

Golden Girls... not just for girls... just GOLDEN

"Golden Girls" housing in the UK and throughout the world was named after the sitcom series revolving around four older women sharing a home in Miami, Florida. The owner of the home was a widow, who was joined by another widow and a divorcee. The three were soon joined by the divorcee's mother, after the retirement home where she lived burned down. Today we call this repurposing real estate.

Below is brain food for today's mental floss exercise on re-purposing existing structures for housing. Remembering that in some cases successful repurposing can be mean housing a little above market value that allows people who can afford a little more to move out of affordable housing and leaving it open for those in need.

1. "Golden Girls" housing is really what many call "Home Share". The benefits are:

1. The families of home providers can rest easy at night knowing their mom or their dad isn't alone. Or this can be families of students having them share a home. This can also be a mix of generations.
2. Home share gives young adults the chance to help someone who needs a little assistance around the house—and, gives seniors the chance to help in return, by providing pleasant, affordable housing.
3. It's nice to cook for and eat dinner with someone else. Seniors who need help in the kitchen can have someone cook for them so they eat more nutritious meals. Seniors who can still work miracles in the kitchen can share their food wizardry with a younger person.
4. Help you can trust is nearby—in your home.
5. Many young people are saddled with college debt, and a home share arrangement allows them to follow their hearts with their career choices and reduce the high cost or repayment for their educations.
6. For Seniors the challenges of engaging in a new relationship can slow the aging Process and this also prevents social isolation and lowers incidences of depression in seniors.
7. Young people in a home share match can enjoy relationships with "grandparent" figures and benefit from their many years of wisdom.
8. Home share equals affordable housing for many; remember the "Kate and Ally" sitcom of two moms and their children sharing a house? (see # 2 below)
9. Young people can save money to someday buy their own houses, and home providers can get financial help to keep their own hard-earned homes.
10. Home share means a person to have great chats with, learn new things from, and go on outings with. In other words, it's fun!

Example of this working is: Golden Girl Homes

<http://www.goldengirlhomes.us/Home.asp>

3. CoAbode - "Kate and Ally" scenario

The CoAbode Single Mothers House Sharing can be a relief and source of support! This opportunity means moms (or consider single Dads with custody) can:

1. afford a better house or apartment, within a safer school district
2. halve the cost of rent and overhead expenses, freeing up much needed resources

3. lighten the burden of daily chores such as cooking, grocery shopping, laundry, homework, carpooling and child supervisions so that you are less tired and stressed out and better able to provide for your kids and yourself
4. divorced moms can hang on to the family home by bringing in a mom roommate to help cover expenses give those in abusive situations support and strength so they can escape knowing there is another mom there to pool resources with and get emotional support.

Note; The above model is not intended to be gender or lifestyle specific.

For a working model see: <http://www.co-abode.com/>

4. The Business Residential Combo: People are becoming more practical. Buyers are looking for commercial properties with residence attached. Have a building downtown that has an apartment above? Have a house with a huge commercial garage in the back? Can somebody work and live at the same address? Is the property zoned for the business / residential buyers? Also look for buildings that can be “re-purposed” Look for churches, sometimes they have living quarters already attached. They may have some land associated with them.

5. “BURR” Repurposing Initiative ~ bring it here! Federal, Provincially, Locally!



The Building Utilization Review and Repurposing (BURR) initiative is a US Veterans Affairs strategic effort to identify and repurpose underutilized VA land and buildings nationwide in support of VA’s goal to end Veteran homelessness. The BURR initiative is assessing existing real estate assets with the potential to develop new housing opportunities for homeless or Veterans and their families at-risk for homelessness through public-private partnerships and VA’s enhanced-use lease (EUL) program.

