

Town of East Montpelier FY2019 Funding Requests

Each year the Town of East Montpelier receives requests for funds from many different organizations. The Selectboard appoints a committee to review the requests and to recommend which should appear on the Town Meeting Warning for action. The committee requires certain information to make sound decisions for each request. In order for your organization to be considered for funding, it is mandatory that you complete this information form. Submit the form and supplementary information to:

Funding Request Study Committee
Town of East Montpelier
P.O. Box 157, East Montpelier, VT 05651-0157 (submit by mail)
eastmontadmin@comcast.net (submit by email)

on or before **Friday, October 27, 2017**. Incomplete forms and/or requests received after this date will be disqualified for funding. The Committee reserves the right to require any requesting organization to defend its request in person at the Committee's annual meeting normally held in early November. An organization applying for the first time or requesting a substantial increase in funding should expect an invitation to attend the annual meeting.

If your organization operates two or more programs with separate budgets or funding sources, please fill out one form for each program. All information should be given for your latest complete fiscal year (12 months). Approved requests will be acknowledged in the fiscal year 2019 (July 1, 2018 – June 30, 2019) budget for the Town of East Montpelier. Please feel free to submit any other information you feel would be helpful to the committee in making their decision.

If you have any questions please contact Bruce Johnson, Town Administrator, at (802) 223-3313 x 204 or eastmontadmin@comcast.net.

STANDARD INFORMATION

Organization Name: Home Share Now

Address: 105 North Main Street Suite 103; Barre, Vermont 05641

Fiscal Year Reported: 7/1/16–6/30/17

Program Description: Home Share Now helps cultivate home shares in central Vermont between home providers and home seekers, creating mutually beneficial relationships to expand the possibilities of living.

Home providers offer a bedroom and access to their home's common area, while the home seeker provides assistance—be it chores, transportation or just companionship—in exchange for reduced or waived rent. Our home seekers' average rent last year was \$290/month, while 31% paid \$0 and instead provided up to ten hours/week of service.

For example, meet Lois and Mary. As a single lady in her 60s facing some new physical challenges, Lois realized that she couldn't stay in her home without some help. Then she found Home Share Now. Our staff met Lois in her home, learned as much as we could in an hour and a half, and made a list of the tasks she was looking for help with.

One of the things we learned is that Lois is quite the knitter!

Mary, on the other hand, came to Home Share Now as a way to find affordable housing in close proximity to a new job. Mary, an experienced home sharer, also has a love of fiber; for example, repurposing old wool sweaters into hats. Crafty! Mary was interested in offering housekeeping, cooking, and gardening in exchange for her housing.

After both Lois and Mary were thoroughly vetted the two were introduced by a Home Share Now staff. Lois found Mary's contributions—from painting, lifting and organizing—incredibly advantageous. She also appreciated the presence of Mary's cat Emmy. When asked about the program, Lois had this to say: "With Home Share Now I feel secure that I will be able to stay in the home."

Home Share Now is the only organization of its kind in central Vermont. It helps all kinds of Vermonters—from people with low incomes and disabilities to the elderly—address their financial, physical and emotional needs by helping each other.

Our home providers have an average age of 78, and for home seekers, 56. Of all our participants, 78% are female, and 85% fall within low income limits.

Older adults form the largest share of our beneficiaries for many reasons. Financially, they tend to have lower incomes, often relying on Social Security alone. Physically, they tend to be the most affected by health problems, reducing their mobility. Socially, they tend to be more alone, due to restricted social networks, declining driving ability or vehicle access, and our isolating New England geography.

There are also simply more aging adults. Vermont is the second oldest state in terms of median age, and is only getting older with the "graying of America" fully underway.

Equally pressing for all ages, however, is the state of our housing market. Being simultaneously the second least populous state and third to fourth lowest in terms of rental vacancies, Vermont puts low-income residents in a very tough spot. In fact, Vermont exceeds the national average for cost-burdened and severe cost-burdened households for both renters and owners. Renters are certainly the worst off, however. The majority of available multifamily rental units in the state are provided by the government, but these are also the most in-demand, having around a 0.7% vacancy rate compared to the 4–6% deemed healthy for all units nationwide.

To make good matches, our process includes background checks and references for all participants, in-person interviews, employment verification when applicable, facilitated introductions, a two-week trial period, and written agreements.

We are the only home sharing program in the United States with a staff mediator, who helps participants draft the personalized agreement covering the small but crucial details—not usually included in a lease—that tend cause the most disagreements: cleanliness, sharing the kitchen, use of common spaces, shared expectations, etc. The mediator provides on-going support for the life of the match. Our only participant fee is a sliding match fee based on income, which comprises about 4% of our total income.

While home sharing is our primary focus, we also offer two additional services. Giving is from the Heart (GIFT♥) is a community volunteer program where enrolled home providers are able to receive services over and above those offered by their live-in matches. After undergoing a vetting process similar to that of our other participants, volunteers are dispatched either on a one-time or repeating basis.

Our third program provides one-on-one conflict coaching, small-group mediation, facilitated community meetings, and staff trainings to our housing partners managing low income and/or senior housing properties. All three of Home Share Now’s programs work to stabilize housing for vulnerable populations.

