was sleeping through the day and working through the night... So I felt as if I had to creep around or... you know, like, somebody sleeping in the bedroom there kind of impinged on my freedoms.”
-Home Provider, HS St. Johns

“I didn't expect to have such a great match, I really didn't. I mean, I thought that it was because I've had people share my home. It's just been something that I've always done and always had. (..). So, I have had experiences with people sharing my home because I'm such a rescuer and because if you have, you share.”
-Home Provider, HS St. Johns

“I had not expected to have somebody that was such a good match and with whom I got along with so easily. (...) I've never shared my home with anybody that I got along so well. It was just so smooth and I'm not giving her credit for that or I'm not giving me credit for that, I think the credit really goes to the program because they found that match, now we made it work, but you brought us together so I was really surprised by that.”
-Home Provider, HS St. Johns

“I didn’t expect to form such a great bond. My home [Provider] is more like family now.”
-Home Provider, HS St. Johns

“in a good way it has been very easy because, I mean, you have a stranger coming into your house that you don’t know, and, I mean, we do... Before they come, we always then go, “Oh god, I hope they’re not going to be, like, a mass murderer. Hope they’re not going to get us in our sleep and stab us and...”
-Home Provider, HS St. Johns

“I had expected that this home share experience would be not unlike [other experiences I have had sharing my home. I think what is fundamentally different about this, is that you have a middle person matching two people and two people, who are in their own ways have a invested interest in finding a match and so are more likely to be honest in disclosing in what they need and want in a partner.”
-Home Provider, HS St. Johns

“The best part of my experience is that I love the fact that there’s somebody else doing the screening. (...) You know, if I had to advertise that room, I would be bombarded by meeting so many people and then having to judge them. You know, you end up judging people. I don’t want to do that. I would not have engaged in home sharing if I had to do all the interviewing myself.”
-Home Provider, HS St. Johns

“I had no concerns due to the open communication with the home [Provider]. ... I had a safe feeling due to [the Home Share coordinator]’s background information.”
-Home Provider, HS St. Johns

“Ah, having a coordinator that was, I mean having a coordinator is necessary but having a coordinator with such skill, just made.... and he was attentive, responsive, and accessible.”
-Home Provider, HS St. Johns

“The worst part of it ...maybe, there has to be more transparency I guess in both matches and what they want. Maybe it could have been a bit more thorough.”
-Home Sharer, HS St. Johns

“I’d like the intake to be more in-depth.”
-Home Sharer, HS St. Johns

“The worst is not getting the rent on time – our students were always a couple of weeks late.”
-Home Provider, HS St. Johns

I think the challenge for me was characterizing myself as a ‘senior’ who needed help to save her home. ... And so I am wondering if one of the challenges to marketing the Home Share program is that people who may be eligible may not recognize themselves in the program. And they may see the program as targeting an older version of themselves. And a less likeable version of themselves. A less able or whatever version of themselves.
-Home Provider, HS St. Johns

“I’ve been so lucky, you know, getting a perfect tenant, and we go places together, and I took her to a concert last night. It was... you know, so she’s like a buddy too; but, you know, I don’t feel like I have to look after her like I would a child.”

-Home Provider, HS St. Johns

“I think there was high fidelity to the model that was developed. Like, all the processes and tools that were set, there was real adherence to that, and then also on the other side a willingness to adapt it for real needs as they emerged so I thought that’s a really good recipe for good engagement.”

-Participant, HS St. Johns