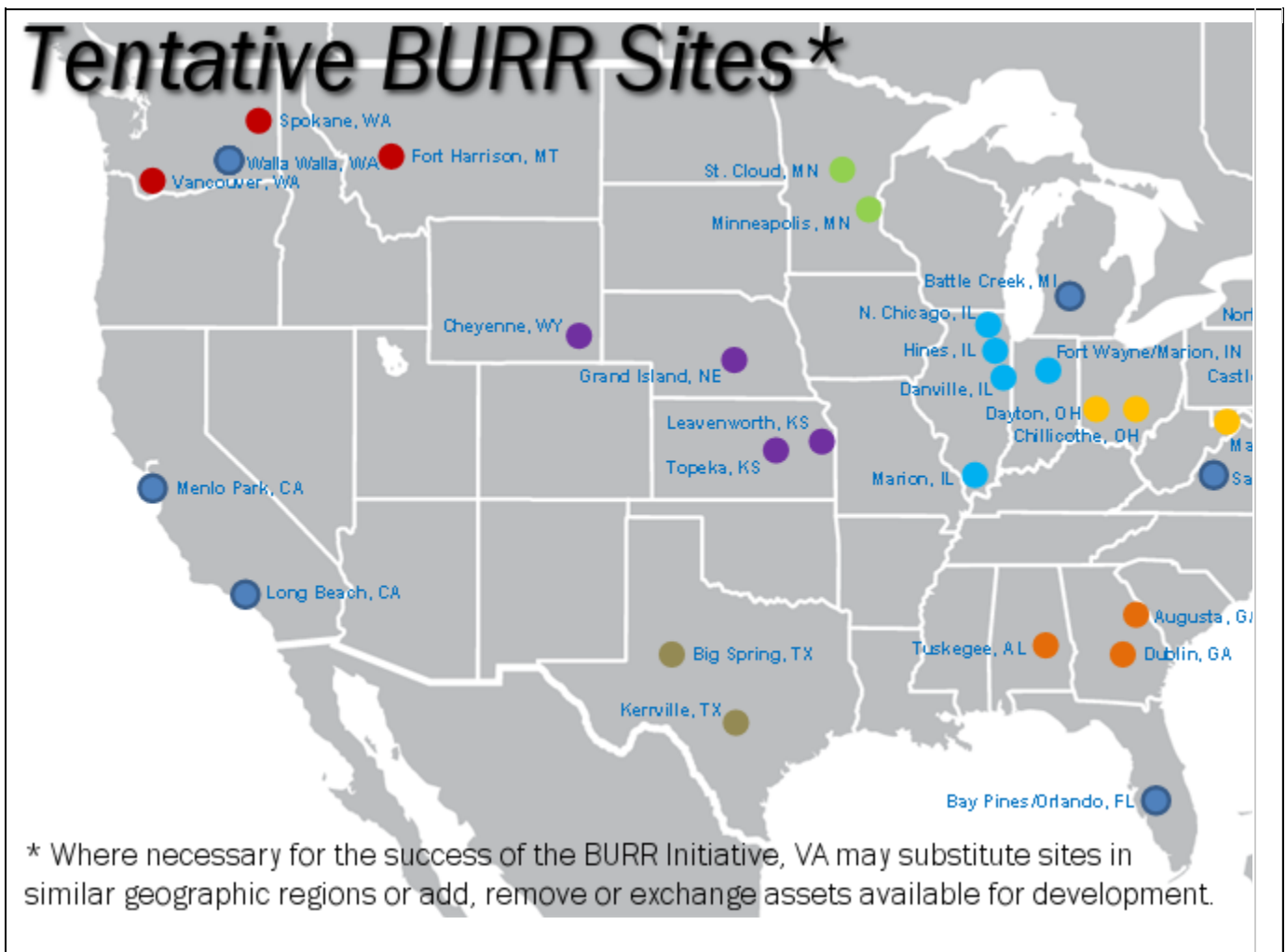
The Secretary announced VA’s plan to expand housing for homeless Veterans and their families in a press release on June 8, 2011. An Industry Forum was held on July 13, 2011, to provide an overview of the BURR initiative and you may access the recorded webcast recording, presentation, attendee list, and Frequently Asked Questions. We will be providing the BURR property listings with associated Project Details as they are released and you may access them by selecting the site on the map or in the list below.

VA’s EUL authority was enacted in 1991 and codified in §§ 8161 thru 8169 of title 38, United States Code. This authority allows VA to lease land or buildings to public, private and/or non-profit partners for up to 75 years, provided the use of the property is consistent with VA’s mission. Leased property may be developed for non-VA uses, and/or VA uses that improve the property.

VA’s EUL authority allows VA to match supply (available buildings and land) and demand among Veterans for housing with third-party development, financing, and supportive

services. This approach has multiple benefits: helping provide housing opportunities to Veterans while leveraging an underutilized asset, reducing the inventory of underutilized real estate, and transferring the operation and maintenance costs to a developer. Housing types that may be considered include: Transitional Housing, Permanent Housing, Assisted Living Housing, Non-Senior Assisted Living Housing, Independent Senior Housing, and/or a retail/office commercial space to help support the viability of one of the housing types. More than one type of housing may be acceptable.

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