Name of Person filling out this form: Leo Greene, AmeriCorps VISTA

Name of Person to contact with questions: Christina Goodwin, Executive Director

Phone Number: 802-479-8549 E-mail: cgoodwin@homesharenow.org

AMOUNT OF FUNDING REQUEST: \$800 – same amount as awarded last year

SERVICE INFORMATION

What is your organization's service area? State? Washington County? or Other?
 The counties of Washington, Orange, and Lamoille, plus nine bordering towns in Caledonia, Orleans, and Windsor counties.

What is the total number of individuals served by your organization in your prior Fiscal Year? 800 individuals (up from 669 in FY16). Here’s a look at the increase in the outcomes of our program in recent years:

	FY13	FY14	FY15	FY16	FY17
Unique home sharers	47	49	90	107	115
Hours of assistance provided	No data	6,500 hours	10,200 hours	12,800 hours	12,125 hours
% of home seekers paying \$0	35%	35%	25%	37%	31%
Average monthly rent exchanged	\$244	\$340	\$304	\$323	\$290
Nursing home savings	\$290,000	\$229,000	\$425,000	\$631,000	\$354,423
Housing units created	49 units	61 units	76 units	94 units	99 units
Rental savings	\$75,000	\$81,780	\$122,558	\$168,696	\$157,996
Potential new construction cost	\$9.6 million	\$12 million	\$15 million	\$18 million	\$19 million
% of low-income participants	74%	74%	80%	86%	85%
HSN’s Operating Budget	\$198,751	\$234,945	\$259,373	\$269,843	\$277,642

How many people in East Montpelier were served by your organization in the same period? In East Montpelier last year, we served 16 people. Of those 16 people, ten were matched in a home share and were housed for a cumulative 2,314 nights.

What type of service(s) does your organization provide to East Montpelier residents? While home sharing is our primary focus, we also offer two additional services. Giving is from the Heart (GIFT♥) is a community volunteer program where enrolled home providers are able to receive services over and above those offered by their live-in matches. Our third program provides one-on-one conflict coaching, small-group mediation, facilitated community meetings, and staff trainings to our housing partners managing low income and/or senior housing properties. All three of Home Share Now's programs work to stabilize housing for vulnerable populations.

Approximately how many staff hours are dedicated to provide the services your organization offered East Montpelier residents during this time period? 160 hours

What services does your organization provide that are not available elsewhere? Home Share Now is the only home sharing organization in central Vermont, and the only entity providing housing mediation outside of the legal system.

What (if any) organizations provide similar services? There are no organizations providing similar services in central Vermont.

If applicable, how does your organization collaborate with organizations providing similar services? Our collaboration with other organizations includes cross-referral for participants, collaborative strategizing about Vermont's affordable housing crisis, and participant outreach. We also share resources with HomeShare Vermont, our sister organization, and together keep the legislature updated as to our activities.

In what way are the services your organization provides preventative in nature? Our services are preventative in nature in the following ways:

- Used existing, underutilized houses to combat our affordable housing crisis
- Stabilize housing for vulnerable populations, preventing homelessness
- Saved home providers on fixed incomes the expenses related to paid services
- Prevented home seekers on limited budgets from paying unaffordable rents
- Prevented caregiver burnout by adult children
- Delayed or prevented the transition to assisted living facilities by older adults
- Saved energy and resources through communal consumption

FINANCIAL INFORMATION

How did your organization determine the amount of the funding request? Explain in detail your reasoning for any increase or decrease. Home Share Now is asking for level funding. East Montpelier continues to be one of our top home sharing towns!

If approved by the town, how will your organization use the funds? Funds will be used to

offset costs associated with our direct service. Direct service expenses include interviewing and vetting, making introductions, and supporting home sharing matches.

Do any of your grant sources require local financial commitment? Explain.

At this time, no. However, both private and state funding sources certainly take local support into account when choosing to support Home Share Now.

Is your organization approved by the IRS as tax-exempt? Yes, 27-3246501

If yes, indicate your approval type: 501c3: X other: _____

Income Sources		% of Income		Total Income	
Federal		0%		\$0	
State		50%		\$147,223	
Local Towns		3%		\$8,850	
United Way		0%		\$0	
Fundraising		41%		\$120,056	
Fee for Service		4%		\$11,538	
Miscellaneous		2%		\$4,014	
Total				\$291,681	
Expenditures		%	Budget	%	Actual
Salaries		58%	\$149,500	57%	\$152,776
Fringe		13%	\$34,635	14%	\$37,259
Travel		2%	\$6,000	2%	\$5,440
Rent, Utilities, Supplies, Printing, Insurance, Office		13%	\$33,720	15%	\$39,223
Education/Training/Recognition		1%	\$2,000	1%	\$2,425
Marketing/Advertising		6%	\$14,700	4%	\$9,667
AmeriCorps		1%	\$2,734	1%	\$3,096
Miscellaneous		<1%	\$809	<1%	\$1,963
Background Screening		1%	\$2,700	<1%	\$1,789
Accounting & Insurance & Consulting		4%	\$10,880	6%	\$15,891
Total Expenditures		\$257,678		\$269,529	

Number of full-time paid staff positions (full-time equivalents or hours): 3.25 FTE paid staff plus a fulltime AmeriCorps VISTA member and a half time AmeriCorps member.

Number of full-time volunteer staff positions (full-time equivalents or hours): Home Share Now benefits from 43 community volunteers—unfortunately we can't provide the number of FTEs.